

- f) The proximity of the driveway and the narrowness of the pathway between the driveway and unit 16 results in unacceptable amenity to its habitable rooms.
- g) The location and width of the basement driveway to Burnett Street results in unacceptable streetscape impacts.
- h) The development fails to provide for acceptable access. In particular, from the basement to the ground floor of the townhouses and from either street frontage to the ground floor of the townhouses.
- i) The development fails to comply with the following provisions of the Holroyd DCP 2013:
  - i. Minimum Parking Spaces (Part A - Control 3.1)
  - ii. Lot size and frontage (Part B – Control 5.1 Lot Size and Frontage)
  - iii. Building Appearance (Part B – Controls 5.3 Height and 5.4 Building Appearance)
  - iv. Front Setback (Part B – Controls 5.2 Setbacks)
  - v. Waste Management (part A – Control 11.3 Residential Land Use Waste Management)

**For:** Julie Walsh (Deputy Chairperson), Gabrielle Morrish, Brian Kirk, and Paul Moulds AM.

**Against:** Nil

**Reasons for decision:**

- The Panel disagrees with the recommendation in the officer's report and finds the proposed development unsatisfactory for the reason listed above.

ITEM C035/17 - PLANNING PROPOSAL FOR 2-22 WILLIAM STREET, GRANVILLE - PRELIMINARY REVISED DEVELOPMENT CONCEPT REPORT

**Note:** Mr. Birol Salicioglu addressed the panel on this item.

**Recommended unanimously by the Cumberland Independent Hearing and Assessment Panel (CIHAP) that this item be deferred to a future CIHAP meeting and in the meantime:**

1. Council obtain an additional independent heritage opinion on the demolition of the heritage item.
2. Council undertake an urban design study of whether the FSR is appropriate while satisfying the outcomes required in the ADG including but not limited to floor to floor height, appropriate amenity to all habitable rooms, transition to R2 Zone to the south, separation to side boundary setbacks between site 1 and 2.
3. Consideration be given to any community benefit in the proposed increased FSR and height.

**For:** Julie Walsh (Deputy Chairperson), Gabrielle Morrish, Brian Kirk, and Paul Moulds AM.

**Against:** Nil

**Reasons for decision:**

- The Panel is not satisfied that there is adequate justification for the demolition for heritage item.
- The question of whether the heritage item is retained or not would have a direct impact on the appropriateness of the FSR on the site.
- The indicative concept proposal provided as part of the planning proposal is not satisfying the current standards within the Apartment Design Guide (SEPP 65).

ITEM C036/17 - DRAFT DEVELOPMENT CONTROL PLAN FOR, 246-264 WOODVILLE ROAD (FORMER JOHN COOTES WAREHOUSE SITE), 244 WOODVILLE ROAD AND 2, 4, 6, 8-8A, 10, 12 AND 14-16 LANSLOWNE STREET AND 19 HIGHLAND STREET, MERRYLANDS

**Note:** Mr. Ronald Maginness addressed the panel on this item and tabled a document.

**Recommended unanimously by the Cumberland Independent Hearing and Assessment Panel (CIHAP) that the exhibition of the Draft Development Control Plan and updated Planning Proposal be deferred to a future CIHAP meeting at the request of the applicant to enable staff to consider the material tabled by the applicant at the Cumberland Independent Hearing and Assessment Panel meeting of 13 September 2017.**

**For:** Julie Walsh (Deputy Chairperson), Gabrielle Morrish, Brian Kirk, and Paul Moulds AM.

**Against:** Nil

**Reasons for decision:**

- The Panel considered it reasonable to allow Council staff time to consider the implications of the issues raised by the applicant in relation to the street alignment.