

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	19 September 2023
DATE OF PANEL DECISION	18 September 2023
DATE OF PANEL BRIEFING	14 September 2023
PANEL MEMBERS	Abigail Goldberg (Chair), Steve Murray, David Ryan, Glenn Elmore, Ola Hamed
APOLOGIES	David Ryan
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 14 September 2023.

MATTER DETERMINED

PPSSCC-430 – Cumberland – DA2022/0759 - 132 McCredie Road, Guildford West - Demolition of existing structures and construction of three (3) warehouse buildings comprising of ten (10) warehouse units with ancillary offices for warehouse and distribution use to operate 24 hours a day seven (7) days a week with at-grade parking and loading areas, site access and associated site works

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters listed at item 8 in Schedule 1.

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


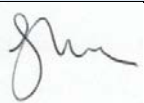

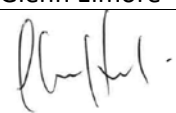
The panel determined to approve the application for the reasons outlined in the council assessment report.

CONDITIONS

The development application was approved subject to the amended conditions of consent as uploaded by Cumberland Council to the Planning Portal 13 September 2023.

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	
 Abigail Goldberg (Chair)	 Glenn Elmore
 Steve Murray	 Ola Hamed

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-430 – Cumberland – DA2022/0759
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of three (3) warehouse buildings comprising of ten (10) warehouse tenancies with ancillary offices for warehouse and distribution use to operate 24 hours a day seven (7) days a week with at grade parking and loading areas, site access and associated site works.
3	STREET ADDRESS	132 McCredie Road, Guildford West
4	APPLICANT/OWNER	Goodman Property Services (Aust) Pty Ltd (Applicant) / The Trust Company Limited – (Owner)
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 (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Planning Systems) 2021 Cumberland Local Environmental Plan 2021 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Cumberland Development Control Plan 2021 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2021</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: 28 July 2023 Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 30 March 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Steve Murray, Glenn Elmore, Ola Hamed <u>Council assessment staff</u>: Harley Pearman, Rashika Rani, Esra Claim, Michael Lawani Briefing to discuss council's report and recommendation: 7 September 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Abigail Goldberg (Chair), Steve Murray, Glenn Elmore, Ola Hamed <u>Council assessment staff</u>: Michael Lawani, Esra Claim, Rashika Rani, Elizabeth Chan, <u>Applicant representatives</u>: Guy Smith Final briefing to discuss amended conditions of consent to address matters discussed at briefing of 7 September 2023: 14 September 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Abigail Goldberg (Chair), Steve Murray, Glenn Elmore, Ola Hamed <u>Council assessment staff</u>: Elizabeth Chan, Haroula Michael, Michael Lawani

9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Amended conditions uploaded to the portal 13 September 2023