

## COUNCIL ASSESSMENT REPORT

Panel Reference	2014SYW024
DA Number	DA-24/2014
LGA	Cumberland
Proposed Development	Demolition of existing structures and construction of 2 buildings, one 11 storeys and the other 10 storeys including a 2,300 m <sup>2</sup> supermarket located at the ground floor, 103 residential apartments and basement car parking for 240 cars, including replacement public car parking.
Street Address	13-21 John Street, Lidcombe
Applicant/Owner	Sydney Constructions & Developments Pty Limited
Date of DA lodgement	30 January 2014
Number of Submissions	Nine (9)
Recommendation	
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	11,160,000 (lodged 2014)
List of all relevant s4.15(1)(a) matters	<p>i.e. any:</p> <ul style="list-style-type: none"> <li>• relevant environmental planning instruments <ul style="list-style-type: none"> <li>- <i>SEPP 55 – Remediation of Land</i></li> <li>- <i>SEPP 65 – Design Quality of Residential Apartment Development</i></li> <li>- <i>SEPP BASIX 2004</i></li> <li>- <i>SEPP (State and Regional Development) 2011</i></li> <li>- <i>SREP (Sydney Harbour Catchment) 2005</i></li> <li>- <i>Auburn Local Environmental Plan 2010</i></li> </ul> </li> <li>• proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority <ul style="list-style-type: none"> <li>- N/A</li> </ul> </li> <li>• relevant development control plan <ul style="list-style-type: none"> <li>- ADCP 2010</li> </ul> </li> <li>• relevant planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F <ul style="list-style-type: none"> <li>- N/A</li> </ul> </li> <li>• coastal zone management plan <ul style="list-style-type: none"> <li>- N/A</li> </ul> </li> <li>• relevant regulations e.g. Regs 92, 93, 94, 94A, 288</li> </ul> <p>N/A</p>
List all documents submitted with this report for the Panel's consideration	<p>i.e. any:</p> <ul style="list-style-type: none"> <li>• Court Judgment</li> </ul>
Report prepared by	Karl Okorn
Report date	14/6/2018

### 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 / No

**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 / No / Not  
Applicable**

*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP*

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**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?

**Yes / No / Not  
Applicable**

**Special Infrastructure Contributions**

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

**Yes / No / Not  
Applicable**

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

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**Conditions**

Have draft conditions been provided to the applicant for comment?

**Yes / No**

*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*