

Memorandum to the Waverley Local Planning Panel



To: Chair and Panellists of the Waverley Local Planning Panel

From: Kylie Lucas, Senior Development Assessment Planner
Bridget McNamara, Manager, Development Assessment

Subject: DA-118/2022 | 53, 55, 57 Beaumont Street ROSE BAY
Amended subdivision plan at the request of the Applicant

Date: 20 July 2022

A development application, known as DA-118/2022, was submitted to Council on 29/03/2022 for demolition of the existing dwelling at 55 Beaumont Street and subdivision of the existing 3 lots into 2 lots (Torrens Title) at 53, 55 and 57 Beaumont Street ROSE BAY.

The application is recommended for approval by Council's Development and Building Unit (DBU) in a report to the Waverley Local Planning Panel (WLPP).

On 20/07/2022 the applicant requested that the WLPP consider an amended plan as per **Attachment A** to this memorandum. The amended plan seeks to vary the size of the two proposed allotments as follows:

- Lot 1 (A on the provided plan) increased to 905m² (previously proposed as 880m²).
- Lot 2 (B on the provided plan) reduced to 747.5m² (previously proposed as 770m²).

Both lots will continue to exceed the minimum subdivision lot size of WLEP 2012 of 500m² and will continue to comply with the development standard. The proposed amendment will not result in any non-compliance with other relevant controls and is considered acceptable.

The amended proposal, if accepted by the WLPP, will result in amendment to Condition 1 contained in Appendix A of the WLPP report as follows:

1. APPROVED PLANS AND DOCUMENTATION

The development must be in accordance with:

- (a) Architectural Plans prepared by Marchese Partners of Project No: 20081 including the following:

Plan Number and Revision	Plan description	Plan Date	Date received by Council
SK10MP Issue B	LOT SUBDIVISION	Undated	20/07/2022
	Demolition Plan	Undated	29/03/2022

- (b) The Site Waste and Recycling Management Plan (SWRMP) Part 1

Except where amended by the following conditions of consent.

Memorandum prepared by:



Kylie Lucas
Senior Development Assessment Planner

Date: 20/07/2022

**Memorandum reviewed and agreed upon
(on behalf of Council's Development and
Building Unit):**

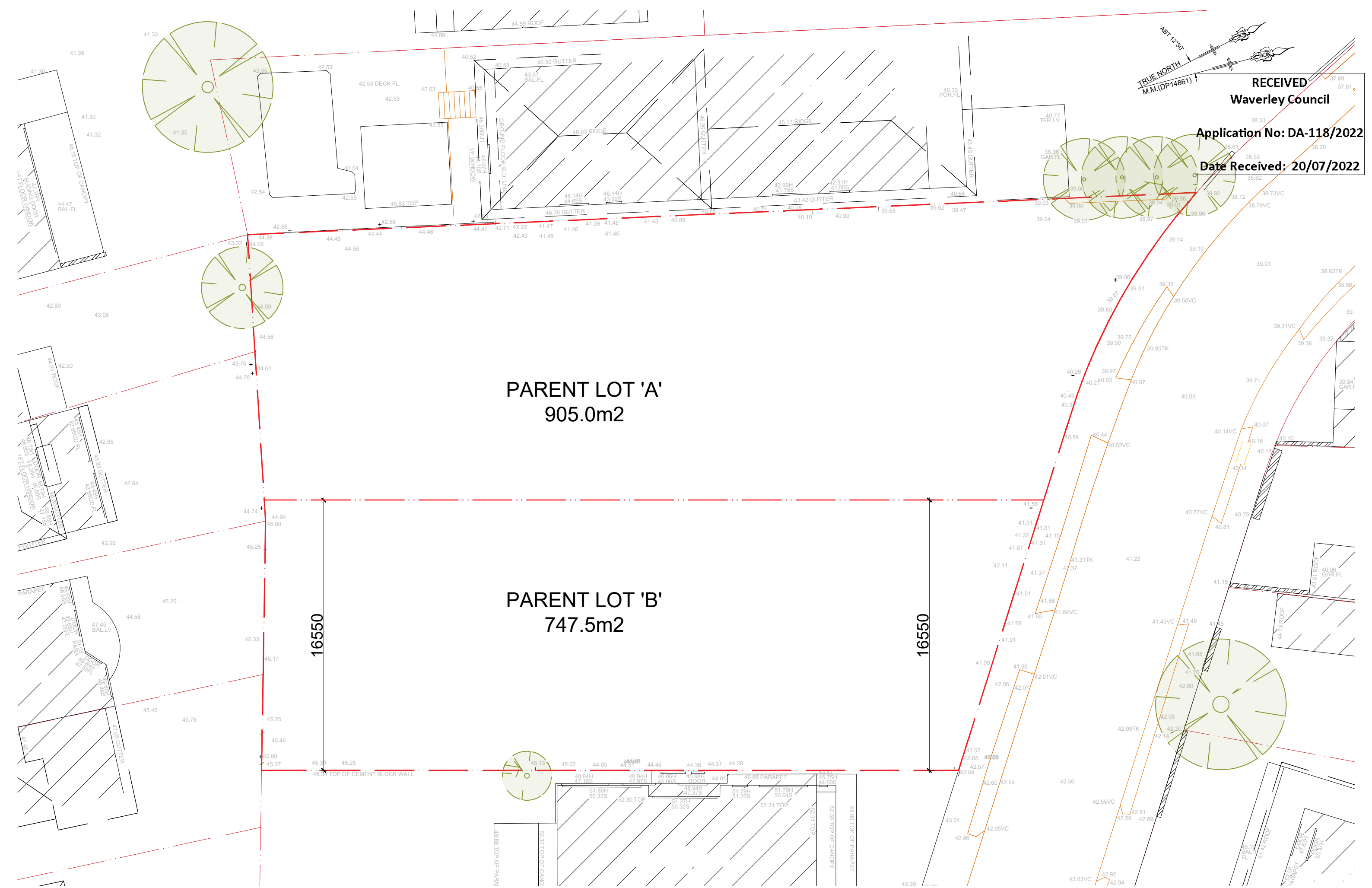


Bridget McNamara
**Manager, Development Assessment
(North/South)**

Date: 20/07/2022

List of Attachments

Attachment A: Amended plan

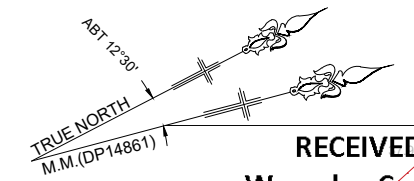


PARENT LOT 'A'
905.0m²

PARENT LOT 'B'
747.5m²

16550

16550



Application No: DA-118/2022

Date Received: 20/07/2022