

# COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	PPSSCC-394
<b>DA Number</b>	DA2022/0463
<b>LGA</b>	Cumberland
<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 (Building A) comprising of specialised retail premises and a hotel over basement car parking
<b>Street Address</b>	276-282 Parramatta Road & 60-68 Hampstead Road Auburn, NSW 2144
<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>	<ul style="list-style-type: none"> <li>No submissions received</li> </ul>
<b>Recommendation</b>	Approval
<b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011</b>	Capital Investment Value exceeds \$30 million
<b>List of all relevant s4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</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>Draft Notice of Determination</li> <li>Council Response to Reasons for Refusal</li> <li>Architectural Plans</li> <li>CDEP Correspondence</li> <li>Concept Approval Conditions of DA2020/0310 Compliance Table</li> <li>CLEP Compliance Table</li> <li>Clause 4.6 Variation Request</li> <li>CDCP Compliance Table</li> </ul>
<b>Clause 4.6 requests</b>	<ul style="list-style-type: none"> <li>The Local Environmental Plan (LEP) the clause 4.6 application relates to is the Cumberland Local Environmental Plan 2021</li> <li>The development standard the clause 4.6 application relates is the 27 metre maximum building height at clause 4.3</li> </ul>
<b>Summary of key submissions</b>	<ul style="list-style-type: none"> <li>No submissions received</li> </ul>
<b>Report prepared by</b>	Rennie Rounds – Premise
<b>Report date</b>	14 September 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?

*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**

