

Relevant Information for Local Planning Panel

FILE: D/2023/727 **DATE:** 10 April 2025

TO: Local Planning Panel Members

FROM: Andrew Thomas, Executive Manager Planning and Development

SUBJECT: Information Relevant To Item 3 – Development Application: 21C Billyard Avenue, Elizabeth Bay – D/2023/727

For Noting

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

Background

This memorandum relates to the provision of additional information only. No amendments have been made to the proposal and no amendments have been made to the recommendation or the recommended conditions of consent.

Supplementary Expert's Joint Report

On 28 October 2024, consent orders were filed with the Court ahead of the hearing held on 5 and 6 November.

Expert evidence was prepared by the Applicant's town planner, architect and view sharing expert and the Respondent's (Council's) town planner and urban designer for the hearing in November 2024. The Expert's Joint Report can be found at Attachments G and H to Item 3.

A Supplementary Expert's Joint Report was later prepared to address public submissions received post the completion of the Expert's Joint Report. Specifically, the report addressed a numerical error identified in a public submission relating to survey points used to calculate the LEP height plane. The Supplementary Expert's Joint Report can be found at Attachment A to this memorandum.

The Supplementary Expert's Joint Report was considered by Commissioner Walsh as part of the hearing in November 2024. It is noted that in his 19 December 2024 judgement Commissioner Walsh accepted the position of the experts regarding the calculation of height.

NatHERSs Stamped Drawings

Three drawings within Attachment B1 are replaced with drawings that include the NatHERS (Nationwide House Energy Rating Scheme) stamp.

The amendments to the drawings are limited to the inclusion of the NatHERS stamp only. No changes to the proposal have been made and the revision numbers and dates remain the same as those listed in Attachment A Recommended Conditions of Consent and Attachment B1 Selected Drawings.

The replacement drawings are:

- DA450 Rev J, Sect A, 01/11/2024
- DA451 Rev J, Sect B, 01/11/2024
- DA460 Rev G, Sect H and I, 01/11/2024

The replacement drawings can be found at Attachment B to this memorandum.

Prepared by: Natasha Ridler, Area Planning Manager

Attachments

Attachment A. Supplementary Expert's Joint Report

Attachment B. Replacement Drawings – NatHERS Stamp

Approved



ANDREW THOMAS

Executive Manager Planning and
Development