

ITEM LPP031/22 - MODIFICATION APPLICATION FOR 267 WOODVILLE ROAD
GUILDFORD

PANEL DECISION:

1. That Modification Application No. MOD2021/0455 for Section 4.55(2) modification application to the approved motor repair workshop and motor showroom to increase the number of vehicles on display, the number of visitors to the site per week, the amount of oil to be stored on-site per year and additional hardstand area on land at 267 Woodville Road GUILDFORD NSW 2161 be referred to the Council's in-house legal counsel for advice regarding the applicants' use of the modification provisions in the Environmental Planning and Assessment Act 1979 to deal with changes to a development consent and ongoing existing use.
2. In the event that the legal advice is that there is no legal power, then the application be refused by the Panel on that basis.
3. In the event that the legal advice is that there is legal power, then the application be refused by the Panel for the reasons set out in the Planning Officer's report.

For: Stuart McDonald (Chairperson), Graham Brown, Naomi Fiegel and Irene Simms.

Against: Nil.

ITEM LPP032/22 - PLANNING PROPOSAL - 80 BETTY CUTHBERT DRIVE,
LIDCOMBE

PANEL DECISION:

That the Panel advises the Council that it supports the Planning Proposal request for 80 Betty Cuthbert Drive, Lidcombe proceeding to a Gateway Determination.

The Panel also recommends to the Proponent and the Council that the following items be subject to more detailed consideration including, where relevant, in the preparation of future planning controls for the site:

1. The identification of significant trees in the Development Control Plan (DCP).
2. The means of promoting public transport use, including the most effective way of providing bus access and whether bringing buses on to the site is the optimal solution, recognising that these buses may serve more than just the school.

3. **The provision of pedestrian linkages from the school to the areas to the east and whether the link as shown on the drawings is sufficient or whether additional linkages should be provided.**
4. **The acknowledgment of the adjoining state heritage item being the former Lidcombe hospital site and its associated relationship to the subject site and the need for appropriate planning controls in the DCP to ensure an acceptable development interface with that item.**

For: Stuart McDonald (Chairperson), Graham Brown, Naomi Fiegel and Irene Simms.

Against: Nil.

ITEM LPP016/22 - DEVELOPMENT APPLICATION FOR 4A AUBURN ROAD AUBURN

PANEL DECISION:

That Development Application No. DA2022/0015 for the use of the land as a telecommunications facility with third party advertising on a 32 inch electronic display screen incorporated in the payphone structure on the public footpath adjacent to 4A Auburn Road, Auburn NSW 2144 be approved subject to the recommended conditions.

For: Stuart McDonald (Chairperson), Graham Brown, Naomi Fiegel and Irene Simms.

Against: Nil.

Reasons for Decision:

1. The Panel generally concurs with the Planning Officer's report subject to the attached conditions within the report.
2. The Panel noted that the 75-inch advertising structure had previously been approved under a prior development consent. The structure supporting those signs were deemed acceptable at the time of construction and did not require consent.
3. The proposal is consistent with the objectives of the B4 Mixed Use zone of the Cumberland Local Environmental Plan 2021 and the relevant provisions under the Cumberland Development Control Plan 2021.
4. The Panel is satisfied that the development will not have any unreasonable impacts on the amenity of the neighbouring properties or the locality, also noting there were no written submissions in response to the notification of the application.
5. Taking into account reasons above, approval of the application will be in the public interest.

Item No: LPP032/22

PLANNING PROPOSAL - 80 BETTY CUTHBERT DRIVE, LIDCOMBE

Responsible Division: Environment & Planning
Officer: Executive Manager Environment and Precincts
File Number: PP2021/0002

Lodged	17 September 2021	
Proponent	Urbis on behalf of Property and Development NSW	
Landowner	Minister Administering the Public Works and Procurement Act 1912 (Property and Development NSW)	
Site address and legal description	80 Betty Cuthbert Drive, Lidcombe, legally described as Lot 74 & 75 DP 1141724 and Lot 475 DP 45747	
Site area	5.8 hectares	
Site description and existing Use	Large irregular shaped allotment with a primary frontage to Joseph Street, a six-lane road, between Georges Avenue to the north and Botanica Drive to the south. Currently occupied by a Multiple Sclerosis Facility that has reached the end of its economic life. Most of the site is undeveloped and underutilised.	
Existing planning controls	Land zone	SP2 Hospital
	Height of buildings	N/A
	Floor space ratio	N/A
	Lot size	N/A
Requested planning controls	Land zone	SP2 Hospital, SP2 Education and R3 Medium Density Residential
	Height of buildings	9m within R3 zone
	Floor space ratio	0.75:1 within R3 zone
	Lot size	N/A
Recommended planning controls	Land zone	SP2 Hospital, SP2 Education and R3 Medium Density Residential
	Height of buildings	9m within R3 zone
	Floor space ratio	N/A
	Lot size	Between 170sqm to 350sqm for residential component, as per Cumberland LEP Clause 4.1(3C).
Heritage	The site is 300 metres from one local heritage item to the east and a heritage conservation area to the south. No further heritage matters have been considered due to the absence of heritage within or adjacent to the Site.	

Disclosure of political donations and gifts	N/A
Previous considerations	N/A

SUMMARY:

The purpose of this report is to provide an overview of a Planning Proposal Request lodged with Council on 17 September 2021 for 80 Betty Cuthbert Drive, Lidcombe (the Site).

The Planning Proposal Request seeks to amend the Cumberland Local Environmental Plan 2021 (CLEP 2021) to facilitate redevelopment of the Site for a mix of health, education, and residential uses.

The status of the Planning Proposal Request is shown in Figure 1. This report recommends that the proposal is supported for the purpose of a Gateway Determination.

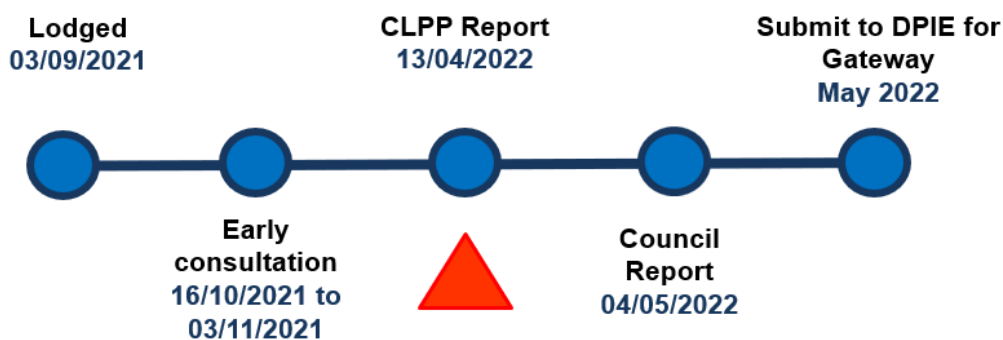


Figure 1: Status of the Planning Proposal

REPORT:

The Site and its context

The Planning Proposal Request relates to 80 Betty Cuthbert Drive, Lidcombe, which is located approximately 10km south-east of Parramatta CBD, 3km south of Lidcombe Principal Local Centre and 2km east of Berala Local Centre (Figure 2).

The north-central part of the Site is occupied by a Multiple Sclerosis Facility built in the 1970s. The rest of the Site is undeveloped and contains internal roads and vegetation (Figure 3).

Surrounding land uses include:

- To the north and east – established residential neighbourhoods, dominated by 1-2 storey detached dwellings
- To the south – the ‘Botanica’ estate (former Lidcombe hospital site), with a mix 1-2 storey attached and detached houses
- To the south-east – Lidcombe TAFE and Sydney University Cumberland

Campus

- The west – Carnarvon Golf Course and Coleman Park.

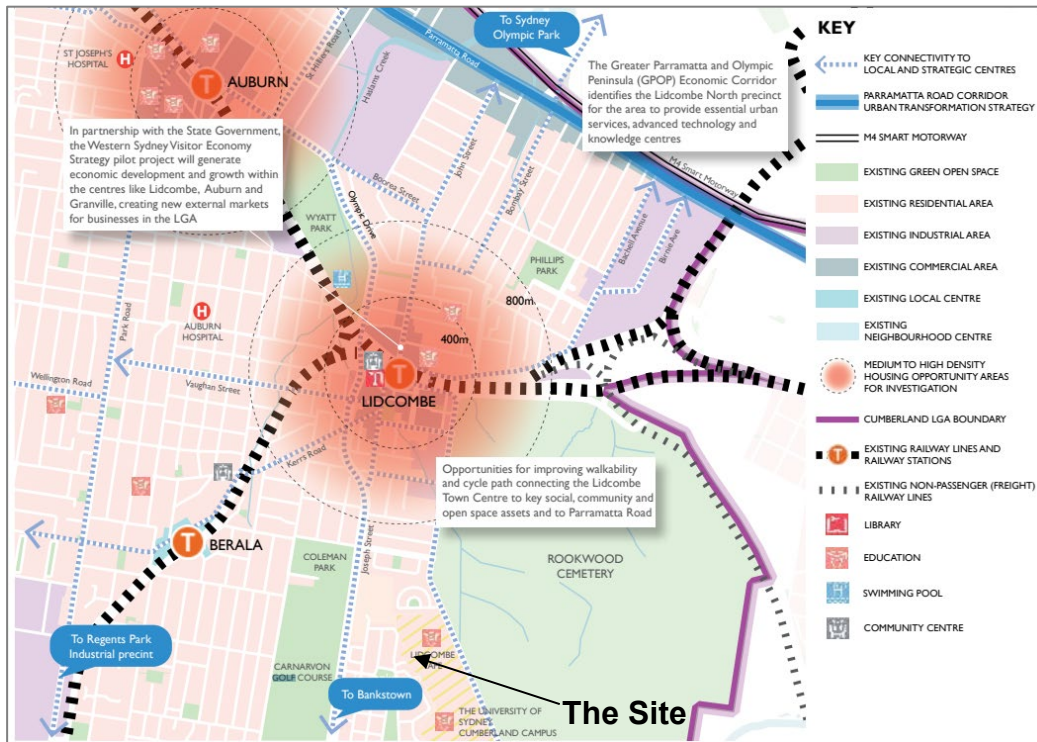


Figure 2: The Site in its regional context



Figure 3: The Site in its local context

Objectives and intended outcomes

The Planning Proposal Request seeks to facilitate redevelopment of the Site for a mix of health, education, and residential land uses, as shown in the masterplan at Figure 4, and summarised below.

- Stage 1: A new Multiple Sclerosis (MSL) Facility which is to be relocated to the southern part of the Site. On 15 November 2021, the Sydney Central City Planning Panel issued development consent for the new MSL Facility, including 20 two-bedroom units for temporary accommodation, provision of carparking and new access driveways, drainage and stormwater detention works and tree removal (DA2021/0435).
- Stage 2: Medium density housing along the northern, eastern, and southern boundaries of the Site. This part of the site is proposed to have the same controls as the Botanica Estate to the south, and is to be sold to and redeveloped by a private developer.
- Stage 3: Educational establishment on the north-western part of the Site, fronting Joseph Street. The proposed type and scale of educational establishment is yet to be confirmed following the preparation of a business case by NSW Department of Education (DoE) and approval by NSW Treasury. Until a business case is approved, the NSW Government is unable to provide a firm commitment to the type of educational establishment or timing for delivery.
- Stormwater detention basins and local roads to serve the development.

Explanation of provisions

To achieve the objectives and intended outcomes, the proposal seeks to amend Cumberland LEP 2021 as summarised in Table 1 below and shown in Figures 5 to 12.

Control	Existing	Proposed
<i>Land Zone</i>	SP2 Hospital	Part SP2 Educational Establishment (32%) Part SP2 Hospital (16%) Part SP2 Drainage (4%) Part R3 Medium Density Residential (30%)
<i>Height of Buildings</i>	N/A	9m within R3 zone
<i>Floor Space Ratio</i>	N/A	0.75:1 within R3 zone
<i>Lot Size</i>	N/A	Amend clause 4.1(3C) and associated mapping to allow maximum subdivision lot sizes between 170sqm and 350sqm on the R3 part of the Site, consistent with Botanica.

Table 1: Proposed amendments to Cumberland LEP 2021



Figure 4: Indicative masterplan

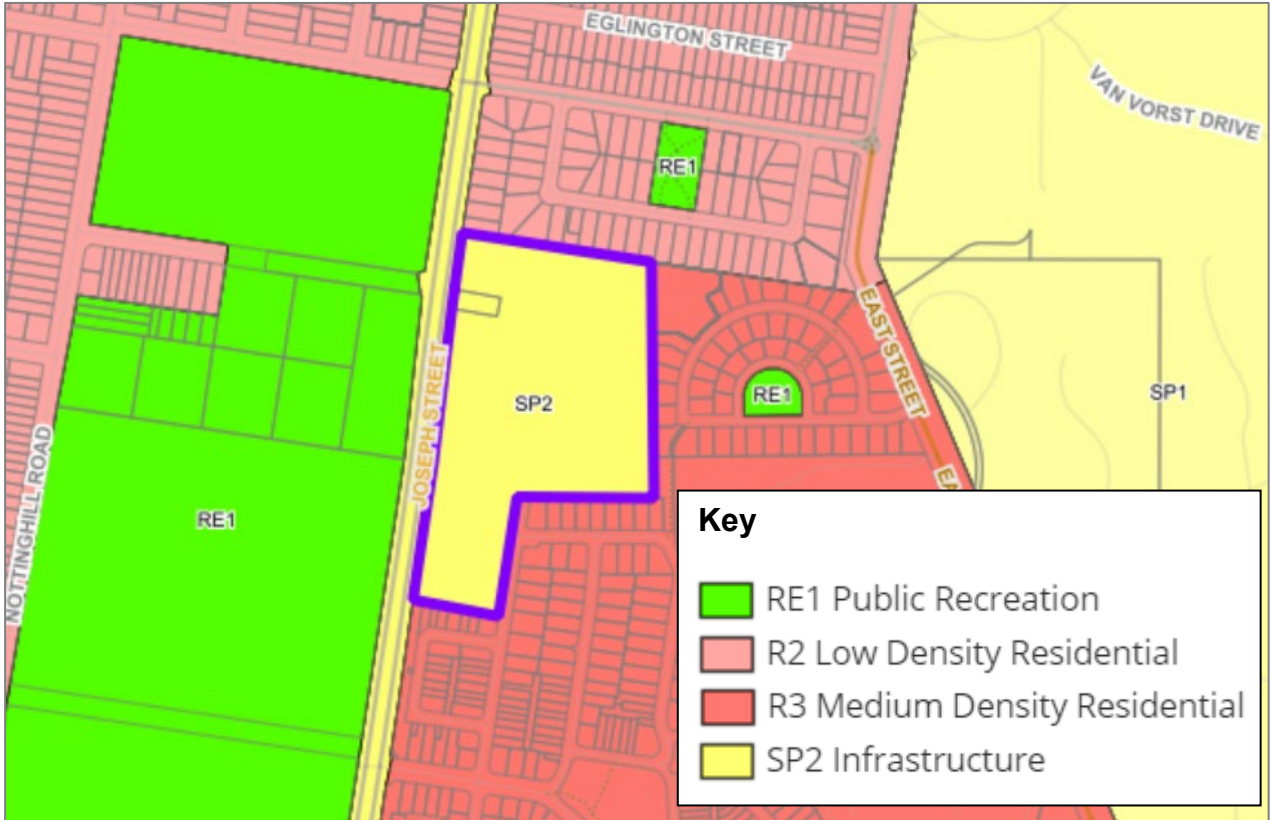


Figure 5: Existing land zoning

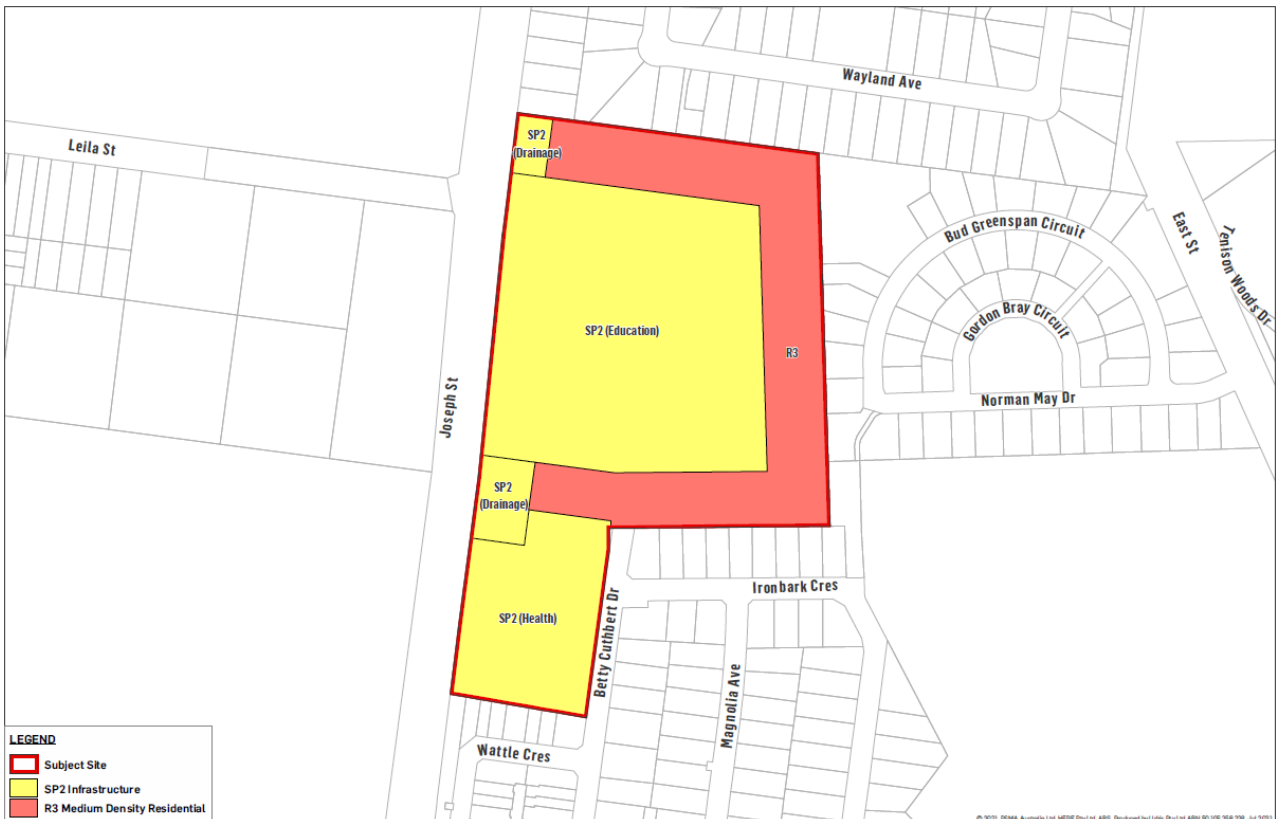


Figure 6: Proposed land zoning

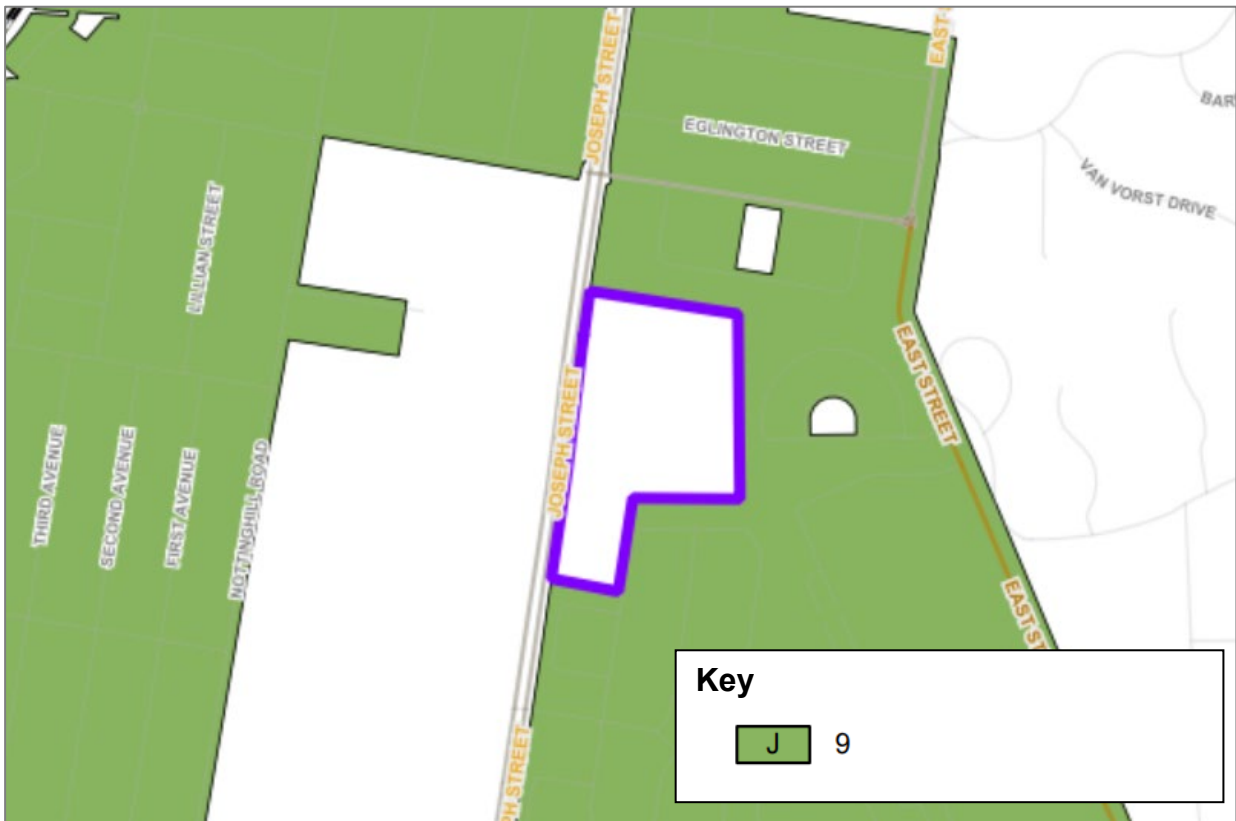


Figure 7: Existing height of buildings



Figure 8: Proposed height of buildings

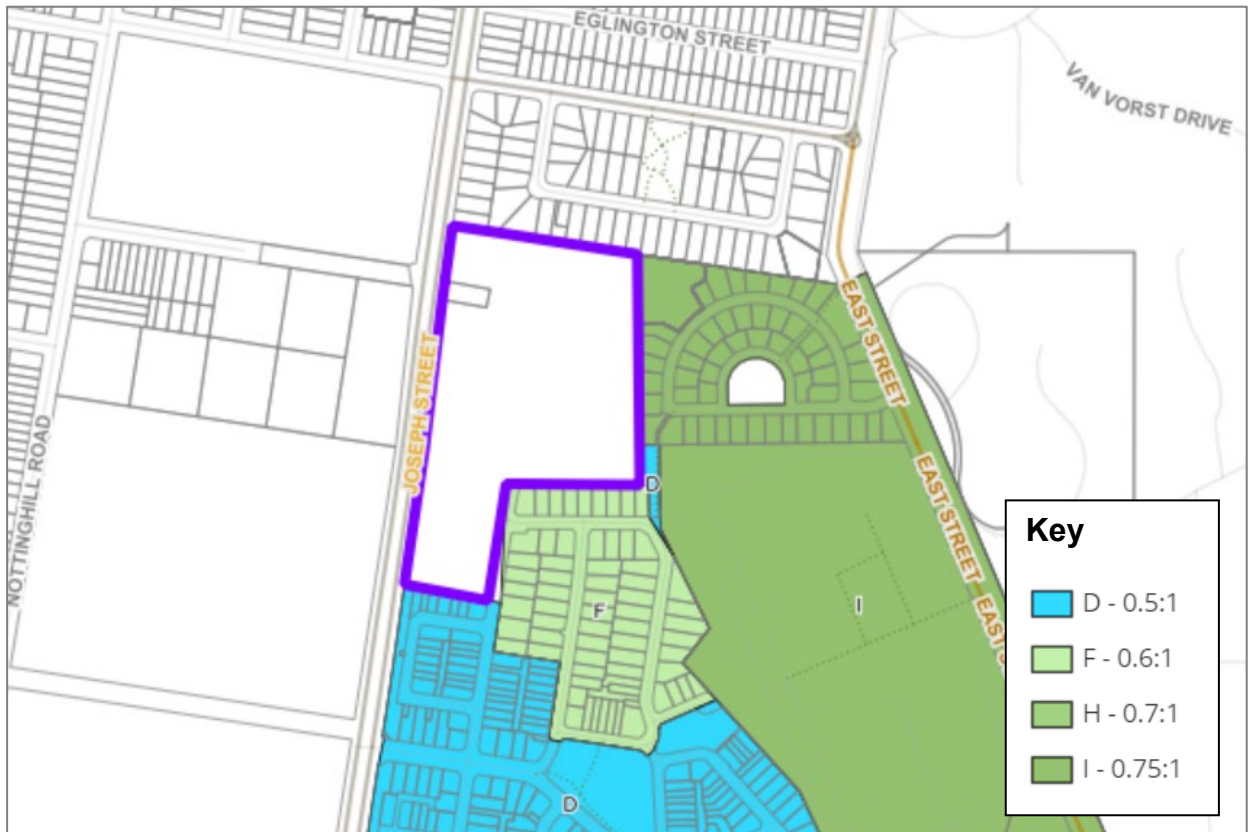


Figure 9: Existing floor space ratio



Figure 10: Proposed floor space ratio

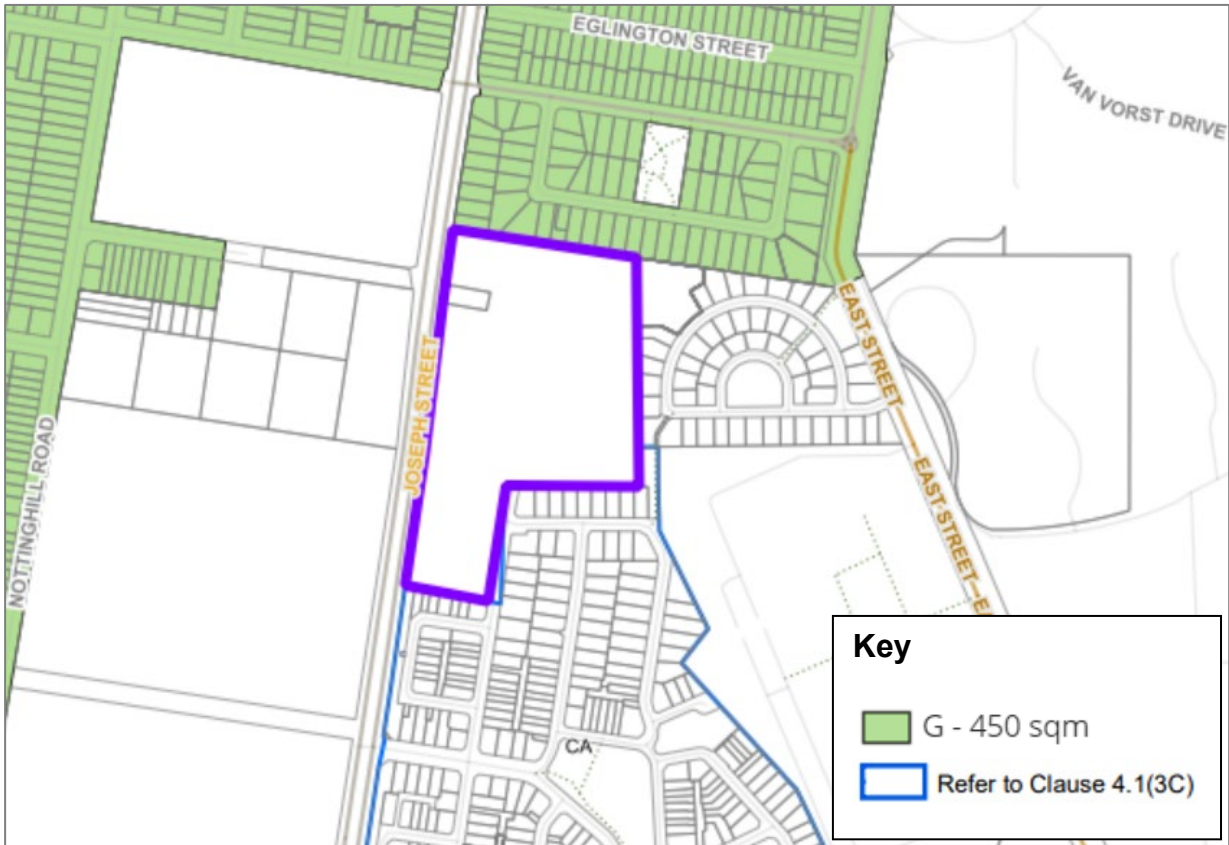


Figure 11: Existing lot size

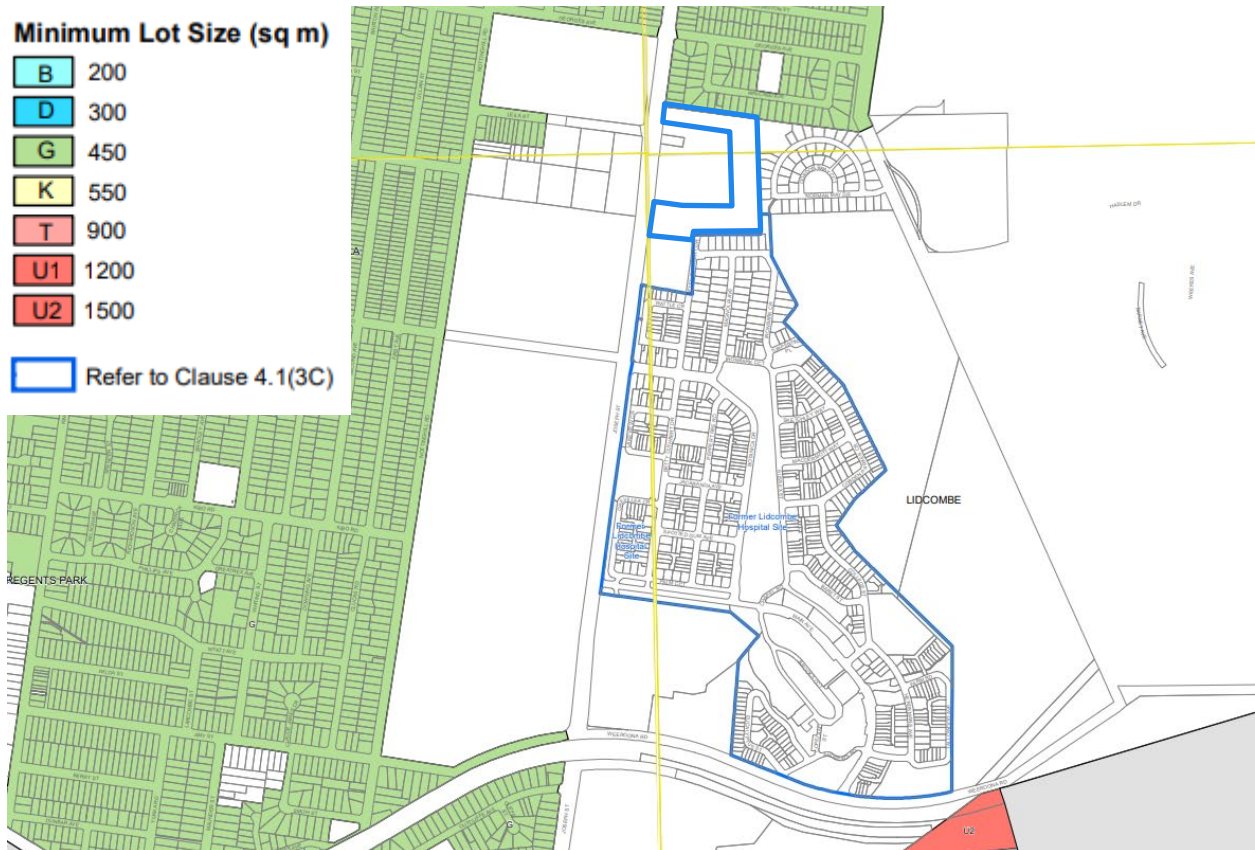


Figure 12: Proposed lot size (see existing Cumberland LEP Clause 4.1(3C) below)

Site provision for minimum lot size (Clause 4.1(3C))

There is an existing clause in the Cumberland LEP that outlines site-specific minimum lot size requirements on adjoining land to the Site, as outlined below. It is proposed that these provisions apply to the residential component of the Site.

4.1 Minimum subdivision lot size

...

(3C) The minimum lot size for development on land shown edged blue and identified as “Former Lidcombe Hospital Site” on the Lot Size Map is as follows in relation to development for the purposes of—

- (a) dwelling houses—*
 - (i) 350 square metres, or*
 - (ii) if a garage will be accessed from the rear of the property—290 square metres, or*
 - (iii) if the dwelling house will be on a zero lot line—270 square metres,*
- (b) semi-detached dwellings—270 square metres,*
- (c) multi dwelling housing—170 square metres for each dwelling,*
- (d) attached dwellings—170 square metres*

Development Control Plan

The Proponent prepared a draft site-specific Development Control Plan (draft DCP) to support the proposed LEP controls and guide the future development of the site.

Key elements of the draft DCP include:

- An indicative masterplan, showing the proposed location of proposed landuses and key infrastructure to be delivered on the site. The Proponent would need to obtain subdivision approval from Council prior to before any rezoning occurs.
- Objectives and controls for the proposed movement network and street layout. Council officers will update the draft DCP prior to exhibition to include a requirement for the signalised intersection on Joseph Street to be devliered before occupation of the educational establishment.
- Objectives and controls for the proposed medium density housing. This section is to be updated prior to exhibition to ensure consistency with the site-specific DCP for the Botanica Estate to the south (the Former Lidcombe Hospital site).

Public benefit offer

Through the application of the Cumberland Planning Agreements Policy and Guideline, Council seeks to ensure a fair and reasonable apportionment of the costs and benefits of development and deliver planning outcomes that contribute to a net public benefit for the community.

The Proponent has elected not to enter into a Planning Agreement with Council; however, the Planning Proposal Request is supported by an Assessment of Public Benefits, which provides an estimation of the NSW Government’s proposed direct

investment and expected quantitative public benefits derived from Government's direct investment into the site.

Preliminary consultation

The Proponent carried out preliminary public consultation from May to June 2020, before the Planning Proposal Request was lodged with Council.

Council officers placed the Planning Proposal Request on preliminary consultation from 6 October 2021 to 3 November 2021, in accordance with policy requirements. In response, Council received a total of 36 submissions, including eight objections and 20 submissions in support of the proposal. Items covered in the submission included:

- Most submissions expressed strong support for the establishment of a new school on the site
- Many submissions requested for additional uses be delivered on the site as part of the proposal, including open space and commercial/retail uses, to reduce the need for residents to drive to other surrounding areas to access services and facilities
- Concerns about potential impacts associated with the proposed school and residential component, including pedestrian safety, traffic and parking, and amenity impacts such as privacy and noise.

Strategic merit assessment

The proposal is broadly consistent with the strategic planning framework and policy context, as outlined below.

Consistency with Greater Sydney Region Plan - A Metropolis of Three Cities

The proposal is broadly consistent with the Greater Sydney Region Plan, including:

- Objective 3: Infrastructure adapts to meet future needs. The proposal seeks to deliver an educational establishment and supporting roads and stormwater infrastructure to meet the needs of Cumberland's rapidly growing population.
- Objective 10: Greater housing supply: the proposal provides a greater amount of housing supply than would be possible without the proposed rezoning.
- Objective 11: Housing is more diverse and affordable: The proposal aims to deliver a mix of housing types and sizes, including 'missing middle' attached housing, similar to the Botanica site to the south.
- Objective 14. integrated land use and transport creates a walkable and 30-minute cities: The proposal will improve pedestrian permeability and active transport network. The proposed pedestrian linkage to Ironbark Walkway, new intersection at Joseph Street and pedestrian connection opportunity to Leila Street increase permeability between eastern and western communities, including Berala. The direct pedestrian connection through Ironbark Walkway and Norman May Drive will also improve accessibility to more bus services and regional cycleway

network at East Street.

Consistency with the Central City District Plan

The proposal is generally consistent with the Central City District Plan, including:

- Priority C1: Planning for a city supported by infrastructure. The proposal seeks to deliver a new MSL facility, educational establishment, and supporting infrastructure including roads, drainage and pedestrian links.
- Priority C3: Providing services and social infrastructure to meet people's changing needs. The proposal will facilitate redevelopment of a large, underutilised Government site for a mix of land uses, including a new MSL facility and educational establishment.
- Priority C5: Providing housing supply, choice and affordability with access to jobs, services and public transport. The proposal seeks to deliver additional housing in close proximity to established residential neighbourhoods, services and facilities, including public transport.
- Priority C16: Increasing urban tree canopy cover and delivering Green Grid connections. The indicative master plan maintains the landscape character of the site by retaining high and medium value trees to allow for future movement of species along the green corridor. Trees are also proposed to be retained where possible along the site periphery within the rear side of the proposed residential and the proposed buffer zone to Joseph Street for potential habitats for local species.

Consistency with Cumberland 2030: Our Local Strategic Planning Statement (LSPS)

The proposal is generally consistent with Cumberland 2030: Our Local Strategic Planning Statement, including:

- Objective P4: Improving accessibility within our town centres. The proposal will make it easier for current and future residents to access other nearby centres and surrounding neighbourhoods through the provision of pedestrian and cycle links.
- Objective P5: Delivering housing diversity to suit changing needs. The proposal seeks to deliver a mix of housing types and sizes, similar to the Botanica site to the south.
- Objective P9. Providing high quality, fit-for-purpose community and social infrastructure in line with growth and changing requirements. Redeveloping the site for a school and MSL facility will provide valuable social infrastructure to meet the needs of Cumberland's rapidly growing population.
- Objective P13: Protecting, enhancing and increasing natural and green spaces. The proposal seeks to retain significant vegetation and to provide tree planting along Joseph Street.

Key considerations

Social and economic

- The proposal will deliver social infrastructure to meet the needs of the local area and wider region.
- The proposal will deliver a range of employment opportunities in the health and education sector, with access to Lidcombe TAFE and Sydney University Cumberland Campus.
- In addition to ongoing employment opportunities, the proposal will also result in a temporary increase in construction jobs.

Urban design and built form

- The proposed planning controls for the residential component will result in a similar built form outcome as the Former Lidcombe Hospital site to the south.
- The proposed school will be required to meet the design controls and design quality principles in the State Environmental Planning Policy (Transport and Infrastructure) (SEPP) (formerly Education SEPP) and associated Design Guide for Schools.
- The design of the MSL facility has been approved by Sydney Central City Planning Panel.

Traffic and access

- Transport for NSW requirements have been addressed in the masterplan. The concept layout for the master plan includes the introduction of an interim left-in left-out connection to Joseph Street. This connection is to be converted to a signalised intersection before the educational establishment is operational.
- The Proponent will also be required to address local requirements and issues as part of any development application for the educational establishment. A traffic report will be required to show, at a minimum: school and cumulative traffic between 8-9.30am and 2-4pm; sweep path analysis on proposed cul-de-sac; and operational management details for the school.

Environmental

The Planning Proposal Request is supported by a range of technical studies that address the following matters.

- Noise and vibration: The development would impact adjacent residents during both construction and operation. The development would also be subject to significant noise levels from Joseph Street. It is noted that the masterplan provides for large setbacks to, and significant tree planting, along Joseph Street which may help to mitigate noise impacts.

- Trees and vegetation: The site contains 16 trees with high retention value and should be retained and protected wherever possible. All opportunities for retaining these subject trees using design modification and tree sensitive construction techniques should be explored.
- Landscape and visual: The Project has the potential to impact the visual amenity and landscape character of the local area. If the proposal proceeds past Gateway, a site-specific Development Control Plan will be prepared to guide the future development of the site.
- Air quality: The focus of an impact on air quality from the proposed project would be during the construction phase, as the proposed land uses would not involve significant air emissions.
- Surface and groundwater: Due to proposed land uses, the project will likely only interact with the ground water through a pollution pathway during construction.
- Heritage: The site does not contain a heritage item, nor are there any heritage items adjacent to the Site.
- Contamination and Acid Sulphate Soils: The site was found to have a low risk of contamination; however, further investigations are recommended before the site is redeveloped.

The above matters will be further considered at development application stage should the proposal proceed to Gateway and finalisation.

CONCLUSION:

The Planning Proposal Request is consistent with the strategic planning framework and policy context and will deliver a wide range of benefits, including a new MSL facility, educational establishment, and diverse housing. It is therefore recommended that the proposal is reported to Council with a recommendation to proceed to Gateway Determination.

CONSULTATION:

The proposal has been subject to extensive consultation as outlined in this report. Further consultation will occur should the proposal receive a Gateway Determination.

FINANCIAL IMPLICATIONS:

Financial implications for Council are outlined in this report.

POLICY IMPLICATIONS:

This report recommends that the Planning Proposal Request be reported to Council for further consideration. If Council resolves to forward the planning proposal to the Department of Planning and Environment for a Gateway Determination, there will be policy implications associated with the subsequent stages of the planning proposal process. These will be outlined in subsequent Council reports.

COMMUNICATION / PUBLICATIONS:

The final outcome of this matter will be notified on Council's website. Submitters will also be notified in writing of the outcome.

REPORT RECOMMENDATION:

That Cumberland Local Planning Panel (CLPP) recommend that Council supports, for the purpose of a Gateway Determination, the Planning Proposal Request for 80 Betty Cuthbert Drive, Lidcombe.

ATTACHMENTS

1. Attachment 1 - Planning Proposal Request
2. Attachment 2 - Urban Design Report
3. Attachment 3 - Draft Site-specific Development Control Plan
4. Attachment 4 - Department of Education Letter
5. Attachment 5 - Assessment of Public Benefits
6. Attachment 6 - Transport and Traffic Assessment Report
7. Attachment 7 - Environmental Assessment Report
8. Attachment 8 - Preliminary Tree Assessment
9. Attachment 9 - Habitat Assessment and Targeted Flora survey
10. Attachment 10 - Preliminary Contamination and Acid Sulfate Soils Investigation
11. Attachment 11 - Utilities and Services Report
12. Attachment 12 - Water Cycle Management Report
13. Attachment 13 - Engagement Outcomes Report - Proponent
14. Attachment 14 - Summary of Submissions - Council Preliminary Consultation

Minutes of the Cumberland Local Planning Panel Meeting held via Zoom on Wednesday 13 April 2022.

PRESENT:

Stuart McDonald (Chairperson), Graham Brown, Naomi Fiegel and Irene Simms.

IN ATTENDANCE:

Emma Di Rita, Maria Dsouza, Elif Haliloglu, Michael Lawani, Kristen Obeid, Jai Shankar, Sarah Sheehan, Sarah Hussein and Darcie Huisman.

NOTICE OF LIVE STREAMING OF COUNCIL 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 11:37am.

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>
Alaine Roff	LPP033/22 - Planning Proposal for 80 Betty Cuthbert Drive Lidcombe
Brigitte Bradley	LPP033/22 - Planning Proposal for 80 Betty Cuthbert Drive Lidcombe
Vicky Sarakiniotis	LPP033/22 - Planning Proposal for 80 Betty Cuthbert Drive Lidcombe
Bill Yassine	LPP032/22 - Modification Application for 267 Woodville Road Guildford
Salvador Aguilera	LPP032/22 - Modification Application for 267 Woodville Road Guildford

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.

The open session of the meeting closed at 12:17pm.

The closed session of the meeting opened at 12:19pm.

ITEM LPP031/22 - MODIFICATION APPLICATION FOR 267 WOODVILLE ROAD
GUILDFORD

PANEL DECISION:

1. That Modification Application No. MOD2021/0455 for Section 4.55(2) modification application to the approved motor repair workshop and motor showroom to increase the number of vehicles on display, the number of visitors to the site per week, the amount of oil to be stored on-site per year and additional hardstand area on land at 267 Woodville Road GUILDFORD NSW 2161 be referred to the Council's in-house legal counsel for advice regarding the applicants' use of the modification provisions in the Environmental Planning and Assessment Act 1979 to deal with changes to a development consent and ongoing existing use.
2. In the event that the legal advice is that there is no legal power, then the application be refused by the Panel on that basis.
3. In the event that the legal advice is that there is legal power, then the application be refused by the Panel for the reasons set out in the Planning Officer's report.

For: Stuart McDonald (Chairperson), Graham Brown, Naomi Fiegel and Irene Simms.

Against: Nil.

ITEM LPP032/22 - PLANNING PROPOSAL - 80 BETTY CUTHBERT DRIVE,
LIDCOMBE

PANEL DECISION:

That the Panel advises the Council that it supports the Planning Proposal request for 80 Betty Cuthbert Drive, Lidcombe proceeding to a Gateway Determination.

The Panel also recommends to the Proponent and the Council that the following items be subject to more detailed consideration including, where relevant, in the preparation of future planning controls for the site:

1. The identification of significant trees in the Development Control Plan (DCP).
2. The means of promoting public transport use, including the most effective way of providing bus access and whether bringing buses on to the site is the optimal solution, recognising that these buses may serve more than just the school.

3. **The provision of pedestrian linkages from the school to the areas to the east and whether the link as shown on the drawings is sufficient or whether additional linkages should be provided.**
4. **The acknowledgment of the adjoining state heritage item being the former Lidcombe hospital site and its associated relationship to the subject site and the need for appropriate planning controls in the DCP to ensure an acceptable development interface with that item.**

For: Stuart McDonald (Chairperson), Graham Brown, Naomi Fiegel and Irene Simms.

Against: Nil.

ITEM LPP016/22 - DEVELOPMENT APPLICATION FOR 4A AUBURN ROAD AUBURN

PANEL DECISION:

That Development Application No. DA2022/0015 for the use of the land as a telecommunications facility with third party advertising on a 32 inch electronic display screen incorporated in the payphone structure on the public footpath adjacent to 4A Auburn Road, Auburn NSW 2144 be approved subject to the recommended conditions.

For: Stuart McDonald (Chairperson), Graham Brown, Naomi Fiegel and Irene Simms.

Against: Nil.

Reasons for Decision:

1. The Panel generally concurs with the Planning Officer's report subject to the attached conditions within the report.
2. The Panel noted that the 75-inch advertising structure had previously been approved under a prior development consent. The structure supporting those signs were deemed acceptable at the time of construction and did not require consent.
3. The proposal is consistent with the objectives of the B4 Mixed Use zone of the Cumberland Local Environmental Plan 2021 and the relevant provisions under the Cumberland Development Control Plan 2021.
4. The Panel is satisfied that the development will not have any unreasonable impacts on the amenity of the neighbouring properties or the locality, also noting there were no written submissions in response to the notification of the application.
5. Taking into account reasons above, approval of the application will be in the public interest.

ITEM LPP017/22 – DEVELOPMENT APPLICATION FOR LAND ADJACENT TO 20
MCFARLANE STREET, MERRYLANDS

PANEL DECISION:

That Development Application No. DA2022/0010 for the use of the land as a telecommunications facility with third party advertising on a 32 inch electronic display screen incorporated in the payphone structure on the public footpath adjacent to 20 McFarlane Street, MERRYLANDS NSW 2160 be approved subject to the recommended conditions.

For: Stuart McDonald (Chairperson), Graham Brown, Naomi Fiegel and Irene Simms.

Against: Nil.

Reasons for Decision:

1. The Panel generally concurs with the Planning Officer's report subject to the attached conditions within the report.
2. The Panel noted that the 75-inch advertising structure had previously been approved under a prior development consent. The structure supporting those signs were deemed acceptable at the time of construction and did not require consent.
3. The proposal is consistent with the objectives of the B4 Mixed Use zone of the Cumberland Local Environmental Plan 2021 and the relevant provisions under the Cumberland Development Control Plan 2021.
4. The Panel is satisfied that the development will not have any unreasonable impacts on the amenity of the neighbouring properties or the locality, also noting there were no written submissions in response to the notification of the application.
5. Taking into account reasons above, approval of the application will be in the public interest.

ITEM LPP018/22 - DEVELOPMENT APPLICATION FOR LAND ADJACENT TO 2-4
BRIDGE STREET LIDCOMBE

PANEL DECISION:

That Development Application No. DA2022/0013 for the use of the land as a telecommunications facility with third party advertising on a 32 inch electronic display screen incorporated in the payphone structure on the public footpath

adjacent to 2-4 Bridge Street, LIDCOMBE NSW 2141 be approved subject to the recommended conditions.

For: Stuart McDonald (Chairperson), Graham Brown, Naomi Fiegel and Irene Simms.

Against: Nil.

Reasons for Decision:

1. The Panel generally concurs with the Planning Officer's report subject to the attached conditions within the report.
2. The Panel noted that the 75-inch advertising structure had previously been approved under a prior development consent. The structure supporting those signs were deemed acceptable at the time of construction and did not require consent.
3. The proposal is consistent with the objectives of the B4 Mixed Use zone of the Cumberland Local Environmental Plan 2021 and the relevant provisions under the Cumberland Development Control Plan 2021.
4. The Panel is satisfied that the development will not have any unreasonable impacts on the amenity of the neighbouring properties or the locality, also noting there were no written submissions in response to the notification of the application.
5. Taking into account reasons above, approval of the application will be in the public interest.

ITEM LPP019/22 - DEVELOPMENT APPLICATION FOR LAND ADJACENT TO 26 AUBURN ROAD AUBURN

PANEL DECISION:

That Development Application No. DA2022/0014 for the use of the land as a telecommunications facility with third party advertising on a 32 inch electronic display screen incorporated in the payphone structure on the public footpath adjacent to 26 Auburn Road, Auburn NSW 2144 be approved subject to the recommended conditions.

For: Stuart McDonald (Chairperson), Graham Brown, Naomi Fiegel and Irene Simms.

Against: Nil.

Reasons for Decision:

1. The Panel generally concurs with the Planning Officer's report subject to the attached conditions within the report.

2. The Panel noted that the 75-inch advertising structure had previously been approved under a prior development consent. The structure supporting those signs were deemed acceptable at the time of construction and did not require consent.
3. The proposal is consistent with the objectives of the B4 Mixed Use zone of the Cumberland Local Environmental Plan 2021 and the relevant provisions under the Cumberland Development Control Plan 2021.
4. The Panel is satisfied that the development will not have any unreasonable impacts on the amenity of the neighbouring properties or the locality, also noting there were no written submissions in response to the notification of the application.
5. Taking into account reasons above, approval of the application will be in the public interest.

ITEM LPP020/22 - DEVELOPMENT APPLICATION FOR LAND ADJACENT TO 164 AND 166 MERRYLAND ROAD MERRYLANDS

PANEL DECISION:

That Development Application No. DA2022/0016 for the use of the land as a telecommunications facility with third party advertising on a 32 inch electronic display screen incorporated in the payphone structure on the public footpath adjacent to 164 and 166 Merrylands Road, MERRYLANDS NSW 2160 be approved subject to the recommended conditions.

For: Stuart McDonald (Chairperson), Graham Brown, Naomi Fiegel and Irene Simms.

Against: Nil.

Reasons for Decision:

1. The Panel generally concurs with the Planning Officer's report subject to the attached conditions within the report.
2. The Panel noted that the 75-inch advertising structure had previously been approved under a prior development consent. The structure supporting those signs were deemed acceptable at the time of construction and did not require consent.
3. The proposal is consistent with the objectives of the B4 Mixed Use zone of the Cumberland Local Environmental Plan 2021 and the relevant provisions under the Cumberland Development Control Plan 2021.
4. The Panel is satisfied that the development will not have any unreasonable impacts on the amenity of the neighbouring properties or the locality, also noting

there were no written submissions in response to the notification of the application.

5. Taking into account reasons above, approval of the application will be in the public interest.

ITEM LPP021/22 - DEVELOPMENT APPLICATION FOR LAND ADJACENT TO 72 AUBURN RD AUBURN

PANEL DECISION:

That Development Application No. DA2022/0017 for the use of the land as a telecommunications facility with third party advertising on a 32 inch electronic display screen incorporated in the payphone structure on the public footpath adjacent to 72 Auburn Road, AUBURN NSW 2144 be approved subject to the recommended conditions.

For: Stuart McDonald (Chairperson), Graham Brown, Naomi Fiegel and Irene Simms.

Against: Nil.

Reasons for Decision:

1. The Panel generally concurs with the Planning Officer's report subject to the attached conditions within the report.
2. The Panel noted that the 75-inch advertising structure had previously been approved under a prior development consent. The structure supporting those signs were deemed acceptable at the time of construction and did not require consent.
3. The proposal is consistent with the objectives of the B4 Mixed Use zone of the Cumberland Local Environmental Plan 2021 and the relevant provisions under the Cumberland Development Control Plan 2021.
4. The Panel is satisfied that the development will not have any unreasonable impacts on the amenity of the neighbouring properties or the locality, also noting there were no written submissions in response to the notification of the application.
5. Taking into account reasons above, approval of the application will be in the public interest.

ITEM LPP022/22 - DEVELOPMENT APPLICATION FOR LAND ADJACENT TO 57-59 QUEEN STREET AUBURN

PANEL DECISION:

That Development Application No. DA2022/0018 for the use of the land as a telecommunications facility with third party advertising on a 32 inch electronic display screen incorporated in the payphone structure on the public footpath adjacent to 57-59 Queen Street, AUBURN NSW 2144 be approved subject to the recommended conditions.

For: Stuart McDonald (Chairperson), Graham Brown, Naomi Fiegel and Irene Simms.

Against: Nil.

Reasons for Decision:

1. The Panel generally concurs with the Planning Officer's report subject to the attached conditions within the report.
2. The Panel noted that the 75-inch advertising structure had previously been approved under a prior development consent. The structure supporting those signs were deemed acceptable at the time of construction and did not require consent.
3. The proposal is consistent with the objectives of the B4 Mixed Use zone of the Cumberland Local Environmental Plan 2021 and the relevant provisions under the Cumberland Development Control Plan 2021.
4. The Panel is satisfied that the development will not have any unreasonable impacts on the amenity of the neighbouring properties or the locality, also noting there were no written submissions in response to the notification of the application.
5. Taking into account reasons above, approval of the application will be in the public interest.

ITEM LPP023/22 - DEVELOPMENT APPLICATION FOR LAND ADJACENT TO 60 QUEEN STREET AUBURN

PANEL DECISION:

That Development Application No. DA2022/0019 for the use of the land as a telecommunications facility with third party advertising on a 32 inch electronic display screen incorporated in the payphone structure on the public footpath adjacent to 60 Queen Street, AUBURN NSW 2144 be approved subject to the recommended conditions.

For: Stuart McDonald (Chairperson), Graham Brown, Naomi Fiegel and Irene Simms.

Against: Nil.

Reasons for Decision:

1. The Panel generally concurs with the Planning Officer's report subject to the attached conditions within the report.
2. The Panel noted that the 75-inch advertising structure had previously been approved under a prior development consent. The structure supporting those signs were deemed acceptable at the time of construction and did not require consent.
3. The proposal is consistent with the objectives of the B4 Mixed Use zone of the Cumberland Local Environmental Plan 2021 and the relevant provisions under the Cumberland Development Control Plan 2021.
4. The Panel is satisfied that the development will not have any unreasonable impacts on the amenity of the neighbouring properties or the locality, also noting there were no written submissions in response to the notification of the application.
5. Taking into account reasons above, approval of the application will be in the public interest.

ITEM LPP024/22 - DEVELOPMENT APPLICATION FOR LAND ADJACENT TO 60 QUEEN STREET AUBURN

PANEL DECISION:

That Development Application No. DA2022/0020 for the use of the land as a telecommunications facility with third party advertising on a 32 inch electronic display screen incorporated in the payphone structure on the public footpath adjacent to 60 Queen Street, AUBURN NSW 2144 be approved subject to the recommended conditions.

For: Stuart McDonald (Chairperson), Graham Brown, Naomi Fiegel and Irene Simms.

Against: Nil.

Reasons for Decision:

1. The Panel generally concurs with the Planning Officer's report subject to the attached conditions within the report.
2. The Panel noted that the 75-inch advertising structure had previously been approved under a prior development consent. The structure supporting those signs were deemed acceptable at the time of construction and did not require consent.
3. The proposal is consistent with the objectives of the B4 Mixed Use zone of the Cumberland Local Environmental Plan 2021 and the relevant provisions under the Cumberland Development Control Plan 2021.

4. The Panel is satisfied that the development will not have any unreasonable impacts on the amenity of the neighbouring properties or the locality, also noting there were no written submissions in response to the notification of the application.
5. Taking into account reasons above, approval of the application will be in the public interest.

ITEM LPP025/22 - DEVELOPMENT APPLICATION FOR LAND ADJACENT TO THE KERR PARADE FRONTAGE OF 4A AUBURN RD AUBURN

PANEL DECISION:

That Development Application No. DA2022/0021 for the use of the land as a telecommunications facility with third party advertising on a 32 inch electronic display screen incorporated in the payphone structure on the public footpath adjacent to 4A Auburn Road, Auburn NSW 2144 be approved subject to the recommended conditions.

For: Stuart McDonald (Chairperson), Graham Brown, Naomi Fiegel and Irene Simms.

Against: Nil.

Reasons for Decision:

1. The Panel generally concurs with the Planning Officer's report subject to the attached conditions within the report.
2. The Panel noted that the 75-inch advertising structure had previously been approved under a prior development consent. The structure supporting those signs were deemed acceptable at the time of construction and did not require consent.
3. The proposal is consistent with the objectives of the B4 Mixed Use zone of the Cumberland Local Environmental Plan 2021 and the relevant provisions under the Cumberland Development Control Plan 2021.
4. The Panel is satisfied that the development will not have any unreasonable impacts on the amenity of the neighbouring properties or the locality, also noting there were no written submissions in response to the notification of the application.
5. Taking into account reasons above, approval of the application will be in the public interest.

ITEM LPP026/22 - DEVELOPMENT APPLICATION FOR PUBLIC FOOTPATH
ADJACENT TO 88-90 SOUTH PARADE AUBURN**PANEL DECISION:**

That Development Application No. DA2022/0022 for the use of the land as a telecommunications facility with third party advertising on a 32 inch electronic display screen incorporated in the payphone structure on the public footpath adjacent to 88-90 South Parade, AUBURN NSW 2144 be approved subject to the recommended conditions.

For: Stuart McDonald (Chairperson), Graham Brown, Naomi Fiegel and Irene Simms.

Against: Nil.

Reasons for Decision:

1. The Panel generally concurs with the Planning Officer's report subject to the attached conditions within the report.
2. The Panel noted that the 75-inch advertising structure had previously been approved under a prior development consent. The structure supporting those signs were deemed acceptable at the time of construction and did not require consent.
3. The proposal is consistent with the objectives of the B4 Mixed Use zone of the Cumberland Local Environmental Plan 2021 and the relevant provisions under the Cumberland Development Control Plan 2021.
4. The Panel is satisfied that the development will not have any unreasonable impacts on the amenity of the neighbouring properties or the locality, also noting there were no written submissions in response to the notification of the application.
5. Taking into account reasons above, approval of the application will be in the public interest.

ITEM LPP027/22 - DEVELOPMENT APPLICATION FOR LAND ADJACENT TO THE
PARK STREET FRONTAGE OF 62-72 QUEEN STREET AUBURN**PANEL DECISION:**

That Development Application No. DA2022/0023 for the use of the land as a telecommunications facility with third party advertising on a 32 inch electronic display screen incorporated in the payphone structure on the public footpath adjacent to the Park Street frontage of 62-72 Queen Street, AUBURN NSW 2144 be approved subject to the recommended conditions.

For: Stuart McDonald (Chairperson), Graham Brown, Naomi Fiegel and Irene Simms.

Against: Nil.

Reasons for Decision:

1. The Panel generally concurs with the Planning Officer's report subject to the attached conditions within the report.
2. The Panel noted that the 75-inch advertising structure had previously been approved under a prior development consent. The structure supporting those signs were deemed acceptable at the time of construction and did not require consent.
3. The proposal is consistent with the objectives of the B4 Mixed Use zone of the Cumberland Local Environmental Plan 2021 and the relevant provisions under the Cumberland Development Control Plan 2021.
4. The Panel is satisfied that the development will not have any unreasonable impacts on the amenity of the neighbouring properties or the locality, also noting there were no written submissions in response to the notification of the application.
5. Taking into account reasons above, approval of the application will be in the public interest.

ITEM LPP028/22 - DEVELOPMENT APPLICATION FOR PUBLIC FOOTPATH
ADJACENT TO 441 GREAT WESTERN HIGHWAY GREYSTANES

PANEL DECISION:

That Development Application No. DA2022/0025 for the use of the land as a telecommunications facility with third party advertising on a 32 inch electronic display screen incorporated in the payphone structure on the public footpath adjacent to 441 Great Western Highway, GREYSTANES NSW 2145 be approved subject to the recommended conditions.

For: Stuart McDonald (Chairperson), Graham Brown, Naomi Fiegel and Irene Simms.

Against: Nil.

Reasons for Decision:

1. The Panel generally concurs with the Planning Officer's report subject to the attached conditions within the report.
2. The Panel noted that the 75-inch advertising structure had previously been approved under a prior development consent. The structure supporting those

signs were deemed acceptable at the time of construction and did not require consent.

3. The proposal is consistent with the objectives of the B4 Mixed Use zone of the Cumberland Local Environmental Plan 2021 and the relevant provisions under the Cumberland Development Control Plan 2021.
4. The Panel is satisfied that the development will not have any unreasonable impacts on the amenity of the neighbouring properties or the locality, also noting there were no written submissions in response to the notification of the application.
5. Taking into account reasons above, approval of the application will be in the public interest.

**ITEM LPP029/22 - DEVELOPMENT APPLICATION FOR PUBLIC FOOTPATH
ADJACENT TO 8-10 NORTHUMBERLAND ROAD AUBURN**

PANEL DECISION:

That Development Application No. DA2022/0026 for the use of the land as a telecommunications facility with third party advertising on a 32 inch electronic display screen incorporated in the payphone structure on the public footpath adjacent to 8-10 Northumberland Road, AUBURN NSW 2144 be approved subject to the recommended conditions.

For: Stuart McDonald (Chairperson), Graham Brown, Naomi Fiegel and Irene Simms.

Against: Nil.

Reasons for Decision:

1. The Panel generally concurs with the Planning Officer's report subject to the attached conditions within the report.
2. The Panel noted that the 75-inch advertising structure had previously been approved under a prior development consent. The structure supporting those signs were deemed acceptable at the time of construction and did not require consent.
3. The proposal is consistent with the objectives of the B4 Mixed Use zone of the Cumberland Local Environmental Plan 2021 and the relevant provisions under the Cumberland Development Control Plan 2021.
4. The Panel is satisfied that the development will not have any unreasonable impacts on the amenity of the neighbouring properties or the locality, also noting there were no written submissions in response to the notification of the application.

5. Taking into account reasons above, approval of the application will be in the public interest.

ITEM LPP030/22 - DEVELOPMENT APPLICATION FOR LAND ADJACENT TO 153-155 MERRYLANDS ROAD MERRYLANDS

PANEL DECISION:

That Development Application No. DA2022/0027 for the use of the land as a telecommunications facility with third party advertising on a 32 inch electronic display screen incorporated in the payphone structure on the public footpath adjacent to 153-155 Merrylands Road, MERRYLANDS NSW 2160 be approved subject to the recommended conditions.

For: Stuart McDonald (Chairperson), Graham Brown, Naomi Fiegel and Irene Simms.

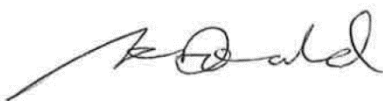
Against: Nil.

Reasons for Decision:

1. The Panel generally concurs with the Planning Officer's report subject to the attached conditions within the report.
2. The Panel noted that the 75-inch advertising structure had previously been approved under a prior development consent. The structure supporting those signs were deemed acceptable at the time of construction and did not require consent.
3. The proposal is consistent with the objectives of the B4 Mixed Use zone of the Cumberland Local Environmental Plan 2021 and the relevant provisions under the Cumberland Development Control Plan 2021.
4. The Panel is satisfied that the development will not have any unreasonable impacts on the amenity of the neighbouring properties or the locality, also noting there were no written submissions in response to the notification of the application.
5. Taking into account reasons above, approval of the application will be in the public interest.

The meeting terminated at 1:10pm.

Signed:



Chairperson