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| <b>DATE OF DETERMINATION</b>    | Wednesday, 2 August 2017                             |
| <b>PANEL MEMBERS</b>            | Edward Blakely (Chair), Paul Mitchell and David Ryan |
| <b>APOLOGIES</b>                | Mary-Lynne Taylor and Richard Thorp                  |
| <b>DECLARATIONS OF INTEREST</b> | None   |

Public meeting held at Mantra Parramatta on 2 August 2017, opened at 2:00 pm and closed at 3:15 pm.

#### **MATTER DEFERRED**

2016SYW082 – Parramatta – DA/863/2016 AT 2 -2A Hepburn Avenue and 199-203 Carlingford Road, CARLINGFORD

#### **VERBAL SUBMISSIONS**

- Object: Danielle Armstrong
- On behalf of the applicant – Alexis Cella, Steve Wu and Steve King

#### **REASONS FOR DEFERRAL**

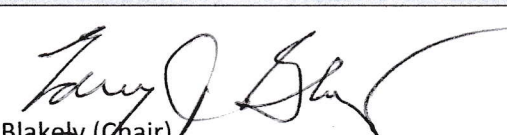
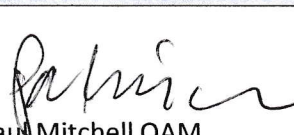
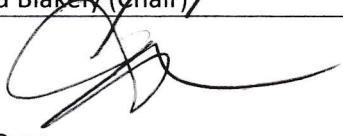
The decision of the Majority of the Panel is to defer the application to enable:

1. Further consultation between the applicant and Council's planners to clearly define the concerns of the latter and make all necessary revisions to clearly meet the objectives of the Apartment Design Guide.
2. Further amended plans to be prepared that address all concerns identified in Part 1 above, and assessed by Council.
3. The above two actions are to occur within six weeks of the date of the meeting.

David Ryan disagreed with the majority of the Panel and voted to refuse the application for the following reasons:

1. The proposal is inconsistent with the following Design Quality Principles as set out in Schedule 1 of State Environmental Planning Policy 65 (SEPP65):
  - 2 – Built Form and Scale
  - 6 – Amenity
2. The proposal does not satisfy the Objectives of the Apartment Design Guide (ADG) applicable under Clause 28 of the State Environmental Planning Policy 65 (SEPP65):
  - 3b-2 Overshadowing
  - 3D Communal and Public Open Space
  - 3F Visual Privacy
  - 4A Daylight/Solar Access
  - 4F Common circulation & spaces
  - 4G Storage
  - 4H Acoustic Privacy

3. The proposal does not satisfy the following Clauses of the Hornsby Local Environmental Plan 2013 (HLEP):
- Clause 4.3 Height of Buildings
  - Clause 4.6 Exceptions of Development Standards
4. The proposal does not satisfy the following Parts of the Hornsby Development Control Plan 2013 (HDCP):
- 3.4.4 Height
  - 3.4.5 Setback
  - 3.4.6 Floorplates

| PANEL MEMBERS   |   |
|---|---|
| <br>Edward Blakely (Chair) | <br>Paul Mitchell OAM |
| <br>David Ryan             |   |