

DATE OF DEFERRAL	17 March 2025
DATE OF PANEL BRIEFING	13 March 2025
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Sameer Pandey
APOLOGIES	Michael Ng
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 7 March 2025.

#### MATTER DEFERRED

**PPSSCC-521 – City of Parramatta – DA/72/2024** – 181 James Ruse Drive, Camellia - Demolition, earthworks, site remediation, tree removal and construction of a warehouse and distribution centre. The development is proposed in two phases, the existing hardstand surfaces to be utilised as storage premises in Phase 1 and warehousing and distribution premises will be constructed and operated under Phase 2. The application is Nominated Integrated Development pursuant to Water Management Act 2000 and Integrated Development pursuant to Roads Act 1993.

#### REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meeting listed at item 8 in Schedule 1.

The Panel agreed to defer the determination of the matter until 18 April 2025. The matter was deferred to allow for the provision of assessment information from council to the applicant and the provision and assessment of information in response from the applicant (further detailed below) for reasons of procedural equity.

The deferral is also made to enable the panel to receive and review legal advice as to whether the DA should be categorised as designated development.

In addition, the panel has invited both council and the applicant to consider whether a two stage determination has any utility if the panel considers it appropriate in the circumstances.

The decision to defer the matter was unanimous.





#### ACTIONS

To allow for the progression of the Development Application to determination, the Panel directed that:

1. Council to provide the applicant with the detailed information underpinning their assessment, in particular advice provided by the EPA and Council's flood management engineer by COB 17 March 2025.
2. The Department requests the EPA to provide the panel with its legal advice regarding the potential status of the DA as designated development.
3. The panel secretariat to seek advice from the Department's legal team confirming whether or not the development is designated development.
4. Applicant to review information to be provided by council and provide a written response to the panel. Applicant to also advise the panel of its position, should the panel consider that it is not able or willing to grant full consent to the current DA but is minded to grant consent to Stage 1, on a partial consent under Section 4.16(4) of the Act.
5. Council to provide an addendum report assessing the information received.

6. If Council maintains its recommendation for refusal of the DA, the addendum report should address the applicant's response to a two-stage determination (as described above), and if there is agreement by the applicant as to its utility, prepare draft conditions of consent for Stage1.
7. The applicant shall provide their response and upload all documentation to the Planning Portal by 18 April 2025

If the outstanding information is not provided by 18 April 2025, the Panel may move to determine the DA based on the information currently at hand.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	David Ryan 
Steve Murray 	Sameer Pandey 

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-521 – City of Parramatta – DA/72/2024
2	PROPOSED DEVELOPMENT	Demolition, earthworks, site remediation, tree removal and construction of a warehouse and distribution centre. The development is proposed in two phases, the existing hardstand surfaces to be utilised as storage premises in Phase 1 and warehousing and distribution premises will be constructed and operated under Phase 2. The application is Nominated Integrated Development pursuant to Water Management Act 2000 and Integrated Development pursuant to Roads Act 1993.
3	STREET ADDRESS	181 James Ruse Drive, Camellia Lots 1- 6 DP 2737, Lots 2 0 17 and 25 DP 6856 and Lots 1 – 4 DP 128720.
4	APPLICANT/OWNER	Applicant: Abacus Group/Abacus Camellia Investments Pty Limited Owner: Abacus Camellia Investments Pty Limited
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>Environmental Planning and Assessment (EP&amp;A) Act 1979</li> <li>EP&amp;A Regulations 2021</li> <li>Water Management Act 2000</li> <li>Fisheries Management Act 1994</li> <li>Protection of the Environment Operations Act 1997</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Industry and Employment) 2021</li> <li>Parramatta Local Environmental Plan 2023</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Parramatta Development Control Plan 2023</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil</li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 8 January 2025</li> <li>Clause 4.6 variation request: Height of Building</li> <li>Written submissions during public exhibition: 0</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Final briefing to discuss council's recommendation and hear the applicant's response: 13 March 2025 <ul style="list-style-type: none"> <li><u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Steve Murray, Sameer Pandey</li> <li><u>Council assessment staff</u>: Denise Fernandez, Claire Stephens, Asad Suman</li> <li><u>EPA</u>: Hamish Campbell, Matt Konza</li> </ul> </li> </ul>

		<ul style="list-style-type: none"><li>○ <u>Applicant representatives:</u> John Wynne, David Flannery, Marcello Tuteri, Don Muggli, Oscar Davie, John Courtney</li></ul>
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Not Applicable