

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-394
DA Number	DA2022/0463
LGA	Cumberland
Proposed Development	Demolition of existing structures and construction of a seven (7) storey building comprising of specialised retail premises and a hotel over basement car parking within Stage 1, and partial demolition of structures and construction of temporary loading bay within Stage 2 – of approved Concept approval for mixed use development
Street Address	276-282 Parramatta Road & 60-68 Hampstead Road Auburn, NSW 2144
Applicant/Owner	J Matthews / Raad Property Acquisition NO 65 Pty Ltd
Date of DA lodgement	7 September 2022
Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none"> No submissions received
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Capital Investment Value exceeds \$30 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 and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 Cumberland Local Environmental Plan 2021 Cumberland Development Control Plan 2021
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> NoD Reasons for Refusal Discussion Architectural Plans CDEP Correspondence Concept Approval Conditions of DA2020/0310 Compliance Table CLEP Compliance Table Clause 4.6 Variation Request CDCP Compliance Table
Clause 4.6 requests	<ul style="list-style-type: none"> The Local Environmental Plan (LEP) the clause 4.6 application relates to is the Cumberland Local Environmental Plan 2021 The development standard the clause 4.6 application relates is the 27 metre maximum building height at Section 4.3
Summary of key submissions	<ul style="list-style-type: none"> No submissions received
Report prepared by	Rennie Rounds – Premise
Report date	9 October 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

