

Relevant Information for Local Planning Panel

FILE: D/2023/878 **DATE:** 16 October 2024

TO: Local Planning Panel Members

FROM: Andrew Thomas, Executive Manager, Planning and Development

SUBJECT: Information Relevant To Item 3 – Development Application: 1 Challis Avenue, Potts Point – D/2023/878

For Noting

That the Local Planning Panel note the information contained in this memo.

Background

Attachment A to this memorandum includes a submission which was not included in the Local Planning Panel (LPP) meeting papers package for Item 3 of the above 16 October LPP meeting.

The LPP report states that there were 39 submissions. This additional submission results in a total of 40 submissions received by Council in relation the development application. The submitter had made a number of other submissions raising substantially the same concerns.

Notwithstanding, all of the matters raised within the submission were considered during the assessment of the proposed development and are addressed within the planning assessment report.

The following points are raised within the submission:

1. Bulk and scale of Bethania considered excessive and suggested redesign.

Response: The amendments to the siting, bulk and form of the Bethania building made by the applicant during the assessment process resolved design issues raised by Council staff.

2. The relocation of roof top plant from the roof (not to the eastern boundary wall) and conditions requiring compliance with an acoustic report.

Response: The air conditioning units on the rooftop of the Bethania building have been rationalised and relocated to the rooftop of the Garcia building.

Condition (19) is recommended requiring compliance with the acoustic report submitted with the application.

3. A view loss assessment should be prepared and proper considerations made of the impacts.

Response: A View Loss Assessment (and revised View Loss Assessment on amended design) was prepared. View sharing is considered to be achieved by the proposed development, in accordance with the relevant planning principle.

4. No demolition or works are to be proposed on the shared eastern boundary wall with 21-23 Challis Avenue. The consent of the owner of this property has not been provided.

Response: The amended design relocates the Bethania building off the eastern boundary and provides a moderate setback from the western elevation of Hotel Challis. No demolition is now proposed on the eastern boundary wall.

A request was made by the submitter for Council staff to pass on the suggested redesign option outlined within the submission to the applicant. The alternative design provided by the submitter is not the subject of this development application. However, the alternative design was reviewed by assessment staff as a submission. The issues the alternative design sought to address are addressed by design amendments, recommended conditions or the impacts were found to be acceptable.

There is no legislative requirement for Council staff to undertake these actions on behalf of the submitter.

Prepared by: Julie Terzoudis, Planner

Attachments

Attachment A. Copy of submission

Approved



ANDREW THOMAS

Executive Manager, Planning and
Development

