

# DELEGATE'S REPORT

<b>Application Number:</b>	DA18/0956
<b>Proposed Development:</b>	Demolition of Existing Structures, Tree Removal and Construction of a Four (4) Storey Residential Flat Building containing 20 Apartments, Basement Car Parking & Strata Subdivision
<b>Estimated Cost:</b>	\$ 4,893,832
<b>Assessing Officer</b>	Jane Hetherington
<b>Report Date</b>	29 April 2019

## Final Decision:



Approve



Refuse



Deferred Com

## Reason for Final Decision:

This application was determined by the Local Planning Panel on 24 May 2019 for the following reasons:-

1. The proposal is permissible development within the R4 zone – High Density Residential zone under Penrith Local Environmental Plan 2010;
2. The proposal generally complies with the provisions of the LEP and the DCP and SEPP 65; and
3. In response to concerns of the community the panel noted that the Construction Management Plan as required by Council will address unreasonable impacts of construction and the following conditions are to be included;

In order to increase privacy and reduce overlooking, the canopy trees on the front boundary should reach a minimum height of 15m as marked in red on the approved landscape drawings.

Architecture and landscape plans are to be amended to allow for a separate access way for Unit 005 on the ground floor from the footpath area. The entry is to be treated with paving stones or the like in order to minimise impact on soft landscaping. Documentation indicating Council satisfaction of any amended design is to be provided to the Certifying Authority prior to the issue of any Construction Certificate.

- 1.

## DA Type:



Integrated



Extension of time



Review of determination



SWCPP



Modification

*I have considered the report prepared by Jane Hetherington and dated 29 April 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:**



<b>Name of Delegate:</b>	Sandra Fagan
<b>Signature of Delegate:</b>	
<b>Position Title:</b>	Acting Principal Planner
<b>Delegates Level of Authority:</b>	LPP

**Date of Determination:**

29 April 2019.

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

**Section 94 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.**



**Name of Delegate:**

Sandra Fagan

**Signature of Delegate:**

**Date of Determination:**

29 April 2019

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

