

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-673
DA Number	DA2025/0119
LGA	Cumberland City Council
Proposed Development	Demolition of existing structures and construction of a two storey boarding house containing 18 boarding rooms and one level of basement parking
Street Address	6 Milner Road Guildford
Applicant/Owner	S Allam/ Allam Petroleum Pty Ltd
Date of DA lodgement	29 July 2024
Total number of Submissions Number of Unique Objections	• 1 • 1
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	The application is referred to the Panel as the development is identified as being Regionally Significant Development as the proposal is for affordable housing with an estimated development cost of more than \$5 million.
List of all relevant s4.15(1)(a) matters	• State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Housing) 2021. • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Sustainable Buildings) 2022 • Cumberland Local Environmental Plan 2021 • Cumberland Development Control Plan 2021 • Cumberland Local Infrastructure Contributions Plan 2020
List all documents submitted with this report for the Panel's consideration	• Draft Notice of Determination • Architectural Plans • Landscape Plans • Stormwater/Engineering Plans • Appendix A State Environmental Planning Policies • Appendix B Cumberland LEP 2021 Assessment • Appendix C Cumberland DCP 2021 Assessment • Public submission
Summary of key submissions	• Management of boarding house • Vehicle access • Submission
Report prepared by	Roy Wong – Senior Planner
Report date	4 July 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?

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