

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SWC103
DA Number	363/2017
LGA	Cumberland
Proposed Development	Demolition of existing dwellings & associated structures and construction of a ten storey mixed-use development consisting of 6 commercial tenancies and 171 residential units over five levels of basement parking.
Street Address	4-14 Mark Street
Applicant/Owner	Apartments on Mark P/L
Date of DA lodgement	28 August 2017
Number of Submissions	Four (4)
Recommendation	Deferred commencement approval
Regional Development Criteria (Schedule 4A of the EP&A Act)	\$46,608,624
List of all relevant s79C(1)(a) matters	<p>i.e. any:</p> <ul style="list-style-type: none"> • relevant environmental planning instruments <ul style="list-style-type: none"> - <i>SEPP 55 – Remediation of Land</i> - <i>SEPP 65 – Design Quality of Residential Apartment Development</i> - <i>SEPP BASIX 2004</i> - <i>SEPP (State and Regional Development) 2011</i> - <i>SREP (Sydney Harbour Catchment) 2005</i> - <i>Auburn Local Environmental Plan 2010</i> • 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"> - N/A • relevant development control plan <ul style="list-style-type: none"> - ADCP 2010 • 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"> - N/A • coastal zone management plan <ul style="list-style-type: none"> - N/A • relevant regulations e.g. Regs 92, 93, 94, 94A, 288 <ul style="list-style-type: none"> - N/A
List all documents submitted with this report for the Panel's consideration	<ol style="list-style-type: none"> 1. Assessment report 2. Conditions schedule 3. Architectural plans (amended) 4. Copy of contamination report 5. Shadow plans 6. Clause 4.6 (Appendix F of SEE)
Report prepared by	Nicole Lennon (PLANIK P/L)
Report date	6.4.18

Summary of s79C matters

Have all recommendations in relation to relevant s79C 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?

Yes

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)?

Yes

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