

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

PRESENT:

Julie Walsh (Chairperson), Brian Kirk, Michael Ryan and Irene Simms.

IN ATTENDANCE:

Karl Okorn, Monica Cologna, Michael Lawani, Sohail Faridy, Elma Sukurma, Sarah Pritchard, William Attard, Esra Calim, Laith Jammal.

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 11:43a.m.

DECLARATIONS OF INTEREST:

The Chairperson, Julie Walsh declared a non-pecuniary, less than significant interest in Item LPP007/19 and LPP008/19 as she knows the planning consultant for the applications in a professional capacity however notes that no discussions have taken place nor does she have prior knowledge of either item.

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>
Anthony Sukkar	DA for 116 Kingsland Road, Regents Park
Tony Oldfield	DA for 116 Kingsland Road, Regents Park
Dan Nijatovic	Section 4.55(2) Modification for 601-605 Great Western Highway, Greystanes
Ben Isaac	Section 4.55(2) Modification for 601-605 Great Western Highway, Greystanes
Joseph Scuder	S.4.56 Modification to 1-7 & 9-11 Neil Street, Merrylands

The Chairperson enquired to those present in the Gallery as to whether there were any further persons who would like to address the Panel.

Speakers

Item No. Subject

James Matthews

Planning Proposal 2 Bachell Avenue Lidcombe

The open session of the meeting here closed at 12:49Pm.

The closed session of the meeting here opened at 12:50Pm.

ITEM LPP005/19 - DEVELOPMENT APPLICATION FOR 116 KINGSLAND ROAD,
REGENTS PARK

RESOLVED:

1. **That Development Application No. DA-93/2018 for Demolition of an existing dwelling and structures and construction of five by two storey townhouses (including attic level) over basement car parking on land at 116 Kingsland Road, Regents Park be refused for the following reasons:**
2. **The proposed development fails to satisfy the following provisions of Auburn DCP 2010:**
 - a. **Clause 2.6 - Head height of windows;**
 - b. **Clause 2.7 - Width of front townhouse, depth of front town house, width of rear townhouse, setback from rear townhouses to side boundary;**
 - c. **Clause 2.8 - Basement setback, and**
 - d. **Clause 2.11 - Dwelling size**
3. **The cumulative impact of the above non-compliances are indicative of an overdevelopment of the site.**
4. **Having regard to the public submissions and the above non-compliances the development as proposed is not considered suitable for the site and is not in the public interest.**

For: Julie Walsh (Chairperson), Brian Kirk, Michael Ryan and Irene Simms.

Against: Nil.

Reasons for Decision:

As stated above.

ITEM LPP006/19 - SECTION 4.55(2) MODIFICATION FOR 601-605 GREAT WESTERN HIGHWAY, GREYSTANES

RESOLVED:

1. That DA 2018/9/2 seeking to amend delivery hours for the service station tenancy to 24 hours a day, seven (7) days a week on land at 601-605 Great Western Highway Greystanes, be approved subject to the conditions in the draft determination as amended by the Panel:
2. Recommended Condition 162 (b) is amended to read as follows:
(b) Deliveries of fresh produce and other small consumable items to the convenience store may be carried out 24 hours, 7 days a week, with a limit of 3 deliveries between 10:00 Pm and 7:00 Am each 24 hour period.

For: Julie Walsh (Chairperson), Brian Kirk, Michael Ryan and Irene Simms.

Against: Nil.

Reasons for Decision:

1. To preserve the amenity of nearby residents.

ITEM LPP007/19 - 4.56 MODIFICATION TO 1-7 & 9-11 NEIL STREET, MERRYLANDS

RESOLVED:

That Section 4.56 Application 2016/496/3 seeking internal and external alterations to Building 4 on land at 1-7 & 9-11 Neil Street, Merrylands, be Approved, subject to the conditions contained in Attachment 2 of the Council Officer's report.

For: Julie Walsh (Chairperson), Brian Kirk, Michael Ryan and Irene Simms.

Against: Nil.

Reasons for Decision:

1. The Panel generally agrees with the Council Officer's report and recommendation.

ITEM LPP008/19 - SECTION 4.56 MODIFICATION TO 1-7 AND 9-11 NEIL STREET, MERRYLANDS

RESOLVED:

That Section 4.56 Application 2016/496/4 seeking internal and external alterations to Buildings 3 and 4, and relocation of hydrant booster and substation kiosk on land at 1-7 & 9-11 Neil Street, Merrylands, be Approved, subject to the conditions contained in Attachment 2 of the Council Officer's report.

For: Julie Walsh (Chairperson), Brian Kirk, Michael Ryan and Irene Simms.

Against: Nil.

Reasons for Decision:

- 1. The Panel generally agrees with the Council Officer's report and recommendation.**

ITEM LPP009/19 - PLANNING PROPOSAL FOR 100 WOODVILLE ROAD

RECOMMENDATION:

That this matter be reported to Council seeking a resolution to forward the Planning Proposal to the Department of Planning and Environment for a Gateway Determination.

For: Julie Walsh (Chairperson), Brian Kirk, Michael Ryan and Irene Simms.

Against: Nil.

ITEM LPP010/19 - PLANNING PROPOSAL REQUEST FOR 2 BACHELL AVENUE, LIDCOMBE - PRELIMINARY PUBLIC EXHIBITION AND TECHNICAL ASSESSMENT

RECOMMENDATION:

- 1. The Panel supports in principle the change in zoning to B5 Business Development.**
- 2. The Panel is of the view that insufficient evidence has been provided by the applicant to justify a maximum FSR of 3:1 based on the proposed mix of land uses submitted with the proposal. Based on documentation provided, whilst the Panel does support an increase in FSR having regard to the particular constraints of the site, it is of the view that an FSR of 2:1 may be more appropriate in the context of the site and surrounding land uses.**

3. **Consideration should be given to including height controls over the subject site.**
4. **Having regard to 1, 2 and 3 the Planning Proposal Request proceed to the next stage of assessment and be reported to Council seeking a resolution to forward an amended planning proposal to the Department of Planning and Environment for a Gateway Determination.**

For: Julie Walsh (Chairperson), Brian Kirk, Michael Ryan and Irene Simms.

Against: Nil.

The closed session of the meeting here closed at 2:30pm.

The open session of the meeting here opened at 2:31pm. The Chairperson delivered the Cumberland Local Planning Panel's resolutions to the Public Gallery.

The meeting terminated at 2:35Pm.

Signed:



Julie Walsh
Chairperson