

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC - 444
DA Number	DA2023/0164
LGA	Cumberland City Council
Proposed Development	Construction and operation of a multi-purpose community facility known as the Sydney Maori Cultural Centre
Street Address	7 Hyland Road GREYSTANES NSW 2145, Lot 2 DP 525167
Applicant/Owner	Sydney Marae Alliance (Applicant) / Cumberland City Council (owner)
Date of DA lodgement	2 May 2023
Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none"> Notification 1 - 83 submissions comprising 56 letters of support, 27 letters raising concerns/objections and 2 petitions Notification 2 - 22 submissions comprising 6 letters of support (3 unique) and 16 letters raising concerns/objections (12 unique)
Recommendation	Approval
Regional Development Criteria (Schedule 6 of the SEPP (Planning Systems) 2021	<p>Schedule 6, Section 3(b) - the council is the owner of any land on which the development is to be carried out; and</p> <p>Schedule 6, Section 5(b) - Development that has an estimated development cost of more than \$5 million for any of the following purposes ... community facilities.</p> <p>Schedule 6, Section 3(b) - Development that has an estimated development cost of more than \$5 million for any of the following purposes – Council is the owner of the land on which the development is to be carried out.</p>
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> Local Government Act, 1993 - Section 36(4). Biodiversity Conservation Act 2016 Biodiversity Conservation Regulation 2017 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Cumberland Local Environmental Plan 2021 Cumberland Development Control Plan 2021 Cumberland Local Infrastructure Contributions Plan 2020
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> Draft Notice of Determination Architectural Plans Stormwater/Engineering Plans Submissions Received Locality Map Cumberland Local Environmental Plan 2021 Compliance Table Cumberland Development Control Plan 2021 Compliance Table
Clause 4.6 requests	N/A
Summary of key submissions	<ul style="list-style-type: none"> Tree removal Traffic and parking concerns Environmental concerns, including flora and fauna impacts Acoustic Impacts Suitability of the site Hours of operation Anti-social behaviour of guests Types of functions Capacity of venue Concerns about the process of leasing/licensing the land Consistency with the management plan Aboriginal cultural heritage impacts Capacity of local infrastructure
Report prepared by	Ali Hammoud, independent private town planning consultant from PLANZONE
Report date	30 May 2024

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
<i>e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP</i>	
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)?	
<i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i>	Not applicable
Conditions	
Have draft conditions been provided to the applicant for comment?	
<i>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</i>	Yes