

**NORTH SYDNEY LOCAL PLANNING PANEL****DETERMINATIONS OF THE NORTH SYDNEY LOCAL PLANNING PANEL
MEETING HELD ONLINE AT 2.00PM, WEDNESDAY 25 JUNE 2025****PRESENT****Acting Chair:**

Michael Ryan

Panel Members:

Vanessa Hotham (Panel Member)

Meredith Trevallyn-Jones (Community Representative)

Staff:

Stephen Beattie, Manager Development Services

David Hoy, Team Leader Assessments

Administrative Support:

Peita Rose, Governance Officer (Minutes)

Michael Ryan chaired the meeting due to Rob Stokes being unable to attend the meeting. The required quorum of 3 panel members was maintained throughout the meeting.

This meeting was 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 4 June 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

DA No:	DA 95/21/5
ADDRESS:	313 Pacific Highway, North Sydney
PROPOSAL:	Section 4.55(2) modification application to modify the approved design, by revising floor to floor heights, relocating plant rooms and waste management facilities, increasing lift size, making internal adjustments to habitable spaces and room layouts, improving constructability, increasing the lift overrun's height, and amending certain conditions.
REPORT BY NAME:	Jim Davies, Executive Assessment Planner
APPLICANT:	The Trustee for North Sydney Asset Trust C/- B. Creighton, Think Planners

No Written Submissions

Registered to speak

Submitter	Applicant/Representative
	Ben Creighton - Think Planners

Panel Determination

The Panel members have been made aware of the individual sites and had the opportunity to conduct inspections prior to the meeting and consider the oral and written representations of the submitters and applicants.

The Council Officer's Report, Conditions 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:

Panel Member	Yes	No	Community Representative	Yes	No
Michael Ryan	Y		Meredith Trevallyn-Jones	Y	
Vanessa Hotham	Y				

ITEM 2

DA No:	DA 27/25
ADDRESS:	65 Victoria Street, McMahons Point
PROPOSAL:	Alterations and additions to an existing semi-detached dwelling.
REPORT BY NAME:	Rachel Wu, Assessment Officer
APPLICANT:	Barr Property & Planning

3 Written Submissions**Registered to Speak**

Submitter	Applicant/Representative
Michael Fremder - Resident	Tony Markey - Owner
Claire Fremder - Resident	Lachlan Rodgers - Barr Planning
Michael Gheorghiu - Urban Planner representing residents of 62,64, 68 Victoria Street and 48 Mitchell Street	

Panel Determination

The Panel members have been made aware of the individual sites and had the opportunity to conduct inspections prior to the meeting and consider the oral and written representations of the submitters and applicants.

Pursuant to the provisions of Clause 4.6 of the *North Sydney Local Environmental Plan 2013* ("the LEP"), the Panel is 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. In the opinion of the Panel the written request demonstrates that compliance with the development standard is unnecessary in the circumstances of the case and the written request identifies sufficient environmental planning grounds to justify the contravention. Additionally, the Panel considers that the development is in the public interest and is consistent with the objectives of the standard and the zone objectives.

The Panel acknowledged the points of submission raised by adjoining owners and the applicant. On balance, the panel is of the opinion that view sharing has been adequately assessed as being reasonable. The panel agrees with the assessment report.

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

Condition C22 is to be deleted.

Condition C23 is amended to read as follows:

First Floor Southern and Eastern Elevation Glazing

C23. All glazed openings on the proposed First Floor southern and eastern elevations represented in the approved plans on the southeast corner of the proposed development are to be amended as windows with a minimum sill height of 1m measured from the First-Floor finished floor level. The area beneath the window sill is to be solid wall. The top of the planter boxes proposed outside of these locations are to be relocated to match the revised window sill height, affixed externally of the window sill, and realigned to curve with the window glazing.

The glazed openings and planter boxes mentioned above do not include the glazed door and transom beneath the eastern elevation dormer.

Plans and specifications complying with this condition must be submitted to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate. The Principal Certifier 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: To ensure an adequate level of visual privacy, acoustic privacy, and noise mitigation is provided to the subject site and adjoining dwellings at No.176 Blues Point Road and 48 Mitchell Street, as well as future residents on adjoining sites)

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
Michael Ryan	Y		Meredith Trevallyn-Jones	Y	
Vanessa Hotham	Y				

ITEM 3

DA No:	DA 142/24
ADDRESS:	246 Miller Street, North Sydney
PROPOSAL:	Use of premises as business premises (pet grooming parlour and ancillary pet shop), including internal alterations and signage.
REPORT BY NAME:	Leena Sebastian, Consultant, Monteath & Powys
APPLICANT:	Misterdd Pty Ltd

No Written Submissions**Registered to Speak**

Submitter	Applicant/Representative
	Nick Maric - Project Manager (Franklin Shanks)
	Richie Ke - Tenant/Occupier (UrbanAnimal Pet)

Panel Determination

The Panel members have been made aware of the individual sites and had the opportunity to conduct inspections prior to the meeting and consider the oral and written representations of the applicant.

The Consultant's Report, Conditions and Recommendations are endorsed by the panel subject to the following amendments:

Condition A4 is to be amended to read as follows:

Approved use

- A4. This consent permits use of the premises as a business premises (pet grooming business) only. Any animal care area provided within the development shall be associated with the grooming services offered at the premises only. No consent is granted or may be inferred under this approval for provision of veterinarian services or overnight animal boarding.

Appropriate information should be displayed within the building to ensure the staff and customers are aware of the restrictions on large dogs, as per the Plan of Management.

(Reason: To clarify the terms of this consent and ensure the development operates in accordance with the specified use without adverse impacts)

The addition of Conditions I9 and I10 are as follows:

Operation of machinery in grooming areas, laundry and bathing areas

- I9. The windows and external door(s) to the ground and first floor grooming areas and the laundry spaces of the business are to be kept shut during operation of the washing machine, blow dryer and cloth dryer.

(Reason: To ensure compliance with the Acoustic report recommendations)

No Access to the first-floor balcony

I10. The doors to the first-floor balcony are to be kept closed during business hours. Access to the balcony is not permitted for animals in the care of or otherwise associated with the operation of the business premises.

(Reason: Safety)

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
Michael Ryan	Y		Meredith Trevallyn-Jones	Y	
Vanessa Hotham	Y				

The public meeting concluded at 2:28pm.

The Panel Determination session commenced at 2:30pm.

The Panel Determination session concluded at 3:16pm.

Endorsed by Michael Ryan
Acting Chair
North Sydney Local Planning Panel
25 June 2025