

## Resolution of Local Planning Panel

**29 April 2020**

### Item 4

#### **Development Application: 1 Woolley Street Glebe - D/2019/1416**

It is resolved that consent be granted to Development Application No. D/2019/1416 subject to the conditions set out in Attachment A to the subject report.

#### **Reasons for Decision**

The application was approved for the following reasons:

- (A) Based upon the material available to the Panel at the time of determining this application, the Panel is satisfied that the applicant's written request has adequately addressed the matters required to be demonstrated by clause 4.6(3) of the Sydney LEP 2012, that compliance with the height development standard is unreasonable or unnecessary and that there are sufficient planning grounds to justify contravening clause 4.3 of the Sydney LEP 2012.
- (B) The proposed alterations and addition to the existing residential flat building is permissible within the R1 General Residential zone and is consistent with the objectives of this zone.
- (C) The proposal is generally consistent with the relevant objectives and controls within the State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development, Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012.
- (D) The proposal respects the heritage significance of the conservation area known as Hereford and Forest Lodge Conservation Area (C33).
- (E) The proposal is considered to be consistent with the built form, design and context of the neighbouring buildings in the streetscape and locality.
- (F) Subject to compliance with the recommended conditions, the alterations and additions to the residential flat building will provide an acceptable level of amenity for the subject site and neighbouring properties.
- (G) For the reasons above and as outlined in this report, the proposed development is in the public interest.

Carried unanimously

D/2019/1416