

Resolution of Local Planning Panel

1 August 2018

Item 3

Development Application: 9 Billyard Avenue, Elizabeth Bay

The Panel granted consent to Development Application No. D/2018/57, subject to the conditions set out in [Attachment A](#) to the subject report, subject to the deletion of Conditions (80) and (81) (and renumbering of subsequent conditions).

Community Consultation

The Panel noted that twenty-eight (28) submissions were received. Issues raised in all submissions have been taken into account in the report, and where appropriate conditions of consent have been recommended to address these issues.

Carried unanimously.

Reasons for Recommendation

The Panel approved the application as:

- (A) The development, subject to conditions, is consistent with the objectives of the R1 General Residential zone for the reasons set out in the report.
- (B) The demolition of the existing contributory building within the Heritage Conservation Area is considered appropriate in that it is located at the transitional point between a heritage conservation area and a non-heritage conservation area and the dwelling has been substantially altered.
- (C) The built form and contemporary design of the dwellings responds appropriately to the setting and character of the area.
- (D) The proposal takes reasonable steps to protect the amenity (views, privacy and solar access) of adjoining residents.
- (E) The proposal utilises high quality materials and exhibits design excellence.

- (F) The proposed conditions of consent will address residents' expressed concerns about, among other matters, excavation and construction impacts.
- (G) Conditions (80) and (81) were deleted owing to their duplication in the Recommended Conditions of Consent, as advised by the Director City Planning, Development and Transport.

D/2018/57