

ITEM LPP014/20 - DEVELOPMENT APPLICATION FOR 20 CUMBERLAND ROAD,  
GREYSTANES

**PANEL RESOLUTION:**

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1. That Development Application No. DA2019/417/1 for demolition of existing structures and construction of a two-storey attached dual occupancy with Torrens Title subdivision into 2 lots on land at 20 Cumberland Road GREYSTANES NSW 2145 be approved, subject to attached conditions.

**For:** The Hon. Paul Stein AM (Chairperson) QC, Brian Kirk, David Ryan and Bruce Simpson.

**Against:** Nil.

**Reasons for Decision:**

1. The Panel generally agrees with the Planning Officers report.

ITEM LPP015/20 - PLANNING PROPOSAL - 2-36 CHURCH STREET, LIDCOMBE

**PANEL RECOMMENDATION:**

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1. The Panel is of the opinion that an increase in height and density controls for the subject site has strategic merit and site specific merit and be consistent with and achieve the objects of the Act. The availability of this large, centrally located vacant site in public ownership is unique and provides an opportunity for social and affordable housing.
2. The Panel generally supports the recommendation made by the Council Officers of an amended Planning Proposal with reduced heights and FSR over the controls proposed by the proponent's Planning Proposal subject to what appears below.
3. The Panel is not persuaded by the urban design justification for the height and density proposed in the Planning Proposal by the proponent and considers that it is inconsistent to the controls proposed for the adjacent Lidcombe Town Centre Strategy.
4. The Panel is concerned at the overshadowing of some of the graves in the adjacent Rookwood Cemetery and Necropolis in mid-winter bearing in mind that the cemetery is a heritage site of State Significance and the advice of the NSW Heritage Office has not at this stage been obtained.
5. Notwithstanding the above, the proponent of the Planning Proposal argues that there will be significant social benefit in the additional heights and floor space providing much needed social and affordable housing. The Panel generally accepts this submission of the proponent.

**On the advice of the proponent before the Panel the difference between the proponents' Planning Proposal and the amended Planning Proposal of the Council Officers is estimated to be a loss of 15 to 18 social housing units and approximately 27 to 30 affordable housing units.**

- 6. The Panel advises Council to weigh these social benefits arguments against the concerns for overshadowing of Rookwood graves and the inconsistency with the Lidcombe Town Centre Strategy.**

**For:** The Hon. Paul Stein AM (Chairperson) QC, Brian Kirk, David Ryan and Bruce Simpson.

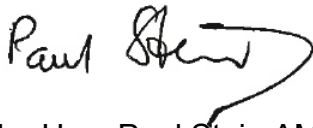
**Against:** Nil.

The closed session of the meeting here closed at 2:50p.m.

The open session of the meeting here opened at 2:53p.m. The Chairperson delivered the Cumberland Local Planning Panel's resolutions.

The meeting terminated at 2:56p.m.

Signed:



The Hon. Paul Stein AM (Chairperson) QC  
Chairperson