

**ELECTRONIC DETERMINATION OF THE GEORGES RIVER LOCAL PLANNING
PANEL
16 OCTOBER 2019
SCHEDULE 2, PART 5, ITEM 26 OF THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979 (NSW)**

Panel constituted by: Paul Vergotis (Chair), John Brockhoff (Expert), Michael Leavey (Expert) and George Vardas (Community representative)

Modification application: MOD2019/0005

Proposed modification: Retrospective development consent for works and modifications comprising alterations and additions to an existing partially constructed dwelling house

Premises: Lot 246, DP12759 (No. 42) Carwar Ave, Carss Park.

Determination:

Approval

Pursuant to s 4.55(2) of the *Environmental Planning and Assessment Act 1979* (NSW) development consent no. 2014/0086 granted on 6 May 2015 is modified with the approval of modification application no. 2019/0005 for the retrospective development consent for works and modifications comprising alterations and additions to an existing partially constructed dwelling house at Lot 246, DP12759 (No. 42) Carwar Ave, Carss Park subject to the conditions set out in report entitled *Electronic report to Georges River Local Planning Panel following deferral from meeting of Panel on 20 June 2019* with the following variations:

- (a) Condition 40(a) is to be deleted; and
- (b) An additional condition is to be imposed to read:

‘The horizontal slats on the 1.8m high privacy screens on the northern and eastern side of the rear balcony shall have minimum gaps of 15mm or less between each slat’

Date of determination: 16 October 2019.

Voting: Unanimous.

Statement of reasons:

This modification application is before the Panel as a consequence of the matter being previously deferred by the Panel on 20 June 2019. At the time when the matter was deferred the Panel set out in its decision a number of key points that the proponent needed to address. These points may be summarised as follows:

- Privacy screens around the rear balcony needed to be provided;
- Obscure glazing had to be provided on the southern end of the rear balcony;
- Deletion of external stairs;
- Bedroom #2 windows to be obscure glazing;
- Additional landscaping;
- Provision of a revised colour scheme; and
- Provision of retaining walls along the side boundaries

Amended plans were submitted which addressed the above matters set out in the Panel's decision. These plans have now been reported on and assessed by the Council's technical officers whom have recommended approval to the plans and modifications now sought.

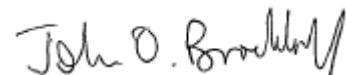
The Panel has considered the amendments and the evaluation report submitted to it by the Council's technical staff and has reached the unanimous decision to adopt the recommendations made by the officers subject to some minor variations which deal with the future occupants of the dwelling being able to gain access from the basement to the rear yard; and to specify gap dimensions on the slats of the horizontal privacy screens to be erected on the rear balcony. These variations seek to improve the useability of the basement and rear yard; and seek to improve the privacy and amenity between the future occupants and the immediate adjoining neighbours.

According, the modifications sought (together with the variations) are acceptable to the Panel and are worthy of approval.

Confirmed: Paul Vergotis (Chair), John Brockhoff (Expert), Michael Leavey (Expert) and George Vardas (Community representative) as the constituted Georges River Local Planning Panel pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (NSW).



Paul Vergotis
Chairperson



John Brockhoff
Expert Panel Member



Michael Leavey
Expert Panel Member



George Vardas
Community Representative