

Minutes of the Cumberland Local Planning Panel Meeting held at Merrylands Administration Building, 16 Memorial Avenue, Merrylands on Wednesday 9 October 2019.

PRESENT:

The Hon. Paul Stein AM (Chairperson) QC, Gabrielle Morrish, Brian Kirk and Paul Moulds AM.

IN ATTENDANCE:

Karl Okorn, Sohail Faridy, Michael Lawani, Elma Sukurma, Emma Di Rita, Olivia Yana, Esra Calim 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>
Glenn Francis	Section 4.55(1A) Modification Application for 9-19 Mary Street, Auburn
Brad Delapierre	Development Application for 12 & 14 Pritchard Street, East Wentworthville
Satya Maddi	Development Application for 96 Oramzi Road, Girraween

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>
Srinivas Sunki	Development Application for 96 Oramzi Road, Girraween
Ramakrishnan Baskaran	Development Application for 96 Oramzi Road, Girraween

The open session of the meeting here closed at 12:28 p.m.

The closed session of the meeting here opened at 12:29 p.m.

ITEM LPP064/19 - SECTION 4.55(1A) MODIFICATION APPLICATION FOR 9-19 MARY STREET, AUBURN

REPORT RECOMMENDATION:

That Modification Application No. DA-92/2019/A to modify Condition 7 to allow consolidation of allotments to occur post Construction Certificate and prior to the issue of the Occupation Certificate on land at 9-19 Mary Street, AUBURN NSW 2144 be approved, subject to the following appropriate modified condition:

A: Amend Condition 7 to read as follows:

Consolidation of lots

The individual lots comprising 9-19 Mary Street Auburn are to be consolidated into a single lot. Written evidence of registration of the plan of consolidation by NSW Land Registry Service is to be submitted to Council prior to the issue of any occupation certificate for DA-52/2017 and DA-92/2019 being 9-19 Mary Street, Auburn.

Reason:- to ensure the orderly development of the site as a whole.

The Panel's Resolution

The Panel defers this matter to permit the applicant to provide written evidence to support the subject modification application. The Panel expects this material to be lodged to the Council within 14 days. If possible, the Panel will deal with the matter electronically.

For: The Hon. Paul Stein AM (Chairperson) QC, Gabrielle Morrish, Brian Kirk and Paul Moulds AM.

Against: Nil.

ITEM LPP065/19 - DEVELOPMENT APPLICATION - 12 & 14 PRITCHARD STREET,
EAST WENTWORTHVILLE

REPORT RECOMMENDATION:

1. That the Local Planning Panel approve the variation to the Development Standard relating to building height as contained within Clause 4.3 of the Holroyd Local Environmental Plan 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 as it is consistent with the objectives of the Height Standard and the objectives of the B2 – Local Centre zone.
2. Development Application 2018/454/1 for demolition of existing structures and construction of part 3, part 5 and part 6 shop top housing development comprising a commercial tenancy at ground floor level, 28 residential units above 2 levels of basement carpark accommodating 55 car parking spaces and 1 car wash bay be Approved via Deferred Commencement, subject to the attached conditions, provided at Attachment 4.
3. The applicant in respect to the application be notified of the determination of the application.

The Panel's Resolution

That this matter be deferred to permit the applicant to lodge amended plans addressing the 10 recommended deferred commencement conditions, see page 100-101 of the Business Paper and the following:

- a. The deletion of the reliance upon side boundary lightwells as the only outlook for the primary habitable spaces of units; 4, 5, 7, 8, 13, 14, 16 and 17.
- b. The floor to floor height of levels; 2, 3 and 4 are to be increased to 3.1 metres to enable achievement of a 2.7 floor to ceiling height with a separate plasterboard ceiling. Accordingly, the Clause 4.6 written request will require amendment.
- c. Units; 25 and 28 are to be redesigned to remove the snorkle windows to bed 3.
- d. Units 22 and 23 are to have their balconies reoriented to overlook the rear boundary rather than the side boundary.
- e. The redesign of the internal layout to minimise the number of bedrooms sharing a common wall with the living areas of adjoining units. In the event that a redesign of any particular unit is not practicable then the applicant is to submit a construction methodology statement demonstrating how noise transfers from living area to bedroom is to be controlled.

For: The Hon. Paul Stein AM (Chairperson) QC, Gabrielle Morrish, Brian Kirk and Paul Moulds AM.

Against: Nil.

ITEM LPP066/19 - DEVELOPMENT APPLICATION - 96 ORAMZI ROAD, GIRRAWEEN

RESOLVED:

1. That the Local Planning Panel does not approve the variation to the Development Standard relating to building height as contained within Clause 4.3 of the Holroyd Local Environmental Plan 2013, as the applicant's Clause 4.6 objection has not adequately addressed the matters required to be demonstrated by Clause 4.6 (3) and the development will not be in the public interest because it is inconsistent with the objectives of the Height Standard.
2. That Development Application No. 2019/193 for demolition of existing structures, construction of a Part 2, Part 3 storey boarding house with undercroft car parking, accommodating 20 single rooms, 9 double rooms, managers accommodation, 15 car parking spaces and 6 motorcycle spaces under Affordable Rental Housing SEPP 2009 on land at 96 Oramzi Road, Girraween be refused for the reasons listed in the draft determination.
3. That those persons who lodged a submission in respect of the application be notified of the determination of the application.
4. That this application be refused for the draft recommended reasons in the Notice of Determination papers as amended by the Panel. These changes include:
 - a. Changing "Holroyd Local Environmental (HELP) 2013" to be the first reason for refusal.
 - b. Amending the heading of reason 2.3 to read as, "Clause 6.4 – Flood Planning"

For: The Hon. Paul Stein AM (Chairperson) QC, Gabrielle Morrish, Brian Kirk and Paul Moulds AM.

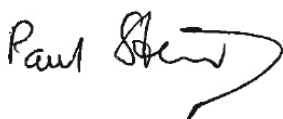
Against: Nil.

The closed session of the meeting here closed at 1:14 p.m.

The open session of the meeting here opened at 1:15 p.m. The Chairperson delivered the Cumberland Local Planning Panel's resolutions to the Public Gallery.

The meeting terminated at 1:18 p.m.

Signed:



The Hon. Paul Stein AM
Chairperson