

**NORTH SYDNEY LOCAL PLANNING PANEL****DETERMINATIONS OF THE NORTH SYDNEY LOCAL PLANNING PANEL
MEETING HELD AT 2.00PM, WEDNESDAY 05 NOVEMBER 2025****PRESENT****Chair:**

Vince Hardy

Panel Members:

Sue Weatherley (Panel Member)

Gerard Turrisi (Panel Member)

Meredith Trevallyn-Jones (Community Representative)

Staff:

Stephen Beattie, Service Unit Manager Development Services

Isobella Lucic, Team Leader Assessments

David Hoy, Team Leader Assessments

Michael Hornery, Executive Assessment Planner

Jim Davies, Executive Assessment Planner

Jack Varka, Senior Assessment Officer

Andrew Beveridge, Senior Assessment Officer

Administrative Support:

Miranda Shoppee, Meeting Administration Coordinator (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:

Lucinda Varley, Council Conservation Planner / Heritage Officer

1. Minutes of Previous Meeting

The Minutes of the NSLPP Meeting of Wednesday 1 October 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:	274/21/4
ADDRESS:	1 Eden Street, North Sydney
PROPOSAL:	To modify a consent granted by the NSW Land and Environment Court for a boarding house and associated works.
REPORT BY NAME:	Jim Davies, Executive Assessment Planner
APPLICANT:	Chun Jiang

8 Written Submissions**Registered to speak**

Submitter	Applicant/Representative
Jean-Claude Branch, local resident	
Justine Butler, local resident	
Jennifer Kivovitch, local resident	

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 at the meeting.

The Council Officer's report, reasons, and recommendations are generally endorsed by the Panel, and the application is refused.

Panel Reason:

The Panel were of the view that the application is not substantially the same as that approved by the Court, and the loss of commercial floor space at the ground floor was not consistent with the zone objectives.

Voting was as follows:

Panel Member	Yes	No	Community Representative	Yes	No
Vince Hardy	X		Meredith Trevallyn-Jones	X	
Sue Weatherley	X				
Gerard Turrisi	X				

ITEM 2

DA No:	237/25
ADDRESS:	42 Carter Street, Cammeray
PROPOSAL:	Alterations and additions to an existing dwelling including first floor addition.
REPORT BY NAME:	Andrew Beveridge, Senior Assessment Officer
APPLICANT:	Stephen Grech & Associates, Architects

1 Written Submission**Registered to speak**

Submitter	Applicant/Representative
	Stephen Grech – Stephen Grech & Associates, Architects

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 at 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 Council Officer’s Report and Recommendations are endorsed.

Panel Reason:

The Panel made this decision for the following reasons:

- the Clause 4.6 request was not well founded;
- the applicant did not meet test #4 of the Tenacity planning principles for view sharing, which references a more skilful design;

The Panel considered the request by the applicant for deferral, however, given the concerns raised above it was not felt appropriate in this instance.

Voting was as follows:

Panel Member	Yes	No	Community Representative	Yes	No
Vince Hardy	X		Meredith Trevallyn-Jones	X	
Sue Weatherley	X				
Gerard Turrisi	X				

ITEM 3

DA No:	58/25
ADDRESS:	8 Eaton Street, Neutral Bay
PROPOSAL:	Demolition of existing dwelling house and swimming pool and construction of a multi dwelling housing development comprising 6 dwellings and basement parking.
REPORT BY NAME:	Jack Varka, Senior Assessment Officer
APPLICANT:	COSO Architecture

1 Written Submission**Registered to speak**

Submitter	Applicant/Representative
Christine Lade, local resident	Anthony Solomon – Architect (COSO Architecture)
	Greg Boston – Planner (Boston Blythe Fleming)

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 at 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 Council Officer’s Report and Recommendations are endorsed.

Panel Reason:

The Panel made this decision for the following reasons:

- the Clause 4.6 request was not well founded;
- the Panel was not convinced that Tree 12 could be retained under the current scheme.

The Panel considered the request by the applicant for deferral, however given the concerns raised above it was not felt appropriate in this instance. It was also confirmed that the Officer’s report in fact considered the amended package referenced in the applicant’s oral submission to the Panel.

Voting was as follows:

Panel Member	Yes	No	Community Representative	Yes	No
Vince Hardy	X		Meredith Trevallyn-Jones	X	
Sue Weatherley	X				
Gerard Turrisi	X				

ITEM 4

DA No:	121/25
ADDRESS:	22-24 Carabella Street, Kirribilli
PROPOSAL:	Demolition of No. 22 and partial demolition of No. 24 Carabella Street and construction of a new residential flat building at No. 22 and alterations and additions to the existing residential flat building at No. 24, resulting in two (2) x four (4) storey residential flat buildings containing 19 apartments over 2 levels of basement parking and associated landscaping.
REPORT BY NAME:	Michael Hornery, Executive Assessment Planner
APPLICANT:	Made Property (NSW) Pty Ltd

1 Written Submission**Registered to speak**

Submitter	Applicant/Representative
Nadine Wheeler, local resident	Wesley Grunsell – SJB Architects
	Andrea Lam – SJB Architects
	Jeff Mead – Planning Ingenuity
	Jonathan Joseph – Planning Ingenuity
	Caitlin Young – Planning Ingenuity
	Sarah Yap – Made Property
	Stephen Davies - Urbis

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 the submitters and the applicant at the meeting.

The Council Officer's Report, Conditions, and Recommendations are endorsed, subject to the variations identified below:

- Condition C62 to be amended and renumbered to Condition A4 as follows:

Resident Relocation Plan

- A4 Prior to a change in land ownership, or to the commencement of any works including demolition, all tenants of 22 and 24 Carabella Street are required to be notified in writing by way of an additional term on their lease agreements that they would be entitled to relocate in general accordance with the terms of Council's Resident Relocation Plan, as set out below:

Council's Resident Relocation Plan is as follows:

- (a) Minimum 12 weeks' notice to vacate to residents; notice to provide full details of support mechanisms, including professional assistance to those determined to require it.

- (b) Needs assessment to be carried out by a qualified social worker with experience in housing issues (Assuming a vulnerable tenant(s) are identified, estimate 4 weeks part time for a typical boarding house in North Sydney, inclusive of liaising with relevant agencies); social worker to be engaged 5 working days prior to notice being given (to allow them to commence work on the day that notice is advertised).
- (c) Application of the Plan to all residents who apply, with provision of assistance based on individual needs as assessed;
- (d) Liaison with the Department of Housing and LINK Housing Lower North Shore or similar in support of residents experiencing difficulties in relocating, and use of a social worker to provide or coordinate such assistance;
- (e) Liaison between the social worker and the NSW Tenants Advice and Advocacy Service to provide assistance to residents for whom the first language is not English;
- (f) Information to residents, including lists of comparable accommodation, and assistance in negotiations with real estate agents where reasonably possible, and supportive references;
- (g) Practical assistance to be given to those residents who have been assessed as not requiring any support from other agencies to manage but who may require practical assistance such as transport, bond assistance, and the like;
- (h) Payment of removal costs and bonds for new accommodation and the first months' rent for vulnerable tenants (up to \$940 per couple); may be waived if costs for Social Worker exceed \$5,000
- (i) Commencement, interim progress, and completion dates for implementation of the Plan, in relation to estimated site preparation or construction start date;
- (j) Advising Council's Community Development Department of commencement, interim progress, and final advice on the implementation of the Plan.

The Relocation Plan must be implemented to the written satisfaction of the Manager of Council's Development Services Department. No relocation shall commence until Council's Community Development Department has provided written confirmation that the Resident Relocation Plan is satisfactory.

The preparation and implementation of a Resident Relocation Plan for any tenant/s displaced through the sale of any unit is to be at no cost to Council. Any costs associated with the engagement/employment of a recruitment consultant and/or social worker, and any financial/monetary assistance to residents provided under the Plan, is to be at no cost to Council.

(Reason: Pursuant to section 47(2)(d) of SEPP (Housing) 2021 to assist any displaced tenants in finding suitable comparable accommodation and to ensure the costs of mitigating the loss of affordable housing supply resulting from the development is at no cost to Council)

- Condition C2 amended to include Conditions C2(c) and C2(d) below:

Design amendments

C2 The following amendments must be made to the to the plans for approval with an application for a construction certificate, as indicated below:

- The notation on plan drawing No DA1010 which states “*New dormer to existing roof*” is to be deleted.
- The notation on plan drawing No DA1003 which refers to ‘Building B’ mailboxes as Building A letter box is to be amended and correctly labelled Building B letter box.
- The bedroom window of the south-east corner of units A1.03, A2.03 and A3.02 are to be relocated to the eastern elevation.***
- The snorkel window to the centre bedroom of units B1.02, B2.02, and B3.02 along the eastern boundary is to be moved in a northerly direction so it adjoins the larger window of the bedroom***

(Reason: To ensure compliance with the approval)

Panel Reason:

The Panel were concerned that the existing residents would be displaced in the absence of a Resident Relocation Plan being implemented at the earliest possible stage and felt some minor changes to the location of windows would improve the amenity for future residents and neighbours.

Voting was as follows:

Panel Member	Yes	No	Community Representative	Yes	No
Vince Hardy	X		Meredith Trevalyn-Jones	X	
Sue Weatherley	X				
Gerard Turrisi	X				

The public meeting concluded at 2:38pm.

The Panel Determination session commenced at 2:40pm

The Panel Determination session concluded at 3:32pm

Endorsed by Vince Hardy
North Sydney Local Planning Panel
05 November 2025