

<b>DATE OF DEFERRAL</b>	15 February 2017
<b>PANEL MEMBERS</b>	Morris Iemma (Chair), Bruce McDonald, Stuart McDonald, Peter Smith and Jane Fielding
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at City of Canterbury-Bankstown Council Chambers, on Wednesday 15 February 2017 opened at 1.00 pm and closed at 3.30 pm.

#### **MATTER DEFERRED**

2016SYW190 – Canterbury-Bankstown Council, DA576/2015/3, 74-80 Restwell Street and 1-9 Leonard Street, Bankstown, Construction of a seven (part six) storey residential flat building containing 156 residential apartments above two levels of basement car parking with strata title subdivision.

S96(2) Amendment: Modification to the approved development to include four additional units, 12 additional basement car parking spaces, a rooftop communal open space area, relocated pump room/plant and fire services, and associated modifications to the building.

#### **VERBAL SUBMISSIONS**

- Support – Nil
- Object – Nil
- On behalf of the applicant – Angela Pearmin, Ben Hayes, Sachin Walkhare and Frank Sator.

#### **REASONS FOR DEFERRAL**






The Panel is of the opinion that the modification application is substantially the same development as that approved.

The decision of the panel is to defer determination of this application for the following:

1. The applicant to provide a detailed analysis of the visual impact of the additional floor space when viewed from adjoining properties, based on current and future circumstances, and also from the public domain. The view locations to be determined in consultation with Council Officers.
2. The applicant to also provide a concept development form on adjoining properties to the south consistent with the current planning controls, and the likely impact of the additional overshadowing on this future development.
3. The lodgement of an amended BASIX Certificate.
4. The Council Officers to provide an updated assessment report to the panel after having analysed the above additional information.

5. That a further assessment report be submitted for the Panel's consideration as soon as possible.

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	
 Morris Iemma (Chair)	 Bruce McDonald
 Jane Fielding	 Peter Smith
 Stuart McDonald	