

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-332
DA Number	DA2021/0693
LGA	Cumberland City Council
Proposed Development	Construction of a new Civic Square for the Merrylands Town Centre inclusive of staging of construction, subdivision, landscaping and lighting. This project is proudly funded by the NSW Government through its NSW Public Spaces Legacy Program and in association with Cumberland City Council.
Street Address	203-211 Merrylands Road, 213 Merrylands Road & part 28-36 McFarlane Street MERRYLANDS NSW 2160
Applicant/Owner	Gyde Consulting/Cumberland City Council
Date of DA lodgement	24 December 2021
Total number of Submissions Number of Unique Objections	One (1)
Recommendation	Approval
Regional Development Criteria (Schedule 6 of the SEPP (Planning Systems) 2021	Clause 3 – Council related development over \$5 million
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> State Environmental Planning Policy (Planning Systems) 2021, State Environmental Planning Policy (Resilience & Hazards) 2021, State Environmental Planning Policy (Biodiversity & Conservation) 2021, State Environmental Planning Policy (Transport & Infrastructure) 2021, Cumberland Local Environmental Plan 2021, and Cumberland Development Control Plan 2021.
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> Draft Notice of Determination, Concept, Landscape & Stormwater Plans, Shadow Diagrams, Submissions Received, Cumberland LEP 2021 compliance table, and Cumberland DCP 2021 compliance table.
Clause 4.6 requests	N/A
Summary of key submissions	<ul style="list-style-type: none"> Matters raised in the submission
Report prepared by	Olivia Yana, Executive Planner
Report date	29 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