

DATE OF DEFERRAL	29 September 2016
PANEL MEMBERS	John Roseth (Chair), Sue Francis, Julie Savet-Ward, Peter Smith, Jane Fielding
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Christies Conference Centre, Sydney, on Thursday, 29 September 2016, opened at 10am and closed at 11:30am.

The Chair introduced the meeting by saying that, despite the fact that a different panel has considered this application in March 2016, this meeting was to be conducted as if no previous meeting had taken place. The original report and supplementary report were to be considered as if they were one report based on the amended application.

MATTER DEFERRED

2015SYE037 – Canterbury - DA-566/2014 - 717-727 Canterbury Road, Belmore – Demolition of existing structures and construction of a 6 storey mixed use development with basement parking

VERBAL SUBMISSIONS

- Support – nil
- Object – Barbara Coorey
- On behalf of the applicant – Theo Loucas

REASONS FOR DEFERRAL

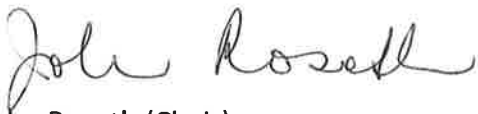
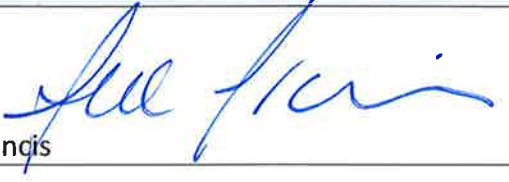



The Panel does not have sufficient information to make a determination at this time. The Panel requests the applicant and council to provide the following information:

- Analysis of the impact of the non-complying parts of the building, (ie a comparison between the shadow impact of the building as proposed on the apartments, communal open space and other buildings compared with a building with complying height);
- An analysis of solar access and cross ventilation of the proposed apartments carried out by an independent expert nominated by the council;
- Specification of the lifts to be used which have an overrun of only 600 mm above the roof;
- If the above results in any changes, amended plans and an amended cl 4.6 submission;
- An updated BASIX and other consultants reports;
- Details of the VPA to which the council has agreed;
- An assessment by the council's assessment planner of the latest submission under cl 4.6 of the Canterbury LEP 2012;

The Panel requests the applicant to provide all information by 14 October 2016, and the council assessment officer to provide a revised assessment report by 28 October 2016. The Panel notes that, for the sake of consistency for the applicant, this application should be determined before 20 November 2016, after which time it would have to be considered by a Sydney planning panel.

When this information has been received, the panel will hold another public determination meeting.

The decision to defer the matter was unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

PANEL MEMBERS	
 John Roseth (Chair)	 Sue Francis
 Julie Savet-Ward	 Peter Smith
 Jane Fielding	