

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-228
DA Number	DA2021/0092
LGA	Cumberland City Council
Proposed Development	Construction of four (4) mixed-use buildings ranging in height from 2 to 18 storeys, comprising commercial/retail uses and 301 residential apartments over four (4) basement car park levels accommodating 514 car spaces, site remediation, landscaping works, and associated Stratum subdivision
Street Address	4-12 Railway Street, LIDCOMBE NSW 2141
Applicant/Owner	Phoenix Builders Pty Ltd / Lidcombe Property (NSW) Pty Ltd
Date of DA lodgement	22 February 2021
Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none"> Nil
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"> State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy No. 55 – Remediation of Land Statement Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Auburn Local Environmental Plan 2010 Draft Cumberland Local Environmental Auburn Development Control Plan 2010 Executed Voluntary Planning Agreement
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 DEP Comments SEPP 65 ADG Assessment Table ALEP 2010 Assessment Table Clause 4.6 Variation Request ADCP 2010 Assessment Table
Clause 4.6 requests	Please list: <ul style="list-style-type: none"> Variations sought to the maximum 48 metre and 55 metre building heights at Clause 4.3 of the Auburn Local Environmental Plan 2010.
Summary of key submissions	<ul style="list-style-type: none"> Nil
Report prepared by	Rennie Rounds – Executive Planner
Report date	14 October 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)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Not applicable

Conditions

Have draft conditions been provided to the applicant for comment?

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

No