

COUNCIL ASSESSMENT REPORT

Panel Reference	2018CCI016
DA Number	2018/347
LGA	Cumberland Council
Proposed Development	Demolition of existing structures, construction of two buildings containing 8 tenancies for use as a warehouse and distribution centre to operate 24 hours seven days a week, tree removal, site works and installation of signage
Street Address	149 McCredie Road, Guildford West (Lot 1 in DP 730434)
Applicant	Goodman Property Services Australia
Owner	The Trust Company Limited
Date of DA lodgement	24 September 2018
Number of Submissions	Nil
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	General development with CIV greater than \$30 million (\$54,471,985)
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No 55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No 64 – Advertising and Signage • Greater Metropolitan Regional Plan No 2 – Georges River Catchment • Holroyd Local Environmental Plan 2013 • Holroyd Development Control Plan 2013
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • GMREP compliance table • SEPP 64 compliance table • HLEP 2013 compliance table • HDCEP 2013 compliance table • Draft notice of determination • Architectural plans prepared by Nettleton Tribe Partnership Pty Ltd
Report prepared by	Diep Hang, Senior Development Planner
Meeting date	17 October 2019

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not Applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

No

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions**No**

Have draft conditions been provided to the applicant for comment?

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report