

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	PPS-2019CCI012
<b>DA Number</b>	DA-384/2018
<b>LGA</b>	Cumberland
<b>Proposed Development</b>	Construction of four industrial buildings with 24 hour operations 7 days a week, including signage, parking and associated landscaping and stormwater works
<b>Street Address</b>	62 Ferndell Street, SOUTH GRANVILLE
<b>Applicant/Owner</b>	Dexus Property Services Pty Ltd / Dexus Wholesale Management Limited
<b>Date of DA lodgement</b>	19-Dec-2018
<b>Number of Submissions</b>	1
<b>Recommendation</b>	Approval subject to conditions
<b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)</b>	Capital investment value of more than \$30 million
<b>List of all relevant s4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• Environmental Planning and Assessment Act 1979;</li> <li>• Environmental Planning and Assessment Regulation 2000;</li> <li>• All relevant and proposed Environmental Planning Instruments;</li> <li>• Parramatta Local Environmental Plan 2011</li> <li>• Parramatta Development Control Plan 2011</li> <li>• Parramatta Development Contributions Plan</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>• Draft Notice of Determination</li> <li>• PDCP 2011 Assessment</li> <li>• Clause 4.6 Variation</li> <li>• Architectural Plans</li> <li>• Stormwater/Engineering Plans</li> <li>• Traffic Impact Report</li> <li>• Biodiversity Investigation</li> <li>• Targeted Environmental Investigation</li> <li>• Survey Plan</li> <li>• Landscape Plan</li> <li>• Submissions Received</li> </ul>
<b>Report prepared by</b>	B Chiu
<b>Report date</b>	2 July 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? **Yes**

### Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (\$7.24)? **Not Applicable**

### Conditions

Have draft conditions been provided to the applicant for comment? **Yes**

*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*