

DATE OF DETERMINATION	Wednesday 12 October 2016
PANEL MEMBERS	John Roseth (Chair), Sue Francis, Nicole Gurran, George Glinatsis, Mark Castle
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre, 3 Spring Street Sydney, on Wednesday 12 October 2016, opened at 12.15 pm and closed at 1.50 pm.

MATTER DEFERRED (AS DESCRIBED IN SCHEDULE 1)

2016SYE034 – Bayside - DA2016/276

4 Innesdale Road Wolli Creek

Construction of a six (6) storey boarding house, comprising 38 boarding rooms plus one manager's room and ground level parking and demolition of existing structures

VERBAL SUBMISSIONS

- Support –
- Object – Uwe Clasens
- On behalf of the applicant – Alex Veryinis

REASONS FOR DEFERRAL

The Panel resolved to defer the determination of the application to allow the applicant to submit amended drawings and/or additional information as follows:

1. Minimise the bulk of structures on the roof which breach the height control, remove enclosing structures and roof and replace by planter boxes for privacy, remove toilet, storage and one lift;
2. Demonstrate how the stacked parking will work, given that there is intended to be separate ownership of cars above each other in the stacked arrangement and there cannot be pits because of potential flooding. If the stacked parking does not work, how does the proposal meet the parking requirements of SEPP (Affordable Rental Housing) 2009?
3. Demonstrate by sketches how the services will be conducted in bulk heads, given that the floor to floor height is only 2.9m and cannot be increased without additional breaches of the height control, which the Panel would not accept;
4. Sketch the possible development of the adjoining site No 2, to demonstrate that it will not be an isolated site;
5. Demonstrate that the proposal has adequate parking for bicycles and motorcycles to comply with the SEPP (Affordable Rental Housing) 2009;
6. Check for any inconsistencies between the plans and elevations and resolve such inconsistencies to the satisfaction of the assessment officer. There should be no openings or translucent materials on the boundary.

The applicant is requested to provide the above before 27 October 2016. The assessment officer is requested to provide a supplementary report by 4 November 2016 on whether the additional material complies with the above requirements. The supplementary report is also to assess, in more detail than the existing assessment report does, the extent to which the proposal meets the requirements of clause 30A of SEPP (Affordable Rental Housing) 2009, which relates to consistency with the character of the area, specifically in relation to building on the side boundaries.

Following receipt of the supplementary report, the Panel will determine the application by communicating by electronic means.

The decision to defer the matter was unanimous.

PANEL MEMBERS		
 John Roseth (Chair)	 Sue Francis	 Nicole Gurran
 George Glinatsis	 Mark Castle	