

Minutes of the Cumberland Local Planning Panel Meeting held at Merrylands Administration Building, 16 Memorial Avenue, Merrylands on Wednesday 13 February 2019.

PRESENT:

The Hon. Paul Stein AM (Chairperson) QC, Lindsay Fletcher, David Ryan and Bruce Simpson.

IN ATTENDANCE:

Karl Okorn, Monica Cologna, Sohail Faridy, Esra Calim, Sarah Pritchard, William Attard and Laith Jammal.

NOTICE OF AUDIO RECORDING OF CUMBERLAND LOCAL PLANNING PANEL MEETING

The Chairperson advised that the Cumberland Local Planning meeting was being audio recorded and will be posted 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 11:30a.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>
Meg Levy	LPP003/19 – DA for 74, 76 & 78 Aurelia Street, Toongabbie
Andrew Elia	LPP003/19 – DA for 74, 76 & 78 Aurelia Street, Toongabbie
Onofiro Marzulli	LPP003/19 – DA for 74, 76 & 78 Aurelia Street, Toongabbie
Barry Wiggins	LPP003/19 – DA for 74, 76 & 78 Aurelia Street, Toongabbie
Adam Byrnes	LPP004/19 – DA for 27B & 29 Garfield Street, Wentworthville

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 12:12p.m.

The closed session of the meeting here opened at 12:13p.m.

ITEM LPP003/19 - DEVELOPMENT APPLICATION AT 74,76 & 78 AURELIA STREET, TOONGABBIE

RESOLVED:

1. That Development Application 2017/513/1 seeking demolition of existing structures, consolidation of 3 lots into 1 lot, construction of a part 4, part 5 storey mixed use development containing seniors housing in the form of 38 self-contained dwellings and a medical centre over two levels of basement parking accommodating 37 parking spaces under Housing for Seniors or People with a Disability SEPP 2004 at 74, 76 & 78 Aurelia Street, Toongabbie, be Approved, subject to the conditions contained in Attachment 2 of the Planning Officer's report as amended by the Panel as follows:

2. Condition 180 to be amended as follows:

180. The removal of existing and the construction of concrete footpath paving 2.5 metres wide along the **Aurelia Street site frontage**. These works shall be carried out by a licensed construction contractor at the applicant's expense and shall be in accordance with Council's standard drawing SD 8100 and issued level sheets.

3. Condition 208 to be amended as follows:

208. All vehicles shall enter and leave the site in a forward direction (**with the exception of the loading and unloading functions**).

4. Inclusion of Condition 12A:

12A Screening of Substation

A lightweight screen, designed to a height of 1.5 metres, shall be constructed adjacent to the 3 metre zone of influence of the existing substation opposite unit number G03. Details and consequent amendment of the landscape plan shall be submitted to Council's Manager Development Assessment for approval, prior to the issue of a Construction Certificate.

For: Paul Stein AM (Chairperson), Lindsay Fletcher, David Ryan and Bruce Simpson.

Against: Nil.

Reasons for Decision:

1. The Panel is in agreement with the Planning Officer's report and has added a condition to improve the outlook and amenity of unit G03.
2. The Panel notes that the reference to Wentworthville Town Centre on page 14 of the report was intended as referring to Toongabbie Town Centre.

ITEM LPP004/19 - DEVELOPMENT APPLICATION FOR 27B & 29 GARFIELD STREET, WENTWORTHVILLE

RESOLVED:

1. That Development Application 2018/196 for demolition of existing structures and construction of a part 4, part 5 storey residential flat building over basement parking accommodating a total of 20 units and 24 parking spaces be approved as a Deferred Commencement Consent subject to the conditions within the draft notice of determination provided at attachment 4 in the Officer's report, as amended by the Panel as follows:
2. The inclusion of condition 12A

12A. Apartment B-201, together with the communal area and bedroom balcony in unit A-302 on the roof of apartment B-201, are to be deleted.
3. The inclusion of condition 12B

12B. A frosted glass privacy screen shall be provided along the southern edge of the communal roof terrace to a height of 1.5 metres above finished floor level of the terrace to the satisfaction of Council's Manager Development Assessment.
4. The inclusion of condition 12C

12C. The installation of a lightweight decorative screening to partially enclose the front void area (beneath unit A-101) and to conceal any services from the apartments above. Details are to be provided to the satisfaction of Council's Manager Development Assessment.
5. The inclusion of Condition 122A
122A. Vehicular access to Garfield Street through the approved development site at 27 Garfield Street, Wentworthville shall be constructed generally in accordance with drawing DA-02 issue D.
6. Amendment to condition 2
To add a reference in the table to plan DA-02 - overall basement plan - issue D.
7. Amendment to condition 18
In line 3, "fifteen (15) x2 bedroom dwellings", becomes "fourteen (14) x2 bedroom dwellings"

For: Paul Stein AM (Chairperson), Lindsay Fletcher, David Ryan and Bruce Simpson.

Against: Nil.

Reasons for Decision:

1. The Panel generally concurs with the Planning Officer's report subject to the following comments.
2. The Panel considers that the adverse overshadowing, privacy and built form impacts associated with the proposed development will be ameliorated to an acceptable level through the deletion of unit B-201 and associated roof elements. Further conditions are also imposed to improve streetscape and privacy impacts.
3. The Panel is of the firm opinion that a better planning outcome would be achieved by consolidation of the subject sites (27B and 29) with the adjoining allotment (27) to provide one development site. This should result in a development of an improved standard of amenity over and above the existing consents and this approval. Notwithstanding this and the other current approvals, the Panel would encourage the applicant to consider a whole of site consolidation.
4. The Panel note a typographical error at page 169 of the Planning Officer's report under SEPP 55 - The matter for consideration paragraph 3 the answer is "no" and not "yes".

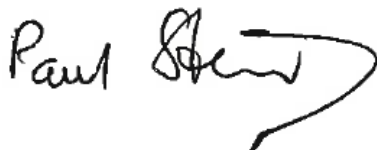
The closed session of the meeting here closed at 1:42p.m.

The open session of the meeting here opened at 1:44p.m.

The Chairperson delivered the Cumberland Local Planning Panel's resolutions to the Public Gallery.

The meeting terminated at 1:47p.m.

Signed:



The Hon. Paul Stein AM (Chairperson) QC
Chairperson