

Minutes of the Electronic Cumberland Local Planning Panel Meeting held via Zoom on Wednesday 10 March 2021.

PRESENT:

The Hon. Paul Stein AM QC(Chairperson), Marjorie Ferguson, Michael Ryan and Allan Ezzy AM APM.

IN ATTENDANCE:

Jai Shankar, Olivia Yana, Stephen Peterson, Diep Hang, Elizabeth Chan, Michael Lawani, Esra Calim, Olivia Shields, Monica Shenouda, Paulette Maroon and Rashika Rani.

The meeting here opened at 11:33a.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>
Natalie Sultana	Development Application for 40-42	Ettalong Road, Greystanes
Richard Attard	Development Application for 40-42	Ettalong Road, Greystanes
Ram Baskaran	Development Application for 40-42	Ettalong Road, Greystanes
Jonathon Wood	Development Application for 40-42	Ettalong Road, Greystanes
Matthew Elyard	Development Application for 40-42	Ettalong Road, Greystanes
Faydi Saddik	Development Application for 67	Pegler Avenue, South Granville
Craig McGaffin	Development Application for 67	Pegler Avenue, South Granville

Perry Savidis	Development Application for 67 Pegler Avenue, South Granville
Rod Zoabi	Development Application for 67 Pegler Avenue, South Granville
Adrian Mason	Modification Application for 277-289 Woodpark Road, Smithfield
Mason Stankovic	Modification Application for 277-289 Woodpark Road, Smithfield
Emma Hansma	Modification Application for 277-289 Woodpark Road, Smithfield

The Chairperson enquired to those present in the Zoom call whether there were any further persons who would like to address the Panel and no further persons presented themselves.

The open session of the meeting here closed at 1:00p.m.

The closed session of the meeting here opened at 1:20p.m.

ITEM LPP003/21 - DEVELOPMENT APPLICATION FOR 40-42 ETTALONG ROAD,
GREYSTANES

PANEL DECISION

1. That Development Application No. DA2020/0292 for Demolition of existing structures and construction of a two storey 76 place childcare centre over basement car parking on land at 40-42 Ettalong Road Greystanes NSW 2145 be approved subject to the recommended conditions of consent in the report as amended by the Panel:
 - a. An Operational Management Plan being submitted for approval by the Executive Manager Development and Building that addresses.
 - i. Drop off and pick up of children;
 - ii. How management will administer the use of the basement parking to encourage parents to use it and not park on the street.

Reason: To better protect the amenity of the neighbourhood.

2. Amendment to condition 49 to include the word “northern and eastern elevations”. The Council is to amend the consent condition prior to issue.
3. Addition to Condition 4 to read: “The fence that is already erected partly on the neighbour’s land at 36 Ettalong Road shall be removed and replaced by a fence wholly within the subject site.”
4. The landscape plan to be amended by omitting reference to the planting of blueberry ash trees adjacent to 6 Hickory Street and their replacement will be with an appropriate smaller species.
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 QC (Chairperson), Marjorie Ferguson, Michael Ryan, and Allan Ezzy AM APM.

Against: Nil.

Reasons for Decision:

The Panel generally agrees with the Planning Officer’s report but has added a number of conditions to mitigate amenity impacts on the neighbourhood including the surrounding road network.

ITEM LPP004/21 - DEVELOPMENT APPLICATION FOR 67 PEGLER AVENUE,
SOUTH GRANVILLE

PANEL DECISION

- 1. That Development Application No. DA2020/0423 for Demolition of existing structures and construction of a three storey boarding house comprising 24 boarding rooms and a manager's room over basement car parking on land at 67 Pegler Avenue SOUTH GRANVILLE NSW 2142 be approved as deferred commencement consent subject to attached listed conditions in Attachment 1.**
- 2. 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 QC (Chairperson), Marjorie Ferguson, Michael Ryan, and Allan Ezzy AM APM.

Against: Nil.

Reasons for Decision:

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

ITEM LPP005/21 - MODIFICATION APPLICATION FOR 25-28 JOYCE STREET,
PENDLE HILL

PANEL DECISION

- 1. That Modification Application MOD2020/0296 being a Section 4.55(2) modification to reconfigure the internal layout of apartments, alter floor levels, increase height of building to facilitate lift overrun and associated rooftop facilities, introduce rooftop communal open space and facade and built form amendments on land at 25-28 Joyce Street Pendle Hill be approved subject to attached conditions.**
- 2. 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 QC (Chairperson), Marjorie Ferguson, Michael Ryan, and Allan Ezzy AM APM.

Against: Nil.

Reasons for Decision:

The Panel agrees with the Planning Officer's report.

ITEM LPP006/21 - MODIFICATION APPLICATION FOR 277-289 WOODPARK ROAD,
SMITHFIELD

PANEL DECISION

1. That Modification Application MOD2020/0147 being a Section 4.55(2) modification to extend the operating hours to allow for additional manufacturing operation, truck and forklift movements and alter the site layout to improve site functionality and vehicular movements, including the reduction of on-site parking on land at 277-289 Woodpark Road Smithfield be approved subject to attached conditions listed in the attached schedule as amended by the Panel:
 - a. Condition 66 is amended as follows “ISO tanker unloading area shall be Monday to Friday: 7:00am to 7:00pm, Saturday: 7:00am to 6:00pm and Sunday and Public Holidays: no work permitted.”
 - b. “Bulk powder truck deliveries including use of the wash bay area and cardboard compacter shall be Monday to Saturday: 7:00am to 6:00pm and Sunday and Public Holidays: No work permitted.”
2. 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 QC (Chairperson), Marjorie Ferguson, Michael Ryan, and Allan Ezzy AM APM.

Against: Nil.

Reasons for Decision:

The Panel agrees with the Planning Officer’s report. The Panel also notes the approval of the Environment Protection Authority and its recent issue of a new licence.

ITEM LPP007/21 - DEVELOPMENT APPLICATION FOR 9-15 RAPHAEL STREET
AND LANEWAY 429, LIDCOMBE

PANEL DECISION

That Development Application No. DA2020/0461 for Construction of a 12 storey mixed use development with 5 level basement car parking, comprising ground floor commercial and residential units above including landscaping, associated site works and site amalgamation of 9-15 Raphael Street, Lidcombe with land known as Laneway 429; on land at 9-15 Raphael Street and Laneway 429, LIDCOMBE be approved as deferred commencement consent subject to conditions listed in Attachment 1 as amended by the Panel as follows:

2. **DADCZ01 - Amended Building Height**

Amended architectural plans are to be provided to Council demonstrating compliance with the maximum building height standard of 32 metres, as prescribed by the Auburn Local Environmental Plan 2010. In this regard, the following amendments shall be made to bring the proposal in line with the maximum 32m building height standard:

- **Levels 10 and 11 be deleted in their entirety;**
- **The deletion of all 8 residential apartments on Level 9; and**
- **The conversion of Level 9 to communal open space in the form of a roof top terrace.**

The ground floor and unit mix of Levels 1-8 (inclusive) are to remain unchanged.

(Reason: To ensure compliance with the maximum building height)

3. DADCZ02 - Amended BASIX Certificate

An amended BASIX Certificate corresponding with the revised number of dwellings, based on the deletion of all residential apartments on Levels 9, 10 and 11 shall be submitted.

(Reason: Legislative requirement)

For: The Hon. Paul Stein AM QC (Chairperson), Marjorie Ferguson, Michael Ryan, and Allan Ezzy AM APM.

Against: Nil.

Reasons for Decision:

The Panel agrees with the Planning Officer's report.

ITEM LPP008/21 - DEVELOPMENT APPLICATION FOR SHOP 2/203-211 MERRYLANDS ROAD, MERRYLANDS

PANEL DECISION

- 1. That Development Application DA-2020/0617 for use and fit out of an existing shop as a bakery on land at Shop 2/203-211 Merrylands Road, Merrylands be approved as a deferred commencement consent subject to the recommended conditions as outlined within the report.**

For: The Hon. Paul Stein AM QC (Chairperson), Marjorie Ferguson, Michael Ryan, and Allan Ezzy AM APM.

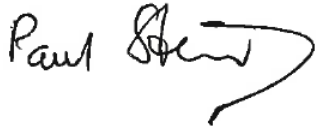
Against: Nil.

Reasons for Decision:

The Panel agrees with the Planning Officer's report.

The meeting terminated at 2:42pm.

Signed:



The Hon. Paul Stein AM QC
Chairperson