

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	PPSSCC-76
<b>DA Number</b>	DA2020/0018
<b>LGA</b>	Cumberland City Council
<b>Proposed Development</b>	Demolition of existing structures, tree removal and construction of a multi storey car park in association with the existing place of public worship (Murugan Temple) including consolidation of 3 lots into 1 lot, and associated site works
<b>Street Address</b>	217 Great Western Highway & 7-9 Belinda Place, Mays Hill
<b>Applicant/Owner</b>	The Saiva Manram
<b>Date of DA lodgement</b>	15 January 2020
<b>Number of Submissions</b>	Total of nine (9) unique submissions received <ul style="list-style-type: none"> <li>• Notification Period: Eight (8) submissions received including 1 petition</li> <li>• Six (6) submissions received in response to amended proposal</li> </ul>
<b>Recommendation</b>	Deferred Commencement consent
<b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)</b>	Private infrastructure and community facilities over \$5 million
<b>List of all relevant s4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy No 55 – Remediation of Land</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>• Holroyd Local Environmental Plan 2013</li> <li>• Holroyd Development Control Plan 2013</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ol style="list-style-type: none"> <li>1. Draft Notice of Determination</li> <li>2. Holroyd LEP Compliance Table</li> <li>3. Holroyd DCP Compliance Table</li> <li>4. TfNSW Response dated 10 November 2020</li> <li>5. Architectural Plans</li> <li>6. Landscape Plans</li> <li>7. Stormwater Plans</li> <li>8. Traffic &amp; Parking Impact Assessment</li> <li>9. Environmental Capacity on Belinda Place Assessment</li> <li>10. Acoustic Report</li> <li>11. Obtrusive Lighting Report</li> <li>12. Operational Traffic Management Plan</li> <li>13. Submissions received</li> </ol>
<b>Clause 4.6 requests</b>	Nil
<b>Summary of key submissions</b>	Number of car parking spaces provided Traffic impact on Belinda Place Submissions received
<b>Report prepared by</b>	Diep Hang – Senior Development Planner
<b>Report date</b>	26 November 2020

### 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)?

**Not Applicable**

*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions*

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**Conditions**

Have draft conditions been provided to the applicant for comment?

**No**

*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*