

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	9 August 2018
<b>PANEL MEMBERS</b>	Mary-Lynne Taylor (Acting Chair), Stuart McDonald, Julie Savet Ward, Paul Stein and Paul Moulds
<b>APOLOGY</b>	Paul Mitchell
<b>DECLARATIONS OF INTEREST</b>	Nil

Public meeting held at Cumberland Council on Thursday 9 August 2018 opened at 11.58am and closed at 12.20pm.

#### MATTER DETERMINED

Panel Ref – 2017SYW071 - LGA – Cumberland, DA230/2017, Address – Lot 50 DP 816718, 62 Ferndell Street, South Granville (AS DESCRIBED IN SCHEDULE 1)

#### PANEL CONSIDERATION AND DECISION

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

The Panel determined to approve the application as described in Schedule 1 subject to the recommended conditions pursuant to section 4.55 of the Environmental Planning and Assessment Act 1979.

#### REASONS FOR THE DECISION

1. The Panel has considered the applicant's written request under Clause 4.6 of Parramatta LEP 2011 to vary the height of building development standard contained in Clause 4.3 of the Parramatta LEP 2011. The Panel has determined that there are adequate planning grounds to vary the standard and in the circumstances of the case compliance with the standard would be unreasonable or unnecessary.
2. The development is considered to be an appropriate renewal of an industrial site in an established industrial estate well serviced by necessary infrastructure.
3. The application is consistent with SEPP 55 Remediation of Land, SEPP Infrastructure 2007, SEPP 19 – Bushland in Urban Areas, SEPP 64 – Advertising and Signage, Parramatta LEP 2011 and Parramatta DCP 2011.
4. The development, subject to the recommended conditions of consent, as amended by the Panel, will have an acceptable environmental impact in the locality including the ongoing satisfactory performance of the local road network.
5. Given reasons 1-4 above approval of the application is in the public interest.


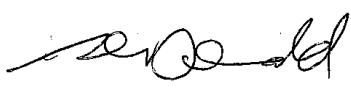

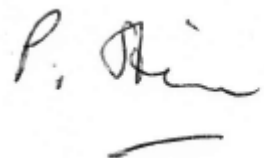

The decision was unanimous.

#### CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with amendment to Condition 3.

**Condition 3 is amended to read as follows –**

If approval from NSW Water is required in accordance with the Water Management Act 2000 written approval is to be provided to the Council prior to issue of any Construction Certificate.

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Stuart McDonald
 Julie Savet Ward	 Paul Stein
 Paul Moulds	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2017SYW071 - LGA – Cumberland, DA230/2017
2	PROPOSED DEVELOPMENT	Construction of 3 x new industrial buildings for use as warehouse and distribution centres, internal fitout of the existing office building, tree removal and associated landscaping and storm water works.
3	STREET ADDRESS	Lot 50 DP 816718, 62 Ferndell Street, South Granville
4	APPLICANT/OWNER	FDC Construction & Fitout Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value >\$20million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"><li>Environmental planning instruments:<ul style="list-style-type: none"><li>State Environmental Planning Policy No. 55 – Remediation of Land</li><li>State Environmental Planning Policy No. 64 – Advertising and Signage</li><li>State Environmental Planning Policy No. 19 – Bushland in Urban Areas</li><li>State Environmental Planning Policy (Infrastructure) 2007</li><li>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</li><li>State Environmental Planning Policy (Coastal Management) 2018</li><li>State Regional Environmental Plan (Sydney Harbour Catchment) 2005</li></ul></li></ul>

		<ul style="list-style-type: none"> <li>• Parramatta Local Environmental Plan 2011</li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>• Parramatta Development Control Plan 2011</li> <li>• City of Parramatta Council Section 94A Development Contributions Plan</li> </ul> </li> <li>• Planning agreements: Nil <ul style="list-style-type: none"> <li>• <i>Environmental Planning and Assessment Regulation 2000</i>: Section 92 of the EP&amp;A Regulation</li> </ul> </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	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report – August 2018</li> <li>• Written submissions during public exhibition: 0</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ Support – Nil</li> <li>○ Object – Nil</li> <li>○ On behalf of the applicant – Andrew Cowan</li> <li>○ On behalf of Council – Glenn Dawes, Michael Lawani, Karl Okorn, Siva Sivakumar, Adan Davies and Bernadette Barry</li> </ul> </li> </ul>
8	<b>MEETINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Site Inspection – 9 August 2018</li> <li>• Final Briefing Meeting – 9 August 2018 from 11.45am to 11.55am</li> <li>• Public Meeting – 9 August 2018 Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Stuart McDonald, Julie Savet Ward, Paul Stein and Paul Moulds</li> <li>○ <u>Council assessment staff</u>: Glenn Dawes, Michael Lawani, Karl Okorn, Siva Sivakumar, Adan Davies and Bernadette Barry</li> </ul> </li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval subject to conditions
10	<b>DRAFT CONDITIONS</b>	Submitted with report