

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-128
DA Number	DA2020/0451
LGA	Cumberland
Proposed Development	Construction of a mixed use development comprising four basement car park levels accommodating 808 car spaces, two storey podium comprising a ground floor supermarket, ground and first level retail and commercial tenancies, four residential buildings, with total rise of 23 storeys and containing 523 apartments, including a new public plaza, public domain works, landscaping and stormwater infrastructure
Street Address	42-44 Dunmore Street and 13 Pritchard Street East WENTWORTHVILLE NSW 2145, Lot A DP 319230 and Lot 11 DP 746514
Applicant/Owner	Poly (NSW) Development Pty Ltd / Wentworthville 048 Service Pty Ltd
Date of DA lodgement	16 July 2020
Number of Submissions	Seven (7)
Recommendation	Deferred Commencement Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	CIV >\$30 million
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Regional Development SEPP; • SREP 2005; • SEPP 55; • Infrastructure SEPP; • BASIX SEPP; • SEPP 65; • HLEP 2013; • HDCP 2013; • Draft CLEP; • Draft Environment SEPP.
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Draft Notice of Determination • Architectural Plans • Landscape Plans • Stormwater Concept Plans • Clause 4.6 Variation Request • Submissions Received • Design Excellence Certificate • ADG Assessment • HLEP 2013 Assessment • HDCP 2013 Assessment
Clause 4.6 requests	HLEP 2010 Cl. 4.3 Height of Buildings
Summary of key submissions	<ul style="list-style-type: none"> • Bulk and scale • Overshadowing • Traffic impacts • Proximity to fire station • Parking provisions • Adverse impacts on existing small business • Disruption during construction

	<ul style="list-style-type: none"> Lack of public facilities provided
Report prepared by	Olivia Yana - Senior Development Planner
Report date	2 December 2020

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)? **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? **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