

Minutes of the Electronic Cumberland Local Planning Panel Meeting held via Zoom on Wednesday 13 May 2020.

PRESENT:

Julie Walsh (Chairperson), Michael Ryan, Chris Young and Allan G Ezzy AM APM.

IN ATTENDANCE:

Jai Shankar, Sohail Faridy, Michael Lawani, William Attard, Ravi Tulachan, Fay Ong, Harley Pearman, Esra Calim and Olivia Shields.

NOTICE OF LIVE STREAMING OF CUMBERLAND PLANNING PANEL MEETING

The Chairperson advised that the Cumberland Local Planning meeting was being streamed live on Council's website via a Zoom link 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>
Chris Katris	Development Application for 1 Chiswick Road, Auburn
Danny Jones	Development Application for 1 Chiswick Road, Auburn
Sin Yoon Chok	Development Application for 1 Chiswick Road, Auburn
Mohammed Kassem	Development Application for 1 Chiswick Road, Auburn
Lawrie Hann	Development Application for 78 Frances Street, Lidcombe
Kevin Kim	Development Application for 78 Frances Street, Lidcombe
William Markham	Development Application for 78 Frances Street, Lidcombe
Sim G	Development Application for 78 Frances Street, Lidcombe
James Zhu	Development Application for 78 Frances Street, Lidcombe
Nelson Nghe	Development Application for 78 Frances Street, Lidcombe

Amendment of condition 53 to include:

f) All car spaces are common spaces and no car space is to be separately rented or allocated for additional fees.

Amendment of condition 80 as follows:

After the word 'driveway' insert 'forward of the building line'

Amendment of condition 162 to include:

All car spaces are common spaces and no car space is to be separately rented or allocated for additional fees.

Replacement of deferred commencement condition 4 with the following:

DADCZ03 - Number of Storeys, Number of Boarding Rooms, Floor to Ceiling Heights, Roof Form and Schedule of Colours and Finishes

Amended architectural plans shall be submitted to and approved by Cumberland City Council's Executive Manager Development and Building, documenting the following:

- a) Building C shall be modified to a 2 storey building; deleting the third floor component. The amended design is to provide a height compliant with the maximum Height of Building standard of 9 metres in accordance with the provision of the Auburn Local Environmental Plan 2010.
- b) The number of boarding rooms as a result of point a) shall be reduced to 16 boarding rooms, inclusive of 1 manager's room.
- c) The floor to ceiling heights for Building C shall be modified to be a minimum 2.7m.
- d) The proposed gable roof design to Building A is not supported, and shall be redesigned to be more sympathetic and in keeping with the traditional roof designs of the locality.
- e) The schedule of colours and finishes of the development shall be amended to incorporate a mix of neutral colour palette, sympathetic with surrounding developments.

(Reason: To ensure the development is in keeping with the character of the area)

2. Persons whom have lodged a submission in respect to the application be notified of the determination of the application.

For: Julie Walsh (Chairperson), Michael Ryan, Chris Young and Allan G Ezzy AM APM.

Against: Nil.

Reasons for Decision:

The Panel generally agrees with the Council Officer's report but believes amendments are required to the street elevation to maintain the character and street scape of the area.

ITEM LPP017/20 - DEVELOPMENT APPLICATION FOR 399 GUILDFORD ROAD, GUILDFORD

PANEL DECISION:

- 1. That Development Application DA2019/395/1 seeking construction of a four (4) storey mixed use development comprising two (2) commercial tenancies and nine (9) residential apartments over basement level car parking on land at 399 Guildford Road, Guildford, be refused for the reasons contained in the draft notice of determination contained in Attachment 2 of the Council Officer's report.**
- 2. Persons whom have lodged a submission in respect to the application be notified of the determination of the application.**

For: Julie Walsh (Chairperson), Michael Ryan, Chris Young and Allan G Ezzy AM APM.

Against: Nil.

Reasons for Decision:

The Panel generally agrees with the Council Officers report.

ITEM LPP018/20 - DEVELOPMENT APPLICATION FOR 78 FRANCES STREET, LIDCOMBE

PANEL DECISION:

- 1. That Development Application No. DA2019/286 for Demolition of existing structures and construction of a two storey boarding house development comprising two separate buildings and a total of 25 rooms over basement car parking on land at 78 Frances Street LIDCOMBE NSW 2141 be refused for the following reasons:**
 - a. The Panel is not satisfied that the design of the development is compatible with the character of the area, in particular:**
 - i. the elevations are institutional in character and inconsistent with the surrounding residential developments**
 - ii. the bulk of the building is located to the rear of the site**

- iii. the lack of architectural merit with the front façade of the building is compounded by the dominant impact of the driveway
 - iv. the materials and colours of the building materials
- b. The proposal has adverse shadowing impacts
 - c. The amenity of the rooms is compromised by the desire to deal with privacy impacts on adjoining properties
2. Persons whom have lodged a submission in respect to the application be notified of the determination of the application.

For: Julie Walsh (Chairperson), Michael Ryan, Chris Young and Allan G Ezzy AM APM.

Against: Nil.

Reasons for Decision:

As outlined above.

ITEM LPP019/20 - DEVELOPMENT APPLICATION FOR 6-8 FACTORY STREET, GRANVILLE

PANEL DECISION:

1. That Development Application No. DA2020/0036 for the demolition of an existing local heritage listed building on land at 6-8 Factory Street Granville be refused for the following reasons:
 - a. The Independent Heritage report does not support demolition nor does the Independent Structural Engineers' report lead to the inevitable conclusion that the structure should be demolished.
 - b. The Panel is of the opinion that the building should be temporarily braced in accordance to the Independent Structural Engineers report.
 - c. The Panel suggests that the applicant takes immediate steps to secure the building to prevent the entry of rodents, bird life, weather and vandals.
 - d. Options should be explored for adaptive reuse of the building.
2. In the event that a new application or a review is lodged, the Panel recommends that the proposal be forwarded to the Cumberland Heritage Committee for their input.

For: Julie Walsh (Chairperson), Michael Ryan, Chris Young and Allan G Ezzy AM
APM.

Against:

Reasons for Decision:

As outlined above.

ITEM LPP020/20 - DEVELOPMENT APPLICATION FOR 17-19 PEGGY STREET,
MAYS HILL

PANEL DECISION:

1. That DA2019/450 for the demolition of existing structures and construction of a part four (4), part five (5) storey residential flat building comprising 16 units over a basement level of car parking on land at 17-19 Peggy Street Mays Hill be approved subject to the conditions within the draft notice of determination contained in the Council Officer's report amended as follows:

Replace condition 12 with the following:

12. DAGCB06 - Telecommunications/ TV Antennae

No more than one telecommunications/ TV antennae/satellite dish is to be installed to each building.

(Reason: To prevent the proliferation of antennae and dishes.)

Amend condition 52 as follows:

Add g) No car space is to be separately allocated, sold, leased or used by any other person or entity other than the resident owner or occupier of the strata lot the car space forms part of.

Addition to condition 150:

No car space is to be separately allocated, sold, leased or used by any other person or entity other than the resident owner or occupier of the strata lot the car space forms part of

For: Julie Walsh (Chairperson), Michael Ryan, Chris Young and Allan G Ezzy AM
APM.

Against: Nil.

Reasons for Decision:

1. The Panel generally agrees with the Planning Officer's report.

The meeting terminated at 2:39p.m.

Signed:



Julie Walsh
Chairperson