

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-286
DA Number	DA2021/0430
LGA	Cumberland
Proposed Development	Alterations and additions to an approved mixed use development currently under construction including the provision of additional levels to facilitate a varying height of 6 to 13 storeys, accommodating an additional 114 residential apartments (including an additional 10 social housing apartments), provision of a child care centre and three (3) neighbourhood shops), reconfiguration of basement layout and associated design changes
Street Address	2-36 Church Street LIDCOMBE NSW 2141
Applicant/Owner	Billbergia / New South Wales Land and Housing Corporation
Date of DA lodgement	7 September 2021
Number of Submissions	Nil
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	CIV > \$5 million Crown Development
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 and Regional SEPP) • State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) • State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) • State Environmental Planning Policy (Affordable Rental Housing) 2009 (SEPP ARH) • Statement Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development (SEPP 65) • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP 2005) • Auburn Local Environmental Plan 2010 (ALEP 2010) • Draft State Environmental Planning Policy (Environment) (Draft Environment SEPP) • Draft Cumberland Local Environmental Plan (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 • DEP Package • ADG Assessment Table • SEPP ARH Assessment Table • ALEP 2010 Assessment Table • Clause 4.6 Variation Request • ADCP 2010 Assessment Table • DA2019/94 Approval Documentation
Clause 4.6 requests	<ul style="list-style-type: none"> • Variation sought to the maximum building height of 32 metres at Clause 4.3 of the Auburn LEP 2010 – 2.4% variation sought for Building B
Summary of key submissions	<ul style="list-style-type: none"> • N/A
Report prepared by	Rennie Rounds (Executive Planner)
Report date	21 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)?

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