

Minutes of the Cumberland Local Planning Panel Meeting held at Merrylands Administration Building, 16 Memorial Avenue, Merrylands on Wednesday 10 April 2019.

PRESENT:

Stuart McDonald (Chairperson), Larissa Ozog, Chris Young and Paul Moulds.

IN ATTENDANCE:

Daniel Cavallo, Karl Okorn, Jai Shankar, Elma Sukurma, Esra Calim, Bismark Opoku-Ware, Bianca Chiu, Laith Jammal, Somer Ammar.

NOTICE OF LIVE STREAMING OF COUNCIL 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 11:30a.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>
Mr Ross Howieson	Section 8.3 Review for 77-85 Station 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.

<u>Speakers</u>	<u>Item No. Subject</u>
Mr Allan Caladine	Section 8.3 Review for 77-85 Station Road, Auburn

The open session of the meeting here closed at 11:48am.

The closed session of the meeting here opened at 11:49am.

ITEM LPP016/19 - SECTION 4.55(2) MODIFICATION - 75 GRAHAM STREET,
AUBURN

RESOLVED:

1. **That Modification Application No. DA-500/2016/A for Section 4.55 modification application for changes to the stormwater plans and changes to the design to address the deferred commencement consent conditions DC1, DC2, DC3 and DC4 on land at 75 Graham Street, AUBURN NSW 2144 be approved subject to attached draft modifications to the conditions and deletion of the deferred commencement conditions.**
2. **Persons whom have lodged a submission in respect to the application be notified of the determination of the application.**
3. **Deletion of condition 50 relating to vehicle driven in forward direction.**
4. **Include amendment to condition 2A relating to general modifications;**
 - Amended ground floor and landscape plans showing a single width driveway crossing, reduced hard stand area at front of the site and increase landscaped area replacing the hard stand.
 - To amend point 4 sub point 2 to read as follows:

All areas within the front setback not required for driveways and pathways are to be soft landscaped with a mix of plantings.

5. Amend Condition 10 Motorcycle and bicycle parking spaces to read as follows:

The development shall provide a minimum of two (2) motorcycle parking spaces and an area set aside for at least two (2) bicycle parking space. The area set aside as a Bicycle storage area behind the carport and to the north of the stairs is to be designated motorcycle parking with bicycle storage to be relocated to the eastern side of the carport, behind the proposed car spaces and must be clear of the parking envelope or be in the form of wall hung bicycle spaces. The motorcycle parking is to be removed from the front setback and be replaced with deep soil landscaping.

Details demonstrating compliance shall be submitted to the Principal Certifying Authority for approval prior to the issue of a Construction Certificate.

Reason:- to ensure motorcycle and bicycle parking space is provided on site on accommodate the development.

[Condition 10 amended by Section 4.55 modification DA-500/2016/A]

For: Stuart McDonald (Chairperson), Larissa Ozog, Chris Young and Paul Moulds.

Against: Nil.

Reason:

- 1. The Panel generally agrees with Council Officer's report recommendations. The Panel considered the submissions from the Objectors and considers the conditions as amended will satisfactorily respond to the concerns raised and the site circumstances.**
- 2. The amended conditions will result in an improved streetscape outcome and the intention of the conditions is to improve landscaping within the front setback area.**

ITEM LPP017/19 - SECTION 4.56 MODIFICATION APPLICATION 78-80 & 84 BURSILL STREET, GUILDFORD

RESOLVED:

- 1. That Modification Application No. DA-494/2016/A for various modifications to approved residential flat building including altering the bin room, finished floor level and configuration of basement and alterations to unit windows and squaring off corners on land at 78-84 Bursill Street, GUILDFORD be approved subject to attached conditions listed in the attached schedule.**

For: Stuart McDonald (Chairperson), Larissa Ozog, Chris Young and Paul Moulds.
Against: Nil.

Reason:

- 1. The Panel generally agrees with the Council Officer's report and the recommendation and notes that no submissions have been received.**
- 2. The Panel has formed the opinion that the application as modified is substantially the same development as that originally approved.**
- 3. The Panel notes the minor increase in Floor Space Ratio and has considered the applicants written request to vary the FSR development standard in a form similar to a clause 4.6 submission. The Panel considers that the minor variation to the development standard is acceptable in the circumstances of the case and will not result in any unacceptable environmental impacts.**

ITEM LPP018/19 - DEVELOPMENT APPLICATION - 61 RINGROSE AVENUE,
GREYSTANES

RESOLVED:

- 1. That Development Application No. 2018/491/1 for the demolition of existing structures and construction of an attached two storey dual occupancy with Torrens title subdivision into 2 lots on land at 61 Ringrose Avenue, Greystanes be granted deferred commencement approval subject to attached conditions in the attached schedule.**

For: Stuart McDonald (Chairperson), Larissa Ozog, Chris Young and Paul Moulds.

Against: Nil.

Reason:

- 1. The Panel generally agrees with Council Officer's report recommendations. The Panel considered the submissions from the objectors and is of the opinion that subject to the recommended conditions the application will result in an acceptable streetscape outcome and overall form of development.**

ITEM LPP019/19 - SECTION 8.3 REVIEW FOR 77-85 STATION ROAD, AUBURN

RESOLVED:

- 1. That Development Application No. DA-544/2017/B for Section 8.3 Review application for the demolition of existing structures and construction of 5-6 storey residential flat building containing 54 apartments over 2-3 levels of basement car parking containing 76 car spaces on land at 77-85 Station Road, AUBURN NSW 2144 be approved subject to attached conditions.**
- 2. Deletion of condition 72.**
- 3. Insert new condition 1A General Modifications as follows:**
 - That the disabled car parking space B2.26 and shared space shall be relocated to spaces noted as B2.18 and B2.19.
 - To improve light, outlook and amenity to bedroom 2 of units G01, 101, 201, 301 and 401 a new window shall be included adjacent to the northern orientated window in each of the bedrooms as shown marked red on the approved drawings. The windows are to be a minimum of one metre in width and are to be uniform across the front façade of the building.
 - The recessed secondary balconies to the following units:
 - Units on level 1 being; 102, 103, 104.
 - Units on level 2 being; 202, 203, 204, 208, 209
 - Units on level 3 being; 302, 303, 304, 307, 308
 - Units on level 4 being; 402, 403, 404, 407, 408

Shall be increased in depth to achieve an area of 3 square metres.

4. Insert a new condition 114 as follows:

The areas nominated as clear openings along the corridors on levels 1-4 to be at no time enclosed to increase the floor space without consent of the Council.

For: Stuart McDonald (Chairperson), Larissa Ozog, Chris Young and Paul Moulds.

Against: Nil.

Reason:

- 1. The Panel has reviewed the previous decision. The Panel has considered the Council's assessment report, the Applicant's request to review the previous Panel refusal and the amended plans and is satisfied, subject to the conditions will result in an acceptable development outcome.**
- 2. The Panel in reviewing the previous decision is satisfied that the amendments listed below have adequately addressed the previous reasons for refusal:**
 - i. The proposal as amended substantially improves solar access to units by the removal of a number of south facing units and replacement with communal open space.
 - ii. The reduction of the gross floor area of the development reduces and improves the bulk and scale of the building resulting in a better planning outcome.
 - iii. Improving cross ventilation to the development by reconfiguring units.
 - iv. The communal open space has been increased in size, has an adequate level of amenity and has been designed to be accessible.

The closed session of the meeting here closed at 1:32 pm.

The open session of the meeting here opened at 1:33 pm. The Chairperson delivered the Cumberland Local Planning Panel's resolutions to the Public Gallery.

The meeting terminated at 1:35 pm.

Signed:



Chairperson