

# COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	PPSSCC-591
<b>DA Number</b>	DA2024/0330
<b>LGA</b>	Cumberland City Council
<b>Proposed Development</b>	Construction of an indoor and outdoor recreation facility (known as Guildford Pool) including change rooms, multi-purpose space, an indoor 25m program and lane pool, an outdoor 25m lane pool, external storage building, provision of signage, associated civil works and associated landscaping, including the removal of trees (Guildford Pool Modernisation Project)
<b>Street Address</b>	1 Tamplin Road GUILDFORD NSW 2161, Lot 21 DP 1018330
<b>Applicant/Owner</b>	Cumberland City Council
<b>Date of DA lodgement</b>	19 July 2024
<b>Total number of Submissions</b> <b>Number of Unique Objections</b>	No submissions, 4 responses received to notification of the proposed project on Council's 'Have Your Say' page
<b>Recommendation</b>	<b>Approval</b>
<b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)</b>	Schedule 6, Section 3(b) - the council is the owner of any land on which the development is to be carried out; and  Schedule 6, Section 5(b) - Development that has an estimated development cost of more than \$5 million for any of the following purposes ... community facilities.
<b>List of all relevant s4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Industry and Employment) 2021</li> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Sustainable Buildings) 2022</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</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>Stormwater/Engineering Plans</li> <li>Submissions Received</li> <li>Locality Map</li> <li>Cumberland Local Environmental Plan 2021 Compliance Table</li> <li>Cumberland Development Control Plan 2021 Compliance Table</li> <li>State Environmental Planning Policy (Industry and Employment) 2021 Compliance Table</li> </ul>
<b>Clause 4.6 requests</b>	N/A
<b>Summary of key submissions</b>	Non-compliant car parking
<b>Report prepared by</b>	Ali Hammoud, independent private town planning consultant from NSW Civic Services
<b>Report date</b>	14 November 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**