

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	PPSSCC-61
<b>DA Number</b>	DA2019/0467
<b>LGA</b>	Cumberland City Council
<b>Proposed Development</b>	Alterations and additions to an existing Registered Club (Dooleys Lidcombe Catholic Club), including demolition works, extension of the existing basement car park, refurbishment and expansion of existing club building on John Street, and construction of two additional floors to facilitate administration, office and staff areas and associated stormwater works and provision of a substation
<b>Street Address</b>	18-34 John Street, 1 & 4-28 Board Street, Board Street, and 3-21 Ann Street, Lidcombe
<b>Applicant/Owner</b>	Dooleys Lidcombe Catholic Club Ltd T/A Dooleys Regents Park Sports Club (Applicant also includes Urbis)
<b>Date of DA lodgement</b>	9 December 2019
<b>Number of Submissions</b>	Two (2) submission
<b>Recommendation</b>	Approval, subject to conditions
<b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)</b>	Capital Investment Value >\$30M
<b>List of all relevant s4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>- State Environmental Planning Policy No 19 – Bushland in Urban Areas;</li> <li>- State Environmental Planning Policy No. 55 – Remediation of Land;</li> <li>- State Environmental Planning Policy (Coastal Management) 2018;</li> <li>- State Environmental Planning Policy (Infrastructure) 2007;</li> <li>- State Environmental Planning Policy (State and Regional Development) 2011;</li> <li>- Sydney Environmental Plan (Sydney Harbour Catchment) 2005;</li> <li>- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017;</li> <li>- Auburn Local Environmental Plan 2010 (ALEP);</li> <li>- Draft State Environmental Planning Policy (Environment);</li> <li>- Draft State Environmental Planning Policy (Remediation of Land);</li> <li>- Draft Cumberland Local Environmental Plan 2020 (CLEP); and</li> <li>- Auburn Development Control Plan 2010 (ADCP).</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>- Attachment 1 – Architectural Plans</li> <li>- Attachment 2 – Transport Impact Assessment</li> <li>- Attachment 3 – Draft Notice of Determination</li> <li>- Attachment 4 – Auburn Local Environmental Plan 2010 Compliance Assessment</li> <li>- Attachment 5 – Auburn Development Control Plan 2010 Compliance Assessment</li> <li>- Attachment 6 – Submissions x 2</li> </ul>
<b>Clause 4.6 requests</b>	Not Applicable
<b>Summary of key submissions</b>	Car parking variation
<b>Report prepared by</b>	William Attard
<b>Report date</b>	October 2020 (Electronic)

### 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)?

**No**

*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?

**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*