

# COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	<b>PPSSCC-394-Cumberland</b>
<b>DA Number</b>	<b>DA2022/0463</b>
<b>LGA</b>	<b>Cumberland City Council</b>
<b>Proposed Development</b>	Stage 1 of approved Concept Plan for mixed use development - Demolition of existing structures and construction of a seven (7) storey building comprising of specialise retail premises and a hotel over basement car parking
<b>Street Address</b>	<b>278-282 Parramatta Road &amp; 60-68 Hampstead Road, Auburn NSW 2144</b>
<b>Applicant/Owner</b>	J Matthews, Raad Property Acquisition No. 65 Pty Ltd
<b>Date of DA lodgement</b>	7 September 2022
<b>Total number of Submissions</b> <b>Number of Unique Objections</b>	Nil
<b>Recommendation</b>	<b>Refusal</b>
<b>Regional Development Criteria (Schedule 6 of the SEPP (Planning System) 2021)</b>	The proposed development constitutes 'Regional Development' as it has a Capital Investment Value (CIV) of \$58,530,744 which exceeds the \$30 million threshold.
<b>List of all relevant s4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>• State Environmental Planning Policy (Industry and Employment) 2021</li> <li>• State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>• State Environmental Planning Policy (Planning System) 2021</li> <li>• State Environmental Planning Policy (Sustainable Buildings) 2022</li> <li>• Cumberland Local Environmental Plan 2021</li> <li>• Cumberland Development Control Plan 2021</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>• Architectural plans</li> <li>• Clause 4.6 variation request</li> <li>• Cumberland Design Excellence Panel correspondences</li> <li>• Concept approval conditions Compliance Table</li> <li>• Cumberland Development Control Plan Compliance Table</li> </ul>
<b>Clause 4.6 requests</b>	Cumberland Local Environmental Plan (CLEP) 2020 clause 4.6 variation request relates to a height of building exceedance of 2.23 metres or 8.3% to the stair overrun.
<b>Summary of key submissions</b>	<ul style="list-style-type: none"> <li>• Building height exceedance</li> <li>• Design of the hotel lobby and entry</li> <li>• Floor level</li> <li>• Visual privacy impacts of the hotel on the future development of the site to the west</li> <li>• Temporary loading and waste arrangements</li> <li>• Inadequate number of car parking spaces within the basement and lack of coach parking for the hotel</li> <li>• Transport for NSW comments</li> </ul>
<b>Report prepared by</b>	<b>Rennie Rounds - Council's Planning Consultant</b>
<b>Report date</b>	15 June 2023

## 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?

**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*