

Resolution of Local Planning Panel

13 June 2018

Item 6

Development Application: 56-62 Bettington Street and 44-48 Merriman Street, Millers Point

The Panel:

- (A) Supported the demolition of the existing two storey terrace building at 62 Bettington Street which satisfies the provisions in Clause 5.10 of the Sydney Local Environmental Plan 2012.
- (B) Granted consent to Development Application No. D/2017/1399 subject to the conditions set out in [Attachment A](#) to the subject report.

Carried unanimously.

Reasons for Decision

The Panel approved the application as:

- (A) The subject building is a 1989 infill building of low heritage significance and is not listed as a heritage item under the State Heritage Register. The demolition of the subject building will not have any adverse impacts on the significance of adjoining heritage items or the conservation area and is also supported by the NSW Heritage Council.
- (B) The proposed development generally satisfies the matters for consideration under State Environmental Planning Policy (Affordable Rental Housing) 2009 and will not have an adverse impact on the loss of low rental accommodation in the locality as NSW Housing has committed to providing appropriate housing to meet existing and future demands.
- (C) The proposed development is consistent with the provisions of the Apartment Design Guide (ADG) and achieves satisfactory internal amenity for residents in relation to solar access, cross ventilation, private open space and privacy, having regard to heritage constraints outlined in the report submitted to the Local Planning Panel.

- (D) The proposed development is contained within the existing building envelope and is consistent with floor space ratio and building height provisions under the Sydney Local Environmental Plan 2012;
- (E) The proposed development comprises a part 3 and part 4 storey form that is consistent with the scale of adjoining heritage items and will not have any adverse impacts on the significance of the heritage items, streetscape or conservation area.
- (F) The proposed development is a residential use that is consistent with the predominant character of the area and will not have any additional amenity impacts on adjacent properties subject to imposition of conditions as recommended in Attachment A relating to privacy treatments to private open space and waste management.

D/2017/1399