

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-511
DA Number	MOD2023/0425
LGA	Cumberland Council
Proposed Development	Various amendments to the approved alterations and additions to the Registered Club (Dooleys) including the addition of 2 Board Street and northern end of lane way, reconfiguration of internal layout, deletion of basement addition and administration building, addition of outdoor gaming area, relocation of substation and plant equipment, changes to building elevations and landscaping, staged construction and operation, and internal construction works outside of standard hours
Street Address	17 Church Street, 1 Board Street, 2-28 Board Street, 3-21 Ann Street and Board Street NSW 2141
Applicant/Owner	Dooleys Lidcombe Catholic Club Ltd T/A Dooleys Regents Park Sports Club Cumberland Council
Date of DA lodgement	31 October 2023
Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none"> One (1) One (1)
Recommendation	Approval
Regional Development Criteria (SEPP (Planning Systems) 2021)	Section 4.55(2) Modification to a development with a CIV of \$ 100,248,065 (excluding GST) and where Council is a land owner.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> SEPP (Planning Systems) 2021 SEPP (Biodiversity and Conservation) 2021 SEPP (Resilience and Hazards) 2021 SEPP (Transport and Infrastructure) 2021 Cumberland LEP 2021 Cumberland DCP 2021 Regs 61(1), 62
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> Draft Notice of Determination Architectural Plans Submissions Received Locality Map Cumberland LEP Assessment Cumberland DCP Assessment
Clause 4.6 requests	Nil
Summary of key submissions	<ul style="list-style-type: none"> Traffic, noise and light concerns Increased gambling and alcohol consumption concerns Construction impacts
Report prepared by	Glenn Apps, Consulting Town Planner
Report date	27 May 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

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)?

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

Not applicable

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

Yes