

Fiona Gibson

From: Katherine Lafferty <klafferty@parracity.nsw.gov.au>
Sent: Friday, 8 May 2015 10:58 AM
To: Fiona Gibson
Cc: Brad Delapierre
Subject: Council Comment - 16 Seamist Avenue - Ermington - MP_0084 MOD 5)

Dear Fiona,

Subject: Modification request for the former Naval Stores Site (Stage 1) - Ermington (MP 05_0084 MOD 5)

I refer to the notification of a Section 75W application to modify the approval of the above project to make amendments to the approved plans.

The modification seeks approval to amend the approved house design on Lot 59 DP 113939 No. 16 Seamist Ave, Ermington as follows -

- Extend the family room on the ground floor and bedroom 4 on the first floor to attach the dwelling to the garage.
- Relocate the alfresco area to align with the family room and turn around the rear of the garage.
- Reconfigure the ground floor staircase location, including relocating the powder room.
- Addition of a playroom and small deck on top of garage at the first floor level.
- Reconfigure the first floor staircase location and replace the study nook with a bathroom.

Please be advised that Council raises no objection to the proposed development, however requests the Department take into account the following matters during the assessment:

Parramatta LEP 2011

The proposed development is subject to the provisions of Parramatta LEP 2011.

Consideration should be given to the provisions of this LEP, particularly with respect to the maximum permissible floor space ratio of 0.6:1. Any proposed variation to this development standard should be appropriately justified.

Parramatta DCP 2011

The proposed development would ordinarily be subject to the provisions of Parramatta DCP 2011.

Consideration should be given to provisions of this DCP, particularly with respect to building form and massing, deep soil (minimum 30% of the site area), landscaping (minimum 40% of the site area), private open space (minimum 100m²).

It is noted that the original approved plans were not attached to the documentation provided, and as such, I have not had the benefit of viewing the development as approved. It is acknowledged that the approved application may not have complied with these requirements at the time of approval, however any reduction in amenity should be considered as part of the assessment.

Impact Upon Neighbouring Properties

Consideration should be given to the impact upon neighbouring properties – visual bulk, loss of privacy and loss of solar access.

SREP (Sydney Harbour Catchment) 2005

Consideration should be given to the provisions of the SREP and the Ermington Master Plan.

It is also recommended that the Department consider issuing a blanket waiver for the master plan requirements for the entire former Naval Stores site (under Clause 41(2) of the SREP) as all stages of the development of this site have either been developed or are currently under construction.

Thank you for the opportunity to provide comment on this application.

If you require any further information regarding this matter please do not hesitate to contact me.

Kind Regards,

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