

COUNCIL ASSESSMENT REPORT

Panel Reference	PP SC CC-283.
DA Number	DA2021/0435.
LGA	Cumberland City Council.
Proposed Development	Construction of a part one (1), part two (2) and part three (3) storey Multiple Sclerosis (MS) Wellbeing Centre inclusive of 20 x 2 bedroom units for temporary accommodation, provision of carparking and new access driveways, drainage and stormwater detention works and tree removal.
Street Address	80 Betty Cuthbert Drive Lidcombe being Lot 74 in DP 1141724.
Applicant/Owner	Multiple Sclerosis Limited (MSL).
Date of DA lodgement	24 August 2021
Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none"> • Three. • Three.
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	Schedule 7 (Subclause 2) - Development that has a capital investment value of more than \$30 million.
List of all relevant s4.15(1)(a) matters	<p>State Environmental Planning Policy - State and Regional Development 2011. State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004. State Environmental Planning Policy 55 - Remediation of Land. State Environmental Planning Policy 64 - Advertising and Signage. State Environmental Planning Policy - Infrastructure 2007. State Environmental Planning Policy - Vegetation in Non Rural Areas 2017.</p> <p>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.</p> <p>Auburn Local Environmental Plan 2010.</p> <p>Draft Cumberland Local Environmental Plan.</p> <p>Auburn Development Control Plan 2010:</p> <ul style="list-style-type: none"> • Parking and Loading. • Waste. Tree Preservation. • Access and Mobility. • Advertising and Signage. • Stormwater Drainage.
List all documents submitted with this report for the Panel's consideration	<p>Planning officer's assessment report. Draft Notice of Determination. Architectural elevation and floor plans. Redacted submissions. Shadow diagrams. Landscape plans. Appendix A - State Environmental Planning Policy 64 Advertising and Signage assessment. Appendix B - Auburn Local Environmental Plan 2010 assessment. Appendix C - Auburn Development Control Plan 2010 assessment.</p>
Clause 4.6 requests	No Clause 4.6 request required.
Summary of key submissions	<p>Development will overwhelm an already narrow residential street. There should be additional open space and greenery within the development. The vehicle entry point onto Betty Cuthbert Drive is unsatisfactory. Inadequate sewer to service the building. Open space and landscaping.</p>
Report prepared by	Harley Pearman
Report date	26 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?	Not applicable
Special Infrastructure Contributions	
Does the DA require Special Infrastructure Contributions conditions (S7.24)?	
<i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i>	No
Conditions	
Have draft conditions been provided to the applicant for comment?	
<i>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</i>	Yes