

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	17 July 2025
<b>DATE OF PANEL DECISION</b>	17 July 2025
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), Steve Murray, Glenn Elmore, Michael Zaiter
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	David Ryan declared a perceived conflict of interest as his company was invited to undertake planning work related to the development.

Papers circulated electronically on 15 July 2025.

#### MATTER DETERMINED

PPSSCC-673 – Cumberland – DA2025/0119 at 6 Milner Road Guildford – Demolition of existing structures and construction of a two-storey boarding house containing boarding 18 rooms and one level of basement parking.

#### PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6 and the material listed at item 7 in Schedule 1.

#### Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

#### REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report which have been replicated below:

*The proposed development is appropriately located within the R3 Medium Density Residential zone under the relevant provisions of the State Environmental Planning Policy (Housing) 2021, Cumberland Local Environmental Plan 2021 and Cumberland Development Control Plan. The proposal is consistent with all statutory and non-statutory controls applying to the development. Minor non-compliances with Council's controls have been discussed in the body of this report. The development is considered to perform adequately in terms of its relationship to its surrounding built and natural environment, particularly having regard to impacts on adjoining properties.*

*For these reasons, it is considered that the proposal is satisfactory having regard to the matters of consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, and the development may be approved subject to conditions.*

#### CONDITIONS

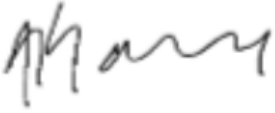



The Development Application was approved subject to the conditions in the Council Assessment Report.

### CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition. The Panel notes that issues of concern included:

- Privacy and security concerns including overlooking to the neighbouring property
- Impact of excavation works
- Blocking of neighbouring driveway
- Hygiene concerns

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Steve Murray
 Glenn Elmore	 Michael Zaiter

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-673 – Cumberland – DA2025/0119
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of a two storey boarding house containing boarding 18 rooms and one level of basement parking
3	STREET ADDRESS	6 Milner Road Guildford
4	APPLICANT/OWNER	Applicant: S Allam Owner: Allam Petroleum Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (Planning Systems) 2021</li> <li>○ State Environmental Planning Policy (Housing) 2021.</li> <li>○ State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>○ State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>○ State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>○ State Environmental Planning Policy (Sustainable Buildings) 2022</li> <li>○ Cumberland Local Environmental Plan 2021</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Cumberland Development Control Plan 2021</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i></li> <li>• Coastal zone management plan: Nil</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council Assessment Report: 4 July 2025</li> <li>• Written submissions during public exhibition: One (1)</li> <li>• Total number of unique submissions received by way of objection: One (1)</li> </ul>
8	COUNCIL RECOMMENDATION	Approval
9	DRAFT CONDITIONS	Attached to the Council Assessment Report