

**Extraordinary Cumberland Local Planning Panel Meeting
26 May 2021**

Minutes of the Extraordinary Cumberland Local Planning Panel Meeting held via Zoom on Wednesday 26 May 2021.

PRESENT:

The Hon. Paul Stein AM (Chairperson), Larissa Ozog, Michael Ryan and Milorad Rosic.

IN ATTENDANCE:

Daniel Cavallo, Shona Porter, Fiona McDermott, Esra Calim, Olivia Shields, Darcie Huisman and Rashika Rani.

NOTICE OF LIVE STREAMING OF CUMBERLAND LOCAL PLANNING PANEL 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 here opened at 11:34am.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

ADDRESS BY INVITED SPEAKERS:

The following persons had made application to address the Cumberland Local Planning Panel meeting:

<u>Speakers</u>	<u>Item No. Subject</u>
Gillian Kirby	Planning Proposal - Targeted sites in Merrylands & Guildford
Penny Smith	Planning Proposal - Targeted sites in Auburn & Lidcombe
H. Enver Yasar	Planning Proposal - Targeted sites in Auburn & Lidcombe
Sophie Kuszniczuk	Planning Proposal - Targeted sites in Auburn & Lidcombe
Bayram Caybas	Planning Proposal - Targeted sites in Auburn & Lidcombe
Faydi Saddick	Planning Proposal - Targeted sites in Auburn & Lidcombe

The Chairperson enquired to those present in the Gallery as to whether there were any further persons who would like to address the Panel and no further persons presented themselves.

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The open session of the meeting here closed at 12:16pm.

The closed session of the meeting here opened at 12:40pm.

ITEM EELPP019/21 - PLANNING PROPOSAL - GRANVILLE TOWN CENTRE AND SURROUNDS

PANEL RECOMMENDATION:

That the Cumberland Local Planning Panel (CLPP) supports the planning proposal for the Granville Town Centre and surrounds being forwarded to the Department of Planning, Industry and Environment for Gateway Determination subject to the following comments which the Panel suggests that the Council take into consideration when the Council review this Planning Proposal.

1. The Panel notes that the Planning Proposal is a package that includes a draft development control plan for the Granville Town Centre and suggests that cross reference be made to parts B & C of the Cumberland Development Control Plan.
2. The Panel notes that there were no speakers registered to speak at the public meeting for this Planning Proposal.

For: The Hon. Paul Stein AM QC (Chairperson), Larissa Ozog, Michael Ryan and Milorad Rosic.

Against: Nil.

ITEM EELPP020/21 - PLANNING PROPOSAL - TARGETED SITES IN MERRYLANDS AND GUILDFORD

PANEL RECOMMENDATION:

That the Cumberland Local Planning Panel (CLPP) supports the planning proposal for targeted sites in Merrylands and Guildford being forwarded to the Department of Planning, Industry and Environment for Gateway Determination subject to the following comments which the Panel suggests that the Council take into consideration when the Council review this Planning Proposal.

1. In relation to the Planning Proposal for 32-34 Marian Street and 2A Bury Road the Panel does not support the height limit of 21 metres and the proposed FSR of 1.7:1 and is of the opinion that a more appropriate height of buildings limit would be 14 metres with a FSR 1.1:1. The Panel is of the opinion that reduced height and density would assist in providing an adequate transition to the R2 zone with a height of 9 metres and would be more appropriate bearing in mind the context of the area.
2. In relation to the Planning Proposal for 7-10 Wayman Place, Merrylands the majority of the Panel support the proposed height of buildings and

proposed FSR and are of the opinion that it provides a more suitable transition from 20 metres at the west of the site through to 41 metres to the east of the site in the context of being located within the boundary of the Merrylands Town Centre.

Panellist Larissa Ozog was not in favour of the Planning Proposal for 7-10 Wayman Place, Merrylands and any further uplift to these sites.

3. The Panel supports the Planning Proposal as it relates to the Burnett Street Neighbourhood Centre, Merrylands Road, Merrylands (between Burnett Street and Chetwynd Road), Merrylands Road, Merrylands (east of station) and for Victor Brazier Park.

For: The Hon. Paul Stein AM QC (Chairperson), Larissa Ozog, Michael Ryan and Milorad Rosic.

Against: Nil.

ITEM EELPP021/21 - PLANNING PROPOSAL - TARGETED SITES IN AUBURN AND LIDCOMBE

PANEL RECOMMENDATION:

That the Cumberland Local Planning Panel (CLPP) supports the planning proposal for targeted sites in Auburn and Lidcombe being forwarded to the Department of Planning, Industry and Environment for Gateway Determination subject to the following comments which the Panel suggests that the Council take into consideration when the Council review this Planning Proposal.

1. In relation to the Planning Proposal for the Gelibolu Precinct, Auburn, the Panel notes the strategic merit of the proposal but suggests that:
 - (a) the view line analysis at page 406 of the Panel's business paper be included in Part F2-1 Auburn Town Centre Development Control Plan (section 2.5 Site Specific Controls-Gelibolu Precinct), and,
 - (b) Figure 6 in Part F2-1 Auburn Town Centre Development Control Plan (section 2.5 Site Specific Controls-Gelibolu Precinct) be amended so that the 9 metre height limit applies to the front 50% portion of each site.
2. In relation to the Planning Proposal of Auburn Road, Auburn (between Beatrice Street and Helena Street) the Panel supports the proposal to rezone the site from R3 to B4 and the associated amendments of the height of building map and FSR map.

The Panel does not support the proposed amendment to the Planning Proposal submitted by the owner and its Town Planner to move the boundary of the 32 metre height of building limit 12 metres to the south.



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The Panel supports the staff recommendation that the transition between the two height limits are appropriate.

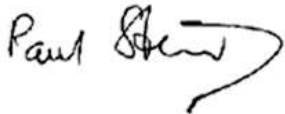
- 3. The Panel supports the Planning Proposal for Childs Street, Lidcombe (interface with Chadwick Reserve).**

For: The Hon. Paul Stein AM QC (Chairperson), Larissa Ozog, Michael Ryan and Milorad Rosic.

Against: Nil.

The meeting terminated at 2:35pm.

Signed:



The Hon. Paul Stein AM QC
Chairperson