

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-15.
DA Number	196/2019.
LGA	Cumberland Council.
Proposed Development	Construction of a multi-use sports pavilion building including a 760 seat grandstand, change rooms, medical room, multipurpose room, office, amenities, community function room, bar, canteen, kitchen, covered concourse, at-grade car parking spaces, removal of trees, landscaping and signage.
Street Address	Lot 7028 in DP1028253 and Lot 1 in DP 1170952 being 2 Montrose Avenue and 188 Woodville Road Merrylands.
Applicant/Owner	Applicant - Design Worldwide Partnership. Owner - Department of Lands Crown Lands Division (Cumberland Council is a Trustee for the management and upkeep of the park).
Date of DA lodgement	Friday 28 June 2019.
Number of Submissions	Nil.
Recommendation	Approval subject to conditions.
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Cumberland Council development application which has a capital investment value exceeding \$5 million.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy 55 "Remediation of Land". • State Environmental Planning Policy (State and Regional Development) 2011. • State Environmental Planning Policy (Infrastructure) 2007. • State Environmental Planning Policy 64 "Advertising and Signage". • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. • Parramatta Local Environmental Plan 2011. • Parramatta Development Control Plan 2011.
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Architectural plans.
Report prepared by	Harley Pearman.
Report date	Friday 23 August 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?
e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP **Yes**

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)?

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