

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	11 July 2024
DATE OF PANEL DECISION	11 July 2024
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Glenn Elmore, Ola Hamad
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 9 July 2024.

MATTER DETERMINED

PPSSCC-523 – Cumberland – DA2023/0695 – 46 Ferndell Street, South Granville – 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.

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, replicated in part as follows:

The proposed development is appropriately located within the E4 General Industrial Zone under the relevant provisions of the Cumberland Local Environmental Plan 2021. The proposal is consistent with all statutory and non-statutory controls applying to the development. A minor non-compliance with Council's controls have been discussed in the body of this report. The development is considered to perform adequately in terms of its relationship to its surrounding built and natural environment, particularly having regard to impacts on adjoining properties.



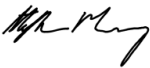


For these reasons, it is considered that the proposal is satisfactory having regard to the matters of consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, and the development may be approved subject to conditions.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

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) 	David Ryan 
Steve Murray 	Glenn Elmore 
Ola Hamad 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-523 – Cumberland – DA2023/0695
2	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.
3	STREET ADDRESS	46 Ferndell Street, South Granville
4	APPLICANT/OWNER	Applicant: Ghazia Al Ali Architect Pty Ltd Owner: Ferndell Street Pty Ltd, Granview Pty Ltd
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 (Industry and Employment) 2021. State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Industry and Employment) 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> 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: 27 June 2024 Written submissions during public exhibition: NIL
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report