

Minutes of the Cumberland Local Planning Panel Meeting held via Electronic Determination on Wednesday, 13 August 2025.

PRESENT:

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| Michael File | Chairperson |
| Angus Gordan | Expert Member |
| Kevin Hoffman | Expert Member |
| Firas Shawash | Community Member |

IN ATTENDANCE:

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| Michael Lawani | Acting Executive Manager City Planning and Development |
| Harley Pearman | Acting Coordinator Major Development Assessment |
| Esra Calim | Coordinator Planning Operations |
| Fay Ong | Executive Planner |
| Haroula Michael | Executive Planner |
| Christine Vu | Development Planner |
| Mariam Abbas | Development Planner |
| Rachelle Succar | Development Planner |
| Paulette Maroon | Acting Governance Officer (Minute Taker) |

The meeting opened at 11:44am.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

ITEM ELPP015/25 - DEVELOPMENT APPLICATION - 1D AMY STREET, REGENTS PARK

PANEL DECISION:

That Development Application 2025/0270 for the addition of painted artworks on the eastern façade of the Regents Park Library and southern façade Regents Park Community Centre on land at Regents Park Library 1D Amy Street and Railway Lands Regents Park be approved subject to conditions listed in the attached schedule.

Reasons for Approval

1. The Panel generally concurs with the Planning Officers report subject to the attached conditions within the report.
2. The proposal is consistent with the objectives of the SP2 Infrastructure and RE1 Public Recreation zones and is permitted with consent via the key statutory requirements within both zones under the Cumberland Local Environmental Plan 2021.

3. 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.

For: Michael File (Chairperson), Angus Gordon, Kevin Hoffman and Firas Shawash.

Against: Nil.

ITEM ELPP016/25 - DEVELOPMENT APPLICATION - 1 HILLARY STREET, GREYSTANES

PANEL DECISION:

1. That Development Application No. DA2025/0262 for Demolition of existing structures and construction of a two storey detached dual occupancy with a swimming pool at the rear of each dwelling and Torrens title subdivision on land at 1 Hillary Street GREYSTANES NSW 2145 be approved subject to conditions listed in the attached schedule.
2. Persons whom have lodged a submission in respect to the application be notified of the determination of the application.

Reasons for Approval

1. The proposal is consistent with the objectives of the zone.
2. The proposed development is consistent with the objectives of the Cumberland Development Control Plan CDCP 2021.
3. Subject to the recommended conditions of consent, the proposal will not have unreasonable impacts on the amenity of neighbouring properties or the locality.
4. Taking into account the reasons above, approval of the application would be in the public interest.

For: Michael File (Chairperson), Angus Gordon, Kevin Hoffman and Firas Shawash.

Against: Nil.

ITEM ELPP017/25 - DEVELOPMENT APPLICATION - 30 LANSDOWNE STREET,
MERRYLANDS**PANEL DECISION**

1. That the Clause 4.6 variation request to contravene the parking space requirement under Clause 53(2)(b) development standard, pursuant to the SEPP (Housing) 2021, be supported.
2. Development Application No. DA2025/0193 for Construction of a secondary dwelling with an attached single garage on land at 30 Lansdowne Street MERRYLANDS NSW 2160 be approved subject to conditions listed in the attached schedule.
3. Persons whom have lodged a submission in respect to the application be notified of the determination of the application.

Reasons for Approval

1. The Panel generally concurs with the Planning Officers report subject to the attached conditions within the report.
2. The applicant's written request to contravene the Development Standard under section 53(2)(b) of State Environmental Planning Policy (Housing) 2021 which requires that the number of parking spaces provided on site is to be the same as the number of parking spaces provided on the site immediately before the development is carried out contained within Chapter 3 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 principals and the objectives of the zone.
3. Subject to the recommended conditions of consent, the proposal will not have unreasonable impacts on the amenity of neighbouring properties or the locality.
4. Taking into account the reasons above, approval of the application would be in the public interest.

For: Michael File (Chairperson), Angus Gordon, Kevin Hoffman and Firas Shawash.

Against: Nil.

ITEM ELPP018/25 - DEVELOPMENT APPLICATION - 6 BURY ROAD, GUILDFORD

PANEL DECISION:

1. That the Clause 4.6 variation request to contravene the parking space requirement for a secondary dwelling development standard, pursuant to the State Environmental Planning Policy (Housing) 2021, be supported.
2. That Development Application No. DA2025/0176 for Construction of a secondary dwelling, garage and studio on land at 6 Bury Road GUILDFORD NSW 2161 be approved subject to conditions listed in the attached schedule.

Reasons for Approval

1. The applicant's written request to contravene the Development Standard relating to the parking space requirement contained within Chapter 3 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 principals and the objectives of the zone.
2. The proposed development is consistent with the objectives of the Cumberland Development Control Plan CDCP 2021.
3. Subject to the recommended conditions of consent, the proposal will not have unreasonable impacts on the amenity of neighbouring properties or the locality.
4. Taking into account the reasons above, approval of the application would be in the public interest.

For: Michael File (Chairperson), Angus Gordon, Kevin Hoffman and Firas Shawash.

Against: Nil.

ITEM ELPP019/25 - DEVELOPMENT APPLICATION - 3 CENTENARY ROAD,
MERRYLANDS**REPORT DECISION:**

1. That Development Application 2024/0682 for construction of a two storey mixed use development comprising of a 120 place centre-based childcare facility and an indoor recreation facility (swim school) on the ground floor with a capacity of 20 children with associated basement car park on land at 3 Centenary Road, MERRYLANDS be approved subject to conditions listed in the attached schedule.
2. Include the additional condition as below:

DADWC18 - Land Remediation (no auditor engaged)

Prior to any excavation works commencing, the Preliminary and Detailed Site Investigation prepared by Neo Consulting dated 1 December 2022 is to be reviewed by a suitably qualified environmental consultant to prepare a verification report to the satisfaction of the Principal Certifier that confirms the following:

- a. All recommendations contained in the Preliminary and Detailed Site Investigation report prepared by NEO Consulting dated 1 December 2022 can be implemented.

(Reason: To ensure controls are in place for contamination management)

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

Reasons for Approval

1. The Panel generally concurs with the Planning Officers report subject to the attached conditions within the report.
2. The development is generally consistent with the objectives of the R4 High Density Residential zone of Cumberland Local Environmental Plan 2021.
3. Subject to the recommended conditions of consent, the proposal will not have any unreasonable impacts on the amenity of neighbouring properties or the locality.
4. The Panel has considered the matters raised in written submissions and has determined that these matters have either been adequately addressed in the design of the development or where not specifically addressed are not of such weight as to warrant refusal of the application.

For: Michael File (Chairperson), Angus Gordon, Kevin Hoffman and Firas Shawash.

Against: Nil.

The meeting terminated at 12:14pm.

Signed:



Chairperson