

RECORD OF DEFERRAL

SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DEFERRAL	Wednesday, 26 April 2017
PANEL MEMBERS	Edward Blakely (Chair), Mary-Lynne Taylor, Paul Mitchell, Paul Stein and Paul Moulds
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Cumberland Council Chambers, Memorial Ave, Merrylands on Wednesday, 26 April 2017, opened at 10:50 am and closed at 11:30 am.

MATTER DEFERRED

2017SWC040 – Cumberland – 2016/496/1 AT 1-7 Neil Street, Merrylands

VERBAL SUBMISSIONS

- On behalf of the applicant – Joseph Scuderi

REASONS FOR DEFERRAL

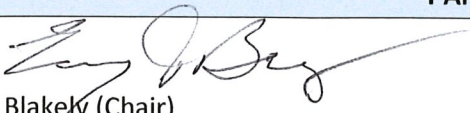
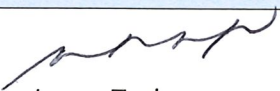
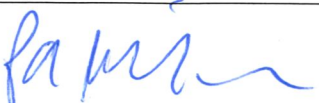


The panel agreed to defer the determination of the matter for amendments to the related plans.

The Panel defers the application for the following reasons:

- Concerns about excessive site coverage in building 3 and insufficient separation between buildings 2 and 3.
- Concern about insufficient landscaped area at ground level around the two new buildings.
- The excessive bulk of the podium section of building 3.
- A wish to see a taller and slimmer building or buildings as a potentially superior alternative to the current proposal.
- The need for more thorough examination of the unit mix, including fuller consideration of the need for 3 bedroom units, given the affordability challenges being experienced for detached family houses.
- The Panel wishes to encourage development of this type because of the public benefit in its close proximity to public transport which will support greater public transit in accordance with the draft District Plan.

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	
 Edward Blakely (Chair)	 Mary-Lynne Taylor
 Paul Mitchell OAM	 Paul Stein AM
 Paul Moulds AM	