

# COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	PPSSCC-621.
<b>DA Number</b>	DA2024/0540.
<b>LGA</b>	Cumberland City Council.
<b>Proposed Development</b>	Demolition of two existing buildings, tree removal, staged construction of a two storey administration building for Regents Park Christian School including a new 11 space car parking area.
<b>Street Address</b>	86-94 Kingsland Road and 61 Regent Street, Regents Park. Lot 1 in DP 1212346 & Lot 1 in DP 610040.
<b>Applicant/Owner</b>	C.Furnass.
<b>Date of DA lodgement</b>	25 October 2024
<b>Total number of Submissions</b> <b>Number of Unique Objections</b>	2 submissions received from the same objector.
<b>Recommendation</b>	<b>Approval</b>
<b>Regional Development Criteria (Schedule 6 of the SEPP (Planning System) 2021)</b>	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>• Landscape Plans.</li> <li>• Submissions Received.</li> <li>• Cumberland Local Environmental Plan 2021 Compliance Table.</li> <li>• Cumberland Development Control Plan 2021 Compliance Table.</li> <li>• State Environmental Planning Policy (Transport and Infrastructure) 2021 Compliance Table.</li> </ul>
<b>Clause 4.6 requests</b>	Yes - Height of Building.
<b>Summary of key submissions</b>	Proposed works on the adjoining land.
<b>Report prepared by</b>	Nighat Aamir.
<b>Report date</b>	27 March 2025

## 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?  
*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP*

**Yes**

## 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 (S7.24)?

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

**Not  
applicable**

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**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**