

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	PPSSCC-115
<b>DA Number</b>	DA2020/0310
<b>LGA</b>	Cumberland
<b>Proposed Development</b>	Concept Development Application for building footprints, basement car parking and massing envelopes for a mixed use development comprising specialised retail premises, hotel and motel accommodation, office premises, child care facilities, cafe and open space
<b>Street Address</b>	276-282 Parramatta Road AUBURN NSW 2144 54-68 Hampstead Road AUBURN NSW 2144
<b>Applicant/Owner</b>	J Matthews / Raad Property Acquisition NO 65 Pty Ltd
<b>Date of DA lodgement</b>	29 May 2020
<b>Number of Submissions</b>	Two (2)
<b>Recommendation</b>	Approval
<b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)</b>	CIV >\$ 30 million
<b>List of all relevant s4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• SEPP 55;</li> <li>• Infrastructure SEPP;</li> <li>• Education SEPP;</li> <li>• SREP 2005;</li> <li>• AELP 2010;</li> <li>• ADCP2010;</li> <li>• Draft CLEP</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>• Architectural Plans;</li> <li>• Submissions Received;</li> <li>• Design Excellence Comments</li> </ul>
<b>Clause 4.6 requests</b>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>Summary of key submissions</b>	<ul style="list-style-type: none"> <li>• Submissions</li> </ul>
<b>Report prepared by</b>	Rennie Rounds – Executive Planner
<b>Report date</b>	11 March 2021

### 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?

**Yes**

### Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (\$7.24)?

**Not Applicable**

*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*