

# BLUE MOUNTAINS CITY COUNCIL

## BLUE MOUNTAINS LOCAL PLANNING PANEL (LPP): DETERMINATIONS

26 March 2018

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<b>PANEL MEMBERS</b>	
<b>Chair</b>	Mary-Lynne Taylor
<b>Panel experts</b>	Ron Edgar Stephen Leathley
<b>Community representative/s</b>	Tanya McLean

<b>Public or electronic meeting</b>	Electronic
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### 1.1 DECLARATIONS OF INTEREST

<b>Disclosure</b>	Disclosure of any political donation and/or gift - No
<b>Declaration of Interest</b>	No declarations of pecuniary interest were made

### 1.2. CONSIDERATION OF DA X/1282/2017 – 20 CLISSOLD STREET KATOOMBA - ADDITIONS AND ALTERATIONS TO DWELLING AND DEMOLITION OF COVERED DECK

**Site inspected** N/A – Determined not be required by Panel Chair

**Relevant considerations**

- Blue Mountains Local Environmental Plan 2015
- Blue Mountains Development Control Plan 2015
- Urban Design
- Suitability of site for the development
- Any submissions made in accordance with the *Environmental Planning and Assessment Act 1979* or Regulations (no submissions received)
- Public interest.

**Material considered**

- Council Assessment Report for DA X/1282/2017
- All documentation submitted with the application, including plans and Application to Vary a Development Standard.
- Land Use Application Form – X/1282/2017

**Reason/s in support of the recommended decision**

1. This is an application for minor alterations and additions to an existing dwelling in a residentially zoned street in Katoomba. The applicant proposes to:
  - demolish the existing deck;
  - reroof the whole house with metal roofing
  - extend the roof from the rear end of the existing house at the same ridge height; and
  - renovate the existing bathroom.

The application is permissible in the zone.

2. The application generally satisfies the provisions and objectives of relevant State plans and policies and the council's Local Environmental Plan 2015 (the LEP).
3. Whilst there are some variations sought to two of the development standards in the LEP, the applicants have sought to justify the variation by use of clause 4.6 written requests.
  - a) In relation to the breach of the floor space ratio standard, seeking .351:1 instead of .35:1, being a variation of 0.2%, the Panel agrees that this is a very minor change that will have no appreciable impact when viewed from the street or neighbouring properties. The proposal meets the objectives of the zoning and the floor space development standard and therefore it would be unreasonable to insist on strict compliance. The Panel agrees that it is appropriate to seek better solar access and functional layout in the manner sought here in a building that, otherwise, will have no adverse impact on the street or neighbouring properties. Therefore the Panel finds this written request to be well founded.
  - b) In relation to the breach of the LEP height standard, seeking 8.8m instead of the permitted 6.5m,(a change of 35.4%) the Panel notes that the council assessment report finds this change satisfactory in the circumstances of this site, and there have been no objections received. The height breach occurs at the rear of the site and will not be visible from the street. The breach comes about for site topographical reasons – as the land falls away, but this choice of residential design is consistent with the character of this residential area, meets the objectives of the zone and the height standard, and will reduce the present ability to overlook neighbouring properties. It is noted that the existing height of the dwelling is 8.6m with the proposal to extend the ridge line by 3.4m, meaning a 200mm increase to the height of the existing dwelling. The proposal retains the housing stock of the Period Housing Area in the manner contemplated by council as explained in the council report. The panel also find this written request to be well founded.
4. The Panel agrees with the council assessment that this proposal will result in a superior built form with increased energy efficiency measures and more usable space for the occupants of the building.
5. The conditions prepared by the Council are satisfactory

### 1.3 DETERMINATION

#### PANEL DETERMINATION

That the development application No. X/1282/2017 for additions and alteration to the dwelling and demolition of a covered deck on Lot 10 DP 650050, 20 Clissold Street Katoomba be determined pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 by the granting of consent subject to the conditions shown in attachment 3 to the report.

#### Decision date

26th March 2018

#### Vote FOR

Mary-Lynne Taylor, Ron Edgar, Stephen Leathley, Tanya McLean (unanimous)

**Vote AGAINST**

Nil

**Determination  
authorised by Chair**



Panel Chair – Mary-Lynne Taylor

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