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# Local Planning Panel

12 August 2026

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# application details

address: 14 and 16 Trinity Avenue, Dawes Point

application: D/2026/298

applicant: Aidan Norden

owner: Daniel Tower & Tobias Buchanan

architect: David Selden Design

planning consultant: GSA Planning

# proposal

- alterations and additions to the existing 2x two-storey residential terraces
- proposal is Integrated Development under the Heritage Act 1977

# reason for reporting to LPP

- departure from height development standard under cl. 6.47 ‘Millers Point heritage conservation area’ of the SLEP 2012 by more than 25%

# recommendation

- approval

# site

- area: 188.8m$^2$
- zoned: R1

- exhibition 8 April to 7 May 2026.

- no submissions received.

- GTAs received 8 July 2026.

Aerial site photo

N

subject site



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# site photos

Trinity Avenue elevation

Rear elevation, looking west



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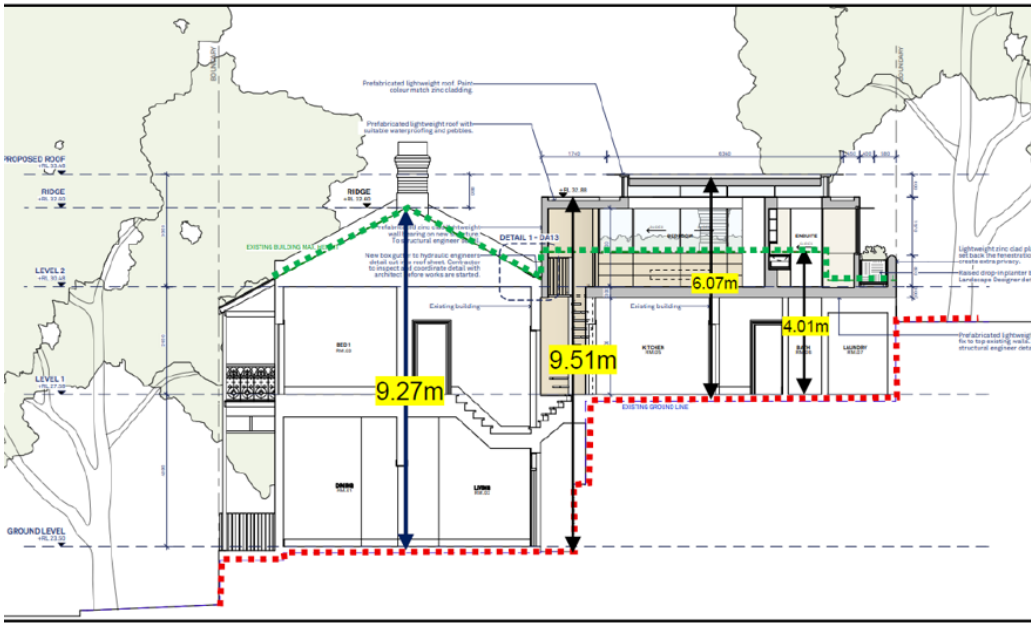
# discussion

- height of building variation
- noise considerations under SEPP (Transport and Infrastructure) 2021
- conservation works

# height of building

- existing height is the permitted height (4.01m - 8.04m) under cl. 6.47 of SLEP 2012.
- 6.07m – 9.51m proposed.
- variation of 1.47m - 2.06m / 18% to 51.5%



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# noise considerations under SEPP

- proximity to Bradfield Highway and heavy rail corridor which are elevated
- clause 2.100 and 2.120 of SEPP (Transport and Infrastructure) 2021 applies for residential accommodation
- condition recommended for acoustic attenuation measures to be implemented

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# conservation works

- applicant proposes conservation works in HIS, as requested by Heritage NSW
- works omitted from plans and GTAs
- condition recommended for works to form part of Section 60 application

Trinity Avenue elevation



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# recommendation

approval subject to conditions

# site

Trinity Avenue elevation



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# site

rear of site to railway line
and Bradfield Highway



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# site

view to the rear of 18 and
22 Trinity Avenue



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# site

view to the north of the site, including
Darling House and the Harbour Bridge



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# Clause 6.47 of the SLEP 2012

**6.47 Millers Point heritage conservation area**

(1) The objectives of this clause are—

(a) to conserve the heritage items and built form of the Millers Point heritage conservation area, and

(b) to ensure that conservation management plans endorsed by the Heritage Council are considered in the assessment of development that impacts a heritage item in the Millers Point heritage conservation area.

(2) This clause applies to land identified as "Area 10" on the *Height of Buildings Map*.

(3) Development consent must not be granted to development that affects a heritage item unless the consent authority considers the following—

(a) the impact of the development on the built form and heritage significance of the heritage conservation area, and on the built form, fabric and heritage significance of the heritage item,

(b) a heritage conservation management plan for the item endorsed by the Heritage Council under section 38A of the *Heritage Act 1977*,

(c) if there is no plan endorsed by the Heritage Council, a heritage conservation management plan for the item prepared to the satisfaction of the consent authority.

(4) Development consent must not be granted to development affecting a building that is not a heritage item unless—

(a) the consent authority considers the impact of the development on the built form and heritage significance of the heritage conservation area, and on the built form, fabric and heritage significance of any heritage item in the vicinity of the building, and

(b) the development will not result in either or both of the following—

(i) the height of the building exceeding 9 metres,

(ii) the floor space ratio for the building exceeding 2:1.

(5) Despite any other provision of this Plan, the maximum height of a building on land to which this clause applies is the height of the building on the land as at the commencement of this clause.

# Transport and Infrastructure SEPP

**2.100 Impact of rail noise or vibration on non-rail development**

(1) This section applies to development for any of the following purposes that is on land in or adjacent to a rail corridor and that the consent authority considers is likely to be adversely affected by rail noise or vibration—

(a) residential accommodation,

(b) a place of public worship,

(c) a hospital,

(d) an educational establishment or centre-based child care facility.

(2) Before determining a development application for development to which this section applies, the consent authority must take into consideration any guidelines that are issued by the Planning Secretary for the purposes of this section and published in the Gazette.

(3) If the development is for the purposes of residential accommodation, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded—

(a) in any bedroom in the residential accommodation—35 dB(A) at any time between 10.00 pm and 7.00 am,

(b) anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.

# Transport and Infrastructure SEPP

**2.120 Impact of road noise or vibration on non-road development**

(1) This section applies to development for any of the following purposes that is on land in or adjacent to the road corridor for a freeway, a tollway or a transitway or any other road with an annual average daily traffic volume of more than 20,000 vehicles (based on the traffic volume data published on the website of TfNSW) and that the consent authority considers is likely to be adversely affected by road noise or vibration—

(a) residential accommodation,

(b) a place of public worship,

(c) a hospital,

(d) an educational establishment or centre-based child care facility.

(2) Before determining a development application for development to which this section applies, the consent authority must take into consideration any guidelines that are issued by the Planning Secretary for the purposes of this section and published in the Gazette.

(3) If the development is for the purposes of residential accommodation, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded—

(a) in any bedroom in the residential accommodation—35 dB(A) at any time between 10 pm and 7 am,

(b) anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.

(3A) Subsection (3) does not apply to a building to which *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 7 applies.

(4) In this section, ***freeway***, ***tollway*** and ***transitway*** have the same meanings as they have in the *Roads Act 1993*.



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