

Minutes of the Extraordinary Cumberland Local Planning Panel Meeting held at Merrylands Administration Building, 16 Memorial Avenue, Merrylands on Thursday 20 February 2020.

PRESENT:

The Hon. Paul Stein AM (Chairperson) QC, Larissa Ozog, Michael Ryan and Allan G Ezzy AM APM.

IN ATTENDANCE:

Karl Okorn, Monica Cologna, Esra Calim, Fiona McDermott, Olivia Shields and Paulette Maroon.

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 11:32a.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.</u>	<u>Subject</u>
Ms Shellie Oats		Planning Proposal for the new Cumberland Local Environmental Plan
Mr Adan Davis		Planning Proposal for the new Cumberland Local Environmental Plan x2
Helen Wong		Planning Proposal for the new Cumberland Local Environmental Plan
Balwinder Singh		Planning Proposal for the new Cumberland Local Environmental Plan
Rohit Sandlesh		Planning Proposal for the new Cumberland Local Environmental Plan
Kim Riley		Planning Proposal for the new Cumberland Local Environmental Plan

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 the below individuals presented themselves.

<u>Speakers</u>	<u>Item No. Subject</u>
Yildiz Yigiter	Planning Proposal for the new Cumberland Local Environmental Plan
Lily Yin	Planning Proposal for the new Cumberland Local Environmental Plan

The open session of the meeting here closed at 12:15pm.

The closed session of the meeting here opened at 12:16pm

ITEM LPP007/20, LPP008/20, LPP009/20 –

PLANNING PROPOSAL FOR THE NEW CUMBERLAND LOCAL ENVIRONMENTAL PLAN,

APPROACH TO DRAFTING OF PLANNING CONTROLS FOR THE NEW CUMBERLAND LOCAL ENVIRONMENTAL PLAN

PROPOSED LAND USE TABLES AND PLANNING APPROACH FOR SELECTED LAND USES FOR THE NEW CUMBERLAND LOCAL ENVIRONMENTAL PLAN.

PANEL RECOMMENDATION:

That the Cumberland Local Planning Panel (CLPP) generally support the planning proposal for the new Cumberland Local Environmental Plan and progress the proposal to Gateway. The Panel also makes the following further recommendations and comments:

- 1. Response to submissions at public meeting:**
 - a. Submission of Shelley Oates and Malcolm Jacobson seeks residential and shop top housing in relation to 40-44, 46-48, 50-54 Parramatta Road and 75 and 76 Jellicoe Street, Lidcombe currently zoned B6 zone. This will be considered in the consideration of the Parramatta Road Corridor Strategy.**
 - b. Submission of Adan Davis on behalf of property owners of 224-240 Pitt Street and 2-6 Gladstone Street, Merrylands within the Neil Street Precinct seeking an R4 zoning with additional uses on the ground floor. The Panel sees merit in a B4 zoning being appropriate to these properties. However it is open to the owners to make a submission at the public exhibition stage. The Panel acknowledges there is an anomaly in the application of the B6 zone as it applies to the Neil Street Precinct which needs to be corrected.**

- c. **Submission of Adan Davis on behalf of property owners 246-260 Woodville Road and 2-4 & 8-16 Lansdowne Street, Merrylands (John Cootes site) seeking a change of the FSR from 2:1 to 2.2:1. The Panel endorses the recommended FSR of 2:1. The Panel acknowledges that there is mapping anomaly in the draft LEP in relation to height and floor space ratio that needs to be corrected to reflect the Council resolution Min. 424, Item C02/19-15 dated 20 February 2019.**
- d. **Submission of Helen Wong, representing the owners of 524 Woodville Road, Guildford seeking R4 zoning from a presently R2 zoning. This will be considered in the preparation of the Woodville Road Corridor Strategy. However, it is open to the owners to make a submission at the public exhibition stage.**
- e. **Submission of Balwinder Singh, the owner of 270 Great Western Highway, Wentworthville seeking rezoning from R2 to R4. It is appropriate that this be considered at a later stage. Nonetheless, it is open to the owner to make a submission at the public exhibition stage.**
- f. **Submission of Rohit Sandlesh, the owner of 268 Great Western Highway, Wentworthville seeking rezoning from R2 to R4. It is appropriate that this be considered at a later stage. Nonetheless, it is open to the owner to make a submission at the public exhibition stage.**
- g. **Submission of Kim Riley seeking that places of public worship be permitted in all zones throughout the Local Government Area. The Panel is of the opinion that it would be inappropriate to extend places of public worship in the R2 zones. However, it may be appropriate to consider places of public worship in the business zones.**
- h. **Submission of Yildiz Yigiter owner of 116 Elizabeth Street, Granville seeking R4 in lieu of R2. This will be considered in the preparation of the Woodville Road Corridor Strategy. However, it is open to the owners to make a submission at the public exhibition stage.**
- i. **Submission of Lily Yin owner of 61 the Trongate Street, Granville speaking on behalf of her daughter said to be owner of 81 Woodville Road, Granville seeking to run a business in an R2 zone. The Panel notes that the R2 zone restricts certain business activities to a home occupation, home industry and home business.**

2. Sex Service Premises:

The draft Cumberland LEP permits sex services with consent only in the IN1 zone. The Panel is of the opinion that sex services with consent should be considered within the B4 and B6 zones.

3. Places of Public Worship:

The Panel is of the opinion that it may be appropriate to consider places of public worship in the business zones. The Panel is of the view that this use is

consistent with the diversity of uses within business zones. The Panel acknowledges existing use rights apply to many such uses within the Local Government Area. The Panel endorses the recommended minimum lot size of 2000sqm in R3 and R4 zones. The Panel notes that the issue of parking will be dealt with by Development Control Plan provisions.

4. B6 Zones

The Panel recommends that shop top housing be considered for inclusion in the B6 zones as part of the Council's future strategic corridor planning. The Panel is of the view that the non-residential component of the housing should be at least 30% of the gross floor area of the building.

5. Waste Transfer Stations

The Panel is of the opinion that all land uses encompassing the disposal and management of waste be confined to the industrial zonings. The Panel also requests further investigation of the applicability of waste land use definitions for the purpose of consistency between the industrial zones.

6. Industrial Zone Uses

The Panel recommends that an objective be added to all industrial zones to encourage and promote innovative and creative industries and for these uses to be permissible.

7. Objectives of Height and FSR Development Standards

The Panel recommends that in relation to both the height and FSR development standards the following objective should be included to read as follows:

“To minimise the visual impact of development and ensure sufficient solar access and privacy for neighbouring properties is achieved.”

8. Aims of Plan

The Panel recommends that an additional aim of the plan be added as follows:

“6. To encourage and promote development that is environmentally sustainable”.

9. Architectural Roof Features

The Panel recommends that the proposed objective “e” be deleted as it does not encourage innovation in roof design.

10. Kiosks

The Panel recommends that the proposed size of kiosks be a gross floor area maximum of 50sqm.

For: The Hon. Paul Stein AM (Chairperson) QC, Larissa Ozog, Michael Ryan and

Allan G Ezzy AM APM.

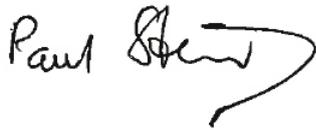
Against: Nil.

The closed session of the meeting here closed at 2:40pm

The open session of the meeting here opened at 2:42pm. The Chairperson delivered the Cumberland Local Planning Panel's resolutions to the Public Gallery.

The meeting terminated at 2:43pm.

Signed:



The Hon. Paul Stein AM
Chairperson