

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-136
DA Number	DA2020/0493
LGA	Cumberland
Proposed Development	Demolition of existing structures/site improvements and construction of a mixed-use development, with a varying height of 5 to 9 storeys comprising commercial and retail premises, residential apartments/shop top housing (413 apartments), childcare centre, hotel accommodation/serviced apartments (95 rooms), public park and associated landscaping, road access, two levels of basement parking and associated site works
Street Address	246-248 Woodville Road MERRYLANDS NSW 2160 256-258 Woodville Road MERRYLANDS NSW 2160 2-4 Lansdowne Street MERRYLANDS NSW 2160 8-16 Lansdowne Street MERRYLANDS NSW 2160 8A Lansdowne Street MERRYLANDS NSW 2160 19 Highland Street MERRYLANDS NSW 2160
Applicant/Owner	Green Dior Holdings Pty Ltd / Green Dior Holdings Pty Ltd
Date of DA lodgement	28 August 2020
Number of Submissions	Ten (10) total of which six (6) are unique submissions
Recommendation	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"> • SEPP 55; • SEPP 64; • SEPP 65; • Infrastructure SEPP; • Education SEPP; • BASIX SEPP; • SREP 2005; • PELP 2011; • PDCP2011; • Draft CLEP
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 • CDEP Correspondence • SEPP 64 Assessment • ADG Compliance Table • Education SEPP Assessment • Childcare Planning Guideline Assessment • PLEP 2011 Assessment • Clause 4.6 Variation Request – HOB • Clause 4.6 Variation Request – FSR • PDCP 2011 Assessment • Executed VPA • Redacted Submissions • Satisfactory Arrangements Certificate
Clause 4.6 requests	<ul style="list-style-type: none"> • FSR • HOB
Summary of key submissions	<ul style="list-style-type: none"> • Traffic and parking • Noise • Overshadowing
Report prepared by	Rennie Rounds – Executive Planner
Report date	23 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 (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?

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