

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	21 October 2019
PANEL MEMBERS	Paul Mitchell (Acting Chair), Mary-Lynne Taylor, Lindsay Fletcher, Paul Stein
APOLOGIES	Paul Moulds
DECLARATIONS OF INTEREST	None

Papers circulated electronically between 11 October 2019 and 21 October 2019.

MATTER DETERMINED

2018CCIO16 – Cumberland – DA2018/347 at 149 McCredie Road, Guildford West for a Distribution Centre (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 meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION




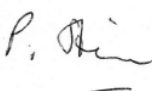
The panel determined to approve the application for the reasons outlined in the council assessment report.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Paul Mitchell (Acting Chair)	 Mary-Lynne Taylor
 Lindsay Fletcher	 Paul Stein

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018CCI016 – Cumberland – DA2018/347
2	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.
3	STREET ADDRESS	149 McCredie Road, Guildford West (Lot 1 in DP 730434)
4	APPLICANT OWNER	Goodman Property Services Australia The Trust Company Limited
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 State Environmental Planning Policy No 64—Advertising and Signage Draft State Environmental Planning Policy (Environment) Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment Holroyd Local Environmental Plan 2013 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Holroyd Development Control Plan 2013 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development.
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 11 October 2019 Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> Briefing: 14 February 2019 <ul style="list-style-type: none"> <u>Panel members</u>: Paul Mitchell (Acting Chair), Mary-Lynne Taylor, Lindsay Fletcher, Paul Stein, Paul Moulds <u>Council assessment staff</u>: Clare Burke, Karl Okorn, Sarah Pritchard Papers were circulated electronically between 11 October 2019 and 21 October 2019
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report