

Minutes of the Extraordinary Cumberland Local Planning Panel Meeting held at Merrylands Administration Building, 16 Memorial Avenue, Merrylands on Wednesday 1 May 2019.

PRESENT:

Julie Walsh (Chairperson), Larissa Ozog, David Ryan and Bruce Simpson.

IN ATTENDANCE:

Monica Cologna, Sohail Faridy, Esra Calim, William Attard, Michael Lawani, Vincent Alberti, Glen Dawes, 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 11:31am.

DECLARATIONS OF INTEREST:

Ms Larissa Ozog declared a non-pecuniary, less than significant interest in relation to Item LPP025/19 Planning Proposal for 1-11 Neil Street Merrylands as she was employed by Willana Urban 2 years ago and worked on this matter. Ms Ozog confirmed she will abstain from partaking in any discussion or voting on this matter.

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>
Murray Donaldson	Development Application for 49-35 Pine Road, Yennora
Garry Chapman	Planning Proposal for 1-11 Neil Street, Merrylands
Joseph Scuderi	Planning Proposal for 1-11 Neil Street, Merrylands
Pierre Saab	Development Application for 128 Railway Parade, Granville

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 12:05pm.

The closed session of the meeting here opened at 12:06pm.

ITEM LPP023/19 - DEVELOPMENT APPLICATION - 128 RAILWAY PARADE,
GRANVILLE

RESOLVED:

1. **That Development Application No. DA-290/2018 for the demolition of dwelling and associated structures and construction of a two storey boarding house comprising 12 single rooms with associated at-grade car parking, on land at 128 Railway Parade, GRANVILLE NSW 2142 be approved subject to the conditions in the Council Officer's report amended as below.**
2. **Persons whom have lodged submissions in respect to the application are to be notified of the determination of the application.**
3. **Amendment to condition 5 as follows:**

Condition 5. Eastern elevation windows – first floor:

The Eastern first floor windows shall be fixed and obscure glazed to a height of 1.5 metres above finished floor level.

Reason:- To ensure that the visual privacy of the adjoining site is maintained.

4. **Amendment of condition 79 as follows:**

Roofing Materials – Reflectivity and colour

Roofing materials shall be factory pre-finished with low glare and reflectivity properties and a medium or light colour instead of the basalt colour shown on the submitted plans. The Certifying Authority shall be provided with certification from the applicant, with the Construction Certificate that the selected roofing material will not cause a glare nuisance or excessive reflectivity to adjoining or nearby properties does not occur as a result of the development.

Reason:- to minimise excessive glare or reflectivity nuisance from roofing materials and to minimise heat absorption.

5. **The following conditions are to be inserted:**

4A. Street Tree Planting

Prior to the issue of a Construction Certificate, the landscape plan is to be amended to include the installation of 3x street trees min. 45L container size Callistemon 'Kings Park Special' to be planted within the road reserve on Milton Street, located in between the power pole and the proposed driveway. Plantings are to be completed prior to the issue of the Occupation Certificate.

Reason:- To ensure appropriate planting on the site and street.

4B.Tree in South-East Yard

A Tuckeroo (Cupaniopsis) Tree having a minimum size of 25L shall be planted along the South Eastern side of the site. The tree shall be planted prior to the issue of the Occupation Certificate.

Reason:- To soften the visual appearance and to improve the microclimate of the hard stand parking area.

For: Julie Walsh (Chairperson), Larissa Ozog, David Ryan and Bruce Simpson.

Against: Nil.

Reasons for Decision

1. The Panel generally agrees with the Council Officer's report subject to the refinement of the conditions as set out above.

ITEM LPP024/19 - DEVELOPMENT APPLICATION - 49-53 PINE ROAD, YENNORA

RESOLVED:

- 1. That Development Application 2018/297/1 seeking approval for the change of use of an existing industrial premises to manufacturing of concrete panels with associated parking at 49 - 53 Pine Road, Yennora, be Approved, subject to the conditions contained in Attachment 15 of the Council Officer's report amended as follows:**

- 2. Amendment to condition 18 as follows:**

18. Hours of operation shall be 24 hours / 7 days a week subject to the following restrictions on vehicle access and deliveries:
 - Deliveries: 7am to 5pm; and
 - Product distribution (leaving the site): 3am to 5pm

- 3. Addition of the following condition 2A:**

This consent does not authorise storage or other physical uses associated with the Development upon the rear area of the site to the West of the existing formed concrete hardstand area. Any physical use of this part of the site (other than for authorised environmental management purposes) is to be the subject of a separate Development Application or Modification Application (as relevant).

- 4. Amendment of Schedule A as follows:**

Consent for the change of use of an existing industrial premises to manufacturing of concrete panels with associated parking shall not operate until all of the

following Schedule "A" conditions have been complied with to Council's satisfaction.

Building Certificate

1. A Building Certificate application shall be lodged with and approved by Cumberland Council prior to the operation of this consent, for the unauthorised works which are the subject of this Development Consent.

In accordance with clause 95(3) of the Environmental Planning and Assessment Regulation 2000, you must produce evidence to the Council within a period of 6 months, sufficient for Council to be satisfied of the above matters.

If evidence is produced within the specified period, in accordance with Clause 95(5) of the Regulation, Council will notify you whether or not it is satisfied as to the above matters and whether or not the consent will operate.

For: Julie Walsh (Chairperson), Larissa Ozog, David Ryan and Bruce Simpson.

Against: Nil.

Reasons for Decision

1. The Panel generally agrees with the Council Officer's report. However, the Panel is of the opinion that the rear western most section of the site which has been the subject of recent works may be used for storage purposes and the like which does not form part of this application.

ITEM LPP025/19 - PLANNING PROPOSAL FOR 1-11 NEIL STREET, MERRYLANDS

PANEL'S ADVICE:

1. **The Panel recommends that the Planning Proposal Request be reported to Council seeking a resolution to forward the planning proposal to the Department of Planning and Industry for a Gateway Determination.**

Note: Larissa Ozog left the Chamber due to a perceived conflict of interest for the duration of this item.

For: Julie Walsh (Chairperson), David Ryan and Bruce Simpson.

Against: Nil.

Reasons for Decision

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

The closed session of the meeting here closed at 1:12pm

The open session of the meeting here opened at 1:13pm. The Chairperson delivered the Cumberland Local Planning Panel's resolutions to the Public Gallery.

The meeting terminated at 1:15pm.

Signed:



Julie Walsh
Chairperson