

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-307
DA Number	DA2021/0636
LGA	Cumberland City Council
Proposed Development	Demolition of existing structures and construction of a four storey residential flat building containing 29 affordable housing units over one level of basement parking pursuant to State Environmental Planning Policy (Affordable Rental Housing) 2009
Street Address	14-16 Patricia Street Mays Hill NSW 2145
Applicant & Owner	New South Wales Land and Housing Corporation
Date of DA lodgement	16 November 2021
Total number of Submissions Number of Unique Objections	Nil
Recommendation	Approval
Regional Development Criteria (Schedule 6 of the SEPP (Planning Systems) 2021	Clause 4 – Crown development over \$5 million
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Planning Systems) 2021,</li> <li>• State Environmental Planning Policy (Resilience &amp; Hazards) 2021,</li> <li>• State Environmental Planning Policy (Biodiversity &amp; Conservation) 2021,</li> <li>• State Environmental Planning Policy (Transport &amp; Infrastructure) 2021,</li> <li>• State Environmental Planning Policy (Affordable Rental Housing) 2009,</li> <li>• State Environmental Planning Policy (Housing) 2021,</li> <li>• State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development &amp; Apartment Design Guide,</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004,</li> <li>• Cumberland Local Environmental Plan 2021, and</li> <li>• Cumberland Development Control Plan 2021.</li> </ul>
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> <li>• Draft Notice of Determination,</li> <li>• Architectural Plans,</li> <li>• Landscape Plans,</li> <li>• Shadow Diagrams,</li> <li>• Stormwater/Engineering Plans,</li> <li>• ARH SEPP compliance table,</li> <li>• SEPP 65 &amp; ADG compliance table,</li> <li>• Cumberland LEP 2021 compliance table, and</li> <li>• Cumberland DCP 2021 compliance table.</li> </ul>
Clause 4.6 requests	N/A
Summary of key submissions	Nil
Report prepared by	Olivia Yana, Executive Planner
Report date	31 March 2022

**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**

**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)?

*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*

**Yes**