

**NORTH SYDNEY LOCAL PLANNING PANEL****DETERMINATIONS OF THE NORTH SYDNEY LOCAL PLANNING PANEL
MEETING HELD AT 2.00PM, WEDNESDAY 9 JULY 2025****PRESENT****Chair:**

Vince Hardy

Panel Members:

Scott Barwick (Panel Member)

Greg Woodhams (Panel Member)

Lindsey Dey (Community Representative)

Staff:

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 25 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:	59/25
ADDRESS:	43 Wonga Road, Cremorne
PROPOSAL:	Alterations and additions to an existing dwelling, including addition of double garage, rear extension, and associated site works.
REPORT BY NAME:	Andrew Beveridge, Senior Assessment Officer
APPLICANT:	Vaughan Milligan Development Consulting Pty Ltd

1 Written Submission

Registered to speak

Submitter	Applicant/Representative
Tip and Ellen Huizenga - neighbours at 41 Wonga Road	Vaughan Milligan - Vaughan Milligan Development Consulting
	Alex Zylberberg - Owner

Panel Determination

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

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

Condition I1 to be replaced with the following:

Single Occupancy

I1. Nothing in this consent authorises the use of the premises other than for a single occupancy.

(Reason: To ensure compliance with the terms of this consent)

Panel Reason:

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

The Panel considered the submissions from the adjoining neighbours. The Panel also requested and had regard to additional plans provided by the applicant's architect, which modelled a skilion roof on the rear portion of the development. These plans were provided on the day of the panel meeting after the site visit. The additional plans did not indicate an appreciable change to solar access to the adjoining property. On that basis, the panel agreed with the officer's assessment and recommendation.

Voting was as follows:

Panel Member	Yes	No	Community Representative	Yes	No
Vince Hardy	Y		Lindsey Dey	Y	
Scott Barwick	Y				
Greg Woodhams	Y				

ITEM 2

DA No:	46/25
ADDRESS:	54 Victoria Street, McMahon's Point
PROPOSAL:	Alterations and additions to existing commercial premises.
REPORT BY NAME:	Thomas Holman, Senior Assessment Officer
APPLICANT:	COSO Architecture

No Written Submissions**Registered to speak**

Submitter	Applicant/Representative
	Anthony Solomon - Architect

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.

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 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.

The Panel considered the matter raised by the applicant during the meeting.

Voting was as follows:

Panel Member	Yes	No	Community Representative	Yes	No
Vince Hardy	Y		Lindsey Dey	Y	
Scott Barwick	Y				
Greg Woodhams	Y				

The public meeting concluded at 2:23pm.

The Panel Determination session commenced at 2:25pm.

The Panel Determination session concluded at 2:45pm.

Endorsed by Vince Hardy
Chair
North Sydney Local Planning Panel
9 July 2025