

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-97
DA Number	DA2020/0197
LGA	Cumberland City Council
Proposed Development	Demolition of existing structures, tree removal and construction of two storey seniors housing development in two stages comprising 30 units with at-grade car parking including lot consolidation and associated landscaping & stormwater works
Street Address	16 -26 Friend Street MERRYLANDS NSW 2160
Applicant/Owner	NSW Land & Housing Corporation
Date of DA lodgement	3 April 2020
Number of Submissions	3
Recommendation	Approval subject to conditions of consent
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	Crown Development with Capital Investment Value over 5 million
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 • Holroyd Local Environmental Plan 2013 (HLEP) • Holroyd Development Control Plan 2013 (HDCP) • Section 92 of the EP&A Regulation
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Draft Notice of Determination • Architectural Plans & Shadow diagrams • Landscape Plans • Stormwater/Engineering Plans • SEPP (Housing for Seniors or People with a Disability) 2004 and Schedule 3 Compliance Table • Holroyd Local Environmental Plan 2013 Compliance Table • Holroyd Development Control Plan 2013 Compliance Table • Access Report • Traffic Report • Acoustic Report
Clause 4.6 requests	<ul style="list-style-type: none"> • N/A
Summary of key submissions	<ul style="list-style-type: none"> • traffic and parking concerns • Bulk and scale/ character • Waste collection concerns
Report prepared by	Nighat Aamir- Senior Development Planner
Report date	20 October 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 (\$7.24)?

Not Applicable

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

Conditions

Have draft conditions been provided to the applicant for comment?

Yes

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