

Minutes of the Extraordinary Cumberland Local Planning Panel Meeting held at Merrylands Administration Building, 16 Memorial Avenue, Merrylands on Wednesday 26 June 2019.

PRESENT:

Julie Walsh (Chairperson), Marjorie Ferguson, Lindsay Fletcher and Allan Ezzy.

IN ATTENDANCE:

Karl Okorn, Sohail Faridy, Michael Lawani, William Attard, Esra Calim, Clare Burke, Diep Hang and 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 11:30a.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>
Adam Byrnes	Development Application for 24 Verlie Street, South Wentworthville
Henry Ko	Development Application for 24 Verlie Street, South Wentworthville
Patrick O'Donnell	Section 4.55(2) Modification for 1/72-78 Percival Road, Smithfield

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>
Farrah Georges	Development Application 2 Blaxcell Street, Granville

The open session of the meeting here closed at 11:45p.m.

The closed session of the meeting here opened at 11:46p.m.

ITEM LPP046/19 - DEVELOPMENT APPLICATION FOR 24 VERLIE STREET, SOUTH WENTWORTHVILLE

RESOLVED:

1. **That Development Application 2018/357/1 for demolition of existing structures and construction of a two storey, child care centre over basement parking accommodating 14 parking spaces on land at 24 Verlie Street, South Wentworthville be approved under Deferred Commencement, subject to the conditions contained in the Council Officer's report subject to the following amendments:**
2. **An Amendment to the cover page under the heading "Proposed Development" substituting "38" for "35".**
3. **Amendment to condition 8 as follows:**

Child Care Centres

An approval shall be obtained from Department of Education and Communities (DEC) prior to commencement of operations. The number of children cared for in the new centre shall not exceed **38** aged up to 5 years.
4. **The relocation of Conditions 14 and 15 as deferred commencement conditions 2 and 3 in Schedule A and delete 14 (b) and 14 (c).**
5. **Amendment to Condition 202 as follows:**

The number of children cared for in the new centre shall not exceed **38** aged up to 5 years.
6. **That the applicant and those persons who lodged a submission in respect of the application be notified of the determination of the application.**

For: Julie Walsh (Chairperson), Marjorie Ferguson, Lindsay Fletcher and Allan Ezzy.

Against: Nil.

Reasons for Decision:

1. The Panel is generally in agreement with the Council Officer's report but following consideration of the applicant's planner's oral submission in relation to the calculation of unencumbered outdoor space the Panel determined that there was sufficient unencumbered outdoor space to allow for 38 children.

2. The Panel noted that there were a number of written objections relating to traffic, safety, parking and noise impacts but considered that the proposal was acceptable having regard to the provisions of SEPP (Educational establishments and childcare facilities) 2017 as well as the acoustic and traffic reports which accompanied the application together with Council's assessment report.

ITEM LPP047/19 - DEVELOPMENT APPLICATION FOR 2 BLAXCELL STREET,
GRANVILLE

RESOLVED:

That Development Application 529/2017 seeking demolition of existing structures and construction of a 3 storey building and 4 storey building comprising 23 residential units and 2 commercial tenancies over 4 levels of basement parking at 2 Blaxcell Street, Granville, be deferred for electronic determination by the Panel. Upon receipt of an amended Basix Certificate for the amended plans. The Basix Certificate is to be lodged within 7 days.

For: Julie Walsh (Chairperson), Marjorie Ferguson, Lindsay Fletcher and Allan Ezzy.

Against: Nil.

Reasons for Decision:

The Panel is satisfied as to the Clause 4.6 variation to the building height control and generally supports the approval of the application for the reasons outlined in the Council Officer's report subject to the conditions set out therein but requires an amended Basix Certificate in respect to the amended plans before the Panel can finally determine the application.

ITEM LPP048/19 - SECTION 4.55(2) MODIFICATION FOR 1/72-78 PERCIVAL ROAD,
SMITHFIELD

RESOLVED:

That Development Application 2010/206/5 for modification for the internal alterations and additions to an existing brothel, including the extension of the mezzanine level to relocate kitchen and introduce a staff lounge, introduce additional service rooms and increase the number of staff be approved subject to the conditions within the draft notice of determination provided at in the Council Officer's report.

For: Julie Walsh (Chairperson), Marjorie Ferguson, Lindsay Fletcher and Allan Ezzy.

Against: Nil.

Reasons for Decision:

The Panel generally agrees with the Council Officer's report and notes that the proposal was advertised and no submissions were received.

The closed session of the meeting here closed at 12:53p.m.

The open session of the meeting here opened at 12:54p.m. The Chairperson delivered the Cumberland Local Planning Panel's resolutions to the Public Gallery.

The meeting terminated at 12:57p.m.

Signed:



Julie Walsh
Chairperson