

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-55
DA Number	DA2019/329
LGA	Cumberland City Council
Proposed Development	Staged construction of six industrial warehouse buildings with ancillary office spaces to operate 24 hours a day 7 days a week, cafe area, associated car parking and infrastructure works including site entries from Manchester Road, roundabout, lot boundary adjustment and landscaping
Street Address	300 Manchester Road, AUBURN NSW 2144
Applicant/Owner	Applicant - Mirvac Industrial Developments Pty Limited Owner - Constant 9 Pty Limited & Janyon Pty Limited
Date of DA lodgement	15 October 2019
Number of Submissions	Nine (9)
Recommendation	Approval subject to conditions
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	CIV in excess of \$30 million
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No 64 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 • State Environmental Planning Policy (Coastal Management) 2018 • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Auburn Local Environmental Plan 2010 • Auburn Development Control Plan 2010
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Architectural Plans • Landscape Plans • Civil Plans • Transport Assessment • Noise and Vibration Impact Assessment • CPTED Assessment • DA2019/307 Development Consent and Endorsed Plans
Clause 4.6 requests	N/A
Summary of key submissions	Submissions, car parking in front setback, landscaping, hours of operation
Report prepared by	Rennie Rounds – Senior Development Planner
Report date	1 March 2020

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 (\$7.24)?

No

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

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