

COUNCIL ASSESSMENT REPORT – COVER PAGE

Panel Reference	PPSSCC-117
DA Number	DA2020/0308
LGA	Cumberland City Council
Proposed Development	Demolition of existing structures and construction of a 24 storey mixed use development comprising retail and commercial premises, an 88 bed registered aged care facility, 98 independent living units, basement car parking and public domain works
Street Address	215, 229-239 Pitt Street, MERRYLANDS NSW 2160
Applicant/Owner	Anglican Community Services
Date of DA lodgement	28 May 2020
Number of Submissions	Three (3) submissions
Recommendation	Approval, subject to conditions
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	Capital Investment Value >\$30M
List of all relevant s4.15(1)(a) matters	- State Environmental Planning Policy No 19 – Bushland in Urban Areas; - State Environmental Planning Policy No. 55 – Remediation of Land; - State Environmental Planning Policy No. 65 (Design Quality of Residential Apartment Development); - State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; - State Environmental Planning Policy (Coastal Management) 2018; - State Environmental Planning Policy (Infrastructure) 2007; - State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004; - State Environmental Planning Policy (State and Regional Development) 2011; - Sydney Environmental Plan (Sydney Harbour Catchment) 2005; - State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017; - Holroyd Local Environmental Plan 2013 (HLEP); - Draft State Environmental Planning Policy (Environment); - Draft State Environmental Planning Policy (Remediation of Land); - Draft Cumberland Local Environmental Plan (CLEP); and - Holroyd Development Control Plan 2013 (HDCP).
List all documents submitted with this report for the Panel's consideration	- Attachment 1 – Architectural Plans - Attachment 2 – Clause 4.6 Variation Statement - Attachment 3 – Draft Notice of Determination - Attachment 4 – SEPP 65 Apartment Design Guide Compliance Assessment - Attachment 5 – SEPP (Housing for Seniors and People with a Disability) 2004 Compliance Assessment - Attachment 6 – SEPP (Infrastructure) 2007 - Attachment 7 – Holroyd Local Environmental Plan 2013 Compliance Assessment - Attachment 8 – Holroyd Development Control Plan 2013 Compliance Assessment - Attachment 9 – Submissions x 3 - Attachment 10 – Design Excellence Certificate
Clause 4.6 requests	Yes, pursuant to Clause 4.4 - Floor Space Ratio of the HDCP
Summary of key submissions	Variations to landscape area, deep soil zones, solar access, visual privacy, floor space ratio (residential), awnings, setbacks, street wall heights, and upper storey setbacks.
Report prepared by	William Attard
Report date	December 2020 (electronic)

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 (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