



Modog Pty Ltd
Attention: N. Rickard
PO Box 222
CAMMERAY NSW 2062

D231/22
MR3 (CIS)

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 AS AMENDED
NOTICE OF DETERMINATION – Refusal**

Issued under Section 4.18 of the Environmental Planning and Assessment Act 1979 (“the Act”). Clause 87 of the Environmental Planning and Assessment Regulation 2021 (“the Regulation”)

Development Application Number: 231/22

Land to which this applies: 317 Pacific Highway, North Sydney
Lot No.: 1, DP: 1244831

Applicant: Modog Pty Ltd

Proposal: Alterations and additions to the former Masonic Temple (heritage item 10961)

Determination of Development Application: The development application was considered by the **North Sydney Local Planning Panel (NSLPP)** on 1 March 2023. Subject to the provisions of Section 4.17 of the Environmental Planning and Assessment Act 1979, the subject application has been refused for the reasons stated below.

Date of Determination: 1 March 2023

Panel Reasons for refusal:

The North Sydney Local Planning Panel has determined the application by refusal for the reasons listed below:

1. The proposed structure is not sympathetic to or respectful of the heritage significance of the Heritage Item of Masonic Temple which requires it to be read in the round and the current setback from the northern boundary provides this appreciation.

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2. The proposed built form will adversely impact on the adjacent residential buildings including to the north and the two developments to the east accessed from East Lane, in terms of outlook, breeze and visual bulk.
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How community views were taken into account:

The submissions received by Council were addressed in the NSLPP report (see Council's website: <https://www.north-sydney.nsw.gov.au/downloads/download/414/north-sydney-local-planning-panel-nslpp-meetings-2023>)

Review of determination and right of appeal:

Within 6 months after the date of notification of the decision, a review of this determination can be requested under Division 8.2 of the Act or an appeal to the Land and Environment Court made pursuant to the provisions of Section 8.7 of the Act. A review of determination should be lodged as soon as possible, and preferably no later two months after the date of notification of the decision to enable the review to be completed within the six-month period.

Endorsed for and on behalf of North Sydney Council

8 March 2023

DATE



Signature on behalf of consent authority
MIGUEL RIVERA
SENIOR ASSESSMENT OFFICER
