

Minutes of the Cumberland Local Planning Panel Meeting held via telephone conference on Wednesday 08 April 2020.

**PRESENT:**

The Hon. Paul Stein AM (Chairperson) QC, Brian Kirk, David Ryan and Bruce Simpson.

**IN ATTENDANCE:**

Karl Okorn, Daniel Anderson, Sohail Faridy, Michael Lawani, Olivia Yana, Glenn Weekley, Jason Louie, Olivia Shields and Rashika Rani.

**NOTICE OF RECORDING OF CUMBERLAND LOCAL PLANNING PANEL MEETING**

The Chairperson advised that the Cumberland Local Planning meeting was being recorded and will be published 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:**

Mr Bruce Simpson made a declaration of interest advising that he previously worked as a Planning Consultant on a similar Planning Proposal to the one on the agenda today. Mr Simpson noted that this was 25 years ago.

**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>                                     |
|------------------------|---|
| Henry Ko               | Development Application for 9 Verlie Street, Wentworthville |
| Gregory Van Der Struik | Development Application for 9 Verlie Street, Wentworthville |
| Jonathon Wood          | Development Application for 9 Verlie Street, Wentworthville |
| Mengqi Zhao            | Development Application for 9 Verlie Street, Wentworthville |
| Murray Donaldson       | Planning Proposal for 2-36 Church Street, Lidcombe          |
| Saul Moran             | Planning Proposal for 2-36 Church Street, Lidcombe          |
| Paul Addison           | Planning Proposal for 2-36 Church Street, Lidcombe          |
| Garth Greenway         | Planning Proposal for 2-36 Church Street, Lidcombe          |
| Lyll Gorman            | Planning Proposal for 2-36 Church Street, Lidcombe          |

The open session of the meeting here closed at 12:43p.m.

The closed session of the meeting here opened at 12:54p.m.

ITEM LPP013/20 - DEVELOPMENT APPLICATION FOR 9 VERLIE STREET,  
WENTWORTHVILLE

#### **PANEL RESOLUTION:**

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- 1. That Development Application No. DA2019/368/1 for demolition of existing structures and construction of a two storey 40 place child care centre over basement car parking on land at 9 Verlie Street South Wentworthville be approved as a deferred commencement consent, subject to attached conditions as amended by the Panel.**
- 2. The Panel adds a new deferred commencement condition 2A relating to the submission of an amended landscape plan as follows:**

**A revised landscape plan is to be submitted nominating the particular species of plants and trees and their location on the site. This plan is to include at least 2 canopy trees capable of achieving 8 metres in height. The amended landscape plan will also include the turfing of the approximately 1.2 metre concrete strip between the driveways excluding the pedestrian footpath on the street.**
- 3. Condition 75(1) is amended by deleting the word “wall”.**
- 4. Condition 75(2) is amended to omit the word “unit” and substitute the word “office”.**
- 5. Persons whom have lodged a submission in respect to the application be notified of the determination of the application.**

**For:** The Hon. Paul Stein AM (Chairperson) QC, Brian Kirk, David Ryan and Bruce Simpson.

**Against:** Nil.

#### **Reasons for Decision:**

1. The Panel generally agrees with the Planning Officers report and has imposed a further deferred commencement condition to enhance the landscaping and amenity of the site.
2. The Panel heard from a number of members of the community particularly in relation to traffic. The Panel believes this was adequately addressed in the Council Officers report.

ITEM LPP014/20 - DEVELOPMENT APPLICATION FOR 20 CUMBERLAND ROAD,  
GREYSTANES

**PANEL RESOLUTION:**

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1. **That Development Application No. DA2019/417/1 for demolition of existing structures and construction of a two-storey attached dual occupancy with Torrens Title subdivision into 2 lots on land at 20 Cumberland Road GREYSTANES NSW 2145 be approved, subject to attached conditions.**

**For:** The Hon. Paul Stein AM (Chairperson) QC, Brian Kirk, David Ryan and Bruce Simpson.

**Against:** Nil.

**Reasons for Decision:**

1. The Panel generally agrees with the Planning Officers report.

ITEM LPP015/20 - PLANNING PROPOSAL - 2-36 CHURCH STREET, LIDCOMBE

**PANEL RECOMMENDATION:**

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1. **The Panel is of the opinion that an increase in height and density controls for the subject site has strategic merit and site specific merit and be consistent with and achieve the objects of the Act. The availability of this large, centrally located vacant site in public ownership is unique and provides an opportunity for social and affordable housing.**
2. **The Panel generally supports the recommendation made by the Council Officers of an amended Planning Proposal with reduced heights and FSR over the controls proposed by the proponent's Planning Proposal subject to what appears below.**
3. **The Panel is not persuaded by the urban design justification for the height and density proposed in the Planning Proposal by the proponent and considers that it is inconsistent to the controls proposed for the adjacent Lidcombe Town Centre Strategy.**
4. **The Panel is concerned at the overshadowing of some of the graves in the adjacent Rookwood Cemetery and Necropolis in mid-winter bearing in mind that the cemetery is a heritage site of State Significance and the advice of the NSW Heritage Office has not at this stage been obtained.**
5. **Notwithstanding the above, the proponent of the Planning Proposal argues that there will be significant social benefit in the additional heights and floor space providing much needed social and affordable housing. The Panel generally accepts this submission of the proponent.**

**On the advice of the proponent before the Panel the difference between the proponents' Planning Proposal and the amended Planning Proposal of the Council Officers is estimated to be a loss of 15 to 18 social housing units and approximately 27 to 30 affordable housing units.**

- 6. The Panel advises Council to weigh these social benefits arguments against the concerns for overshadowing of Rookwood graves and the inconsistency with the Lidcombe Town Centre Strategy.**

**For:** The Hon. Paul Stein AM (Chairperson) QC, Brian Kirk, David Ryan and Bruce Simpson.

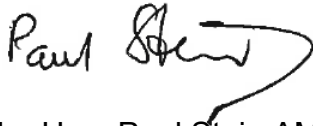
**Against:** Nil.

The closed session of the meeting here closed at 2:50p.m.

The open session of the meeting here opened at 2:53p.m. The Chairperson delivered the Cumberland Local Planning Panel's resolutions.

The meeting terminated at 2:56p.m.

Signed:



The Hon. Paul Stein AM (Chairperson) QC  
Chairperson