

MINUTES – ELECTRONIC DETERMINATION

Electronic Meeting was held 24 May 2024.

MATTER DETERMINED

Item 6.1 – DA-2023/246 – 26 Primrose Avenue, Sandringham

PANEL CONSIDERATION AND DECISION

The Development Application was deferred at the 12 March 2024 Meeting as the Panel concluded that an amended proposal could readily be achieved with some variation to the plans further reducing the extent of bulk on the rooftop. The Applicant submitted a covering letter, amended architectural plans, SEE and Section 4.6 variation on 3 April 2024 to address the Panel's comments.

The Panel considered amended plans and supporting documentation, Council's Supplementary Assessment Report and conditions submitted to the Panel on 24 May 2024. The Panel are satisfied that the officer's report and amended documentation address the reason for deferral.

The Panel determined to approve the development application pursuant to Section 4.15 of the *Environmental Planning Assessment Act 1979*.

The decision was unanimous.

REASONS FOR DECISION

1. The Panel are satisfied that the applicant's written request to contravene Section 4.3 of the Bayside Local Environmental Plan 2021 has adequately addressed the matters required to be demonstrated by Section 4.6 of that Plan, and
2. The development is consistent with the objectives of the R2 Low Density Residential zone and other objectives of the Bayside LEP 2021 and the objectives and requirements in the Bayside Development Control Plan 2022, and
3. The scale and design of the proposal is suitable for the location and is compatible with the desired future character of the locality, and
4. The proposal will not result in any significant impact on the environment or the amenity of nearby residents.

CONDITIONS

The development application was approved subject to the conditions attached to the Council Assessment Officer's report.

Certified as true and correct.

Gary Shields
Chairperson