

## COUNCIL ASSESSMENT REPORT

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| <b>Panel Reference</b>  | PPSSCC-99   |
| <b>DA Number</b>  | DA2020/0220   |
| <b>LGA</b>  | Cumberland  |
| <b>Proposed Development</b>   | Construction of mixed use development comprising 5 mixed use buildings, including retail and commercial tenancies, childcare facility and 790 residential apartments, over 4 levels of basement parking, associated stormwater, public domain and landscaping works - Integrated Development ( <i>Water Management Act 2000</i> ) |
| <b>Street Address</b>   | 233 Merrylands Road, MERRYLANDS NSW 2160<br>249-259 Merrylands Road, MERRYLANDS NSW 2160<br>52-54 McFarlane Street, MERRYLANDS NSW 2160   |
| <b>Applicant/Owner</b>  | Mr. C Gorton / Merrylands Investment co Pty Ltd   |
| <b>Date of DA lodgement</b>   | 14 April 2020   |
| <b>Number of Submissions</b>  | Two (2)   |
| <b>Recommendation</b>   | Deferred Commencement Approval  |
| <b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)</b> | CIV >\$ 30 million  |
| <b>List of all relevant s4.15(1)(a) matters</b>   | <ul style="list-style-type: none"> <li>• SEPP 55;</li> <li>• SEPP65;</li> <li>• Infrastructure SEPP;</li> <li>• Education SEPP;</li> <li>• SREP 2005;</li> <li>• HELP 2013;</li> <li>• HDCP2013;</li> <li>• Draft Housing Diversity SEPP;</li> <li>• Draft CLEP 2020</li> </ul>   |
| <b>List all documents submitted with this report for the Panel's consideration</b>                  | <ul style="list-style-type: none"> <li>• Architectural Plans;</li> <li>• Landscape Plans;</li> <li>• Stormwater Concept Plans;</li> <li>• Clause 4.6 Variation Requests</li> <li>• Submissions Received;</li> <li>• Design Excellence Certificate</li> </ul>  |
| <b>Clause 4.6 requests</b>  | <ul style="list-style-type: none"> <li>• HELP 2013 Cl. 4.3 Height of Buildings</li> <li>• HELP 2013 Cl.4.4 Floor Space Ratio</li> </ul>   |
| <b>Summary of key submissions</b>   | <ul style="list-style-type: none"> <li>• Traffic and parking concerns</li> <li>• Environmental concerns</li> <li>• Housing diversity and affordability concerns</li> <li>• Bulk and scale of development</li> </ul>   |
| <b>Report prepared by</b>   | Rennie Rounds - Senior Development Planner  |
| <b>Report date</b>  | 9 September 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?

**Yes**

### 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*