

Minutes of the Electronic Cumberland Local Planning Panel Meeting held on Sunday 8 September 2019.

PRESENT:

Julie Walsh (Chairperson), Gabrielle Morrish, Michael Ryan and Bruce Simpson.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

ITEM LPP061/19 - DEVELOPMENT APPLICATION 2018/380/1 FOR 44 (LOT 123) WINNIMA CIRCUIT AND PART LOT 124, BUTU WARGUN DRIVE, PEMULWAY.

PANEL DECISION:

1. That development application 2018/380/1 for construction of a four storey residential flat building comprising 14 dwellings over basement car parking containing 19 spaces and 1 car wash bay be approved via deferred commencement , subject to the conditions contained in the addendum report dated 4 September 2019.
2. 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), Gabrielle Morrish, Michael Ryan and Bruce Simpson.

Against: Nil.

Reasons for Decision:

1. The Panel generally agrees with the Council officer's reports and notes that the further amended plans comply with the FSR and height controls in Holroyd LEP 2013 and have improved the amenity for occupants of the development compared to the previous plans.

ITEM LPP 062/19 - DEVELOPMENT APPLICATION 2018/378/1 FOR 38-42 (LOT 101) WINNIMA CIRCUIT AND PART LOT 124, BUTU WARGUN DRIVE, PEMULWAY.

PANEL DECISION:

1. Development application 2018/378/1 for the construction of 3 x four storey residential flat buildings comprising a total of 47 dwellings over basement carparking containing 57 car spaces and 2 car wash bays, be approved, via deferred commencement, subject to the conditions contained in the addendum report dated 4 September 2019 with the following amendments:

- A. Addition of the following conditions to deferred commencement condition 1 in schedule "A":

"1(ia) The location of the main pedestrian entry to Buildings 'A' fronting Winnima Circuit shall be redesigned or possibly relocated to:

- (a) Avoid creating potentially unsafe undercroft areas that allow concealment. There should be direct sightlines from the street to the building entry door; and
- (b) Provide safe separation between pedestrian and vehicular entries off Winnama Circuit to ensure pedestrian safety when entering and exiting the building.

1(ib) The location of the main pedestrian entry to Buildings 'B' fronting Winnima Circuit shall be redesigned or possibly relocated to:

- (a) Avoid creating potentially unsafe undercroft areas that allow concealment. There should be direct sightlines from the street to the building entry door;

1(ic) The plans shall be amended to include a 1.8 metre high privacy screen along the edge of the pathway adjoining unit C104 within the planted area for the length of the two (2) bedroom facades."

2. 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), Gabrielle Morrish, Michael Ryan and Bruce Simpson.

Against: Nil.

Reasons for Decision:

1. The Panel generally agrees with the council officer's reports but has amended the conditions as set out above to provide better amenity for the occupants of the development. The Panel notes that the amended plans comply with the FSR and height controls in Holroyd LEP 2013.

ITEM LPP063/19 - DEVELOPMENT APPLICATION 2018/379/1 FOR 46 (LOT 122) WINNIMA CIRCUIT AND PART LOT 124 BUTU WARGUN DRIVE, PEMULWAY.

PANEL DECISION:

1. That the Local Planning Panel approve the variation to the development standard relating to height contained in clause 4.3 of Holroyd LEP 2013 as the applicant's clause 4.6 objection has adequately addressed the matters required to be demonstrated by clause 4.6 (3) and the development will be in the public interest because it is consistent with the objectives of the height standard and the objectives of the R4 - High Density Residential Zone.

2. That development application 2018/379/1 for the construction of a four storey residential flat building comprising 25 dwellings over basement carparking containing 33 car spaces and 1 car wash bay be approved via deferred commencement subject to the conditions contained in the addendum report dated 4 September 2019 amended as follows:
 - A. Addition of the following conditions to deferred commencement condition 1 in schedule "A":
 - "1(ia) To improve the amenity, Unit 103 be redesigned to a 2 bedroom unit plus study by the removal of the northern and eastern walls of the rear bedroom and door to this space and the provision of a built in desk and storage in order for this space to benefit from an outlook to the living area. The window to this space is to be a high level window and the balcony deleted."
 - 1(ib) The media/study rooms in units 101, 103-5, 107, 108, 201, 203-5, 207, 208, 301, 303-5 and 307 are to be redesigned to remove the partitions and sliding doors that separate these areas from the hall /living areas as appropriate. cupboards are to be provided along a minimum of two wall lengths in these spaces, to a height of 1.75m to satisfy the ADG requirement for storage in the units and to ensure these rooms are not used instead as bedrooms or media rooms."
3. That the applicant and those persons who lodged a submission in respect of the application be notified of determination of the application.

For: Julie Walsh (Chairperson), Gabrielle Morrish, Michael Ryan and Bruce Simpson.

Against: Nil.

Reasons for Decision:

1. The Panel generally agrees with the council officer's reports, but has amended the conditions to provide better amenity for the occupants of the development. The Panel notes that the amended plans comply with the FSR controls in Holroyd LEP 2013.

Signed:



Julie Walsh
Chairperson