

COUNCIL ASSESSMENT REPORT

Panel Reference	PP SSCC-256.
DA Number	DA2021/0273.
LGA	Cumberland City Council.
Proposed Development	Staged construction and operation of a mixed-use development comprising a service station and commercial offices including associated alterations to the adjoining Costco site, landscaping and civil works.
Street Address	Costco Wholesale Australia Pty Ltd.
Applicant/Owner	Costco Wholesale Australia Pty Ltd.
Date of DA lodgement	1 June 2021
Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none"> • Nil. • Nil.
Recommendation	Deferred commencement consent.
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	Schedule 7 (Subclause 2) - Development that has a capital investment value of more than \$30 million.
List of all relevant s4.15(1)(a) matters	a) State Environmental Planning Policy (State and Regional Development) 2011. b) Statement Environmental Planning Policy No 19 - Bushland in Urban Areas. c) State Environmental Planning Policy 33 "Hazardous and Offensive Development". d) State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55). e) State Environmental Planning Policy 64 "Advertising and Signage". f) State Environmental Planning Policy (Infrastructure) 2007. g) State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017. h) Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. i) Auburn Local Environmental Plan 2010. j) Cumberland Local Environmental Plan 2021. k) Auburn Development Control Plan 2010. l) Auburn Development Control Plan 2010: <ul style="list-style-type: none"> • Industrial Areas. • Parking and Loading. • Waste. Tree Preservation. • Access and Mobility. • Advertising and Signage. • Stormwater Drainage.
List all documents submitted with this report for the Panel's consideration	Planning officer's assessment report. Draft Notice of Determination. Architectural elevation and floor plans. Landscape plans. Appendix A - State Environmental Planning Policy 64 - Advertising and Signage assessment. Appendix B - Auburn Local Environmental Plan 2010 assessment. Appendix C - Auburn Development Control Plan 2010 assessment.
Clause 4.6 requests	No Clause 4.6 request required.
Summary of key submissions	"Nil".
Report prepared by	Harley Pearman
Report date	29 November 2021

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)?

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

No

Conditions

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

Yes