

Minutes of the Cumberland Local Planning Panel Meeting held via Electronic Determination on Tuesday 10 September 2024.

PRESENT:

Michael Leavey (Chairperson), Dennis Loether, Garry Chapman, and Michael Northey.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

ITEM ELPP026/24 - DEVELOPMENT APPLICATION - 11 GELIBOLU PARADE, AUBURN

BACKGROUND:

The Panel resolved on Wednesday, 14 August 2024 to defer the determination of the above application in order for Council staff to:

1. Request that the applicant provide further detail on impacts of the proposal on access to natural light for units numbered 1.023 and 2.023 resulting from proposed office 3 and 5, and any other affected units.
2. That the information requested by the Panel be considered at an electronic meeting of the same Panel within 21 days.

In response to the deferral the applicant submitted amended plans, and an Addendum Assessment Report was provided for the Panel's consideration.

PANEL DECISION:

1. That the Clause 4.6 variation request to contravene the Height of Buildings development standard, pursuant to the Cumberland LEP 2021 and Clause 107(2)(a) building height pursuant to the State Environment Planning Policy (Housing) 2021, be supported.
2. That the Clause 4.6 variation request to contravene Clause 107(2)(c) density and scale pursuant to the State Environment Planning Policy (Housing) 2021, be supported.
3. That Development Application No. DA2023/0774 at 11 Gelibolu Parade, Auburn for conversion of Café / Neighbourhood shop to a medical centre with associated signage and alterations and additions to an existing residential aged care facility for the provision of additional offices, kitchen and activity room be approved subject to conditions listed in the Council addendum assessment report.

Reasons for Decision:

1. That the Panel is satisfied that the applicant's written request to contravene the Development Standard relating to building height as contained within Clause 4.3 of the Cumberland Local Environmental Plan 2013 and Clause 107(2)(a) of the State Environmental Planning Policy (Housing) 2021 has adequately addressed the matters required to be demonstrated by Clause 4.6 (3) and the development will be in the public interest because it is consistent with the objectives of the Height of building Standard and the objectives of the zone.
2. That the Panel is satisfied that the applicant's written request to contravene the non- discretionary Development Standard relating to density and scale as contained within Clause 107(2)(c) of the State Environmental Planning Policy (Housing) 2021 has adequately addressed the matters required to be demonstrated by Clause 4.6 (3) and the development will be in the public interest because it is consistent with the objectives of the development standard and the objectives of the zone.
3. The proposal is consistent with the objectives of the R2 Low Density Residential zone and is an existing senior housing development which will continue providing housing needs within a low density residential environment with additional benefits that will service the broader community while maintaining the amenity of surrounding developments.
4. The proposal is consistent with State Environmental Planning Policy (Housing) 2021.
5. Subject to the recommended conditions of development consent, the proposal will not have any unreasonable impacts on the amenity of neighbouring properties or the locality.
6. The Panel is satisfied the amended plans address the reason for deferral of the determination at the Panels Meeting of 14 August 2024.
7. Taking into account reasons above, approval of the application will be in the public interest.

For: Michael Leavey (Chairperson), Dennis Loether, Garry Chapman and Michael Northey.

Against: Nil.

Signed:



Michael Leavey, Chairperson