

# COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	PPSSCC-492
<b>DA Number</b>	DA2023/0485
<b>LGA</b>	Cumberland Council
<b>Proposed Development</b>	Public domain and civil works including a public open space areas, public art, water feature and associated landscaping
<b>Street Address</b>	Part 5 Mcleod Road, Merrylands Part 7 Mcleod Road, Merrylands
<b>Applicant/Owner</b>	Merrylands (B) 88 Development Pty Ltd / Merrylands 88 Pty Ltd (owner)
<b>Date of DA lodgement</b>	25 August 2023
<b>Total number of Submissions</b> <b>Number of Unique Objections</b>	<ul style="list-style-type: none"> <li>• Nil</li> <li>• Nil</li> </ul>
<b>Recommendation</b>	<b>Approval</b>
<b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011</b>	<p>Schedule 6 - Clause 3(d) of the State Environmental Planning Policy (Planning Systems) 2021.</p> <p>The proposal is for Council related development to which the Council is a party to an agreement or arrangement relating to the development with a cost of works of over \$5million</p>
<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 (Biodiversity and Conservation) 2021</li> <li>• State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>• State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>• Cumberland Local Environmental Plan 2021</li> <li>• Cumberland Development Control Plan 2021</li> <li>• Cumberland Local Infrastructure Contributions Plan 2020</li> <li>• Draft planning agreement that a developer has offered to enter into under section 7.4</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>• Architectural/Landscape Plans</li> <li>• Public Art Report</li> <li>• Cumberland LEP Assessment</li> <li>• Cumberland DCP Assessment</li> </ul>
<b>Clause 4.6 requests</b>	<ul style="list-style-type: none"> <li>• Not Applicable</li> </ul>
<b>Summary of key submissions</b>	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
<b>Report prepared by</b>	Haroula Michael – Executive Planner
<b>Report date</b>	11 September 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**

*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?

**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?

*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**

