

Minutes of the Extraordinary Cumberland Local Planning Panel Meeting held at Merrylands Administration Building, 16 Memorial Avenue, Merrylands on Wednesday 15 May 2019.

PRESENT:

Stuart McDonald (Chairperson), Lindsay Fletcher, David Ryan and Paul Moulds.

IN ATTENDANCE:

Karl Okorn, Monica Cologna, Michael Lawani, Sohail Faridy, Glenn Dawes, Elma Sukurma, Harley Pearman, Esra Calim, Sarah Sheehan, 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 11:30am.

DECLARATIONS OF INTEREST:

A reasonably perceived conflict of interest was declared by Paul Moulds in relation to Item LPP033/19 as his employer, the Salvation Army own the building adjacent to the development which he works from. The Chair indicated the declaration to be one of a non-significant, non-pecuniary interest and accepted that Mr Moulds was able to maintain Panel involvement in the matter. In relation to Item LPP033/19 Lindsay Fletcher advised that he had previously worked with Alison Davidson at Planning Ingenuity but that he had no involvement in the matter and had not been employed there for several years. The Chair indicated that Mr Fletcher was able to maintain Panel involvement in the 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>
Gopi Ponnampalam	LPP034/19 - Minimum Lot Size Planning Proposal

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>
Alison Davidson	LPP033/19 - 172 South Parade, Auburn

Elizabeth Lawrence LPP034/19 - Minimum Lot Size Planning Proposal

Julie Nixon LPP034/19 - Minimum Lot Size Planning Proposal

Ken Pham LPP034/19 - Minimum Lot Size Planning Proposal

The open session of the meeting here closed at 12:08pm.

The closed session of the meeting here opened at 12:09pm.

ITEM LPP032/19 - DEVELOPMENT APPLICATION FOR 322 RAILWAY TERRACE,
GUILDFORD

RESOLVED:

1. That Development Application 441/2017 for “Demolition of an existing building and construction of a 5 storey mixed use development comprising a ground floor commercial tenancy, a ground floor residential apartment and four levels of apartments above including a two storey split level basement car park” under State Environmental Planning Policy Affordable Rental Housing 2009 be approved as deferred commencement consent subject to conditions as outlined in the attachment provided.

For: Stuart McDonald (Chairperson), Lindsay Fletcher, David Ryan and Paul Moulds.

Against: Nil.

Reasons for Decision:

1. The Development will provide additional affordable housing within the Guilford Town Centre in a location well served by transport options.
2. The application, inclusive of the additional floor space available under the SEPP Affordable Rental Housing 2009 (SEPP ARH), is generally consistent with the built form controls for a mixed use development including those contained within SEPP ARH, SEPP 65, the Apartment Design Guide, Parramatta LEP 2011 and Parramatta DCP 2011.
3. The Development subject to the recommended conditions of consent, will not have any unacceptable impacts on adjoining properties or location.
4. Given Items 1-3 above and noting that there were no submissions, approval of the application is considered to be in the public interest.

ITEM LPP033/19 - SECTION 4.55(1A) MODIFICATION TO 172 SOUTH PARADE,
AUBURN

RESEOLVED:

1. That Development Application No. DA-219/2015/B for Section 4.55(1A) modification to the roof form, including minor changes to the lift overrun and mechanical plant room heights, removal of windows on the south western elevation and changes to the street awning on land at 172 South Parade, AUBURN NSW 2144 be approved subject to the conditions in the assessment report and the following additional condition.
2. Condition 126. The plant room on the South-Eastern part of the rooftop communal open space shall not be higher than the balustrade being 1.2 metres.
3. Persons whom have lodged a submission in respect to the application be notified of the determination of the application.

For: Stuart McDonald (Chairperson), Lindsay Fletcher, David Ryan and Paul Moulds.

Against: Nil.

Reasons for Decision:

1. The Panel is satisfied that the development as modified is substantially the same development as originally approved and is of minor environmental impact.
2. The Panel notes that the application was amended in order to address and overcome the concern raised in the one written submission.
3. The Panel also notes that the removal of the en-suite glass panels on the South-West elevation will have no adverse impact on the amenity of neighbouring properties or the subject apartments.
4. Subject to the recommended conditions and the additional condition as adopted by the Panel, the modified development will have no unacceptable impacts.

ITEM LPP034/19 - MINIMUM LOT SIZE PLANNING PROPOSAL

PANEL'S ADVICE:

That the Cumberland Local Planning Panel (CLPP) advises:

1. That it supports the inclusion of a minimum lot size for dual occupancy development for the Cumberland LGA.

2. **That the objectives for minimum lot sizes for dual occupancy development as detailed in Section 2.1 of the Planning Proposal be included as objectives for the Development Standard.**
3. **Support for the recommended minimum lot size of 600 square metres.**

For: Stuart McDonald (Chairperson), Lindsay Fletcher, David Ryan and Paul Moulds.

Against: Nil.

The closed session of the meeting here closed at 1:35pm.

The open session of the meeting here opened at 1:36pm. The Chairperson delivered the Cumberland Local Planning Panel's resolutions to the Public Gallery.

The meeting terminated at 1:40pm.

Signed:



Stuart McDonald
Chairperson