

RECORD OF DEFERRAL

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

DATE OF DEFERRAL	20 October 2016
PANEL MEMBERS	John Roseth (Chair), Sue Francis, Louise Camenzuli, Peter Smith, Jane Fielding
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre, 3 Spring Street Sydney on Thursday 20 October 2016, opened at 10:30 AM and closed at 12:25 PM.

MATTER DEFERRED

2016SYE070 – Canterbury-Bankstown DA104/2016

47-51 Chapel Street, Roselands

Demolition of all existing structures and construction of a multi dwelling housing development comprising twenty (20) townhouses including 9 affordable dwellings and basement carpark

VERBAL SUBMISSIONS

- Support – None.
- Object – Kevin Dimitriadis.
- On behalf of the applicant – Graham McKee, Andrew Minto.

REASONS FOR DEFERRAL

The Panel agreed to defer the determination of the application in order to allow for the question of permissibility to be clarified and for the applicant to submit amended drawings that comply with the requirements of SEPP 65 and the Apartment Design Guide and therefore provide better amenity for the proposed apartments.

The Panel notes that the council and the applicant have obtained legal opinions which are inconsistent with each other. In order to clarify the question of permissibility, the council and the applicant are requested to obtain supplementary legal opinions after each party has seen the legal opinion of the other.

The Panel considers that SEPP 65 applies to the application and notes that the applicant agrees with this. Therefore the Panel requests the applicant to submit an amended proposal that provides for the following:

- Achieves building separation as required by the ADG.
- Achieves privacy between the units, in particular between their bedrooms and between the bedrooms and the communal open space.
- Achieves the solar access required by the ADG taking into account the impact of the adjoining four-storey building.
- Provides a view into the communal open space from the street that is not obscured by the lift tower.

The Panel expects that the above alterations will result in a reduction of the number of apartments.

The Panel requests the applicant to submit the amended drawings by 17 November 2016. The Panel notes that this means that the amended application will be considered by one of the future Sydney Planning Panels.

PANEL MEMBERS		
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