

**NORTH SYDNEY LOCAL PLANNING PANEL****DETERMINATIONS OF THE NORTH SYDNEY LOCAL PLANNING PANEL  
MEETING HELD IN THE COUNCIL CHAMBERS, NORTH SYDNEY,  
ON WEDNESDAY 7 MAY 2025, AT 2.00PM.****PRESENT IN SUPPER ROOM****Chair:**

Rob Stokes

**Panel Members:**

Ros Read (Panel Member)

John McInerney (Panel Member)

Ken Robinson (Community Representative)

**Staff:**

Stephen Beattie, Manager Development Services

David Hoy, Team Leader

Isobella Lucic, Team Leader

**Administrative Support:**

Peita Rose, Governance Officer (Minutes)

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

The Chair acknowledged the Cammeraygal people being the traditional owners of the land on which this meeting is held. The Chair further noted that the proceedings were being recorded and reminded speakers that neither the Panel nor the Council assumed liability for any statements made by speakers.

**Apologies:**

Nil.

**1. Minutes of Previous Meeting**

The Minutes of the NSLPP Meeting of Wednesday 2 April 2025 were confirmed following that meeting.

**2. Declarations of Interest**

Nil.

**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>	270/24
<b>ADDRESS:</b>	11 King George Street, Lavender Bay
<b>PROPOSAL:</b>	Alterations and additions to existing dwelling house including partial demolition of dwelling including garage, addition of a pavilion and garage, new pool and alterations to landscaping.
<b>REPORT BY NAME:</b>	Thomas Holman, Senior Assessment Officer
<b>APPLICANT:</b>	Madelaine Blanchfield Architects Pty Ltd

**No Written Submissions****Registered to speak**

<b>Submitter</b>	<b>Applicant/Representative</b>
	Camille Dauty-Denis - Architect
	Yvette Middleton - Planner - GSA Planning

**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, Conditions and Recommendations are endorsed by the Panel subject to the amendment of Condition C1 to read as follows:

**Heritage Requirements**

C1. The following changes must be made to the plans prior to the application for construction certificate and submitted to the certifying authority. The building plans and specifications submitted, referenced on and accompanying the issued Construction Certificate must fully satisfy the requirements of this condition.

**a) Ground Floor Fire Place**

- i) The opening to the eastern side of the fire place clouded in red on the approved Ground Floor Plan is to retain an appropriately proportioned bulk head.

(Reason: To ensure the legibility of original interior room configuration and detailing so that the evolution of the building remains discernible)

**b) East Elevation Windows**

- i) The existing windows clouded red on the Proposed East Elevation which are either side of the chimney breast on both the Ground Floor and First Floor are to remain. No approval is granted for an increase to the size and proportion of the windows.

(Reason: To retain the character of the heritage item and ensure the balcony and verandah elements remain the prominent elements of the dwelling as viewed from the north western corner of the dwelling)

**c) Front Boundary Sandstone Wall and Vehicular Gate**

- i) The front boundary sandstone wall facing Waiwera Street either side of the approved demolition works for the vehicular entry shall be maintained to ensure the protection of the sandstone wall as per the directions of the commissioned heritage architect for the development.**
- ii) The architectural plans approved by this consent do not depict a new or replacement gate. If change to this gate is contemplated, this approval is required to be the subject of a modification application or a new development application submitted.**

**(Reason: To ensure the preservation and character of the front west boundary wall and its contribution to the heritage significance of the site and surrounding conservation area)**

**Panel Reason:**

The Panel considered the application to be of high design quality which respected existing heritage fabric. The Panel was satisfied that the solar impacts to neighbouring properties was negligible as these impacts related largely to an existing hard stand area.

The Panel otherwise 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>
Rob Stokes	Y		Ken Robinson	Y	
Ros Read	Y				
John McInerney	Y				

**ITEM 2**

<b>DA No:</b>	182/22/5
<b>ADDRESS:</b>	1 Hayes Street, Neutral Bay
<b>PROPOSAL:</b>	To modify a consent for alterations and additions to a mixed use building and associated works, issued by the NSW Land & Environment Court.
<b>REPORT BY NAME:</b>	Jim Davies, Executive Planner
<b>APPLICANT:</b>	7 Pty Ltd

**One Written Submission****Registered to Speak**

<b>Submitter</b>	<b>Applicant/Representative</b>
Rachael Nolan - Resident	Ryan Crosbie, Metis Group (Principal's Representative)
	Jeff Curnow, Metis Group (Principal's Representative)
	Christina Lucic, Popov Bass (Architect)
	Edward Wu - EMF Griffiths (ESD Consultant)

**Panel Determination**

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

The Council Officer's Report, Conditions and Recommendations are endorsed by the Panel subject to an amendment to Condition C22 to read as follows:

**Location of Plant**

- C22. Only plant and equipment as shown on the Roof Plan cited by the table to Condition A1 is to be located on the roof. All other plant is to be located within the basement of the building and is not to be located on balconies. The four exhaust fans (represented on the plans by a box with "EX" marked on the box) closest to the western edge of the roof and adjacent to the photovoltaic panels must be suitably screened on all four sides (and covered, if possible) using a material(s) and colour(s) which complement the building's architecture and heritage qualities. Such screening must also be designed to minimise any further view loss. Plans and specifications complying with this condition must be submitted to the Certifying Authority for Approval prior to the issue of any Construction Certificate. The Certifying Authority must ensure that the building plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.**

(Reason: Minimise impact on surrounding properties, improved visual appearance and amenity for locality)

**Panel Reason:**

The Panel based its decision on the reasons outlined in the Assessment Report. The Panel is satisfied the application is substantially the same as the development application that was originally approved. Prior to determination the Panel received and had regard to the ADG Compliance Statement, and a letter advising the current BASIX and NatHERS Compliance Statements remain valid.

The Panel amended Condition C22 to address concerns related to potential view loss caused by the rooftop plant. The Panel further notes there is a need for additional bicycle parking at the southern end of Hayes Street which should be addressed in future strategic planning for the precinct.

Voting was as follows:

<b>Panel Member</b>	<b>Yes</b>	<b>No</b>	<b>Community Representative</b>	<b>Yes</b>	<b>No</b>
Rob Stokes	Y		Ken Robinson	Y	
Ros Read	Y				
John McInerney	Y				

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**ITEM 3**

<b>DA No:</b>	137/23/4
<b>ADDRESS:</b>	5-7 Lower Wycombe Road, Neutral Bay
<b>PROPOSAL:</b>	Modification of DA 137/23 proposing various changes to basement, excavation methods, enclosure of car lift platform, window changes, changes to balconies and elevations, new plunge pool to eastern terrace, modified pool design and location, changes to landscaping and tree protection measures.
<b>REPORT BY NAME:</b>	Ben Rourke, Consultant Planner
<b>APPLICANT:</b>	Ingham Planning Pty Ltd

**No Written Submissions****Registered to Speak**

<b>Submitter</b>	<b>Applicant/Representative</b>
	Tom Virgona - Vergome - Developer
	Bill Clements - PBD Architects
	Felicia Huang- PBD Architects

**Panel Determination**

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

The Council Officer's Report, Conditions and Recommendations are endorsed by the Panel subject to amendments to the following conditions concerning references to pools, filters and the number of bicycle parking spaces to reflect the changes shown in the modification plans.

Conditions C37, G7, G8, C44, I1, I5, K6.

The Panel notes the Council is to issue a consolidated set of conditions to reflect all the amendments.

**Panel Reason:**

The Panel was satisfied that the proposed modification results in substantially the same development compared with the development as originally approved.

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>
Rob Stokes	Y		Ken Robinson	Y	
Ros Read	Y				
John McInerney	Y				

**ITEM 4**

<b>DA No:</b>	384/24
<b>ADDRESS:</b>	48 Raymond Road, Neutral Bay
<b>PROPOSAL:</b>	Alterations and additions to existing RFB, including internal and external changes to all four units.
<b>REPORT BY NAME:</b>	Rachel Wu, Assessment Officer
<b>APPLICANT:</b>	Keith and Wendy Mar, C/- MHDP Architects

**No Written Submissions****Registered to Speak**

<b>Submitter</b>	<b>Applicant/Representative</b>
	Benjamin Johnston – MHDP Architects

**Panel Determination**

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

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

The applicant is to provide a revised Clause 4.6 Exception to Development Standards that satisfies the legislative requirements.

With this further information the Panel is of the view that the proposed development could be appropriate for the site, and potentially consistent with Council's policy framework in the area.

Under the Provisions of S.2.20(8) of the E P & A Act the Panel Delegates to the Manager of Development Services the power to determine the application subject to the submission of additional information, specified above.

This information is to be submitted to Council no later than 14 days after the date of the advice to the applicant of the Panel's decision. Should the additional information not be submitted within this period or is not to the satisfaction of the Manager Development Services, the Panel is of the view the application warrants refusal.

**Panel Reason:**

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

The Panel is of the view the application may be meritorious but needs to satisfy the legislative requirements of clause 4.6 of the standard instrument.

Voting was as follows:

<b>Panel Member</b>	<b>Yes</b>	<b>No</b>	<b>Community Representative</b>	<b>Yes</b>	<b>No</b>
Rob Stokes	Y		Ken Robinson	Y	
Ros Read	Y				
John McInerney	Y				

**ITEM 5**

<b>DA No:</b>	104/24
<b>ADDRESS:</b>	1A Belgrave Street, Cremorne
<b>PROPOSAL:</b>	Alterations and additions existing residential flat building to facilitate the addition of a 3 bedroom apartment.
<b>REPORT BY NAME:</b>	Jack Varka, Senior Assessment Officer
<b>APPLICANT:</b>	Peter Anderson C/- COSO Architecture

**No Written Submissions****Registered to Speak**

<b>Submitter</b>	<b>Applicant/Representative</b>
	Anthony Solomon - COSO Architecture

**Panel Determination**

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

The Council Officer's Report, Conditions and Recommendations are endorsed by the Panel subject to changes to the following conditions:

Condition A1 updated to reflect amended plans.

Condition A3 updated to reflect amended scheduled materials and colours.

**Panel Reason:**

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

The Panel noted that while there were minor and technical non compliances in landscape and unbuilt upon areas, the application will enhance internal amenity whilst having no material adverse amenity impacts on adjoining properties.

Voting was as follows:

<b>Panel Member</b>	<b>Yes</b>	<b>No</b>	<b>Community Representative</b>	<b>Yes</b>	<b>No</b>
Rob Stokes	Y		Ken Robinson	Y	
Ros Read	Y				
John McInerney	Y				



**ITEM 6**

<b>DA No:</b>	40/21/3
<b>ADDRESS:</b>	1B Pine Street, Cammeray
<b>PROPOSAL:</b>	Section 4.55(2) modifications for various changes to a deferred commencement consent for a two storey detached dwelling.
<b>REPORT BY NAME:</b>	Robin Tse, Senior Assessment Officer
<b>APPLICANT:</b>	George Youhanna, Blue-Sky Urban

**One Written Submission****Registered to Speak**

<b>Submitter</b>	<b>Applicant/Representative</b>
Norah Zhang - Resident	George Youhanna - Bly-Sky Urban
Vitalii Tyshchenko - Resident	Raouf Saddeh - Resident

**Panel Determination**

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

The Council Officer's Report, Conditions and Recommendations are endorsed by the Panel subject to the amendments to conditions as follows:

- Condition A4 (e) to include amendments to landscaping as required under Condition C20;
- Condition C7 to include reference to the roofing material (colorbond or similar);
- Condition C18 to include the issue date for the BASIX Certificate;
- Condition C23 to require high sill height window for the first floor master bedroom window (W101) only;
- Renumbering of Condition G15 to G9;
- Condition I3 to include the submitted landscape plans and amendments to landscaping as required under Condition C20;

Insert a new condition C25 requiring the reissue of the dilapidation report for the neighbouring property prior to the issue of the construction certificate:

**Dilapidation Reports**

C25. The applicant shall re-issue the dilapidation reports prepared for No. 491 Miller Street (aka 1C Pine Street) and No. 495 Miller Street to the owners of these nominated adjoining properties.

The applicant shall provide documentary evidence that a copy of the report has been provided to the nominated properties within 28 days from the date of this consent.

The Principal Certifier must ensure that the requirements of this condition are fully satisfied prior to issue of any Construction Certificate.

(Reason: To ensure record keeping of the condition of the immediate adjoining properties)

**Panel Reason:**

The Panel was satisfied that the proposed modifications, as amended by conditions of consent, would result in a development which is substantially the same development as originally approved in the original deferred commencement consent.

The Panel reflected on a submission relating to privacy and amended the size of a window on the northern side to address these concerns. The Panel considered that the proposed condition relating to the opacity of the stairwell window on the rear elevation was unnecessary, as it had negative amenity impacts to the proposed development without generating material privacy benefits to the neighbouring properties.

The Panel otherwise 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>
Rob Stokes	Y		Ken Robinson	Y	
Ros Read	Y				
John McInerney	Y				

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**ITEM 7**

<b>DA No:</b>	363/24
<b>ADDRESS:</b>	111-115 Chandos Street, Crows Nest
<b>PROPOSAL:</b>	Demolition of existing building and construction of a 5 storey residential flat building with rooftop terrace.
<b>REPORT BY NAME:</b>	Rachel Wu, Assessment Officer
<b>APPLICANT:</b>	Equicentia Pty Ltd

**No Written Submissions****Registered to Speak**

<b>Submitter</b>	<b>Applicant/Representative</b>
	Jack Freckelton - Planning and Co - Urban Planner

**Panel Determination**

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

The Council Officer's Report and Recommendations 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>
Rob Stokes	Y		Ken Robinson	Y	
Ros Read	Y				
John McInerney	Y				

The public meeting concluded at 3.05pm.

The Panel Determination session commenced at 3.25pm.

The Panel Determination session concluded at 4.45pm.

Endorsed by Rob Stokes

Chair

North Sydney Local Planning Panel

**7 May 2025**