

### Item 3 – 4-6 Barsbys Avenue, Allawah

#### Speakers:

- Stuart Gordon - SJB Planning (Town Planner)
- Angelo Candalepas - Candalepas Associates (Project Manager)

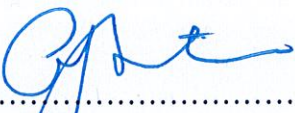
#### IHAP Decision

The Georges River Council IHAP as the delegate of the Georges River Council defers determination of Development Application No. 95/2015 for the demolition of the existing dwellings and the construction of a five storey residential flat building comprising of fourteen units and basement parking at No.'s 4-6 Barsbys Avenue Allawah and invites the applicant to submit amended plans addressing the following within 14 days;

- Building separation on the north eastern side upper floor to be increased to comply with the Residential Flat Design Code.
- Demonstration of compliance with Residential Flat Design Code requirements for solar access to living rooms and private open space.
- Demonstration of compliance with Residential Flat Design Code requirements for internal amenity to the setback bedrooms, generally to inset bedrooms which currently do not benefit from adequate outlook, light and ventilation.
- Adverse impacts on neighbouring properties due to the position and lack of setback from the side boundary for the vehicle ramp, the lack of landscaping along the north eastern side boundary and the position and height of the OSD tank.
- Lack of passive surveillance offered to the front elevation to Barsbys Avenue, Allawah.

#### Voting of the Panel Members:

The decision of the panel was unanimous.

  
.....  
Adam Seton  
Chairperson 24/6/2016