

Minutes of the Cumberland Local Planning Panel Meeting held via Electronic Determination on Wednesday 16 April 2025.

PRESENT:

Michael File	Chairperson
David Milliken	Expert Member
Kerry Kyriacou	Expert Member
Gregg Ritchie	Community Member

IN ATTENDANCE:

Jai Shankar	Executive Manager City Planning and Development
Michael Lawani	Coordinator Major Development Assessment
Esra Calim	Coordinator Planning Operations
Montasir Masrur	Senior Development Planner
Faisal Halla	Senior Development Planner
Shaylin Moodliar	Senior Development Planner
Paulette Maroon	Governance Officer (Minute Taker)

DECLARATIONS OF INTEREST:

There were no declarations of interest.

ITEM ELPP003/25 - DEVELOPMENT APPLICATION - 3 - 5 BILLABONG STREET, PENDLE HILL**BACKGROUND**

The Panel resolved on Wednesday, 12 March 2024 to defer the determination of the above application in order for Council staff to:

1. The Panel is open to consider a revised application including a 4.6 for the landscaped area variation.
2. The Panel notes the GFA consideration in the previous approval however the garbage rooms located on the ground floor qualifies as GFA. The Panel notes the minor increase in the affordable housing GFA will allow the additional garbage rooms GFA be contained in the permissible FSR.
3. The Panel encourages the applicant to submit a revised proposal to Council within 14 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

That Development Application 2024/0335 for alterations and additions to the 5-storey mixed-use development under Development Consent 2015/230/1 including an additional storey comprising of 4 units, provision of 4 affordable units pursuant to State Environmental Planning Policy (Housing) 2021 and modifications to communal open spaces resulting in an increase from 25 to 29 apartments on land at 3-5 Billabong Street, PENDLE HILL be approved for the reasons listed in Council's assessment report.

Reasons for Decision

1. The Panel generally concurs with the Planning Officer's addendum report subject to the attached conditions within the report.
2. That the Panel is satisfied that the applicant's written request to contravene the Development Standard relating to landscaped area as contained within Clause 19(2)(b) of State Environmental Planning Policy (Housing) 2021 has adequately addressed the matters required to be demonstrated by Clause 4.6 (3) and has demonstrated that:
 - (a) compliance with the standard is unreasonable and unnecessary in the circumstances of the case, and
 - (b) there are sufficient environmental planning grounds to justify the contravention.
3. The development is generally consistent with the objectives of the E1 Local Centre zone of the Cumberland Local Environmental Plan 2021 and also consistent with State Environmental Planning Policy (Housing) 2021 and the Apartment Design Guide.
4. Subject to the recommended conditions of consent, the proposal will not have any unreasonable impacts on the amenity of neighbouring properties or the Pendle Hill town centre.

For: Michael File (Chairperson), David Milliken, Kerry Kyriacou and Gregg Ritchie

Against: Nil.

Signed:



Chairperson