



LATE ITEM MEMO BUSINESS PAPER

**(Items 5 and 8)
GENERAL MEETING**

**Wednesday 11 March 2015
at 6:30PM**



TABLE OF CONTENTS

SUPPLEMENTARY ITEMS

Item 8	LM2/15 Further Report - Development Application - Subdivision of One Allotment into Six - 79-87 Malton Road, Beecroft	1
Item 5	LM3/15 Development Application - Residential Flat Building Comprising 32 Units - 7 and 9 Essex Street, Epping.....	4

ITEM 8 **PL20/15** - Further Report - Development Application - Subdivision of One Allotment into Six - 79-87 Malton Road, Beecroft**Additional information with *CHANGE* to Recommendation**

Following further review of the recommended conditions, proposed condition No. 39 should be deleted as it does not form part of the conditions recommended by the NSW Rural Fire Service (RFS). The condition relates to the construction of an access road at the rear of the property for fire fighters. The RFS subsequently issued revised General Terms of Approval deleting the requirements for the access road. Accordingly, the condition should be removed.

In response to the submissions, a plan has been prepared showing the approximate location of the potential saw pit on site. A copy of the plan amended in red is attached.

In addition, condition No. 26 is recommended to be amended as follows:

26. *Archaeology Discovered During Excavation*

The Stormwater Management Plan prepared by Acor Appleyard Consultants Pty Ltd and dated 11/2014 has been amended in red to show the approximate location of a potential saw pit. If any object having interest due to its age or association with the past is uncovered during the course of the work within the location shown on the plan or anywhere else on the site:

- a) *all work must stop immediately in that area, and*
- b) *the Office of Environment and Heritage must be advised of the discovery.*

Note: Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the Heritage Act 1997 may be required before further work can continue.

RECOMMENDATION

THAT:

1. Development Application No. DA/94/2013 for subdivision of one allotment into six and dedication of proposed Lot 6 at Lot 2 DP 847605, Nos. 79-87 Malton Road, Beecroft be approved as a deferred commencement pursuant to Section 80(3) of the *Environmental Planning and Assessment Act, 1979* subject to the conditions of consent detailed in Schedule 1 of Group Manager's Report No. PL20/15 as amended by Late Item Memo No. LM2/15.
2. The potential "saw pit" at the rear of properties Nos. 79-87 Malton Road, Beecroft be listed for evaluation to determine its precise location, extent, survival and significance as part of Heritage Review Stage 6.

ROD PICKLES
Manager - Development Assessment
Planning Division

JAMES FARRINGTON
Group Manager
Planning Division

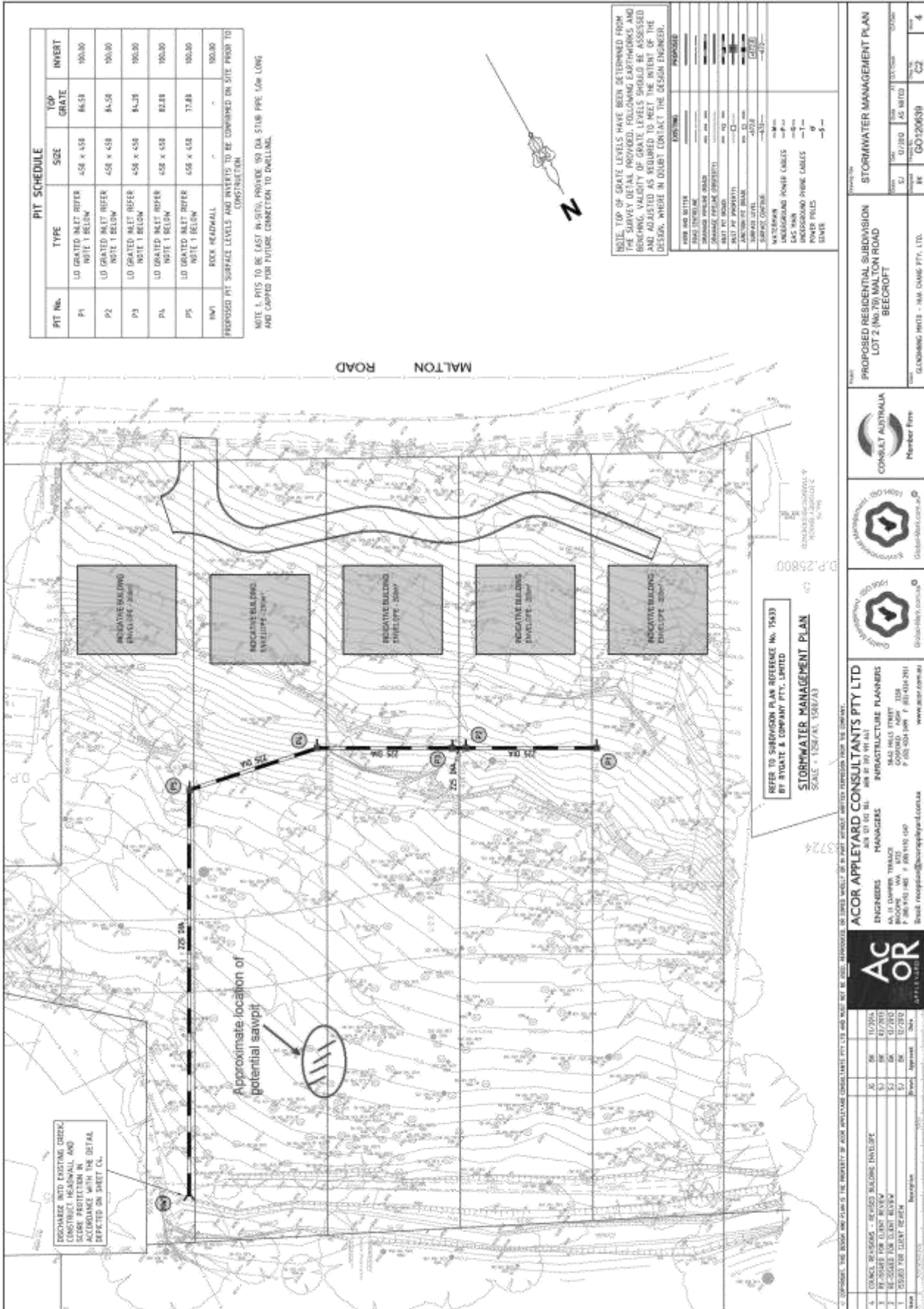
Attachments:

1. Amended Plan

File Reference: DA/94/2013

Document Number: D04952331

ATTACHMENT 1 - ITEM 8



ITEM 5 **PL4/15** - Development Application - Residential Flat Building Comprising 32 Units - 7 and 9 Essex Street, Epping**Additional information with CHANGE to Recommendation**

The subject site has the benefit of a stormwater drainage easement. However, the owner of the land burdened by the easement has not granted consent for the required stormwater drainage works for the proposed development.

The applicant submitted a concept stormwater drainage scheme and amended the proposal to relate only to works within the subject site. The necessary works for stormwater drainage connection to Council's system would be subject to owner's consent and further approval for any proposed works within the easement.

In this regard, recommended condition No. 1 for deferred consent commencement requires amendment to read:

- a) Documentation of owner's consent and any necessary approvals for works over downstream land required for stormwater drainage connection to Council's stormwater drainage system.

Following finalisation of the planning report, a late submission has been received from an adjoining owner commenting that additional canopy tree planting required by Condition No. 3 c) ii) would provide limited screening and requested an amendment for dense screening plants along the northern boundary. The suggested replacement planting of *Syzygium Luehmanni* (Lily Pilli) and *Elaeocarpus Eumundi* (Quandong) are suitable for this purpose. The submission also requests 'framed lattice' in respect to the recommended condition for lapped and capped timber fencing topped with lattice, which is acceptable.

It is recommended that condition Nos. 1 and 3(c) be amended as follows:

1. Deferred Commencement

Pursuant to Section 80(3) of the Environmental Planning and Assessment Act 1979, this consent does not operate until the following information is submitted to Council:

- a) *Documentation of owner's consent and any necessary approvals for works over downstream land required for stormwater drainage connection of the development to Council's stormwater drainage system.*

Such information shall be submitted within 12 months of the date of this notice.

Upon Council's written satisfaction of the above information, the following conditions of development consent will apply:

3. Amendment of Plan

- c) *The Landscape Plan Drawing No. 14-036 Issue F is to be revised to incorporate additional planting as follows:*

.....

- ii) *5 x Syzgium Leuhmanni – Lilly Pilli and 5 x Elaeocarpus Eumundi – Quandong to be spaced along the northern side setback.*

.....

49. Boundary Fencing

Lapped and capped timber fencing must be erected along all property boundaries behind the front building alignment to a height of 1.8 metres, the fencing to be topped with 300mm high framed lattice.

RECOMMENDATION

THAT Development Application No. DA/1110/2014 for demolition of existing structures and construction of a five storey residential flat building containing 32 units and basement car park at Lot 11 DP 850944, Lot E DP 331703, Nos. 7 and 9 Essex Street, Epping be approved as a deferred commencement pursuant to Section 80(3) of the *Environmental Planning and Assessment Act 1979* subject to the conditions of consent detailed in Schedule 1 of Group Manager's Report No. PL4/15 as amended by Late Item Memo No. LM3/15.

ROD PICKLES
Manager - Development Assessment
Planning Division

JAMES FARRINGTON
Group Manager
Planning Division

Attachments:

There are no attachments for this report.

File Reference: DA/1110/2014
Document Number: D04952809