

## COUNCIL ASSESSMENT REPORT

|                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Panel Reference</b>                                                                              | PPS-2018CCI009                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>DA Number</b>                                                                                    | 2018/332                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>LGA</b>                                                                                          | Cumberland Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Proposed Development</b>                                                                         | Stage 2 construction of a two storey building comprising 14 x specialised retail premises, medical centre, and child care centre; construction of a single storey building comprising 1 x specialised retail premises and 4 x food & drink premises; construction of 3 separate single storey buildings for use as fast food outlets with 24 hour operation; signage; 594 car parking spaces; tree removal, landscaping and stormwater works                                                                                                                                                                            |
| <b>Street Address</b>                                                                               | 106-128 Woodpark Road Smithfield                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Applicant/Owner</b>                                                                              | Snowside Pty Ltd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Date of DA lodgement</b>                                                                         | 17 September 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Number of Submissions</b>                                                                        | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Recommendation</b>                                                                               | Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)</b> | General development with CIV greater than \$30 million (\$35,328,236)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>List of all relevant s4.15(1)(a) matters</b>                                                     | <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy No 55 – Remediation of Land</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy (Educational Establishments)</li> <li>• State Environmental Planning Policy No 64 – Advertising and Signage</li> <li>• Greater Metropolitan Regional Plan No 2 – Georges River Catchment</li> <li>• Holroyd Local Environmental Plan 2013</li> <li>• Holroyd Development Control Plan 2013</li> </ul> |
| <b>List all documents submitted with this report for the Panel's consideration</b>                  | <ul style="list-style-type: none"> <li>• Child care planning guideline compliance table</li> <li>• GMREP compliance table</li> <li>• SEPP 64 compliance table</li> <li>• HLEP 2013 compliance table</li> <li>• HDCP 2013 compliance table</li> <li>• Draft notice of determination</li> <li>• Architectural plans prepared by Leffler Simes Architects</li> <li>• Public submissions</li> </ul>                                                                                                                                                                                                                         |
| <b>Report prepared by</b>                                                                           | Sarah Pritchard, Senior Development Planner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Report date</b>                                                                                  | 23 July 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

### 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 (S7.24)?

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?

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*