

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	PPSSCC-431-Cumberland
<b>DA Number</b>	DA2022/0790
<b>LGA</b>	Cumberland City Council
<b>Proposed Development</b>	Demolition of existing structures, amalgamation of two (2) lots, construction of a six (6) storey mixed use development comprising of three (3) ground floor business/office tenancies, a multi-level centre-based child care facility for 152 children with associated business identification signage over 3 levels of basement car parking for 47 vehicles with vehicular access from Joyner Street and associated landscaping and site works
<b>Street Address</b>	2 and 2A Joyner Street, Westmead, NSW 2145
<b>Applicant</b>	Mr Tony Harb
<b>Owner</b>	Mr Tony Harb, Mr John Harb and Mrs Sonia Harb
<b>Date of DA lodgement</b>	22 December 2022
<b>Total number of Submissions Number of Unique Objections</b>	Nil
<b>Recommendation</b>	Approval
<b>Regional Development Criteria (Schedule 6 of the SEPP (Planning System) 2021)</b>	Pursuant to Clause 5, Schedule 6 of the State Environmental Planning Policy (Planning Systems) 2021, the application is referred to the Panel as the centre-based child care facility component of the proposed development has a capital investment value of more than \$5 million.
<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 (Planning System) 2021</li> <li>• State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>• State Environmental Planning Policy (Sustainable Buildings) 2022</li> <li>• State Environmental Planning Policy (Transport and Infrastructure) 2021 / Child Care Planning Guideline 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>• Architectural, Stormwater and Landscape plans</li> <li>• State Environmental Planning Policy (Industry and Employment) 2021 assessment table</li> <li>• State Environmental Planning Policy (Transport and Infrastructure) 2021 / Child Care Planning Guideline 2021 assessment table</li> <li>• Cumberland Local Environmental Plan 2021 assessment table</li> <li>• Cumberland Development Control Plan 2021 assessment table</li> </ul>
<b>Clause 4.6 requests</b>	Nil

<b>Summary of key submissions</b>	<ul style="list-style-type: none"> <li>• Internal storage space</li> <li>• Design of the lobbies from Great Western Highway</li> <li>• Transport for NSW comments</li> </ul>
<b>Report prepared by</b>	Shay Moodliar
<b>Report date</b>	11 August 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 summarised, 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? **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*