



NORTH SYDNEY INDEPENDENT PLANNING PANEL

**DETERMINATIONS OF THE NORTH SYDNEY INDEPENDENT PLANNING PANEL
MEETING HELD IN THE COUNCIL CHAMBERS, NORTH SYDNEY, ON WEDNESDAY
7 SEPTEMBER 2016, AT 2.00PM**

PRESENT

Chair:

Jan Murrell in the Chair.

Panel Members:

Francesca O'Brien, Panel Member
Ian Pickles, Panel Member
Grant Christmas, Panel Member

Staff:

Stephen Beattie - Manager Development Services
Geoff Mossemeneer - Executive Assessment Planner
David Hoy - Team Leader Assessments
Robyn Pearson - Team Leader Assessments
Peita Rose - Corporate Administration Support Officer (Minutes)

Apologies: Nil

1. Minutes of Previous Meeting

The Minutes of the NSIPP Meeting of Wednesday 3 August 2016 were confirmed following that meeting.

2. Declarations of Interest: Nil

3. Business Items

The North Sydney Independent Planning Panel under the Delegated Authority granted by North Sydney Council and s.377 of the Local Government Act 1993 has considered the following Business Items and resolves to determine each matter as described within these minutes.

ITEM 1

DA No:	99/16
ADDRESS:	112 West Street, Crows Nest
PROPOSAL:	Alterations and additions to semi-detached dwelling including new attic addition
REPORT BY NAME:	Adonna See, Graduate Assessment Officer
REASON FOR NSIPP REFERRAL:	Variation sought to the building height development standard is greater than 10%, which requires determination of the application by the Panel
APPLICANT:	Cape Cod Australia Pty Ltd Anthony Tsoukalas Veronica

Public submissions

No persons elected to speak on this item.

Business Item Recommendations

The Council Officer's Recommendation is endorsed by the Panel.

Voting was as follows:

Unanimous

Panel Member	Yes	No	Panel Member	Yes	No
Jan Murrell	X		Ian Pickles	X	
Francesca O'Brien	X		Grant Christmas	X	

ITEM 2

DA No:	471/2015
ADDRESS:	34-40A Falcon Street, Crows Nest
PROPOSAL:	Demolish existing building and construct a three (3) storey mixed use development comprising ground floor retail, 15 apartments, rooftop communal space and basement parking.
REPORT BY NAME:	David Hoy, Team Leader Assessments
REASON FOR NSIPP REFERRAL:	Height Variation sought to Clause 4.3 <i>Building Height</i> of NSLEP 2013, Level of Public Interest/Concern to the proposal
APPLICANT:	Brendan Lee

Public submissions

Chris Milner - Chairperson - Falcon Lane Action Group (FLAG) -
Paul Buljevic - Architect

Business Item Recommendations

The Council Officer’s Recommendation is endorsed by the Panel.

(Panel Reason: The Panel notes the inclusion of Condition I6 as an ongoing condition which contains the restrictions of access to non trafficable and green roofs)

Voting was as follows: Unanimous

Panel Member	Yes	No	Panel Member	Yes	No
Jan Murrell	X		Ian Pickles	X	
Francesca O’Brien	X		Grant Christmas	X	

ITEM 3

DA No:	158/16
ADDRESS:	53-57 Atchison Street, Crows Nest
PROPOSAL:	Demolition of existing structures, amalgamation of lots and construction of a 5-storey residential flat building containing 18 units and basement car park
REPORT BY NAME:	Susanna Cheng, Senior Assessment Officer
APPLICANT:	Avance Urban Pty Limited, C/- Andrew King

Public submissions

Andrew King - Owner
Michael Watson - Planner
Paul Buljevic - Architect

Business Item Recommendations

The Council Officer’s Recommendation is endorsed by the Panel subject to the deletion of Conditions C17 Road Works (d) and J5(a) in relation to drainage easements, and amendments to Conditions G28, I6 and K5 in relation to car parking to reduce the visitor parking spaces by one space and increase the residential by one space, and any consequential changes to the conditions.

(Panel Reason: The Panel considered the additional setback requirement on the upper level in Condition A7 will provide improved solar access to the properties at the rear. The Panel considers the deletion of one visitor space and reallocation to residential is acceptable. With respect to the drainage easement these have been amended except for the requirement for the easement along the western boundary of the entire site that is a technical requirement)

Voting was as follows: Unanimous

Panel Member	Yes	No	Panel Member	Yes	No
Jan Murrell	X		Ian Pickles	X	
Francesca O’Brien	X		Grant Christmas	X	

ITEM 4

DA No:	184/16
ADDRESS:	2 Wilson Street, Cammeray NSW 2062
PROPOSAL:	Alterations and additions to an existing dwelling
REPORT BY NAME:	Robyn Pearson, Team Leader (Assessments)
REASON FOR NSIPP REFERRAL:	The application is referred to NSIPP due to public and Councillor interest in the application.
APPLICANT:	Mathew Davis

Public submissions

Megan Davis - Owner

Business Item Recommendations

The Council Officer's Recommendation is endorsed by the Panel subject to the reasons for refusal being amended as follows:

Reason 1(c) having the wording pedestrian deleted as it is a general safety issue.

Reason 2(a) to read as follows: the proposed design is considered to be unsympathetic for this contributory item in the conservation area. The bulk, scale, dominance and unresolved architectural response of the rear addition is unacceptable in its current form.

The first Reason 2(c) is to be deleted.

Reason 3 to be deleted.

(Panel Reason: To clarify reasons for the refusal)

Voting was as follows:

Unanimous

Panel Member	Yes	No	Panel Member	Yes	No
Jan Murrell	X		Ian Pickles	X	
Francesca O'Brien	X		Grant Christmas	X	

ITEM 5

DA No:	254/16
ADDRESS:	26 Cowdroy Avenue, Cammeray NSW 2062
PROPOSAL:	Installation of a vergola over the existing third floor terrace of a dwelling.
REPORT BY NAME:	Judith Elijah

REASON FOR NSIPP REFERRAL:	The application is referred to the North Sydney Independent Planning Panel for determination because the variation sought to the building height development standard is greater than 10%.
APPLICANT:	Peta Holmes C/- Performance Building Consultants

Public submissions

No persons elected to speak on this item.

Business Item Recommendations

The Council Officer's Recommendation is endorsed by the Panel subject to an additional condition.

Use of the Vergola

11. The vergola must remain as an open structure with operable louvres as shown on the approved plans.

(Reason: To ensure the vergola to remain as an open structure)

Voting was as follows:

Unanimous

Panel Member	Yes	No	Panel Member	Yes	No
Jan Murrell	X		Ian Pickles	X	
Francesca O'Brien	X		Grant Christmas	X	

ITEM 6

DA No:	116/16
ADDRESS:	20 Ellalong Road, Cremorne
PROPOSAL:	Substantial Alterations and additions including new first floor level over main building
REPORT BY NAME:	Kim Rothe, Senior Assessment Officer
REASON FOR NSIPP REFERRAL:	Number of submissions
APPLICANT:	Richard Wilkins C/- Madeleine Blanchfield

Public submissions

Merle Conyer - Submitter
Richard Wilkins - Owner
Madeleine Blanchfield - Architect

Business Item Recommendations

The Council Officer's Recommendation is endorsed by the Panel.

(Panel Reason: The Panel notes that no further treatment is required to other windows due to the large separation distance. The Panel also notes the waste receptacles are to remain in situ and not within the driveway)

Voting was as follows:

Unanimous

Panel Member	Yes	No	Panel Member	Yes	No
Jan Murrell	X		Ian Pickles	X	
Francesca O'Brien	X		Grant Christmas	X	

ITEM 7

DA No:	152/16
ADDRESS:	21 Benelong Road, Cremorne
PROPOSAL:	Alterations and additions to a detached dwelling including a first floor addition, a double garage and a new driveway
REPORT BY NAME:	Robin Tse, Senior Assessment Officer
REASON FOR NSIPP REFERRAL:	Variation sought to the building height development standard is greater than 10%, which requires determination of the application by the Panel.
APPLICANT:	Straightline Studio Co. Toni White

Public submissions

No persons elected to speak on this item.

Business Item Recommendations

The Council Officer's Recommendation is endorsed by the Panel.

Voting was as follows:

Unanimous

Panel Member	Yes	No	Panel Member	Yes	No
Jan Murrell	X		Ian Pickles	X	
Francesca O'Brien	X		Grant Christmas	X	

ITEM 8

DA No:	227/16
ADDRESS:	28 Parraween Street, Cremorne
PROPOSAL:	Alterations and additions to a semi-detached dwelling to provide a first floor addition
REPORT BY NAME:	Robin Tse, Senior Assessment Officer
REASON FOR NSIPP	Variation sought to the building height development standard is

REFERRAL:	greater than 10%, which requires determination of the application by the Panel.
APPLICANT:	Cape Cod Aust. Pty. Ltd. Anthony Tsoukalas

Public submissions

No persons elected to speak on this item.

Business Item Recommendations

The Council Officer's Recommendation is endorsed by the Panel.

Voting was as follows:

Unanimous

Panel Member	Yes	No	Panel Member	Yes	No
Jan Murrell	X		Ian Pickles	X	
Francesca O'Brien	X		Grant Christmas	X	

ITEM 9

DA No:	266/14/3
ADDRESS:	14 Eaton Street, Neutral Bay
PROPOSAL:	Modification of Consent - Demolition of existing dwelling and construction of a part 2 and part 3 storey multi dwelling housing development comprising 5 dwellings and basement parking for 9 cars
REPORT BY NAME:	George Youhanna
REASON FOR NSIPP REFERRAL:	Public Interest (Submissions)
APPLICANT:	James Michael Elliott

Public submissions

James Michael Elliott - Applicant
Anthony Solomon - Architect

Business Item Recommendations

The Council Officer's Recommendation is endorsed by the Panel subject to the rear balconies off the bedrooms being a maximum depth of 600mm and the screens to be fixed in place. The architect offered this amendment in discussion.

(Panel Reason: The Panel considers that this is an acceptable solution)

Voting was as follows:

Unanimous

Panel Member	Yes	No	Panel Member	Yes	No
Jan Murrell	X		Ian Pickles	X	
Francesca O'Brien	X		Grant Christmas	X	

ITEM 10

DA No:	205/16
ADDRESS:	26 Waruda Street, Kirribilli
PROPOSAL:	Demolition of the existing building and the construction of a residential flat building containing five apartments with basement parking and associated landscaping
REPORT BY NAME:	Luke Donovan
REASON FOR NSIPP REFERRAL:	Public Interest
APPLICANT:	Theo Paradisis

Public submissions

Alex Allen - Submitter
 Geen Walsh - Submitter
 Vince Squillace - Architect

Business Item Recommendations

The Council Officer’s Recommendation is endorsed by the Panel subject to the amendment to Condition C27 to reflect the architect’s solution to ensure privacy for the rear property by the provision of a fixed louvre screen on the corner bedroom windows at the rear with the louvres being operable to a maximum of 45 degrees. Conditions are to be amended accordingly:

(Panel Reason: The Panel considers that the above solution with the proposed setback will not adversely impact on the potential for redevelopment of the property at the rear)

Voting was as follows:

Unanimous

Panel Member	Yes	No	Panel Member	Yes	No
Jan Murrell	X		Ian Pickles	X	
Francesca O'Brien	X		Grant Christmas	X	

The public meeting concluded at 3.25pm.

The Panel Determination session commenced at 3.30pm.

The Panel Determination session concluded at 5.30pm.

Endorsed by Jan Murrell
 North Sydney Independent Planning Panel
8 September 2016