

**NORTH SYDNEY LOCAL PLANNING PANEL****DETERMINATIONS OF THE NORTH SYDNEY LOCAL PLANNING PANEL
MEETING HELD AT 2.00PM, WEDNESDAY 3 SEPTEMBER 2025****PRESENT****Chair:**

Alison McCabe

Panel Members:

Kara Krason (Panel Member)

John McNerney (Panel Member)

Lindsey Dey (Community Representative)

Staff:

David Hoy, A/Manager Development Services

Michael Hornery, Executive Assessment Planner

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 6 August 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: | 154/25 |
| ADDRESS: | 55 Yeo Street, Cremorne |
| PROPOSAL: | Amending DA related to DA 334/22 for alterations and additions to an approved four (4) storey residential flat building to include two (2) additional storeys containing two (2) additional apartments and basement reconfiguration for two (2) additional car parking spaces. |
| REPORT BY NAME: | Michael Hornery, Executive Assessment Planner |
| APPLICANT: | Changhong Zhao/Pierce Property Development Pty Ltd |

2 Written Submissions

Registered to speak

| Submitter | Applicant/Representative |
|---------------------------------------|---|
| Rui Sun - Resident | Raymond Mah - Raymond Mah of DKO architecture |
| Jessica and Paul Carpenter - Resident | Sonny Oh - Sonny Oh of DKO architecture |
| | James Lovell - James Lovell Town planning |
| | Andrew Changhong Zhao - Pierce Property |

Panel Determination

The Panel members have undertaken a site inspection prior to the meeting and considered the written submissions as well as the oral representations from both 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 175 of the SEPP (Housing) 2021, 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.

The Council Officer's Report, Conditions and Recommendations are endorsed by the Panel, and the application is approved subject to the deletion of the repeated paragraph in Condition C1 and the amendment of Condition C43 as follows:

Privacy

C43. The following privacy devices are to be provided:

- a) Highlight windows with a minimum sill height of 1.7m are to be provided to the southern side of the entertainment/study room located on level 3;

- b) Fixed timber louvre/lightweight/lattice privacy screens shall be attached to the eastern side of the front and rear balconies on Levels 3, 4 and 5 with a minimum height of 1.7m above the balcony floor level and the western side of the rear balcony on level 3 (south-west corner); and
- c) A 600 mm wide planter is to be provided on the western edge of the southern balcony on level 5. The landscape plan is to be amended to include planting on the western edge of the balconies on levels 4 and 5 to a height of 500 mm above the balustrade.

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.

Reason: To ensure an adequate level of privacy is provided to adjoining properties.

Panel Reason:

The Panel has based its decision and approves the application for the reasons as set out in the Assessment Report. The Panel has added additional conditions to mitigate potential privacy impacts to adjoining neighbours.

Voting was as follows:

| Panel Member | Yes | No | Community Representative | Yes | No |
|----------------|-----|----|--------------------------|-----|----|
| Alison McCabe | Y | | Lindsey Dey | Y | |
| Kara Krason | Y | | | | |
| John McInerney | Y | | | | |

ITEM 2

| | |
|------------------------|--|
| DA No: | 144/25 |
| ADDRESS: | 10 Murdoch Street, Cremorne Point |
| PROPOSAL: | Alterations and additions including new lift, external stair, roof terrace, landscaping and photovoltaic panels. |
| REPORT BY NAME: | Rachel Wu, Assessment Officer |
| APPLICANT: | Michael Sandberg |

1 Written Submission**Registered to speak**

| Submitter | Applicant/Representative |
|------------------|---------------------------------|
| | Nic Najar - Consultant Planner |

Panel Determination

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

It is noted that a Clause 4.6 exception to development is not required as the proposed lift is below the height of the existing dwelling.

The Council Officer's Report, Conditions and Recommendations are endorsed by the Panel subject to Condition A5 being amended to read as follows:

Deletion of Works

- A5. No approval is granted for any works on and above the Upper Floor with the exception of the following:
- (a) Works related to the proposed lift structure
 - (b) Western elevation proposed solar panels
 - (c) Northern elevation solar panels, only if they are relocated to fit onto the existing upper metal roof.

All other works proposed on and above the Upper Floor including the proposed rooftop terrace and planters, the circular stairs leading up to the roof terrace, the proposed terracotta roof above the circular stairs and associated works, and the solar panels on the northern elevation shown in the proposed plans as located on the lower metal roof fronting Prior Avenue are required to be deleted from the approved, stamped plans.

The existing roof to the dwelling is to be retained as is, with no demolition and alteration with the exception of the addition of the solar panels.

(Reason: To protect the character of the contributory item and its contribution to the *Kurraba Point* conservation area; To mitigate uncharacteristic development to the locality; To preserve the heritage significant setting and fabric)

Panel Reason:

The Panel approved the application subject to the amendment of Condition A5. The proposal as conditioned protects the character of the contributory item and its contribution to the Kurraba Point Conservation Area.

Voting was as follows:

| Panel Member | Yes | No | Community Representative | Yes | No |
|---------------------|------------|-----------|---------------------------------|------------|-----------|
| Alison McCabe | Y | | Lindsey Dey | Y | |
| Kara Krason | Y | | | | |
| John McInerney | Y | | | | |

The public meeting concluded at 2:25pm.

The Panel Determination session commenced at 2:30pm.

The Panel Determination session concluded at 2:56pm.

Endorsed by Alison McCabe
North Sydney Local Planning Panel
3 September 2025