

Resolution of Local Planning Panel

12 September 2018

Item 4

Development Application: 34 Charles Street, Forest Lodge

The Panel granted consent to Development Application No. D/2018/734, subject to the conditions set out in [Attachment B](#) to the subject report, in accordance with the Independent Assessment Report prepared by Helena Miller (Consulting Planner, MG Planning Pty Ltd), shown at Attachment A to the subject report, subject to the following amendments (additions shown in ***bold italics*** and deleted text shown in ~~strikethrough~~):

1. ***Any reference to “Architect” in the development consent conditions is to be replaced with “Architect/Designer”;***
2. ***Any reference to “timber” in “walls and boundary” is to be replaced with “masonry”;***
3. **(16) STORMWATER AND DRAINAGE - MINOR DEVELOPMENT**
 - (a) The drainage system is to be constructed in accordance with the City's standard requirements as detailed in the City of Sydney's Stormwater Drainage Manual, as amended from time to time.

The development is to be designed so that the flow of pollutants from the site due to stormwater is reduced.
 - (b) The applicant is to submit a stormwater concept plan prior to the issue of a Construction Certificate.***

Carried unanimously.

D/2018/0734

Reasons for Decision

The application was approved for the following reasons:

- (A) The proposal is consistent with the development standard and zone objectives of the Sydney Local Environmental Plan 2012 in that it presents a compliant building height, bulk and scale of development; and
- (B) The proposal is acceptable with respect to the objectives and controls contained within the Sydney Development Control Plan 2012 in that it presents a development that does not detract from the contributory nature of the original building within the heritage conservation area and the rear addition does not present unreasonable residential amenity impacts on surrounding land uses.
- (C) The amendments made by the Panel to conditions of consent are to improve the quality of the development, ensure that stormwater is appropriately dealt with and to ensure there is no ambiguity regarding the status of the project designer.