

## Development Control Committee

### Items with Recommendations from the Committee Meeting of Monday 21 August 2017 Submitted to the Council for Determination

<b>ITEM No.</b>	R2 Recommendation to Council
<b>FILE No.</b>	DA528/2016
<b>ADDRESS</b>	13-15A Coolong Road Vacluse
<b>PROPOSAL</b>	Construction of a dwelling-house, swimming pool, ancillary structures, landscaping and siteworks
<b>REASON FOR REPORT</b>	In accordance with Council's meeting procedures and policy this matter is referred to full Council to allow Council to make a submission to the Sydney Central Planning Panel (SCPP).

**Note:** Late correspondence was tabled by Brett Daintry & Shamistha de Soysa & David Kingston.

**Motion moved by Councillor Robertson**  
**Seconded by Councillor Elsing**

**ADOPTED**  
28/8/17 sor.

THAT the matter be refused for the following reasons:

1. View loss
  - Unacceptable loss of private views due to siting of new building on the centre of the amalgamated site.
2. Building Envelope per 13.3.2 - non-compliance with front setback and non-articulated length side boundary setbacks (east) side boundary setbacks (west) maximum wall height/inclined plane from wall height
3. Excavation breach of subsurface wall setbacks for excavation and excessive volumetric excavation in breach of Council's controls
4. Non-compliant location of parking areas and breach of number of parking spaces
5. Non-compliant maximum height of front-fencing
6. Non-compliant location of swimming pool
7. Gross and excessive amalgamation of sites
8. Excessive bulk and scale
9. Not in the public interest

**Amendment moved by Councillor Petrie**  
**Seconded by Councillor Bennett**

THAT Council advise the Sydney Central Planning Panel (SCPP), that no objections are raised to the granting of development consent to Development Application No. 528/2016 for the construction of a dwelling-house, swimming pool, ancillary structures, landscaping and siteworks on land at 13-15A Coolong Road Vacluse, subject to the conditions recommended in the annexed Development Application Assessment Report.

**The Amendment was put and lost**

**The Motion was put and carried**

**(Robertson/Elsing)**

**194/17 Resolved:**

THAT Council advise the Sydney Central Planning Panel (SCPP), that Development Application No. 528/2016 for the construction of a dwelling-house, swimming pool, ancillary structures, landscaping and siteworks on land at 13-15A Coolong Road Vacluse, should be refused for the following reasons:

1. View loss
  - Unacceptable loss of private views due to siting of new building on the centre of the amalgamated site.
2. Building Envelope per 13.3.2 - non-compliance with front setback and non-articulated length side boundary setbacks (east) side boundary setbacks (west) maximum wall height/inclined plane from wall height
3. Excavation breach of subsurface wall setbacks for excavation and excessive volumetric excavation in breach of Council's controls
4. Non-compliant location of parking areas and breach of number of parking spaces
5. Non-compliant maximum height of front-fencing
6. Non-compliant location of swimming pool
7. Gross and excessive amalgamation of sites
8. Excessive bulk and scale
9. Not in the public interest.

*Note: In accordance with section 375A of the Local Government Act a Division of votes is recorded on this planning matter.*

***For the Motion***

Councillor Cavanagh  
Councillor Elsing  
Councillor Levenston  
Councillor Marano  
Councillor Robertson  
Councillor Thomas  
Councillor Wynne  
Councillor Zeltzer

***Against the Motion***

Councillor Bennett  
Councillor O'Regan  
Councillor Petrie

**8/3**