Version 1

The egregious approval of DA/2024/4695 sets a dangerous precedent where an out of control Planning Department has falsely stated in their Approval (Section 11, Reasons for the Decision) that the proposal “Is of a scale, density and design that respects the character of the zone, precinct and streetscape”.

That statement is patently false as it deliberately omits to reference the adopted PSP-Residential Design planning instrument, Section-3. Perhaps the Planning Office has referenced the incorrect zone, precinct and/or streetscape, but that is doubtful given the resources they have. They have deliberately omitted the reference to the Residential Design planning policy and must be held to account. The approval must be rescinded forthwith and the adopted Planning Policy applied as published.

In the approval, it is demonstrably untrue to state that the proposal “Is of a scale, density and design that respects the character of the zone, precinct and streetscape”.

The proposal did not and does not comply with the PSP- Residential Design section 3. The Section 3 clearly sets out the range of typologies available based upon several metrics.

The adopted planning policy unquestionably states that the available typologies for the lot the subject of DA/2024/4695 are only :-

 0: Dwelling House (Traditional)

 3: Dwelling Unit

 6: Multiple Dwelling (Plexes)

 7: Multiple Dwelling (Terrace or Row House)

 8: Multiple Dwelling (Low Rise Apartment)

A Low Rise Apartment is further described as an up-to 3 level building. A seven storey high rise apartment is not in the scope of what is allowed in terms of the adopted Planning Policy.

The Delegated Approval announced for DA/2024/4695 is corrupted morally or ethically and must be withdrawn forthwith. The Council Executive have failed to ensure that decisions under the Delegated Authority passed to the Planning Department have been in accordance with adopted Policy.

The Planning Department must adopt the same Planning Policy as adopted by the Council. Having delegated authority does not preclude the need for approval to be in accordance with the adopted Policy.