

DATE OF DETERMINATION	Wednesday, 11 December 2019
PANEL MEMBERS	Paul Mitchell (Acting Chair), Mary-Lynne Taylor, Lindsay Fletcher, Ned Attie and Michael Zaiter
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Cumberland Council on 11 December 2019, opened at 12:11pm and closed at 2.54pm.

MATTER DEFERRED

PPSSCC-33 – Cumberland – DA 2019/141/1 at 11-17 Joyner St, Westmead – affordable housing development (as described in Schedule 1)

PANEL DECISION

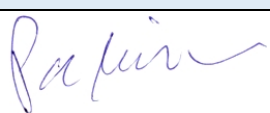
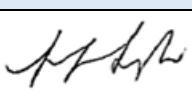



The Panel will defer the application to –

- Seek redesign of top floor level to re-orientate dwellings towards the street and remedy balconies non-compliant with ADG setbacks.
- Seek council assessment of the latest clause 4.6 variation noting heights have been increased.
- The Panel requires shadow diagrams reflecting the increased height of the building now proposed.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

When this information has been received and assessed, the Panel will consider whether another public determination meeting is necessary.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Paul Mitchell (Chair)	 Mary-Lynne Taylor
 Lindsay Fletcher	 Ned Attie
 Michael Zaiter	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-33 – Cumberland – DA 2019/141/1
2	PROPOSED DEVELOPMENT	Demolition of existing structures, consolidation of four (4) allotments, and construction of a five (5) storey residential flat building under State Environmental Planning Policy (Affordable Rental Housing) 2009 comprising 46 Units (including 12 dual key units) over two (2) levels of basement parking for 57 vehicles and a car wash bay
3	STREET ADDRESS	11-17 Joyner St, Westmead
4	APPLICANT/OWNER	Joshua Wehbe
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Affordable Rental Housing) 2009 ○ State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development ○ State Environmental Planning Policy No 55 – Remediation of Land ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) ○ Holroyd Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Holroyd Development Control Plan 2013 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 27 November 2019

		<ul style="list-style-type: none"> • Addendum Council assessment report: 9 December 2019 • Clause 4.6 variation request to exceed building height standard: March 2019 • Revised Clause 4.6 variation request to exceed building height standard: 29 October 2019 • Written submissions during public exhibition: one (1) • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ In support – Nil ○ In objection – Nil ○ Council assessment officer - Rennie Rounds, William Attard and Sifa KC ○ On behalf of the applicant – Schandel Fortu
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection: 11 December 2019 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Paul Mitchell (Acting Chair), Mary-Lynne Taylor and Lindsay Fletcher. Councillor Ned Attie and Councillor Michael Zaiter advised that they have inspected the site previously. ○ <u>Council assessment staff</u>: Rennie Rounds, William Attard and Sifa KC • Final briefing to discuss council's recommendation, 11 December 2019, [time]. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Paul Mitchell (Acting Chair), Mary-Lynne Taylor, Lindsay Fletcher, Ned Attie and Michael Zaiter ○ <u>Council assessment staff</u>: Rennie Rounds, William Attard and Sifa KC
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report