



A D D E N D U M

ADDENDUM TO NSLPP REPORT PREPARED BY HUGH SHOULDICE

MEETING DATE: 7 APRIL 2021
SUBJECT: LPP01: 77 Holtermann Street, Crows Nest -
APPLICATION NO. DA 297/20
AUTHOR: HUGH SHOULDICE, ASSESSMENT OFFICER
DATE: 6 April 2021

SUMMARY

This addendum report should be read in conjunction with the agenda item LPP01 concerning a proposal for alterations and additions to a semi-detached dwelling within a conservation area on land at 77 Holtermann Street, Crows Nest.

A further review of conditions attached to the report has identified a condition (C19) that should be deleted and another condition (C6) that should be amended to more accurately reflect the amended plans as follows: -

CONDITIONS

The condition that is to be deleted is outlined below:

Condition C19 - Obtain Driveway Crossing Permit under S.138 Roads Act 1993

Condition C19 was recommended for the original design, which included a two-storey garage at the rear of the subject site. The amended design has since deleted two storey garage at the rear of the subject site. Consequently, Condition C19 is therefore not applicable in this instance and it is recommended that Condition C19 be deleted from the condition set.

The condition that is required to be altered is outlined below:

Condition C6 – ~~Skylights~~ Solar Panels

The proposed ~~skylights~~ solar panels on the south facing roof plane of the existing dwelling are to be deleted from the proposal.

The Certifying Authority must ensure the construction plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: To retain the significant fabric being the roof form of the contributory item located within conservation area).

The amended design shows a number of solar panels on the roof of the proposed first floor addition and the roof form of the existing semi-detached dwelling. It was Council's intention to reduce the number of solar panels, particularly the ones located on the south facing roof plane of the contributory item. The use of the word 'skylights' in Condition C6 was made in error. Council recommends that the word 'skylights' is to be replaced with the word 'solar panels' in Condition C6. The reason for the condition is still applicable in this instance.

RECOMMENDATION:

THAT the Panel note this addendum and incorporate the motion to delete and alter the specified conditions in the determination.

SIGNED

Hugh Shouldice, Development Assessment Officer

Robyn Pearson, Team Leader Assessments

Stephen Beattie, Manager (Development Services)
