

Minutes of the Cumberland Local Planning Panel Meeting held via Electronic Determination on Wednesday, 11 February 2026.

**PRESENT:**

Michael File	Chairperson
Angus Gordon	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
Bhavisha Sheth	Coordinator Fast Track Development Assessment
Faisal Halla	Senior Development Planner
Godfred Ankrah	Development Planner
Christine Vu	Development Planner
Esra Calim	Coordinator Planning Operations
Caroline Kadayifci	Business Support Officer
Paulette Maroon	Governance Officer (Minute Taker)

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The meeting opened at 11.30am.

**DECLARATIONS OF INTEREST:**

There were no declarations of interest.

ITEM ELPP001/26 - DEVELOPMENT APPLICATION - 23 MARANOA STREET,  
AUBURN

**PANEL DECISION:**

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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. DA2025/0645 for Conversion of existing outbuilding into a double garage with a storage area and a bathroom and construction of a secondary dwelling pursuant to the State Environmental Planning Policy (Housing) above the double garage on land at 23 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 number of 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:
  - (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), Angus Gordan, Kerry Kyriacou and Gregg Ritchie.

**Against:** Nil.

ITEM ELPP002/26 - DEVELOPMENT APPLICATION - 385 BLAXCELL STREET,  
SOUTH GRANVILLE**PANEL DECISION:**

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1. That the Clause 4.6 variation request to vary Clause 53(2)b) development standard, pursuant to the SEPP (Housing) 2021, be supported.
2. Development Application No. DA2025/0709 for the demolition of a garage, a shed and an awning and construction of a detached secondary dwelling pursuant to the State Environmental Planning Policy (Housing) 2021 with a single carport on land at 385 Blaxcell Street, South Granville NSW 2142 be approved subject to conditions listed in the attached schedule and the insertion of Condition 12 to read as follows:

**DACCA01 – Amendments to Approved Plans**

Amended plans/documents shall be submitted to the Council or Registered Certifier prior to the issue of a Construction Certificate addressing the following matters:

1. The car parking space shall have a minimum width of 2.7m.

(Reason: To confirm and clarify the terms of Council's approval)

**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 number of 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:
  - (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), Angus Gordan, Kerry Kyriacou and Gregg Ritchie.

**Against:** Nil.

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ITEM ELPP003/26 - DEVELOPMENT APPLICATION - 72 NEWMAN STREET,  
MERRYLANDS

**PANEL DECISION:**

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1. That the Clause 4.6 variation request to contravene the Minimum Lot Size development standard, pursuant to Clause 69(1)(b)(ii) of the State Environmental Planning Policy (Housing) 2021, be supported.
2. That Development Application No. DA2025/0550 for the demolition of existing structures and construction of a four (4) storey co-living housing development comprised of 17 x single rooms and 2 x double rooms, with at-grade car parking on land at 72 Newman Street NSW 2160 be approved subject to conditions recommended in 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.

**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 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) 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. Persons who have lodged a submission in respect to the application are to be notified of the determination of the application.

**For:** Michael File (Chairperson), Angus Gordan, Kerry Kyriacou and Gregg Ritchie.

**Against:** Nil.

ITEM ELPP004/26 - DEVELOPMENT APPLICATION - 298 MERRYLANDS ROAD, 302 MERRYLANDS ROAD, 2A CAMBRIDGE STREET & 2 CAMBRIDGE STREET, MERRYLANDS

### **PANEL DECISION:**

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1. That the Clause 4.6 variation request to contravene the building height and landscaping development standard, pursuant to the SEPP (Housing) 2021 Chapter 2 Clause 16, be supported.
2. That Development Application No. DA2025/0592 for Amending DA to DA2020/0791 for alterations and additions to the approved mixed use development including an additional storey comprising of 8 units, changes to layouts of units, basement and ground floor commercial tenancies, and provision of affordable housing pursuant to State Environmental Planning Policy (Housing) 2021 on land at 298 Merrylands Road, 302 Merrylands Road, 2A Cambridge Street and 2 Cambridge Street Merrylands NSW 2160 be approved subject to conditions listed in the attached schedule.
3. The person who has 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 height of building under Clause 16(3) of the 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 Panel is satisfied that the applicant's written request to contravene the Development Standard relating to landscaped area under Clause 19(2) of the 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.

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. Persons who have lodged a submission in respect to the application are to be notified of the determination of the application.

**For:** Michael File (Chairperson), Angus Gordan, Kerry Kyriacou and Gregg Ritchie.

**Against:** Nil.

The meeting terminated at 12.10pm.

Signed:



Chairperson