

Item 4.**Development Application: 34 Charles Street, Forest Lodge**

File No: D/2018/734

Summary**Date of Submission:** 3 July 2018**Applicant:** Jeff Karskens Designer**Architect:** Jeff Karskens Designer**Developer:** Ms Amanda Allen and Mr Adrian McKeown**Owner:** Ms Amanda Allen and Mr Adrian McKeown**Cost of Works:** \$207,763.17**Zoning:** R1 General Residential. Attached dwellings are permissible with consent.**Proposal Summary:** Alterations to the existing two storey attached terrace dwelling including a two storey rear addition.

The application is referred to the Local Planning Panel for determination as the landowner to which development consent is sought is a member of council staff who is principally involved in the exercise of council's functions under the Environmental Planning and Assessment Act 1979.

The application has been independently assessed in accordance with Council's Practice Note for the external assessment of development applications where the applicant/landowner is a member of council staff. The independent assessment is listed as Attachment A recommending approval subject to conditions of consent (Attachment B).

The application was notified for a period of 14 days from 11 July to 26 July 2018. In response to the notification period no submissions were received.

Summary Recommendation: The development application is recommended for approval, subject to conditions.

- Attachments:**
- A. Independent Assessment Report prepared by External Planning Consultant.
 - B. Recommended Conditions of Consent
 - C. Selected Drawings

Recommendation

It is resolved that consent be granted 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.

Reasons for Recommendation

The application is recommended for approval 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.

GRAHAM JAHN, AM

Director City Planning, Development and Transport

Rene Hayes, Senior Planner