

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	PPSSCC-590
<b>DA Number</b>	DA2024/0200
<b>LGA</b>	Cumberland Council
<b>Proposed Development</b>	Stage 2 - Demolition of existing structures including removal of trees and construction of a seven storey mixed use development comprising specialised retail, office, childcare, food and drink premise over 3 levels of basement parking associated with the section 4.22 approved Concept DA2020/0310
<b>Street Address</b>	54-68 Hampstead Road AUBURN
<b>Applicant/Owner</b>	Pacific Planning Pty Ltd / Raad Property Acquisition NO 65 Pty Ltd
<b>Date of DA lodgement</b>	4 June 2024
<b>Total number of Submissions Number of Unique Objections</b>	Not Applicable
<b>Recommendation</b>	Approval
<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>• 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 Plans.</li> <li>• Landscape Plans.</li> <li>• Clause 4.6 Variation Request – HoB.</li> <li>• Concept Approval Conditions of DA2020/0310 &amp; subsequent modifications Compliance Table.</li> <li>• Plan of Management.</li> <li>• Loading Dock Plan of Management.</li> <li>• Child Care Centre Plan of Management.</li> <li>• Appendix A State Environmental Planning Policy (Infrastructure and Transport) 2021.</li> <li>• Appendix B Cumberland LEP 2021 Assessment.</li> <li>• Appendix C Cumberland DCP 2021 Assessment.</li> <li>• Design Excellence Panel Comments.</li> <li>• Design Excellence Panel Comments and 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</li> <li>• E3 Productivity Support zone</li> </ul>
<b>Summary of key submissions</b>	Not Applicable
<b>Report prepared by</b>	Haroula Michael – Executive Planner
<b>Report date</b>	31 March 2025

<b>Summary of s4.15 matters</b>	<b>Yes</b>
Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?	
<b>Legislative clauses requiring consent authority satisfaction</b>	
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? <i>e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP</i>	<b>Yes</b>
<b>Clause 4.6 Exceptions to development standards</b>	
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?	<b>Yes</b>
<b>Special Infrastructure Contributions</b>	
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>	<b>Not applicable</b>
<b>Conditions</b>	
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>	<b>Yes</b>