

Panel Reference	PPSSCC-523.
DA Number	DA2023/0695.
LGA	Cumberland Council.
Proposed Development	Demolition of existing structures and construction of a warehouse complex comprising of 96 units, a 110-place centre-based child care facility and at-grade car parking.
Street Address	46 Ferndell Street South Granville.
Applicant/Owner	Mr G Al Ali. Mr M Issa, Mr Y Issa, Mr Z Issa, Ferndell Street Pty Ltd and Granview Pty Limited.
Date of DA lodgement	20 December 2023
Total number of Submissions Number of Unique Objections	Nil.
Recommendation	Approval.
Regional Development Criteria (SEPP (Planning Systems) 2021)	The application is referred to the Panel as the proposal as per Schedule 6 of the State Environmental Planning Policy (Planning Systems) 2021 constitutes 'Regional Development' as it has a Capital Investment Value (CIV) of \$46,809,143 which exceeds the \$30 million threshold.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • SEPP (Planning Systems) 2021. • SEPP (Biodiversity and Conservation) 2021. • SEPP (Resilience and Hazards) 2021. • SEPP (Transport and Infrastructure) 2021. • SEPP (Sustainable Buildings) 2022. • Cumberland LEP 2021. • Cumberland DCP 2021.
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Draft Notice of Determination. • Architectural Plans. • Landscape Plans. • Plan of Management. • Acoustic Report. • Air Quality Report. • Targeted Detailed Site Investigation. • Appendix A - SEPP Assessment tables. • Appendix B - Cumberland LEP Assessment table. • Appendix C Cumberland DCP Assessment tables.
Clause 4.6 requests	Not applicable.
Summary of key submissions	Not applicable.
Report prepared by	Haroula Michael - Executive Planner.
Report date	27 June 2024

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?

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.

Not applicable

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