

DELEGATE'S REPORT

Application Number:	DA20/0200
Proposed Development:	Integrated Housing Comprising Site Preparation, Construction of 26 Detached Dwelling Houses and Subdivision to Create 26 Torrens Title Residential Lots on Residue Lots 1252, 1263, 2046, 2048 and 2212 Created under DA19/0704
Estimated Cost:	\$ 10,765,000
Assessing Officer	Jake Bentley
Report Date	4 August 2021

Final Decision:



Approve



Refuse



Deferred Com

Reason for Final Decision:

1. The assessment of the application as outlined in the report has considered relevant matters and establishes that the proposed development is appropriate having regard to Section 4.15 of the Environmental Planning and Assessment Act 1979.
2. The proposed development is not considered to result in unacceptable adverse impacts on the natural or built environments subject to the recommended conditions of consent.
3. The matters requiring resolution through deferred commencement conditions are not considered to preclude determination of the application or alter the suitability of the proposed development on the subject site.
4. The application was notified and exhibited in accordance with Council's adopted Community Engagement Strategy and Community Participation Plan 2019. Submissions have been suitably considered in the assessment as addressed in the assessment report.

DA Type:



Integrated



Extension of time



Review of determination



SWCPP



Modification

I have considered the report prepared by Jake Bentley and dated 9 March 2021. I have considered the recommendation contained in that report relating to this matter, and pursuant to the delegated authority granted by the General Manager (pursuant to Section 377 and Section 378 of the Local Government Act 1993) on 9 October 2013 the application is:

Determined in accordance with the recommendation:



Name of Delegate:	Kate Smith
Signature of Delegate:	
Position Title:	Principal Planner
Delegates Level of Authority:	EPA01.21
Date of Determination:	9 March 2021.

I have reviewed the details of this application and Council's requirements, and also certify that:

Section 7.11 contributions are applicable to this development, and the contributions calculated by the reporting officer attached to the assessment report are true and correct and have been properly incorporated as conditions to the consent to be issued by Council.



Section 7.12 contributions are not applicable to this development.



Name of Delegate:

Kate Smith

Signature of Delegate:

Date of Determination:

9 March 2021

Determination of the Development Application is to be advertised under section 101 Environmental Planning and Assessment Act 1979.

