

Minutes of the Cumberland Local Planning Panel Meeting held via Electronic Determination on Wednesday, 10 December 2025.

PRESENT:

Michael File	Chairperson
Graham Brown	Expert Member
David Milliken	Expert Member
Virginia Sinclair	Community Member

IN ATTENDANCE:

Jai Shankar	Executive Manager City Planning and Development
Michael Lawani	Coordinator Major Development Assessment
Bhavisha Sheth	Coordinator Fast Track Development Assessment
Angus Coventry	Acting Senior Development Planner
Nighat Aamir	Senior Development Planner
Chen Chen	Acting Development Planner
Rachelle Succar	Development Planner
Esra Calim	Coordinator Planning Operations
Bianca Mourched	Coordinator Governance
Paulette Maroon	Governance Officer (Minute Taker)

The meeting opened at 11:14am.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

ITEM ELPP030/25 - DEVELOPMENT APPLICATION - 13 JAMIESON STREET,
GRANVILLE**PANEL DECISION:**

1. That the Clause 4.6 variation request to contravene the floor space ratio development standard, pursuant to the Cumberland LEP 2021, be supported.
2. That Development Application No. DA2025/0506 for alterations to the existing building including demolition of rear kitchen and relocation within building, internal works, replacement of front door, enlargement of rear building access and creation of bin access to lane way on land at 13 Jamieson Street Granville 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 Panel is satisfied that the applicant's written request to contravene the Development Standard relating to the 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) 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 development 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 the 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), Graham Brown, David Milliken and Virginia Sinclair.

Against: Nil.

ITEM ELPP031/25 - DEVELOPMENT APPLICATION - 2-10 VICTORIA STREET EAST,
LIDCOMBE

PANEL DECISION:

1. That the Clause 4.6 variation request to contravene the Limited Development on Foreshore Area provision, pursuant to the Cumberland LEP 2021, be supported.
2. That Development Application No. DA2025/0421 for demolition of existing structures, relocation of Council's stormwater channel and construction of two-storey industrial warehouse development containing 18 units with ancillary offices, a neighbourhood shop, at-grade car parking spaces and associated landscaping and stormwater works on land at 2-10 Victoria Street East Lidcombe and Part Victoria Street East Lidcombe be approved subject to conditions listed in the Council's assessment report.

Reasons for Approval

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 provision relating to Limited Development on Foreshore Area under Clause 6.3 of 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 File (Chairperson), Graham Brown, David Milliken and Virginia Sinclair.

Against: Nil.

ITEM ELPP032/25 - DEVELOPMENT APPLICATION - 24 MARANOA STREET,
AUBURN

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. That Development Application No. DA2025/0589 for Alterations and additions to the existing detached garage and conversion into a secondary dwelling pursuant to the State Environmental Planning Policy (Housing) 2021. on land at 24 Maranoa Street AUBURN NSW 2144 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 Panel is satisfied that the applicant's written request to contravene the Development Standard relating to parking under Clause 53(2)(b) of the Statement of Environmental Planning Policy Housing (2021) has adequately addressed the matters required to be demonstrated by Clause 4.6 (3) and has demonstrated that:
 - (b) (a) compliance with the standard is unreasonable and unnecessary in the circumstances of the case, and
 - (c) (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 File (Chairperson), Graham Brown, David Milliken and Virginia Sinclair.

Against: Nil.

ITEM ELPP033/25 - DEVELOPMENT APPLICATION - 28 REID STREET,
MERRYLANDS

PANEL DECISION:

1. That the Clause 4.6 variation request to vary Clause 53(2)(a) development standard, pursuant to the SEPP (Housing) 2021, be supported.
2. Development Application No. DA2025/0556 for Demolition of existing concreted area and construction of a detached secondary dwelling on land at 28 Reid Street Merrylands NSW 2160 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 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 the Statement of 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. 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 File (Chairperson), Graham Brown, David Milliken and Virginia Sinclair.

Against: Nil.

The meeting terminated at 11:20am.

Signed:



Chairperson