

Minutes of the Cumberland Local Planning Panel Meeting held via Zoom on Wednesday, 8 October 2025.

PRESENT:

Michael Leavey	Chairperson
Kerry Kryiacou	Expert Member
Wayne Carter	Expert Member
Robert Herlinger	Community Member

IN ATTENDANCE:

Will Wang	Acting Executive Manager City Planning and Development
Harley Pearman	Acting Coordinator Major Development Assessment
Esra Calim	Coordinator Planning Operations
Elizabeth Chan	Senior Development Planner
Faisal Halla	Senior Development Planner
Brittany Mould	Acting Executive Advisory Planner
Angus Coventry	Acting Senior Development Planner
Nighat Aamir	Acting Executive Planner
Ana Ghafari	Development Planner
Mariam Abbas	Development Planner
Paulette Maroon	Governance Officer (Minute Taker)
Galib Shaik	Senior Governance Officer

NOTICE OF LIVE STREAMING OF COUNCIL MEETING

The Chairperson advised that the Cumberland Local Planning meeting was being streamed live on Council's website and members of the public must ensure their speech to the Panel is respectful and use appropriate language.

The meeting opened at 11.31am.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

ADDRESS BY INVITED SPEAKERS:

There were no registered speakers.

The open session of the meeting closed at 11.35am.

The closed session of the meeting opened at 11.35am.

ITEM ELPP020/25 - REVIEW APPLICATION - 5 IRWIN PLACE, WENTWORTHVILLE

PANEL DECISION:

1. That the Clause 4.6 variation request to contravene the minimum lot size development standard, pursuant to Section 69(1)(b)(ii) of the State Environmental Planning Policy (Housing) 2021, be supported.
2. That the Clause 4.6 variation request to contravene the height of building development standard, pursuant to Clause 4.3 of the Cumberland Local Environmental Plan 2021, be supported.
3. That the Review Application REV2025/0006 being a Section 8.2 Review of the Refusal of DA2024/0515 for the demolition of the existing structures and construction of a five (5) storey co-living housing development comprising of 30 single rooms over basement parking including external building changes and reconfiguration of the basement parking and internal layout on land at 5 Irwin Place, Wentworthville be approved as a deferred commencement consent subject to the conditions attached to the Council's assessment report, with the following additional deferred commencement requirement:
 - Provide to Council documentation to demonstrate that a 200mm floor slab is able to achieve required structural support, and to accommodate all required services including plumbing, power supply, air conditioning, fire safety and acoustic separation requirements, to maintain a minimum floor to ceiling height of 2.7m.
4. Persons whom have lodged a submission in respect to the application be notified of the determination of the application.

Reason for Decision

1. The Panel generally concurs with the Planning Officers report subject to the attached conditions within the report, with an additional condition imposed to ensure reasonable floor to ceiling heights are provided to maintain amenity for the rooms.
2. The Panel is satisfied that the applicant's written request to contravene the Development Standard relating to the minimum lot size for co-living housing on 'other land' under Chapter 3 Part 3 Section 69(1)(b)(ii) of the State Environmental Planning Policy (Housing) 2021, has adequately addressed the matters required to be demonstrated by Clause 4.6 (3) under the Cumberland Local Environmental Plan 2021 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. 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 2021 has adequately addressed the matters required to be demonstrated by Clause 4.6 (3) under the Cumberland Local Environmental Plan 2021 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
4. Subject to the recommended conditions of consent, the proposal will not have any unreasonable impacts on the amenity of neighbouring properties or the locality.
5. 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 Leavey (Chairperson), Kerry Kryiacou, Wayne Carter and Robert Herlinger

Against: Nil.

ITEM ELPP021/25 - DEVELOPMENT APPLICATION -77 WARREN ROAD,
WOODPARK

PANEL DECISION:

1. That the Clause 4.6 variation request to contravene the car parking development standard, pursuant to Clause 53(2)(b), of SEPP (Housing) 2021, be supported.
2. That Development Application No. DA2025/0449 for Demolition of existing garage and pergola at rear, construction of a secondary dwelling pursuant to the State Environmental Planning Policy (Housing) 2021 on land at 77 Warren Road WOODPARK NSW 2164 be Approved subject to the conditions attached to the Council's assessment report.

Reason for Decision

1. The Panel generally concurs with the Planning Officers report subject to the attached conditions within the report.
2. The Panel is satisfied that the applicant's written request to contravene the Development Standard relating to car parking under Clause 53(2)(b) of State Environmental Planning Policy (Housing) 2021, has adequately addressed the matters required to be demonstrated by Clause 4.6 (3) under the Cumberland Local Environmental Plan 2021 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. Subject to the recommended conditions of consent, the proposal will not have any unreasonable impacts on the amenity of neighbouring properties or the locality.

For: Michael Leavey (Chairperson), Kerry Kryiacou, Wayne Carter and Robert Herlinger

Against: Nil.

ITEM ELPP022/25 - DEVELOPMENT APPLICATION - 297-301 & 305A PARRAMATTA ROAD, AUBURN

PANEL DECISION:

1. That the Clause 4.6 variation request to contravene the Floor Space Ratio development standard, pursuant to Clause 4.4 of the Cumberland Local Environmental Plan 2021, be supported.
2. That Development Application No. DA2025/0123 for alterations and additions to the existing building to create a four (4) storey self-storage facility with ancillary office, at-grade parking and associated signage on land at 297- 301 and 305A Parramatta Road Auburn be approved subject to the conditions attached to the Council's assessment report.

Reason for Decision

1. The Panel generally concurs with the Planning Officers report subject to the attached conditions within the report.
2. The Panel is satisfied that the applicant's written request to contravene the Development Standard relating to floor space ratio under Clause 4.4 of the Cumberland Local Environmental Plan 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. Subject to the recommended conditions of consent, the proposal will not have any unreasonable impacts on the amenity of neighbouring properties or the locality.

For: Michael Leavey (Chairperson), Kerry Kryiacou, Wayne Carter and Robert Herlinger

Against: Nil.

ITEM ELPP023/25 - DEVELOPMENT APPLICATION - 459 GUILDFORD ROAD,
GUILDFORD

PANEL DECISION:

That Development Application 2025/0309 for the demolition of existing structures and erection of a co-living and residential flat building containing 44 co-living units and 5 residential flats, of which 4 are nominated for infill affordable housing, on land at 459 Guildford Road Guildford be refused for the reasons as detailed in Council's assessment report.

For: Michael Leavey (Chairperson), Kerry Kryiacou, Wayne Carter and Robert Herlinger

Against: Nil.

ITEM ELPP024/25 - DEVELOPMENT APPLICATION - 2-4 GILBA ROAD, PENDLE HILL

PANEL DECISION:

1. That the Clause 4.6 variation request to contravene the height of building development standard, pursuant to Clause 16 of the Housing SEPP 2021, be supported.
2. That Development Application 2024/0618 for alterations and additions to the shop-top housing development including reconfiguration of basement levels 1 and 2, ground floor and levels 1 to 4, an additional basement level and two residential levels (levels 5 and 6), comprising in total two (2) commercial tenancies and kiosk on the ground floor and 44 residential units over three (3) levels of basement parking pursuant to Chapter 2, Part 2, Division 1 In-fill affordable housing of the Housing SEPP 2021 on land at 2-4 Gilba Road, Pendle Hill be approved subject to the conditions attached to the Council's assessment report.
3. Persons whom have lodged a submission in respect to the application be notified of the determination of the application.

Reason for Decision

1. The Panel generally concurs with the Planning Officers report subject to the attached conditions within the report.
2. The Panel is satisfied that the applicant's written request to contravene the Development Standard relating to building height under Clause 4.3 of the Cumberland Local Environmental Plan 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. 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 Leavey (Chairperson), Kerry Kryiacou, Wayne Carter and Robert Herlinger

Against: Nil.

ITEM ELPP025/25 - DEVELOPMENT APPLICATION - 150 HAWKESBURY ROAD,
WESTMEAD

PANEL DECISION:

That Development Application 2025/0545 for the demolition of an existing single storey detached building (Block B) and tree removal on land at Westmead Public School 150 Hawkesbury Road Westmead be approved subject to the conditions attached to the Council's assessment report.

Reason for Approval

1. The Panel generally concurs with the Planning Officers report subject to the attached conditions within the report.
2. 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 Leavey (Chairperson), Kerry Kryiacou, Wayne Carter and Robert Herlinger

Against: Nil.

ITEM ELPP026/25 - DEVELOPMENT APPLICATION - 66 IRRIGATION ROAD,
MERRYLANDS

PANEL DECISION:

1. That the Clause 4.6 variation request to contravene the minimum lot size requirement for a detached secondary dwelling, pursuant to Clause 53(2)(a) of the SEPP (Housing) 2021, be supported.
2. That Development Application No. DA2025/0398 for the demolition of existing structures and construction of a detached two storey dual Occupancy with Torrens Title subdivision and a secondary dwelling to the rear of each lot pursuant to the State Environmental Planning Policy (Housing) 2021 on land at 66 Irrigation Road MERRYLANDS NSW 2160 be Approved subject to conditions attached to the Council's assessment report.
3. Persons whom have lodged a submission in respect to the application be notified of the determination of the application.

Reason for Decision

1. The Panel generally concurs with the Planning Officers report subject to the attached conditions within the report.
2. The Panel is satisfied that the applicant's written request to contravene the Development Standard relating to minimum lot size under Clause 53(2)(a) of State Environmental Planning Policy (Housing) 2021, has adequately addressed the matters required to be demonstrated by Clause 4.6 (3) under the Cumberland Local Environmental Plan 2021 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. Subject to the recommended conditions of consent, the proposal will not have any unreasonable impacts on the amenity of neighbouring properties or the locality

For: Michael Leavey (Chairperson), Kerry Kryiacou, Wayne Carter and Robert Herlinger

Against: Nil.

The meeting terminated at 12.21pm.

Signed:



Chairperson