

Minutes of the Extraordinary Cumberland Local Planning Panel Meeting held at Merrylands Administration Building, 16 Memorial Avenue, Merrylands on Wednesday 30 January 2019.

PRESENT:

The Hon. Paul Stein AM (Chairperson) QC, John Brunton, Michael Ryan and Paul Moulds AM.

IN ATTENDANCE:

Daniel Cavallo, Karl Okorn, Sohail Faridy, Jai Shankar, Sarah Pritchard, Esra Calim, Laith Jammal and Somer Ammar.

NOTICE OF LIVE STREAMING OF CUMBERLAND LOCAL PLANNING PANEL MEETING

The Chairperson advised that the Cumberland Local Planning meeting was being streamed live on Council's website and members of the public must ensure their speech to the Panel is respectful and use appropriate language.

The meeting here opened at 11:33a.m.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

ADDRESS BY INVITED SPEAKERS:

The following persons had made application to address the Cumberland Local Planning Panel meeting:

<u>Speakers</u>	<u>Item No. Subject</u>
Mr Gavin Ng	DA for 21 Winnima Circuit, Pemulwuy
Mr Rob Harper	DA for 147-151 Parramatta Road, Auburn
Mr Tom Sukkar	DA for 147-151 Parramatta Road, Auburn
Mr Bruce Threlthfo	DA for 147-151 Parramatta Road, Auburn

The Chairperson enquired to those present in the Gallery as to whether there were any further persons who would like to address the Panel and no further persons presented themselves.

The open session of the meeting here closed at 12:00p.m.

The closed session of the meeting here opened at 12:01p.m.

ITEM LPP001/19 - DEVELOPMENT APPLICATION FOR 21 WINNIMA CIRCUIT,
PEMULWUY

RESOLVED:

That Development Application No. 2018/441/1 for the construction of a two storey dwelling house on land at 21 Winnima Circuit, Pemulwuy be approved subject to deferred commencement conditions referred to in Schedule (A) and the draft conditions of consent referred to in Schedule (B).

For: Paul Stein AM (Chairperson), John Brunton, Michael Ryan and Paul Moulds AM.

Against: Nil.

Reasons for Decision:

1. The Panel is in agreement with the Planning Officer's report and is of the view that recommended deferred commencement condition 1 should remain as the extinguishment of the restriction should be reasonably straight forward. The extinguishment of the restriction would be consistent with what has already occurred in the precinct.
2. The Panel is also of the view that the building Envelope plan should be adhered to by the applicant and this will require the submission of amended plans to comply with the envelope. The Panel notes that the proposed first floor plan should allow for sufficient flexibility to permit a reasonable size master bedroom and ensuite.

ITEM LPP002/19 - DEVELOPMENT APPLICATION AT 147-151 PARRAMATTA ROAD, AUBURN

RESOLVED:

1. That Development Application DA-511/2017 for the construction of an 8 storey hotel building comprising 112 rooms over 3 levels of basement car park be approved, subject to the conditions set out in the draft determination as amended by the Panel.
2. That the person who made a submission be notified of the determination.
3. The insertion of additional amendment 4A:

4A – Height of Terrace Wall

The exterior western wall of the terrace at level 1 is to be reduced in height to 1.3 metres above the finished floor level of the terrace. Amended plans demonstrating compliance of this condition are to be submitted to the certifying authority for approval prior to the issue of a construction certificate.

Reason – to ensure that the development complies with the FSR development standard applicable with the site, whilst still maintaining adequate visual privacy to the school grounds and safety to persons using the terrace.

4. The amendment of of condition 7:

7 - Auburn DCP 2010 – Employment Generating Development

A sum of **\$122,029.00** is to be paid to Council for the purpose of the provision of additional services and public facilities that is likely to generate from employment generating development with the Auburn LGA.

The above sum is broken down to the following items:

Item	Amount
Employment Generating Development	\$122,029.00
TOTAL	\$122,029.00

Reason:- to assist in the provision of additional services and public facilities that is likely to generate from employment generating development with the Auburn LGA.

5. The amendment of of condition 6:

6. Amended Landscape Plan

Prior to the issue of a construction certificate, fully detailed landscape plans are to be prepared and submitted to the satisfaction of Council’s Manager Development Assessment. The plans are to include at a minimum:

- I. A dense vegetation strip along the Parramatta Road frontage including 4 trees of a local species that will grow to a mature height of 12 metres,
- II. Soil depth of at least 1.8 metres within the Parramatta Road frontage,
- III. Public art within the Parramatta Road frontage,
- IV. a detailed planting schedule for all landscaped areas of the site,
- V. planting notes indicating compliance with the relevant Standards and guidelines,
- VI. The number, location, pot size and mature height of each proposed species.

Reason:- to ensure that the site, including street setbacks, are appropriately landscaped.

6. The amendment of of condition 110:

110 - Hours of operation

The hours of operation of the restaurant component of the development are limited to 6a.m. to 12midnight, 7 days a week.

Reason:- to limit the operating hours of the development so as to reduce the likely nuisance on adjoining development.

7. Page 44 consent to operate from date should be 30 January 2018

For: Paul Stein AM (Chairperson), John Brunton, Michael Ryan and Paul Moulds AM.

Against: Nil.

Reasons for Decision:

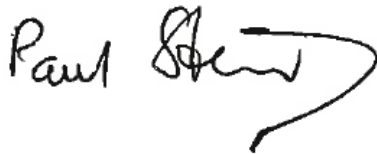
1. The Panel was in general agreement with the Planning Officer's report and has added a number of conditions to clarify aspects of the development.
2. The Panel notes that the proposed hotel is generally consistent with the Parramatta Road Corridor Urban Transformation Strategy and with the site zoning.

The closed session of the meeting here closed at 12:55p.m.

The open session of the meeting here opened at 12:56p.m. The Chairperson delivered the Cumberland Local Planning Panel's resolutions to the Public Gallery.

The meeting terminated at 1:00p.m.

Signed:



The Hon. Paul Stein AM (Chairperson) QC
Chairperson