

# COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	PPSSCC-430.
<b>DA Number</b>	DA2022/0759.
<b>LGA</b>	Cumberland City Council.
<b>Proposed Development</b>	Demolition of existing structures and construction of three (3) warehouse buildings comprising of ten (10) warehouse tenancies with ancillary offices to operate 24 hours a day seven (7) days a week with at grade parking and loading areas, site access and associated site works.
<b>Street Address</b>	132 McCredie Road Guildford West being Lot 1 in DP 596315.
<b>Applicant/Owner</b>	Goodman Property Services (Aust) Pty Ltd - Applicant. The Trust Company Limited - Owner.
<b>Date of DA lodgement</b>	10 February 2023
<b>Total number of Submissions</b> <b>Number of Unique Objections</b>	No submissions received.
<b>Recommendation</b>	Choose an item.
<b>Regional Development Criteria (Schedule 6 of the SEPP (Planning Systems) 2021)</b>	Schedule 6.  The proposed development constitutes 'Regional Development' as it has a Capital Investment Value (CIV) of \$55,462,164 which exceeds the \$30 million threshold.
<b>List of all relevant s4.15(1)(a) matters</b>	<p>i.e. any:</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Biodiversity and Conservation) 2021:</li> <li>- Chapter 2 Vegetation in Non Rural Areas.</li> <li>- Chapter 6 Water Catchments (Georges River Catchment).</li> <li>• State Environmental Planning Policy (Resilience and Hazards) 2021:</li> <li>- Chapter 2 Coastal Management.</li> <li>- Chapter 4 Remediation of Land.</li> <li>• State Environmental Planning Policy (Transport and Infrastructure) 2021:</li> <li>- Chapter 2 Infrastructure.</li> <li>• State Environmental Planning Policy (Planning Systems) 2021:</li> <li>- Schedule 6</li> <li>• Cumberland Local Environmental Plan 2021.</li> <li>• Cumberland Development Control Plan 2021.</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ol style="list-style-type: none"> <li>1. Draft Notice of Determination.</li> <li>2. Architectural Plans and landscape plans.</li> <li>3. Appendix A Cumberland Local Environmental Plan 2021 assessment table.</li> <li>4. Appendix B Cumberland Development Control Plan assessment table.</li> </ol>
<b>Clause 4.6 requests</b>	No Clause 4.6 Variation required.
<b>Summary of key submissions</b>	No submissions received.

<b>Report prepared by</b>	Elizabeth Chan.
<b>Report date</b>	28 July 2023

### 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**

### 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* **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*