

**DETERMINATION OF THE GEORGES RIVER LOCAL PLANNING PANEL
24 OCTOBER 2018**

Panel Constituted by: Sue Francis (Chair), Juliet Grant (Expert), John Brockhoff (Expert), Annette Ruhotas (Community Representative)

Development Application No: DA2017/0197

Proposed Development: Demolition of existing dwelling and construction of new two/three storey dwelling

Premises: Lot 22, 23 Bay Road Oatley

Determination


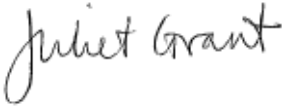
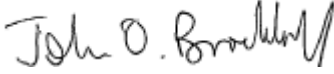
Pursuant to Section 4.16(1) of the Environmental Planning and Assessment Act 1979, as amended, Development Application No. DA 2017/0197 for the demolition of existing dwelling and construction of new two/three storey dwelling is determined by **granting consent** to the application subject to the conditions recommended in the report submitted electronically to the Local Planning Panel on 12 October 2018.

Date of Determination: 24 October 2018

Voting: Annette Ruhotas declared a conflict of interest in this matter and took no active part in this matter. The decision of the remaining members of the Panel was unanimous.

Statement of Reasons

1. The proposed development provides housing within a low density residential environment in accordance with the applicable zone objectives.
2. The proposed development, subject to the additional information received and recommended conditions in the supplementary report, is consistent with the objectives of the applicable environmental planning instruments, being SEPP 55 – Remediation of Land, SEPP (BASIX) 2004, and Hurstville Local Environmental Plan 2012.
3. The proposed development is consistent with the objectives of the applicable development control plan, being Hurstville Development Control Plan No.1.
4. The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.
5. On balance, the proposed tree removal is acceptable in that it is required to facilitate a reasonable building footprint so the site can be re-developed in accordance with the applicable planning controls.
6. In consideration of the aforementioned reasons, the proposed development is a suitable response to the site and its approval is in the public interest.

 <p>Sue Francis Chairperson</p>	 <p>Juliet Grant Expert Panel Member</p>
 <p>John Brockhoff Expert Panel Member</p>	