I wish to inform you that a Meeting of the NORTH SYDNEY LOCAL PLANNING PANEL will be held in the Council Chambers, North Sydney at 2.00pm on Wednesday 6 February 2019 when your attendance is requested.

Your attention is directed to the accompanying statement of the business proposed to be transacted at such meeting.

KEN GOULDTHORP
GENERAL MANAGER

BUSINESS

1. Minutes
   Confirmation of Minutes of the previous Meeting held on Wednesday 5 December 2018.
   (Circulated)
1. **LPP01: 52 Lavender Street, Lavender Bay (W) – DA 365/18**

Applicant: NS STUDIO

Report of Luke Donovan, Senior Assessment Officer, 16 January 2019

The applicant seeks development consent from the North Sydney Local Planning Panel (NSLPP) for alterations and additions to a semi-detached dwelling on land at No. 52 Lavender Street, Lavender Bay.

The application is reported to the NSLPP because elements of the proposed works are greater than 10% above the permissible height limit of 8.5m pursuant to Clause 4.3(2) in NSLEP 2013.

Council’s notification of the application did not attract any submissions.

The written request pursuant to Clause 4.6 in NSLEP 2013 seeking a variation to the building height control is considered to be well founded as the new works are located below the existing roof ridge, will not materially add to the bulk or scale of the dwelling or result in any unreasonable amenity impacts for adjoining properties in terms of privacy, view sharing and overshadowing or detrimentally impacts the heritage significance of the dwelling.

Subject to recommended conditions of consent, the proposal will have minimal impact on the contributory item and its group, and the wider Lavender Bay Conservation Area. The proposed dormer balcony is similar to that approved on the dwelling at No. 48 Lavender Street, which forms part of this group of contributory items.

Following this assessment, and having regard to the provisions of Section 4.15 of the Environmental Planning & Assessment Act 1979 (as amended), the application is considered to be reasonable in the site circumstances and recommended for approval subject to standard and site specific conditions of consent.

**Recommending:**

PURSUANT TO SECTION 4.16 OF ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (AS RECENTLY AMENDED)

THAT the North Sydney Local Planning Panel, as the consent authority, assume the concurrence of the Director General of the Department of Planning and invoke the provisions of Clause 4.6 in NSLEP 2013 with regards to the non-compliance with Clause 4.3 (Building Height) and grant consent to Development Application No.365/18 for alterations and additions to a semi-detached dwelling on land at No. 52 Lavender Street, Lavender Bay subject to the following site specific and the attached conditions:

**Heritage requirements**

C13. Prior to the issue of a construction certificate, the plans that form part of Condition A1 of this consent must be amended to incorporate the following heritage requirements:

a) the proposed glazing in the front dormer relating to the side lights and the balustrade be deleted and replaced with FC cladding painted to match the existing cladding of the dormer and a timber balustrade;

b) the existing northern window opening to bedroom 2 (first floor level) is to be retained, however the sill level of the window may be lowered to create a door opening for the Juliette balcony;

c) all new windows are to be timber framed.

Plans and specifications complying with this condition must be submitted to the Principal Certifying Authority prior to the issue of any construction certificate.
(Reason: To conserve the heritage significance of the contributory group of buildings and the character of the Lavender Bay Conservation Area and to ensure that the work is reversible at future time, if desired)

2. **LPP02: 43 Pitt Street, Kirribilli (V) – DA 284/18**

Applicant: Helen Caroline Miyakawa

Report of Robin Tse, Senior Assessment Officer, 29 January 2019

This development application seeks North Sydney Local Planning Panel approval for substantial alterations and additions to an existing heritage listed semi-detached dwelling at No. 43 Pitt Street, Kirribilli.

The application is referred to the North Sydney Local Planning Panel for determination because the variation sought to the building height development standard is greater than 10%, which requires determination of the application by the Panel in accordance with the directions from the NSW Minister of Planning.

The notification of the application has attracted three (3) submissions raising concerns about adverse heritage impacts, view loss, privacy impacts, the loss of soft landscaping and overdevelopment of the subject site.

This assessment has been assessed against the relevant provisions and requirements of the North Sydney LEP 2013, North Sydney DCP 2013, SREP (Sydney Harbour Catchment) 2005 and Sydney Harbour Foreshores and Waterways Area DCP 2005.

The Clause 4.6 statement seeking a variation to the permissible height limit fails to provide sufficient justifications and/or environmental planning grounds to justify a variation to the height limit because the building elements above the LEP maximum building height limit would cause material impacts on neighbouring properties and the subject heritage listed building in terms of the uncharacteristic built forms and adverse impacts on the privacy of the nearby properties.

The proposed development is contrary to the objective of the R2 (Low Density Residential) zone because the proposal would detract from the significance of the subject heritage listed item and the conservation area as well as the adverse amenity impacts on the neighbouring properties in terms of the loss of significant views and privacy.

Furthermore, the proposal is inconsistent with the aims of LEP in relation to promotion of the development that is appropriate to its context (Clause 1.2(2)(a)), ensuring residential amenity (Clause 1.2(2)(c)(i)), compatibility with the character of area in terms of bulk and scale (Clause 1.2 (3)(b)(i)), adverse impacts on the heritage significance of conservation areas (Clause 1.2 (3)(f)), and the objectives of the R2 (Low Density Residential) zone.

The application was referred to Council’s Conservation Planner who considered the proposal unacceptable because of the adverse impacts on the heritage significance of subject heritage listed item and the Jeffreys Street Conservation Area.

The proposal is considered to be an overdevelopment of the subject site because of the significant non-compliance with the DCP site coverage requirements by 18% above the maximum 60% site coverage for the subject property.

The issues raised in the submissions received have been addressed in this report. Accordingly, the proposed development is recommended for refusal.

**Recommending:**
PURSUANT TO SECTION 4.16 OF ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (AS AMENDED)

THAT the North Sydney Local Planning Panel, exercising the functions of Council, resolve to refuse development consent to Development Application D284/18 for alterations and additions to an existing semi-detached dwelling at No.43 Pitt Street, Kirribilli, for the following reasons:

1. The proposed development does not satisfy the aims of North Sydney Local Environmental Plan 2013 (NSLEP 2013) as listed in Clauses 1.2 (2)(a), (2)(c)(i), (3)(b)(i), and 3(f) in Part 1 of NSLEP 2013 to ensure developments are appropriate and compatible to the context, character and heritage significance of an area and the adverse impacts on the amenity of the neighbouring properties.

2. The proposed development does not satisfy the objective of the R2 (Low Density Residential) zone in the Land Use Table in Part 2 of NSLEP 2013 because of the adverse impacts of the proposed development on the significance of the subject heritage listed item and the Jeffreys Street Conservation Area and the adverse impacts on the amenity of the neighbouring properties in terms of the loss of significant views and privacy.

3. The proposed development fails to comply with the permissible height limit (8.5m) pursuant to clause 4.3 in NSLEP 2013. The Clause 4.6 statement seeking a variation to the permissible height limit fails to provide sufficient justification and/or environmental planning grounds to justify a variation to the height limit because the building elements above the LEP maximum building height limit would cause material impacts on neighbouring properties and the subject heritage listed building in terms of the uncharacteristic built forms and adverse impacts on the privacy of the nearby properties.

4. The proposed development does not satisfy Clause 5.10(1)(a), Clause 10(1)(b) and Clause 5.10(4) in Part 5 of NSLEP 2013 due to the likely adverse impacts of the proposed development in particular the loss of the rear garden, the introduction of uncharacteristically proportioned windows, the extension of the rear dormer, the removal of the pitched roof on the service wing and the addition of roof terraces and the erosion of the significance of subject heritage listed item and the Jeffreys Street Conservation Area.

5. The proposed development does not satisfy the DCP site coverage and landscaped area requirements in Sections 1.5.5 and 1.5.6 in Part B of North Sydney DCP 2013 because of the proposed terrace over the rear garden resulting a non-complying site coverage of 78%, which is 18% over the DCP maximum requirement.

6. The proposed development does not satisfy the Area Character Statement for Jeffreys Street Conservation Area in Section 8.5.6 in Part C of North Sydney DCP 2013 (NSDCP 2013) – The proposal is contrary to the Characteristic built elements in Section 8.5.6 P1 and P7 in relation to characteristic siting and roof form for the rear wing.

7. The application fails to satisfy the development controls for the following sections in Part B of the NSDCP 2013 and is therefore considered unacceptable:
   Section B – 1.3.6 – Views
   Section B – 1.3.8 – Acoustic Privacy
   Section B – 1.3.9 – Visual Privacy
   Section B – 1.4.1 – Context
   Section B – 1.4.5 - Siting
   Section B – 1.4.6 – Setbacks
3. LPP03: 12 Premier Street, Neutral Bay (V) – DA 382/18

Applicant: Stuart Bryson
Report of Michael Stephens – Assessment Planner - 29 January 2019

This development application seeks approval from North Sydney Local Planning Panel (NSLPP) for partial demolition, alterations and additions to an existing semi-detached dwelling. The site is located within the R2 Low Density Residential zone and is a permitted use.

The application is reported to NSLPP because the roofline of the proposed first floor addition exceeds the permissible height limit of 8.5m pursuant to clause 4.3(2) in NSLEP 2013. The non compliance with the permitted height limit is greater than 10% requiring determination by NSLPP as directed by the Minister of Planning.

Consideration has been given to the applicant’s clause 4.6 written request for a variation to the development standard for height. The written request has demonstrated that compliance with the development standard is unreasonable and unnecessary in the circumstances of the case. There are sufficient environmental planning grounds raised to justify the variation.

The potential amenity impacts of the development have been considered with respect to the surrounding residential dwellings and future residential flat building development on the adjoining site (14-20 Premier Street). The proposed additions would not unreasonably impact the views, solar access or privacy of surrounding dwellings.

Notification of the proposal has attracted one submission raising particular concerns surrounding privacy and screening of the development. The assessment has considered these concerns as well as the performance of the application against Council’s planning requirements where it was found that the development would cause minimal privacy loss because of the building separation and existing vegetation screening.

Following this assessment, the development application is considered to be reasonable in the circumstances and is recommended for approval subject to conditions.

**Recommending:**
PURSUANT TO SECTION 4.16(1)(a) OF ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (AS AMENDED)
THAT the North Sydney Local Planning Panel, exercising the function of Council as the consent authority, grant consent to Development Application
D 382/18, partial demolition, alterations and additions to an existing semi-detached dwelling, subject to the attached conditions: -

4. LPP04: 5 Brightmore Street, Cremorne (T) – DA 362/18

Applicant: Timothy Ward
Report of Michael Stephens – Assessment Planner, 29 January 2019
This development application seeks approval for partial demolition to an existing dwelling house, internal alterations, construction of a three storey rear addition and swimming pool at 5 Brightmore Street, Cremorne.

The application is reported to the North Sydney Local Planning Panel for determination given that more than 10 unique submissions were received by way of objection to the application.

Notification of the proposal attracted 14 submissions raising particular concerns regarding character, bulk and scale, overshadowing and loss of views, and 5 submissions of support. On balance it is not considered that the proposed rear addition would unreasonably overshadow adjoining dwellings or impacted views.

The assessment has considered these concerns as well as the performance of the application against Council’s planning requirements. The proposed rear addition is considered incompatible with the character of the area and the existing dwelling. The built form and scale proposed are a significant departure from characteristic elements of Brightmore Street.

Following this assessment, the development application is recommended for refusal due to its incompatibility within the character of the area and is considered contrary to the public interest.

Recommending:
PURSUANT TO SECTION 4.16(1) OF ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (AS AMENDED)
THAT the North Sydney Local Planning Panel, exercising the function of Council as the consent authority, resolve to refuse development consent to Development Application No. 362/2018 for development of DA362/2018 on land at 5 Brightmore Street, Cremorne, for the following reasons: -

1. Built Form and Scale
The development application should be refused because it is incompatible with the desired built form and scale.

Particulars:
The design is incompatible with the existing dwelling and is significantly out of scale.
The proposed rear additions would be significantly larger and out of scale with the surrounding development.
The proposed internal layouts utilise significant areas of internal void space which adds to the bulk and scale of the development unreasonably and result in an inefficient design.
The proposed floor to ceiling heights of 2.4m are generally insufficient and are the result of the attempt to establish a third storey within the maximum permitted height by the NSLEP2013.
The southern elevation of the dwelling presents as a single wall plane between 7.6 and 8.4m high with minimal articulation and would adversely impact the outlook of the properties to the south in Illiliwa Street.
The proposed rear addition would be highly visible from the street and in stark contrast to the existing dwelling and established street presentation.

2. Roof Form
The development application should be refused because the roof form is incompatible with the roof typology of the area.
Particulars:
The proposed predominantly flat 6° pitched roof does not meet the desired character of low pitched roofs with pitches of around 25°. The predominately flat roof has not been proposed to preserve views and is evidence of the desire to establish a third storey despite its context. The appearance of the primarily flat roof would be visible from the street.

3. Public Interest
The development application should be refused because it is not considered to be within the public interest having regard to the number and nature of submissions received and the impact of the form and scale on as views from the street.

5. LPP05: 74 Merlin Street, Neutral Bay (V) – DA 331/18
Applicant: AKL Developments
Report of Lisa Kamali, Senior Assessment Officer, 24 January 2019
The applicant seeks development consent from the North Sydney Local Planning Panel (NSLPP) for the demolition of the existing residential flat building, and the construction of a four storey residential flat building comprising five dwellings with basement parking for six cars and associated landscaping on land at 74 Merlin Street, Neutral Bay.

The application is required to be reported to the NSLPP for determination, as directed by the Minister of Planning, given that SEPP 65 (Design Quality of Residential Apartment Development) is a matter for consideration.

The subject site is zoned R4 (High Density Residential) where residential flat buildings are permissible with consent of Council, and the development would provide for additional housing in the Waters Neighbourhood, where the desired future character is for medium to high density accommodation.

The proposed design, scale, massing and materiality of the development is considered satisfactory in the site context, which is generally typified by high density residential accommodation including other residential flat buildings. The proposal achieves a high level of compliance with SEPP 65 and ADG standards.

The proposed development exceeds the maximum height limit for the site, and does not comply with Council’s building height plane building envelope control. However, these non-compliances are reasonable in the site circumstances in light of the existing development and subdivision pattern, and would not lead to any unreasonable impacts on the amenity of surrounding properties.

The site is located adjacent to Warringah Freeway which is a classified road, however the site does not obtain access from this road, and the development is unlikely to affect or be affected by the road subject to conditions. The likely increase in traffic resulting from the development is considered negligible, and adequate parking is provided on site to prevent congestion of on street parking.

The proposal was notified and advertised in accordance with Part A, Section 4 Notification of Applications of North Sydney DCP 2013. No submissions were
received. Nonetheless, appropriate conditions have been recommended to ensure that the residential amenity of neighbours is protected. Overall, the proposed development is considered to be satisfactory having regard to the relevant Environmental Planning Instruments, Development Control Plans and Council policies and is therefore recommended for approval. 

**Recommendation:**

PURSUANT TO SECTION 4.16 OF ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (AS AMENDED)

**THAT** the North Sydney Local Planning Panel assume the concurrence of the Director General of the Department of Planning and invoke the provisions of Clause 4.6 in NSLEP2013 with regards to the non-compliance with Clause 4.3 (Building Height) and **grant consent** to Development Application No.331/18 for the demolition of the existing residential flat building, and the construction of a four storey residential flat building comprising five dwellings with basement parking for six cars and associated landscaping, at 74 Merlin Street, Neutral Bay, subject to the attached conditions.
NORTH SYDNEY LOCAL PLANNING PANEL

DETERMINATIONS OF THE NORTH SYDNEY LOCAL PLANNING PANEL MEETING HELD IN THE COUNCIL CHAMBERS, NORTH SYDNEY, ON 5 DECEMBER 2018, AT 2.00PM.

PRESENT

Chair:
Jan Murrell in the Chair.

Panel Members:
Grant Christmas (Panel Member)
Sandra Robinson (Panel Member)
Virginia Waller (Community Representative)

Staff:
Robyn Pearson, Team Leader Assessments

Not Present for Determination Session
Stephen Beattie, Manager Development Services
Geoff Mossemenear, Executive Assessment Planner
David Hoy, Team Leader Assessments

Administrative Support
Melissa Dunlop, Governance Co-Ordinator (Minutes)

Apologies: Nil.

1. Minutes of Previous Meeting

The Minutes of the NSLPP Meeting of 7 November 2018 were confirmed following that meeting.

2. Declarations of Interest

Sandra Robinson declared a potential conflict of interest in Item LPP04 and while it was non-pecuniary and less than significant, the Chair agreed she should not participate in the discussion and deliberations on this matter.
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

<table>
<thead>
<tr>
<th>DA No:</th>
<th>234/18</th>
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<tbody>
<tr>
<td>ADDRESS:</td>
<td>90-92 Willoughby Road and 43, 45-47 and 49 Hume Street, Crows Nest</td>
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<tr>
<td>PROPOSAL:</td>
<td>Construction of existing structures (except front gable of 90-92 Willoughby road) and construction of a new link and temporary plaza connecting Hume Street to Willoughby Road.</td>
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<tr>
<td>REPORT BY NAME:</td>
<td>Geoff Goodyer, Town Planning Consultant/ Lara Huckstepp, Executive Planner (NSC)</td>
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<tr>
<td>APPLICANT:</td>
<td>North Sydney Council</td>
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</table>

Public Submissions

Nil.

Panel Determination

The Independent Consultant’s Report and Recommendation are endorsed by the Panel and the application is determined by the granting of approval.

Panel Reason:

The Panel is satisfied the proposed works on a merits assessment are in the public interest and will facilitate a through link connecting Hume Street to Willoughby Road, and the open space at the rear of the property. The Panel has considered the submission from NSW Police and notes the conditions to be imposed require CCTV and the Panel considers this is appropriate.

Voting was as follows: Unanimous

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<tr>
<th>Panel Member</th>
<th>Yes</th>
<th>No</th>
<th>Community Representative</th>
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<td>Jan Murrell</td>
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<td>Sandra Robinson</td>
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ITEM 2

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<tr>
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<th>74/18</th>
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<tr>
<td>ADDRESS:</td>
<td>24 Milner Crescent, Wollstonecraft</td>
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<tr>
<td>PROPOSAL:</td>
<td>Demolition of existing structures and construction of 3 storey dual occupancy with 2 x single garages and strata subdivision.</td>
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<tr>
<td>REPORT BY NAME:</td>
<td>Michael Doyle</td>
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<td>APPLICANT:</td>
<td>Grafton Property Group</td>
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Public Submissions

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<tr>
<td>Nil</td>
<td>Anthony Betros (ABC Planning)</td>
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<td>Robert Woodward, Architect</td>
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Panel Determination

The Council Officer’s Report and Recommendation is noted by the Panel. The Applicant requested the matter be deferred to address some of the issues raised.

The Panel has decided, in the circumstances, to allow the Applicant the opportunity to submit amended plans to address the following:

- **Streetscape Presentation**
  The proposed scale, form, proportions and materials are to reflect, reinforce and sit comfortably within the existing streetscape. The front facade must introduce masonry-solid elements to the northern elevation. The front setback is to be amended to generally reflect the average setback of the face of the adjoining dwellings with articulation and not a mirror image presentation. The dividing fence in the front setback is to be removed with improved landscaping including canopy trees.

- **Privacy**
  The eastern side windows are to be amended to reduce overlooking to 26 Milner Crescent.

- **Earthworks**
  The proposed earthworks are to be minimised to better respond to the site’s slope and adjoining properties.

- **Rear Setback**
  The rear setback should have regard to the rear setbacks of the adjoining dwellings.

- **Landscaping**
  An amended landscape plan is to be submitted that provides for a vegetated setting with canopy trees, both in the rear yard and front setback for the proposed development.

Panel Reason:

The Panel is not satisfied that the proposed development as shown in the plans sits comfortably in the context of the streetscape and the relationship to adjoining properties. Furthermore, the design should respect the location of this dwelling in its street context that also includes heritage items.
If amended plans are not submitted by 30 January 2019 then the matter is delegated to the General Manager or his nominee to determine the application by refusal of consent.

Voting was as follows: Unanimous

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<th>Panel Member</th>
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ITEM 3

DA No: 130/18

ADDRESS: 80 Pacific Highway, North Sydney

PROPOSAL: Replacement of two existing roof building identification signs on the southern and eastern elevations and the removal of the existing roof sign lettering on the western elevation.

REPORT BY NAME: Lara Huckstepp, Executive Planner

APPLICANT: Opentext Pty Ltd, C/- Diadem DDM Pty Ltd

Public Submissions

Nil.

Panel Determination

The Council Officer’s Report and Recommendation is endorsed by the Panel and the application is approved. The Panel is satisfied that the Clause 4.6 request for variation of the height standard is satisfactory in the circumstances.

Panel Reason:

The proposed signage does not increase the height of the existing building and merely replaces an existing building identification sign.

Voting was as follows: Unanimous

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<td>Sandra Robinson</td>
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ITEM 4

**DA No:** 210/18

**ADDRESS:** 29 Wycombe Road, Kurraba Point

**PROPOSAL:** Alterations and additions to a two storey detached dwelling including internal alterations, an attic with a new dormer, a two storey addition on the southern elevation, a double garage, a new driveway, associated earthworks and landscaping works.

**REPORT BY NAME:** Robin Tse, Senior Assessment Officer

**APPLICANT:** Shirley Barnes, C/- Luigi Rosselli Architects

Public Submissions

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<tr>
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<th>Applicant/Representative</th>
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<tr>
<td>Elizabeth &amp; Bill Laukka</td>
<td>Luigi Rosselli (applicant)</td>
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<td>John Outram (on behalf of applicant)</td>
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<td>Kate Bartlett (on behalf of applicant)</td>
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It is noted that Sandra Robinson left the meeting at 4.57pm and did not take part in the discussion or voting on this Item.

Panel Determination

The Council Officer’s Report and Recommendation is noted by the Panel.

The majority of the Panel is of the opinion that on balance, the proposed garaging solution with landscaping is a satisfactory outcome for the subject site within this Heritage Conservation Area. The majority of the Panel notes that the dwelling has been modified and is not heritage listed, nonetheless the Conservation Area is distinctive and important and development should not detract from its attributes. The semi-excavated garage with its landscaped roof and improved landscaping of the site generally will not be highly visible in the streetscape and for this reason the majority of the Panel considers this is an appropriate solution on a merits-based assessment for accommodating cars on the site in a more discreet manner. As such Condition C16 is deleted from the recommended conditions. (Mr Christmas does not agree with this component of the decision. He considers that the proposed garage is inappropriate having regard to the Heritage Conservation Area).

The whole of the Panel agrees that a more skilful, sensitive design could decrease the overshadowing of the northern family room area windows of the neighbouring property at 27 Wycombe Road and as such a Deferred Commencement is granted requiring the submission of amended plans to achieve improved solar access. That is the overshadowing caused by the current plans must be reduced by a minimum of 50% at the winter solstice to the three family room vertical northern windows and it is a matter for the architect to achieve this (the Panel notes the overshadowing is caused by the extension with a generous sized robe and en-suite, and the extent of overshadowing is not warranted in the circumstances).

The Deferred Commencement condition is to also require: amended plans to show: fixed privacy louvres to the dormer windows on the southern elevation to mitigate the impacts of overlooking; and an amended landscape plan to provide a landscaped setting, more in keeping with the era of when the
This is Page No 6 of the Minutes of the North Sydney Local Planning Panel Meeting held on 5 December 2018.

dwelling was built, together with the provision of a minimum of 2 canopy trees, endemic to the area, in the deep soil area between the garage and the front boundary (consequently Condition C18 is deleted.

Panel Reason:

The Panel agrees that a more sensitive design is necessary to allow greater solar access for the dwelling to the south having regard to the Conservation Area and the design principles for dwellings of this era with generous side setbacks and side entrances.

The majority of the Panel is satisfied the resolution of the garage design has merit for the reasons stated above.

The Panel delegates to the General Manager, or his nominee, the authority to draft a suitable set of conditions to reflect the above.

Voting was as follows:

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ITEM 5

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<th>DA No:</th>
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<tbody>
<tr>
<td>ADDRESS:</td>
<td>4 Illiwa Street, Cremorne</td>
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<tr>
<td>PROPOSAL:</td>
<td>Significant alterations and additions to an existing dwelling including a first floor addition.</td>
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<tr>
<td>REPORT BY NAME:</td>
<td>Robyn Pearson, Team Leader (Assessments)</td>
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<tr>
<td>APPLICANT:</td>
<td>Andrei Maksimov</td>
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</table>

Panel Determination

The Council Officer’s Report and Recommendation is endorsed by the Panel and the application is refused.

The Panel considers the Clause 4.6 request for variation to the height standard is not justified and the objectives of the standard and zone are not satisfied.

Panel Reason:

The Panel endorses the reasons as set out in the Officer’s report.
Voting was as follows:

<table>
<thead>
<tr>
<th>Panel Member</th>
<th>Yes</th>
<th>No</th>
<th>Community Representative</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jan Murrell</td>
<td>Y</td>
<td></td>
<td>Virginia Waller</td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td>Grant Christmas</td>
<td>Y</td>
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<tr>
<td>Sandra Robinson</td>
<td>Y</td>
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</tbody>
</table>

Unanimous

ITEM 6

<table>
<thead>
<tr>
<th>DA No:</th>
<th>260/18</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS:</td>
<td>12 Tobruk Avenue, Cremorne</td>
</tr>
<tr>
<td>PROPOSAL:</td>
<td>Alterations and additions to a three storey detached dwelling including internal alterations, a new lift, new balconies, new subfloor accommodation and associated landscaping works.</td>
</tr>
<tr>
<td>REPORT BY NAME:</td>
<td>Robin Tse, Senior Assessment Officer</td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>Antonio Caminiti Architect</td>
</tr>
</tbody>
</table>

Public Submissions

Nil.

Panel Determination

The Council Officer’s Report and Recommendation is endorsed by the Panel and approval is granted to the Development Application.

The Panel is satisfied the Clause 4.6 is justified and the relevant objectives of the standard and zone are met.

Panel Reason:

The Panel is satisfied the elements shown in the development application are satisfactory.

Voting was as follows:

<table>
<thead>
<tr>
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</tr>
</tbody>
</table>

Unanimous

The public meeting concluded at 3.55 pm.

The Panel Determination session commenced at 4.00pm.
The Panel Determination session concluded at 6.00pm.

Endorsed by Jan Murrell
North Sydney Local Planning Panel
5 December 2018