

DELEGATE'S REPORT

Application Number:	DA19/0705
Proposed Development:	Demolition of Existing Structures and Construction of a Two Storey Boarding House Containing 12 Boarding Rooms, a Manager's Room and Basement Car Parking
Estimated Cost:	\$ 700,000
Assessing Officer	Gemma Bennett
Report Date	28 November 2019

Final Decision:

 Approve Refuse Deferred Com

Reason for Final Decision:

1. The lack of a remediation action plan prevents the Panel from granting consent.
2. The proposal in its current form fails to satisfy several design criteria in the Development Control Plan. Those criteria relate to inadequate setback from side boundaries for the upper levels, the potential for overshadowing on the house to the south, the length of solid walls, the heights of the planter boxes and the number and size of window openings.
3. The submitted landscape plan and planting concept is inadequate. The landscape treatment of the site should be consistent with the future desired character of the area.
4. The lack of adequate acoustic report, traffic analysis and Police advice on potential for anti-social behaviour.
5. The Panel is mindful of the provisions of Division 8.2 of the Environmental Planning and Assessment Act and the potential for determinations to be reviewed

DA Type:

 Integrated Extension of time Review of determination SWCPP Modification

I have considered the report prepared by Gemma Bennett and dated 28 November 2019. 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:	Kathryn Saunders
Signature of Delegate:	
Position Title:	Acting Principal Planner
Delegates Level of Authority:	LPP
Date of Determination:	28 November 2019.

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

Section 94 contributions are not applicable to this development.



Name of Delegate:	Kathryn Saunders
Signature of Delegate:	
Date of Determination:	28 November 2019

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

