

# COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	PPSSCC-550
<b>DA Number</b>	DA2023/0775
<b>LGA</b>	Cumberland Council
<b>Proposed Development</b>	Demolition of existing structures, construction of a mixed use development across nine-storeys with associated parking for specialised retail, high technology industries, light industrial, office and medical uses, storage units, recreation facility (indoor), food and drink premises, centre based child care facility, neighbourhood shop and an animal boarding facility. Integrated Development - sections 89 & 90(2) of the Water Management Act 2000
<b>Street Address</b>	2 Bachell Avenue LIDCOMBE
<b>Applicant/Owner</b>	Pacific Planning Pty Ltd/ Raad Property Acquisition NO 10 Pty Ltd
<b>Date of DA lodgement</b>	18 April 2024
<b>Total number of Submissions</b>	• Two
<b>Number of Unique Objections</b>	• Two
<b>Recommendation</b>	Refusal
<b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011</b>	The application is referred to the Panel as the development is identified as being Regionally Significant Development with a capital investment value of greater than \$30 million.
<b>List of all relevant s4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• Water Management Act 2000</li> <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>• State Environmental Planning Policy (Sustainable Buildings) 2022</li> <li>• Cumberland Local Environmental Plan 2021</li> <li>• Cumberland Development Control Plan 2021</li> <li>• Cumberland Local Infrastructure Contributions Plan 2020</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 and landscape Plans.</li> <li>• Stormwater Plans.</li> <li>• Clause 4.6 Variation Request - Height of Building.</li> <li>• Clause 4.6 Variation Request - Floor Space Ratio.</li> <li>• Draft Plan of Management.</li> <li>• Loading Dock Management Plan.</li> <li>• Acoustic report.</li> <li>• Redacted Submissions.</li> <li>• 10. Appendix A - State Environmental Planning Policy Assessment tables &amp; Childcare Guidelines.</li> <li>• Appendix B - Cumberland LEP Assessment.</li> <li>• Appendix C - Cumberland DCP Assessment.</li> <li>• Design Excellence Panel Minutes.</li> <li>• Design Excellence Panel Minutes &amp; applicant's response.</li> </ul>
<b>Clause 4.6 requests</b>	<ul style="list-style-type: none"> <li>• Cumberland Local Environmental Plan 2021</li> <li>• Clause 4.3 – Height of Building and Clause 4.4 Floor Space Ratio</li> <li>• E3 Productivity Support zone</li> </ul>
<b>Summary of key submissions</b>	<ul style="list-style-type: none"> <li>• Traffic</li> <li>• Flooding</li> <li>• Solar access</li> </ul>
<b>Report prepared by</b>	Haroula Michael – Executive Planner
<b>Report date</b>	25 November 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*

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**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**

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**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**

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**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*

**No**