

DELEGATE'S REPORT

Application Number:	DA21/0025
Proposed Development:	Demolition of Existing Structures and Construction of a Seniors Housing Development Consisting of 16 Dwellings and Strata Subdivision
Estimated Cost:	\$ 3,910,000
Assessing Officer	Pukar Pradhan
Report Date	22 February 2022

Final Decision:	
<input type="checkbox"/> Approve	<input checked="" type="checkbox"/> Refuse
<input type="checkbox"/> Deferred Com	
Reason for Final Decision:	
<p>1. The assessment of the application as outlined in the report has considered relevant matters and establishes that the proposed development is not suitable having regard to Section 4.15 of the Environmental Planning and Assessment Act 1979.</p> <p>2. The nature of the proposed development is not appropriate on the subject site for the reasons outlined within the recommended reasons for refusal.</p> <p>3. The proposal is not considered to be site or contextually responsive and represents an over-development of the site.</p> <p>4. The proposal is not considered to be in the public interest as outlined within the assessment report.</p>	
DA Type:	
<input type="checkbox"/> Integrated	<input type="checkbox"/> Extension of time
<input type="checkbox"/> Review of determination	<input type="checkbox"/> SWCPP
<input type="checkbox"/> Modification	
<i>I have considered the report prepared by Pukar Pradhan and dated 10 February 2022. 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:</i>	
Determined in accordance with the recommendation:	<input checked="" type="checkbox"/>
Name of Delegate:	Gavin Cherry
Signature of Delegate:	
Position Title:	Development Assessment Co-ordinator
Delegates Level of Authority:	EPA01.21
Date of Determination:	10 February 2022.
<i>I have reviewed the details of this application and Council's requirements, and also certify that:</i>	
Name of Delegate:	Gavin Cherry

Signature of Delegate:	
Date of Determination:	10 February 2022

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

