

DETERMINATION OF THE GEORGES RIVER LOCAL PLANNING PANEL - 30 APRIL, 2018

Panel constituted by: Paul Vergotis (Chair), Juliet Grant (Expert), Helen Deegan (Expert), and Cameron Jones (Community Representative).

Development Application No: DA2017/0265

Proposed development: Demolition of existing structures and construction of a new multi dwelling housing development including strata subdivision (SEPP Affordable Rental Housing 2009)

Premises: Nos. 16-18 Thurlow Street Riverwood

Determination: Granting of conditional development consent subject to conditions to be imposed by the Director of Development and Planning and/or Manager of Development and Planning.

Date of determination: 30 April 2018

Voting: Unanimous

Statement of Reasons: On 15 March 2018 the Panel deferred the determination of the application and requested that the proponent submit fully dimensioned amended plans to address a number of shortcomings. In addition, the Panel also requested the proponent to provide amended plans that relocated the second floor of the rear building northward to achieve a 9m setback from the rear boundary; showed the rear building no less than 6m from the southern boundary; and also showed the northern elevation of the rear building maintaining a 5m separation to the middle building. After receiving amended plans which complied with the above requests, the Panel re-evaluated the proposed development in the context of its siting and location and felt that the amended proposal was worthy of development consent as the external and internal amenity impacts had been satisfactorily addressed which meant the determination to grant development consent was consistent with the desired future character of the area, the relevant planning controls and was in the public interest.

Confirmed by: Paul Vergotis, Juliet Grant, Helen Deegan and Cameron Jones as the constituted Georges River Local Planning Panel pursuant to *Environmental Planning and Assessment Act 1979* (NSW)