

# Late Report



Ordinary Meeting of Council

to be held at

Council Administration Centre

180 Mort Street, Lithgow

on

Monday 28 July 2025

at 6:00 PM

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# ORDER OF BUSINESS

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## 1. Administration Reports

### 1.1. LATE REPORT - P&P - 28/07/2025 - Call In Report – DA051/25 – 81 Martini Parade, Lithgow – construction of 4 dwellings

#### Strategic Direction:

**Developing Our Built Environment** To provide a choice of effective public and private transport options, suitable entertainment and recreational facilities, and lifestyle choices while enhancing the existing rural areas, villages and towns that make up the Lithgow LGA.

<b>Author:</b>	Sandra Politi – Development Manager
<b>Department:</b>	Development
<b>Responsible Officer:</b>	Shaun Elwood - Director People and Place
<b>Property Details</b>	81 Martini Parade, Lithgow - Lots 585, 586, 587 in DP9370 and Lot 31 in DP251410
<b>Property Owner</b>	Elysian Projects Pty
<b>Applicant</b>	Mitchell Partridge

#### Executive Summary

This report is submitted to Council for information purposes regarding Development Application DA051/25.

DA051/25 was 'called in' by Councillor Coleman on 29 June and subsequently by Councillor Evangelidis on 1 July. Clause 3 of Council's Policy 7.7 - *Calling In of Development Applications* requires applications to be reported to the 'next available Ordinary meeting for the information of Council'.

Attached to this report is the Statement of Environmental Effects, Site Plans and Flood impact assessment report lodged with the development application. These documents and others submitted with the development application are available on Council's website <https://council.lithgow.com/development-proposal-da051-25/>.

Once the development application has been considered and assessed in accordance with the *Environmental Planning and Assessment Act 1979*, a development assessment report will be prepared and include a recommendation for determination.

In accordance with Clause 2 of Council's Policy 7.7 - *Calling In of Development Applications* states, DA051/25 will then be referred to an Ordinary Meeting of Council for determination.

#### Administration's Recommendation

THAT Council

1. Note the information provided in relation to DA051/25 – 81 Martini Parade, Lithgow.
2. Determine whether an onsite meeting is to be organised for staff, Councillors and residents.
3. Note that a report will be submitted to a future Ordinary Meeting of Council for determination of DA051/25 – 81 Martini Parade, Lithgow.

**Attachments**

1. 81 Martini Parade - Statement of environmental effects [1.1.1 - 14 pages]
2. 81 Martini Parade - Site plans (lot and council notation to be amended) [1.1.2 - 7 pages]
3. 81 Martini Parade - Flood impact assessment [1.1.3 - 19 pages]

**Reference to any relevant previous minute**

< Nil.>

**Background and discussion**

DA051/25 seeks consent to demolish all existing structures at 81 Martini Parade, Lithgow and construct 4 x 3-bedroom dwellings (2 storeys), each having an attached single garage, and ancillary works.

**The site**

The site consists of four lots (namely, Lots 585, 586, 587 in DP9370 and Lot 31 in DP251410), with a combined total area of 1,117m<sup>2</sup>. All lots are zoned R1 – General Residential under Lithgow Local Environmental Plan 2014.

The site fronts Martini Parade and backs onto a laneway to the rear boundary. Presently the site contains a single storey clad dwelling and other outbuildings, which are proposed to be demolished as part of the development application. The image below shows the site as it currently exists.

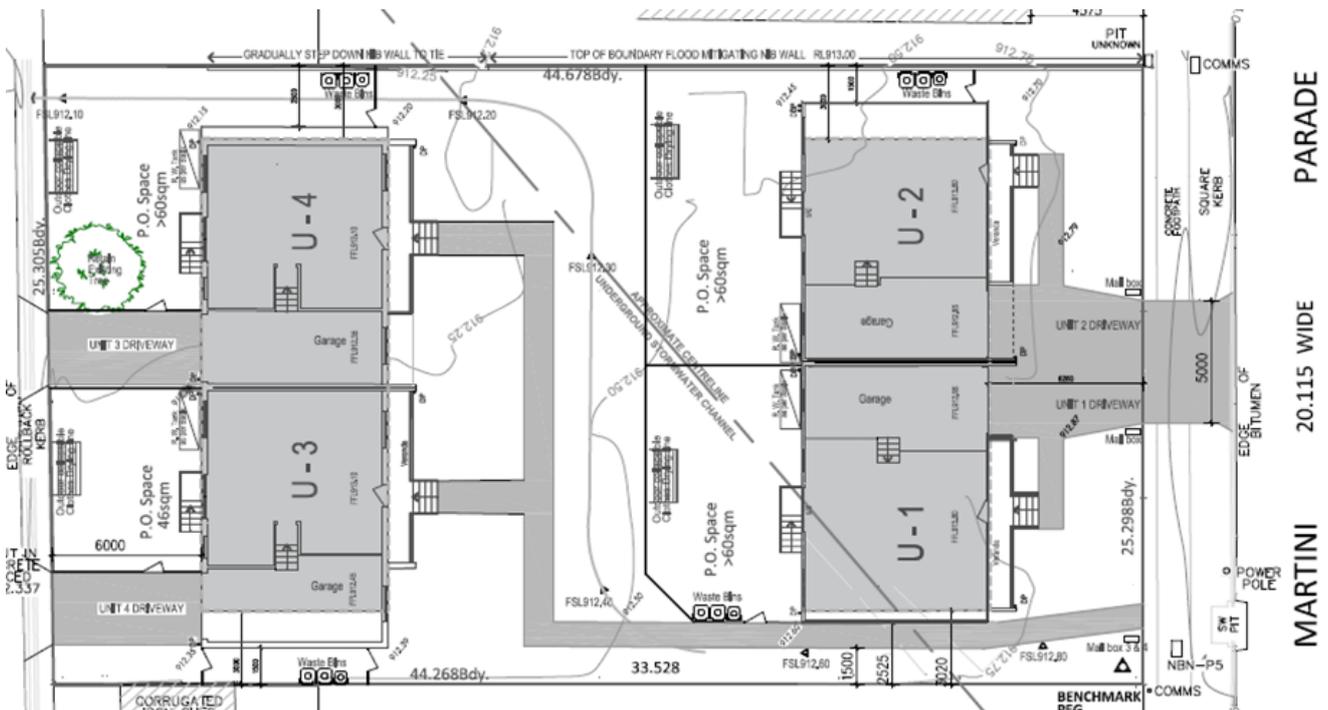


The proposal

Council is in receipt of Development Application No. DA051/25. The applicant seeks consent for the following:

- Demolition of all structures and improvements currently on the land.
- Construction of multi-dwelling housing comprising four x 3 bedroom dwellings (2 storeys), each with an attached single garage.
- Ancillary and related works including new driveways and vehicular crossings, pathways, fencing to courtyards, retaining walls, stormwater drainage system and landscaping embellishment.

The image below shows the layout of the proposed development.



Each dwelling will have an internal floor area of 113.86 m<sup>2</sup> (excluding garage). The maximum height of the dwellings will be 8 m, and they will have a combined area of 521.12 m<sup>2</sup> (including attached garages), being 46.6% of the total site area. Dwelling 3 will include private open space of 46 m<sup>2</sup>, while dwellings 1, 2 and 4 will include private open space of 60 m<sup>2</sup>.

Development application referrals and public exhibition

The development application has been referred externally to Water NSW for concurrence, and internally to Council’s WW&W Dept and Infrastructure Dept. Additionally, the development application was neighbour notified in accordance with the Lithgow Community Participation Plan and placed on public exhibition from 1 May until 30 May 2025.

Next steps

An onsite meeting will be arranged if Council resolves to organise an onsite meeting for staff, Councillors and residents.

Once Council has received all information needed to properly consider and assess the development application in accordance with the *Environmental Planning and Assessment Act*

1979, a development assessment report will be prepared with a recommendation for determination.

In accordance with Clause 2 of Council's Policy 7.7 - *Calling In of Development Applications* states, DA051/25 will then be referred to an Ordinary Meeting of Council for determination.

### **Consultation and Communication**

DA051/25 was neighbour notified in accordance with the Lithgow Community Participation Plan and placed on public exhibition from 1 May until 30 May 2025.

### **Policy**

Clauses 2 and 3 of Council's Policy 7.7 - *Calling In of Development Applications* applies. Clause 2 requires that development applications that are 'called in' shall be determined by Council. Clause 3 requires that applications that are 'called in' are to be reported to the next available Ordinary meeting for the information of Council'.

### **Legal**

The subject matter of this report is a function of Council conferred by the *Environmental Planning and Assessment Act 1979*.

No legal concerns arise from this report.

### **Risk Management**

No risks arise from this report.

### **Financial**

- Budget approved - Not applicable
- Cost centre - Not applicable
- Expended to date - Not applicable
- Future potential impact - Not applicable