

Panel Members

Chairperson	Jason Perica
Panel Experts	Sue Francis Stephen Leathley
Community Member	Geoff Mitchell

A Supplementary Report was provided to the Local Planning Panel on 10 November 2020, as per request at the Panel meeting of 17 September 2020 where the matter was deferred.

The Local Planning Panel members considered the supplementary report and supporting documents for DA/58327 via electronic determination.

Relevant Considerations	As per Council assessment report and Supplementary report
Material Considered	<ul style="list-style-type: none">• Council assessment report• Submissions• Speakers at LPP meeting, 17 September 2020• Supplementary report
Council Recommendation	Approval subject to conditions

Panel Decision

- 1 The Local Planning Panel grants consent subject to the conditions detailed in the schedule attached to the Addendum report, with the insertion of a replacement to condition 2.3 below, having regard to the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979.***

New condition 2.3:

The ground level(s) at the side and rear boundaries to the rear of the existing dwelling shall be retained at their existing level (i.e. between the fence(s) and the retaining walls). An appropriate annotation shall be included in the approved Construction Certificate plans, and this shall be complied with prior to any Occupation Certificate.

- 2 That Council advise those who made written submissions of the Panel's decision.***

Record of the Electronic Determination contd

Reasons

- 1 The proposal (as amended) is satisfactory having regard to the relevant environmental planning instruments, plans, policies the site and its context.
- 2 The environmental impacts are acceptable after consideration in accordance with Section .4.15 of the Environmental Planning and Assessment Act 1979.
- 3 Where environmental impacts exist, they are appropriately managed or mitigated by the proposed design or conditions of consent.
- 4 The Panel modified a recommended condition regarding the driveway width as the key issue for the Panel was the width at the kerb (retained as recommended), as the play within the street verge will have minor impact and will improve manoeuvring to and within the site. A condition was added to ensure existing site levels are retained to the rear at the property boundaries, for reasons relating to site drainage, neighbour interface and amenity.

Votes The decision was unanimous

Date: 15 November 2020