



## NORTH SYDNEY COUNCIL

Council Chambers  
26 March 2025

I wish to inform you that a Meeting of the **NORTH SYDNEY LOCAL PLANNING PANEL** will be held in the Supper Room, Council Chambers North Sydney at 2:00pm on Wednesday 2nd April 2025.

Your attention is directed to the accompanying statement of the business proposed to be transacted at such meeting.

I would like to acknowledge the traditional owners of these lands in which we meet and to pay our respect to the ancestors, and spirits past and present.

**THERESE COLE**  
**CHIEF EXECUTIVE OFFICER**

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**BUSINESS****LPP01: 35 East Crescent Street, Lavender Bay – DA 175/24**

Applicant: Craft Architecture C/- GSA Planning

Report of Jim Davies, Executive Planner

Development application 175/24 seeks consent for the demolition of an existing dwelling and associated works and the construction of a dwelling of 5 levels on land known as 35 East Crescent Street Lavender Bay.

The application is reported to North Sydney Local Planning Panel for determination as more than 10 (29) submissions were received.

The application is also the subject of a 'deemed refusal' appeal filed with the Land and Environment Court of NSW on 17 January 2025. The Panels determination of this application is required to assist in the direction of the appeal and to reduce the total time for determination which will be applied in the NSW Planning Portal. Currently "deemed refusal" is not treated as a determination for statistical purposes by the Portal with only a determination, or a court decision finalising the application process. A Panel decision is required to assist Council in meeting the Minister's expected processing time of 115 days for the entire application stream.

The application was notified in August 2024 for 14 days and 29 submissions were received. Key issues raised by submissions were:

- Excessive bulk and scale,
- Visual impact on the locality,
- Impact on views from neighbouring residences,
- Negative impact on privacy of occupants of the neighbouring residences,
- Access to the site for construction,
- Environmental impacts of the proposal's construction, including on the amenity of the locality, geotechnical stability and likely impacts on Lavender Bay and Sydney Harbour,
- Incompatibility with local character, and
- Various inaccuracies within the application.

The applicant had submitted additional information, including a preliminary management plan (August 2024) and an additional visual impact assessment (November 2024,) before filing the appeal. Information submitted to date does not address the above matters and other deficiencies of the application, and refusal is recommended.

**RECOMMENDATION**

PURSUANT TO SECTION 4.16 OF ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**THAT** the North Sydney Local Planning Panel exercising the functions of Council as the consent authority refuse to grant consent to Development Application No. 175/24 for demolition of a dwelling house, erection of a dwelling house and associated works on land at 35 East Crescent Street Lavender Bay, for the reasons set out below:-

1. The proposed development does not satisfy provisions of State Environmental Planning Policy (Biodiversity and Conservation) 2021:
  - a) Clause 6.6 Water quality and quantity,
  - b) Clause 6.7 Aquatic Ecology, and
  - c) Clause 6.28 General.
2. The application is inconsistent with the following objective of the R4 High Density Housing zone:
  - o *To ensure that a reasonably high level of residential amenity is achieved and maintained.*
3. Information submitted with the application does not permit accurate measurement of the proposed building height, and the application is inconsistent with objectives of the Building Height development standard of the LEP, clause 4.3 (1), paragraphs (a), (b), (c), (d) and (e).
4. Information submitted with the development application has not allowed proper consideration of the provisions of clause 6.10 (3) Earthworks of the LEP.
5. The application has not provided a site analysis in accordance with the North Sydney Development Control Plan 2013, Part A, Section 5, Site Analysis.
6. The application is inconsistent with the following provisions of North Sydney Development Control Plan 2013, Part B Development Controls, Section 1 - Residential Development:
  - a) Clause 1.3.1 – Topography, information submitted does not adequately address the impacts from the amount of site excavation proposed. Neither does information submitted with the application adequately demonstrate compliance with specific requirements of the clause.
  - b) Clause 1.3.6 – Views, the development has unacceptable impacts on views from the public domain and from several private residences, at 1 Bay View Street Lavender Bay, 31 East Crescent Street McMahon's Point and 37 East Crescent Street McMahon's Point, view sharing with these properties is not achieved. A "more skillful design" would likely be able to reasonably avoid or reduce impacts on and share views from nearby properties, without diminishing development potential of the site and the ability to provide a reasonable level of amenity for occupants of the proposed development. A design which appropriately responds to site conditions and is compatible with the scale and character of development in the locality, would also likely result in a satisfactory impact on public views of the Lavender Bay locality.
  - c) Clause 1.3.7 – Solar access, the extent of mid-winter overshadowing between 9.00am and 3.00pm, of properties south of the site has not been adequately demonstrated.
  - d) Clause 1.3.8 – Acoustic Privacy, the proposed rooftop terrace in particular, and proximity of the proposed building to several neighbouring dwellings, at 37 East Crescent Street and 1 Bay View

- Street, will likely interfere with acoustical privacy of those dwellings' occupants.
- e) Clause 1.3.10 - Visual Privacy, the design of the development will create unsatisfactory privacy relationships between occupants of the development and neighbouring residences, mainly due to the proposed roof terrace and the amount of glazing proposed on northern and eastern facades.
  - f) Clause 1.4.1 - Context, the building's size and bulk in relation to adjacent development is incompatible with its context, evidenced by its potentially adverse impacts on the amenity and scenic qualities of the locality.
  - g) Clause 1.4.5 - Siting, the siting of the development is unacceptable, reflected by its impacts on local amenity and its adverse impact on the scenic qualities of the locality.
  - h) Clause 1.4.6 - Side Setbacks, the proposed development does not provide compliant and adequate setbacks to both sides, north and south, noting the application has miscalculated the setbacks in accordance with this clause.
  - i) Clause 1.4.6 - Rear Setback, the proposed development may not have provided an adequate rear setback, noting the application has miscalculated the setback in accordance with this clause and does not appear to provide sufficient separation with private open space, including swimming pool, at 37 East Crescent Street.
  - j) Clause 1.4.7 - Form, massing and scale, regardless of whether the proposal is compliant with height and setback controls, the proposal's form and scale is incompatible with the form and scale of development in the locality.
  - k) Clause 1.4.8 - Built form character, for reasons outlined in paragraphs (f), (g) and (j), the built form of the proposal is incompatible with the built form of other buildings in the locality.
  - l) Clause 1.4.10 - Roofs, the flat roof would be acceptable if an open space was not accommodated on it.
  - m) Clause 1.4.12 - Colours and materials, the proposal entails excessive use of glazing, having deleterious impacts on scenic and environmental qualities of the locality, and negatively affecting visual privacy for occupants of neighbouring buildings and of the development.
  - n) Clause 1.5.5 - Site coverage, the development exceeds the maximum site coverage prescribed. Being inconsistent with objectives of this clause, the proposal constitutes an overdevelopment of the site.
  - o) Clause 1.5.6 - Landscape area, the development has inadequate landscape area and is inconsistent with objectives of this clause.
7. The application did not submit adequate information to address relevant provisions of other sections of the North Sydney Development Control Plan 2013:
- a) Section 11 – Construction management,

- b) Section 17 – Erosion and sediment control,
  - c) Section 19 – Stormwater management, and
  - d) Section 19 - Waste management.
8. The application is inconsistent with the following provisions of State Environmental Planning Policy (Biodiversity and Conservation) 2021:
- a) Clause 6.6 (1),
  - b) Clause 6.7 (1) and (2), and
  - c) Clause 6.28 (1) and (2).
9. The site is unsuitable for the site, for reasons 1-8.
10. Approval of the application would not be in the public interest, for reasons 1-8.

**LPP02: 58 Cowdroy Avenue, Cammeray – Section 8.2 – Review of Determination (DA 60/22/2)**

Applicant: P & R Etherington C/- COSO Architecture

Report of John McFadden, Consultant Planner

This application is a review of Council's determination under the provisions of s.8.2 of the *Environmental Planning and Assessment Act 1979*, being the determination of modification of consent to DA60/2022/2 by way of conditional approval.

The application for a review is reported to the North Sydney Local Planning Panel as it involves a review of the Panel's determination of a s.4.55(2) amendment of the design, including conditions imposed by the Panel when the modification application was originally determined.

Development for the purpose of the demolition of the existing dwelling and ancillary structures and construction of a dwelling house and associated site works including a swimming pool is permitted within the C4 Environmental Living zone under *North Sydney Local Environmental Plan 2013 (NSLEP 2013)*. The proposed modifications to the building to extend a pergola at the upper floor level results in a further non-compliance with the 'height of buildings' development standard in clause 4.3 of the *NSLEP 2013* which was not supported by the Panel.

Further, the enclosure of the car spaces at street level and their conversion into a garage will result in an increase in non-compliance with the site coverage provisions of the North Sydney DCP 2013 and it is noted that the current development (as approved) is already non-compliant.

Renotification of the proposal is not required as no new plans have been submitted. The application involves a review of the Panel's most recent determination. Notwithstanding the above, the s.4.55(2) determination subject to this review did attract 6 objections on first public exhibition between 12-27 July 2024, and a further 2 objections on a second notification period between 23 October and 7 November 2024 following the submission of minor amendments to the design and a view sharing analysis. Notwithstanding, the application under review has been the subject of internal correspondence between Council staff and the adjoining property owners at 56 Cowdroy

Avenue, which has reaffirmed their position on the application and the development consent as a whole.

The Panel considered these concerns as well as the performance of the application against Council's planning requirements in a report dated 18 November 2024 and imposed conditions to minimise impact.

Following review of the LPP determination of the s.4.55(2) application D/60/2022/2, the conditions imposed by the Panel are considered to be reasonable in the circumstances, but this review has highlighted inconsistencies, inaccuracies and errors in the submitted review plans leading to a recommendation of **refusal** being appropriate. Accordingly, it is recommended that the Local Planning Panel's approval of the s.4.55(2) modification, together with the imposed conditions, be changed (rather than confirmed) pursuant to s.8.4 of the *Environmental Planning and Assessment Act 1979*.

It should be noted that the Panel's determination is also the subject of a concurrent appeal before the Land and Environment Court. This should not influence the panels determination of this matter.

#### **RECOMMENDATION**

PURSUANT TO SECTION 8.2(1) OF ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979:

**THAT** the North Sydney Local Planning Panel exercising the functions of Council as the consent authority change its decision and **refuse** development consent to DA No. 60/2022/2 for demolition of existing dwelling and ancillary structures and construction of a dwelling house and associated site works including a swimming pool on land at 58 Cowdroy Avenue, Cammeray under the provisions of Section 8.4 of the *Environmental Planning and Assessment Act 1979*, for the reasons outlined below:-

#### **1. Substantially the Same**

- a. The application is unacceptable pursuant to the provisions of s.4.15(1)(a)(i), (iii) and (b) of the *Environmental Planning and Assessment Act 1979* in that without the recommended conditions of consent as originally imposed, the modification proposal is no longer considered substantially the same development due to the bulk, scale and massing of the proposal and associated adverse amenity impacts on surrounding development and the public domain.

#### **2. Bulk and Scale**

- a. The application is unacceptable pursuant to the provisions of s.4.15(1)(a)(i) and (b) of the *Environmental Planning and Assessment Act 1979* as the height of the pergola of 11.13 metres would result in a breach of the maximum 'height of building' standard of 2.63m which would also impact on views (particularly from 56 Cowdroy Avenue to Middle Harbour), cause additional overshadowing and create streetscape/amenity/visual impacts.
- b. The application is unacceptable pursuant to the provisions of s.4.15(1)(a)(iii) and (b) of the *Environmental Planning and Assessment Act 1979* as the increase in the height of the pool will

create unacceptable visual impacts when viewed from Middle Harbour and does not comply with Part B of NSDCP 2013.

**3. Content of Application**

- a. The application is unacceptable pursuant to the provisions of s.4.15(1)(a)(i), (iii), (iv) and (b) of the *Environmental Planning and Assessment Act 1979* having regard to clause 24 of the *Environmental Planning and Assessment Regulation 2021* and NSDCP 2013 as it contains inaccuracies and errors in the submitted review plans with respect to site coverage, landscaped area and unbuilt upon area.

**4. Site Suitability**

- a. The application is unacceptable pursuant to the provisions of s.4.15(1)(c) of the *Environmental Planning and Assessment Act 1979* taking into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified, the site is no longer considered suitable for the development.

**5. Public Interest**

- a. The application is unacceptable pursuant to the provisions of s.4.15(1)(b)(e) of the *Environmental Planning and Assessment Act 1979*, particularly due to its impact on the public domain when viewed from the waterway and on surrounding development, including, but not limited to, No. 56 Cowdroy Avenue, Cammeray and the modified proposal does not satisfy the Objects of the EP&A Act.

**LPP03: 1/33 Grasmere Road, Cremorne – DA 90/24**

Applicant: Larissa Lopes (Group Architects)

Report of Damon Kenny, Executive Assessment Planner

This development application seeks consent for alterations and additions to a semi-detached dwelling at 1/33 Grasmere Road, Cremorne.

The application is reported to the North Sydney Local Planning Panel for determination as the application attracted more than 10 submissions by way of objection. A public determination meeting is required in accordance with the Ministers Direction.

Development for the purpose of alterations and additions to a semi-detached dwelling is permitted within the R4 High Density Residential zone.

The development application has been assessed against the North Sydney Local Environmental Plan 2013, North Sydney Development Control Plan 2013 and the relevant State Planning Policies and generally found to be satisfactory in consideration of the site constraints, context and circumstances.

A total of twelve (12) unique submissions were received raising objections regarding issues including the proposed height, view loss, solar access, neighbourhood character, amenity impacts, traffic congestion and construction impacts including excavation and construction traffic congestion. The amended plans were developed in response, in part, to the submissions and sought to reduce the potential impact of the development. The

assessment has considered these concerns as well as the performance of the application against Council's planning requirements.

The assessment of the proposal has considered the concerns raised in the submissions as well as the performance of the application against Council's planning requirements. Following this assessment and having regard to the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979* (as amended), the application is recommended for **approval**.

**RECOMMENDATION**

PURSUANT TO SECTION 4.16 OF ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (AS AMENDED)

**THAT** the North Sydney Local Planning Panel exercising the functions of Council as the consent authority grant consent to Development Application No. 90/24 for alterations and additions to a semi-detached dwelling to on land at 1/33 Grasmere Road, Cremorne subject to the attached standard conditions.



**NORTH SYDNEY LOCAL PLANNING PANEL****DETERMINATIONS OF THE NORTH SYDNEY LOCAL PLANNING PANEL  
MEETING HELD IN THE COUNCIL CHAMBERS, NORTH SYDNEY,  
ON WEDNESDAY 5 MARCH 2025, AT 2.00PM.****PRESENT IN SUPPER ROOM****Chair:**

Vince Hardy

**Panel Members:**

Annelise Tuor (Panel Member)

John McFadden (Panel Member)

John Bohane (Community Representative)

**Staff:**

Stephen Beattie Manager Development Services

Isobella Lucic, Team Leader Assessments

**Administrative Support:**

Peita Rose, Governance Officer (Minutes)

This meeting was otherwise conducted by remote (Zoom) means.

The Chair acknowledged the Cammeraygal people being the traditional owners of the land on which this meeting is held.

**Apologies:**

Nil.

**1. Minutes of Previous Meeting**

The Minutes of the NSLPP Meeting of Wednesday 5 February 2025 were confirmed following that meeting.

**2. Declarations of Interest**

John McFadden raised a possible conflict of interest regarding Item 5, 184 Kurraba Road, Kurraba Point, as he had acted as town planning expert for Council during the NSWLEC appeal for the adjoining property at 182 Kurraba Road, Kurraba Point where the applicant was an objector.

The Chair ruled that this was not sufficient to cause Mr McFadden to exclude himself from the determination of that matter.

It should be noted that Council planners were not present for either the site inspection, or the determination of 184 Kurraba Road, Kurraba Point.

**3. Business Items**

*The North Sydney Local Planning Panel is a NSW Government mandated Local Planning Panel exercising the functions of North Sydney Council, as the Consent Authority, under Section 4.8(2) of the Environmental Planning and Assessment Act, 1979 as amended, and acts pursuant to a Direction of the Minister for Planning issued under Section 9.1 of the Act, dated 23 February 2018.*

*The Panel has considered the following Business Items and resolves to determine each matter as described within these minutes.*

### **ITEM 1**

|                        |   |
|------------------------|---|
| <b>DA No:</b>          | 163/24  |
| <b>ADDRESS:</b>        | 5 Wallaringa Avenue, Kurraba Point  |
| <b>PROPOSAL:</b>       | Development for alterations and additions to heritage item to facilitate reconfiguration of tea room, ablution facilities, accessibility changes, a new lift and display space. |
| <b>REPORT BY NAME:</b> | Annelize Kaalsen of AK Planning   |
| <b>APPLICANT:</b>      | Sean Johnson from Lucas Stapleton Johnson Architects  |

### **One Written Submission**

#### **Registered to speak**

| <b>Submitter</b>                     | <b>Applicant/Representative</b>                      |
|--------------------------------------|--|
| Anne and Gerald Fletcher - Residents | Sean Johnson from Lucas Stapleton Johnson Architects |
| Grant McMillan - Resident            |  |

### **Panel Determination**

The Panel members have undertaken a site inspection prior to the meeting and considered the written submission, and the oral representations at the meeting.

The Council Officer's Report, Recommendation and Conditions are endorsed by the Panel, subject to the following amendment:

#### **Hours of Operation – Café Shop (tea room)**

13. The hours of operation for the café Shop (tea room) are restricted to 11.00am and 3.00pm Wednesday to Sunday.

Upon expiry of the permitted hours:

- a) all café shop (tea room) service must immediately cease;
- b) no person shall be permitted entry; and
- c) all customers on the premises must be required to leave within the following half hour.

(Reason: To ensure that amenity of the surrounding locality is maintained and hours of operation are consistent with those in surrounding locality)

#### **Panel Reason:**

The Panel based its decision on the reasons outlined in the Assessment Report together with an inspection of the subject site and the objector's dwelling.

The Panel considered the views of the objectors and those who made submissions at the panel meeting and accepted that there may be some amenity impacts on those adjoining owners, but the panel were not satisfied that they would be unreasonable impacts. Particularly, as the panel has imposed a condition in relation to hours of operation.

The Panel raised concerns over ambiguities regarding existing event operations of the entire site noting that no restrictions appeared to apply in previous consents related to the site. If the café shop (tea room) is proposed to be used outside the conditioned hours in association with functions at the site, then this will require modification to this development consent and will need to be supported by appropriate documentation including an updated noise report.

Voting was as follows:

| Panel Member  | Yes | No | Community Representative | Yes | No |
|---------------|-----|----|--------------------------|-----|----|
| Vince Hardy   | Y   |    | John Bohane              | Y   |    |
| Annelise Tuor | Y   |    |                          |     |    |
| John McFadden | Y   |    |                          |     |    |

## **ITEM 2**

|                        |  |
|------------------------|--|
| <b>DA No:</b>          | 177/24   |
| <b>ADDRESS:</b>        | 26 Milson Road, Cremorne Point   |
| <b>PROPOSAL:</b>       | Alterations and additions for change of use from a dual occupancy to a detached dwelling including internal and external re-configuration, installation of lift and associated site works. |
| <b>REPORT BY NAME:</b> | Robin Tse, Senior Assessment Officer   |
| <b>APPLICANT:</b>      | Vigor Master Pty Ltd   |

**No persons elected to speak on this item.**

### **Panel Determination**

The Panel members have undertaken a site inspection prior to the meeting.

Pursuant to the provisions of Clause 4.6 of the *North Sydney Local Environmental Plan 2013* ("the LEP"), the Panel is not satisfied that the written request for the exceedance of the Height of Buildings development standard in clause 4.3 of the LEP adequately addresses the required matters in clause 4.6 of the LEP. The Panel was not satisfied that the written request demonstrated that compliance with the development standard was unnecessary in the circumstances of the case or that the written request identified sufficient environmental planning grounds to justify the contravention. The Panel considered that approval of the development would not be inconsistent with the provisions and objectives of the standard and the zone objectives.

The Council Officer's Report and Recommendations are endorsed by the Panel with the deletion of reason of refusal 1(iv).

**Panel Reason:**

The Panel based its decision on the reasons outlined in the Assessment Report.

The Panel also noted that the public interest test for a Clause 4.6 assessment does not apply to this specific Development Application, due to recent amendments to the template standard instrument and therefore has deleted that reason for refusal.

Voting was as follows:

| Panel Member  | Yes | No | Community Representative | Yes | No |
|---------------|-----|----|--------------------------|-----|----|
| Vince Hardy   | Y   |    | John Bohane              | Y   |    |
| Annelise Tuor | Y   |    |                          |     |    |
| John McFadden | Y   |    |                          |     |    |

**ITEM 3**

|                        |   |
|------------------------|---|
| <b>DA No:</b>          | 370/24  |
| <b>ADDRESS:</b>        | 4 Alfred Street South, Milsons Point              |
| <b>PROPOSAL:</b>       | Fit Out works associated with Level 3 Kiosk space |
| <b>REPORT BY NAME:</b> | Jeremy Swan, Consultant Town Planner              |
| <b>APPLICANT:</b>      | North Sydney Council                              |

**No persons elected to speak on this item.**

**Panel Determination**

The Panel members have undertaken a site inspection prior to the meeting.

The Council Officer's Report, Recommendation and Conditions are endorsed by the Panel.

**Panel Reason:**

The Panel based its decision on the reasons outlined in the Assessment Report.

Voting was as follows:

| Panel Member  | Yes | No | Community Representative | Yes | No |
|---------------|-----|----|--------------------------|-----|----|
| Vince Hardy   | Y   |    | John Bohane              | Y   |    |
| Annelise Tuor | Y   |    |                          |     |    |
| John McFadden | Y   |    |                          |     |    |

**ITEM 4**

|                        |   |
|------------------------|---|
| <b>DA No:</b>          | 328/24  |
| <b>ADDRESS:</b>        | 4 Alfred Street South, Milsons Point  |
| <b>PROPOSAL:</b>       | Alterations and additions to existing restaurant premises including demolition of existing fit-out and replacement of existing glazing, extension to internal dining areas, installation of new flooring and replacement of balustrades with operating hours 12:00pm to Midnight Monday to Sunday consistent with previous operation. |
| <b>REPORT BY NAME:</b> | Jeremy Swan, Consultant Town Planner  |
| <b>APPLICANT:</b>      | BJB Architects Pty Ltd  |

No persons elected to speak on this item.

**Panel Determination**

The Panel members have undertaken a site inspection prior to the meeting.

The Council Officer's Report, Recommendation and Conditions are endorsed by the Panel.

**Panel Reason:**

The Panel based its decision on the reasons outlined in the Assessment Report.

Voting was as follows:

| <b>Panel Member</b> | <b>Yes</b> | <b>No</b> | <b>Community Representative</b> | <b>Yes</b> | <b>No</b> |
|---------------------|------------|-----------|---------------------------------|------------|-----------|
| Vince Hardy         | Y          |           | John Bohane                     | Y          |           |
| Annelise Tuor       | Y          |           |                                 |            |           |
| John McFadden       | Y          |           |                                 |            |           |

**ITEM 5**

|                        |   |
|------------------------|---|
| <b>DA No:</b>          | 266/23/3  |
| <b>ADDRESS:</b>        | 184 Kurraba Road, Kurraba Point   |
| <b>PROPOSAL:</b>       | Section 4.55(2) modification to amend DA 266/23 for alterations and additions to an existing dwelling house, including part demolition/excavation works, an additional level, landscaping, tree removal and associated works. |
| <b>REPORT BY NAME:</b> | Jeremy Swan, Consultant Town Planner  |
| <b>APPLICANT:</b>      | MaryAnn Beregi  |

**Registered to Speak**

| Submitter | Applicant/Representative                    |
|-----------|---|
|           | MaryAnn and Thomas Beregi - Owner/Applicant |

Council Officer's left the room for the determination of this item.

**Panel Determination**

The Panel members have undertaken a site inspection prior to the meeting and considered the oral representations of the applicants at the meeting.

The Council Officer's Report, Recommendation and Conditions are endorsed by the Panel, subject to the retention of Condition C12(b).

**Panel Reason:**

The Panel based its decision on the reasons outlined in the Assessment Report.

The Panel retained condition C12(b) to ensure that the plans and documents that form part of condition A1 that require the proposed works to the driveway and turning bay are deleted.

Annelise Tuor supported approval of the modification application with the exception of the new second floor bathroom. In her opinion this addition would result in the reduction of water views when viewed from the public domain in Kurraba Road; additional bulk to the dwelling when viewed from the water; and poorly resolved addition to the design of the dwelling.

Voting was as follows:

| Panel Member  | Yes | No | Community Representative | Yes | No |
|---------------|-----|----|--------------------------|-----|----|
| Vince Hardy   | Y   |    | John Bohane              | Y   |    |
| Annelise Tuor | Y   |    |                          |     |    |
| John McFadden | Y   |    |                          |     |    |

The public meeting concluded at 2.20pm.

The Panel Determination session commenced at 2.22pm.

The Panel Determination session concluded at 3.41pm.

Endorsed by Vince Hardy

Chair

North Sydney Local Planning Panel

**5 March 2025**