

3.3. North Sydney Local Planning Panel Annual Report 2019/20

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ATTACHMENTS:

1. NSLPP Annual Report Attachment [3.3.1 - 3 pages]

PURPOSE:

The purpose of this report is to explore the activities of the North Sydney Local Planning Panel within the 2019/20 financial year.

EXECUTIVE SUMMARY:

The purpose of this report is to explore the activities of the North Sydney Local Planning Panel within the 2019/20 financial year.

It is provided in response to the provision contained within Section 2.20 (5) of the Environmental Planning and Assessment Act 1979;

“MISCELLANEOUS PROVISIONS RELATING TO LOCAL PLANNING PANELS - (5) The council is to monitor the performance of local planning panels constituted by the council.”

Reports are provided annually based on the financial year.

FINANCIAL IMPLICATIONS:

The activities of the panel are budgeted for in an ongoing sense. There are no financial implications flowing from this report.

RECOMMENDATION:

1. **THAT** the report be received.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

3. Our Future Planning

3.1 Prosperous and vibrant economy

3.4 North Sydney is distinctive with a sense of place and quality design

5. Our Civic Leadership

5.2 Council is well governed and customer focused

BACKGROUND

At present, while around 90% of development applications are determined under delegated authority, the remainder are determined by three different panels which operate to determine Development Applications (DAs) within the North Sydney local government area. These are:

North Sydney Local Planning Panel (NSLPP)

This is Council's Local Planning Panel and determines all applications up to a value of \$30 million which cannot be determined under delegation in accordance with the Directive from the Minister for Planning.

The current composition of NSLPP consists of the Minister-appointed Chair, Ms Jan Murrell (or an alternate chair), with two panel members at each meeting selected by Council from the pool of experts approved by the Minister for Planning. The final member of the Panel is the community representative who is selected from a panel of four following a call for expressions of interest towards the end of 2017.

Sydney North Planning Panel (SNPP)

The Sydney North Planning Panel (SNPP) is administered by the State Government and facilitated by the Department of Planning Industry and Environment (DPIE) and determines applications which exceed a certain value threshold. This is generally \$30 million but this can vary based on the type of development proposed.

The Chair is Mr Peter Debnam, with the state-appointed members being Brian Kirk and Juliet Savet Ward. Council also has the opportunity to appoint two members to represent the Council and its community. These are currently drawn from a rotating pool comprising Virginia Waller, and Kenneth Robinson with the alternates being Councillor Stephen Barbour and Kevin Alker.

Independent Planning Commission (IPP)

This Panel is operated by the State Government and determines applications which are of state significance and are generally assessed by staff of DPIE. There are no permanent members on

this Panel which is called into being on a need basis. Council's role in such applications is as a submitter and has little direct influence of the outcome of these applications.

A Chair is appointed who selects a minimum of two other members from a Minister-approved list based on the issues presented by an individual application. There is no provision for a Council based representative on this Panel. This Panel was previously known as the Planning Assessment Commission.

CONSULTATION REQUIREMENTS

Community engagement is not required for the preparation of this report.

DETAIL

Functions of the North Sydney Local Planning Panel (NSLPP).

1.1 The NSLPP:

- determines DAs and modification applications which are deemed by the Minister to be of local interest;
- provides advice on planning proposals; and
- directs the conduct of planning appeals as they relate to the Panel's activities. (Note: The Panel has delegated this function to certain council staff).

1.2 Types of Development Applications determined:

The Local Planning Panel determines applications including modifications to certain applications which are beyond the limits set by the Minister for the use of delegated authority by Council staff. These limits were set by the Minister for Planning by way of a Section 9.1 direction made under the provisions of the Environment Planning and Assessment Act and which took effect on 1 March 2018;

1. Conflict of interest

Development for which the applicant or landowner is:

- a. the council,
- b. a councillor,
- c. a member of council staff who is principally involved in the exercise of council's functions under the Environmental Planning and Assessment Act 1979,
- d. a member of Parliament (either the Parliament of New South Wales or Parliament of the Commonwealth), or
- e. a relative (within the meaning of the Local Government Act 1993) of a person referred to in (b) to (d)

but not development for the following purposes:

- a. internal alterations and additions to any building that is not a heritage item
 - b. advertising signage,
 - c. maintenance and restoration of a heritage item, or
 - d. minor building structures projecting from the building facade over public land (such as awnings, verandas, bay windows, flagpoles, pipes and services, and sun shading devices).
2. Contentious development that:
- a. in the case of a council having an approved submissions policy- is the subject of the number of submissions set by that policy, or
 - b. in any other case – is the subject of 1 or more unique submissions by way of objection.

An **approved submissions policy** is a policy prepared by the council and approved by the Secretary of the Department of Planning and Environment which details the circumstances in which a local planning panel or council staff should exercise the consent authority functions of the council, based on the number and nature of submissions received about development.

3. Departure from development standards

Development that contravenes a development standard imposed by an environmental planning instrument by more than 10% or non-numerical development standards.

Note: If the Secretary allows concurrence to be assumed by council staff for contravening development standards, the panel can delegate these applications to council staff to determine.

4. Sensitive development

- a. Designated development.
- b. Development to which State Environmental Planning Policy No 65 — Design Quality of Residential Apartment Development applies.
- c. Development involving the demolition of a heritage item.
- d. Development for the purposes of new licenced premises, that will require one of the following liquor licences:
 - i. a club licence under the Registered Clubs Act 1976,
 - ii. a hotel (general bar) licence under the Liquor Act 2007, or
 - iii. an on-premises licence for public entertainment venues under the Liquor Act 2007.
- e. Development for the purpose of sex services premises and restricted premises.
- f. Development applications for which the developer has offered to enter into a planning agreement.

1.3 A further direction dated 23 February 2018 was made by the Minister which relates to the referral of Planning Proposals;

A council to whom this direction applies is required to refer all planning proposals to be prepared after 1 June 2018 to the local planning panel for advice, unless the council's General Manager determines that the planning proposal relates to:

- a. the correction of an obvious error in a local environmental plan,
- b. matters that are of a consequential, transitional, machinery or other minor nature, or
- c. matters that council's general manager considers will not have any significant adverse impact on the environment or adjoining land.

A proposal is to be referred to the local planning panel before it is forwarded to the Minister under section 3.34 of the Environmental Planning and Assessment Act 1979.”

1.4 Relationship of the Council, Panel, Community and Council Officers.

The Council has no power to direct the activities of NSLPP nor the Council staff in the assessment, reporting and determination of Development Applications beyond their administrative functions. The Council, individual Councillors and/or community can make a submission to an application which is reviewed and reported in accordance with a well-established practice. During the period covered by this report they could also address the NSLPP before the determination of an application. The stated intent of the amendments to the Act which brought into being mandated panels was to depoliticise the assessment of local development applications to aid efficiency and to reduce corruption risk. Development Applications which do not meet the criteria for referral to this or any other Panel are dealt with under officer delegation.

1.5 Covid 19 impacts

As at the Panel's April 2020 meeting the Panel operated as it had done so for the two years since its establishment in March 2018. Meetings were held “live” and in public, with the community and applicants being able to address the panel in person.

From its April 2020 meeting until its final meeting in the reporting period it operated, consistent with the Covid 19 Public Health Orders at the time by way of having the Panel members meet in an appropriate room to facilitate social distancing with applicants and submitters being heard by way of “zoom”. This process worked well with limited concern being raised by participants and meetings being conducted in a highly efficient manner.

While outside the reporting period it is noted that a Ministerial directive of August 2020 sought to have the functions of the local Panel align more closely with those of the regional panel being the Sydney North Planning Panel. The most significant change is that public meetings are not to be held for applications which feature less than ten (10) submitters, and that applicants alone may be invited to brief the Panel in such cases. Where there are ten (10) submitters or more a public meeting is held by electronic means and both applicants and submitters may participate. In either case, written submissions addressing the officers report

are accepted and considered by the panel up to the close of business the Monday before the Panel meeting.

In consultation with the Panel chair, the full measure of the Minister's directive was not introduced until the Panel's first meeting in 2021. It is anticipated that with the passing of the Covid 19 crisis, NSLPP meetings may return to their previous live format. This issue will be further explored in the report in relation to the Panel's 2020/21 activities, scheduled for the last meeting of the Legal and Planning Committee in 2021.

2. Panel Membership.

The Minister approved Chairs appointed to the North Sydney Local Planning Panel are:

- Jan Murrell-Principal Chair
- Grant Christmas-Alternate Chair
- Jason Perica -Alternate Chair.

It is of note that Council will be responsible for selecting their choice of panel Chairs from July 2021 utilising a refreshed Minister approved list.

The Council appointed expert members selected from the Ministers endorsed list of experts, as at 30 June 2020 were;

- Tony Caro
- Grant Christmas
- Lesley Finn
- Deborah Laidlaw
- Helen Lochhead
- Ian Pickles
- Caroline Piddock
- Michael Reymond
- Sandra Robinson
- Annelise Tuor
- David Logan
- Peter Brennan
- Jason Perica
- Lloyd Graham
- Garry Fielding
- Peter Brennan
- John McInerny
- David Brigden
- Jan Murrell.

The Council appointed community members as at 30 June 2020 were:

- Veronique Marchandean
- Virginia Waller
- Jane van Hagen
- Kenneth Robinson.

2.1 The need for numerous Panellists.

Most of the minister approved experts are active in private consultancy or are academics. They are thus potentially conflicted in terms of both time and interest. On occasion, this rendered the formation of a panel for any given meeting difficult, leading to one meeting being formed on the basis of the set quorum of 3 and led to the expansion of the expert panel to 15 during the 2018/19 financial year and subsequently to 19. This pool of expert panellists has been maintained and was demonstrated to be adequate during the reporting period.

It is of note that few if any local government professionals appear on the list of Minister approved experts despite being arguably the most skilled and experienced at assessing development applications and least likely to be conflicted if engaged in panels outside their own local government area. Whilst a local government planner sitting on a local panel outside their council area would need secondary employment approval, there appears to be no logic behind this exclusion other than the Department's claim that they are inherently conflicted due to their government employment. There seems little apparent logic to this reasoning.

The reappointment of the expert group was due to be undertaken by the DPIE in Q2 of the 2020/21 financial year. For reasons unknown, this will now take place during Q3 with Councils required to appoint new Chairs and experts in Q4 before the Local Government Elections in September 2021.

2.2 Number of Meeting attended by Panel Members.

Panel members are selected by the Principal Chair in consultation with the Manager Development services. Offers are then made to the selected experts and final selection for any meeting is based on availability and lack of material conflict.

The role of Panel Chair was shared as follows;

Jan Murrell	10
Grant Christmas (alternative)	1
Jason Perica (alternative)	1

The total number of meetings attended by panel members including chairs as panel members was as follows;

Jan Murrell	1
Sandra Robinson	3

Ian Pickles	2
Grant Christmas	2
Virginia Waller *	3
Jane Van Hagen *	4
Veronique Marchandau *	2
Kenneth Robinson *	1
Michel Reymond	1
Lesley Finn	2
Deborah Laidlaw	1
Tony Caro	2
David Logan	1
Carolyn Pidcock	1
Annelise Tuor	1
Jason Perica	1
Lloyd Graham	1
Garry Fielding	1
Peter Brennan	2
John McInerny	1
David Brigden	

Note: * indicates community member.

2.3 On the day Meeting procedure.

Prior to April 2020, the panel met on the first Wednesday of each month, excluding January and could otherwise convene on an as-needed basis as workload or issues demand. Panel meetings were held at the Council Chambers with briefings and decisions being made in a closed session in the Supper room.

The Panel's involvement generally commenced at 10.00am with site inspections, returning to the Council Chambers for a provided working lunch prior to the commencement of the public hearing at 2.00pm. Panel meetings generally concluded by 6.00pm.

From its meeting in April 2020, the panel continued to meet in person observing social distancing precautions and having regard to room occupancy limits as dictated by relevant Covid 19 public health orders. However, the participation of applicants and the community was via Zoom video conferencing.

Meetings generally commenced at midday in the supper room with the public meeting commencing at 2.00pm. All meetings are audio recorded, which is subsequently made available on Council's website. During this time, visual recordings were not required.

Planning Proposals are generally referred to separate meetings. with these being held on the third Wednesday of the month. In the reporting period three planning proposals were referred

to the Panel for review, two at a dedicated meeting held 23 October 2019 and a third included in the regular panel 2w meeting held 5 February 2020. It is of note that the panels work included providing commentary on the comprehensive LEP review which is currently with the Department for gazettal.

3 Number of applications considered by the Panel.

During the period covered by this report, 60 Development applications and 3 Planning proposals were reported to the Planning Panel.

It had been estimated prior to the commencement of the panel that the workload of the panel based on the Minster's draft 9.11 Direction would average around six applications per month. During the period covered by this report, an average of 5.5 applications per month have been reported to the panel. This compares with 5 applications per month in the 2018/19 reporting period a statistically insignificant variation.

Summaries of the agenda for each panel meeting are attached to this report.

3.1 Recommendation vs. Determination.

During the period covered by this report, the panel concurred with 90% of the council officer's recommendations outlined within the report.

Four applications recommended for approval were refused by the panel and two were deferred for further design amendments, with delegation then being given to the Manager of Development Services to determine. No application recommended for refusal by Council planners was approved by the panel.

This compares favourably with the 2018/19 financial year where the panel concurred with 89% of the Council Officer's recommendations.

3.2 Refusal of Consent.

Consent was refused on eight occasions representing 13% of the applications referred to the Panel. Four of the refusals were in accordance with the officer's recommendation and four applications were refused, contrary to an approval for recommendation. No application was approved contrary to a refusal recommendation.

3.3 Advice to Council regarding Planning Proposals.

The Planning Panel considered a total of three planning proposals. Two planning proposals were sponsored by Council's strategic planning department, with a single unsolicited planning proposal being considered during the reporting period.

The Planning proposals consisted of:

- The Comprehensive North Sydney LEP review,
- Small bars in Kirribilli proposal, and
- 25-57 Falcon Street (unsolicited).

4. Complaints against the Panel.

There were no complaints regarding the panel's activities in the reporting period.

5 Appeals Against the panel's determinations.

Development applications can be the subject of an appeal to the Land and Environment Court by an aggrieved applicant. Appeals can be commenced on the basis of a decision made by the Panel, by a Council officer under delegation or following the expiry of the deemed refusal period: typically 40 days from the date of lodgement for a local development application.

Under the provisions of the EPA Act, NSLPP is responsible for the control and direction of planning appeals arising from its activities. However, at its meeting of 4 July 2019 NSLPP delegated their functions with regard to the control and direction of all development appeals against determinations (or deemed determinations) of the Local Planning Panel (as well as those determinations not captured by the Local Planning Direction) to the following council officers in the context of Council's current delegations concerning authority to deal with appeals and procedural matters concerning such appeals in the Land and Environment Court:

1. The General Manager;
2. The General Counsel;
3. The Director City Strategy;
4. The Manager Development Services;
5. The Manager Strategic Planning; and
6. The Manager Environment & Building Compliance.

These delegations remain in place.

The Court's practice directions dictate that residential appeals generally are to be resolved by way of the Section 34 Conference process which commences with an onsite view where the commissioner has the opportunity to view the site, hear from both the applicant and the Council and any submitters who may be present. The aim of the practice is to resolve as many of the issues as possible without going to formal hearing. This process may involve the submission of amended plans which may be advertised to submitters if the Court so directs. The Commissioner will refer to Council's notification policy and take submissions before making this decision.

It is of note that in the reporting period, all applications refused by the panel were subject to a determinative Section 34 or consent orders process which included the submission of amended plans leading to a court approval being issued.

5.1 Appeals lodged in the reporting period.

In the reporting period there were two applications that were the subject of an appeal following determination by the panel;

66 Shellcove Road Kirribilli

This appeal related to a proposal for the subdivision of land currently occupied by a heritage item. The proposed lot was undersized, and any new construction would likely impact on the curtilage of the heritage item.

Meeting Date:	3 April 2019
Appeal Lodged:	30 September 2019
Officer recommendation:	Refusal
Panel Decision:	Refusal
Court Determination:	Pending

24 Cranbrook Avenue Cremorne

This appeal related to the demolition of a heritage item. The court found that there was insufficient justification offered by the applicant.

Meeting Date:	4 September 2019
Appeal Lodged:	5 November 2019.
Officer recommendation:	Refusal
Panel Decision:	Refusal
Court Determination:	Refusal.

6.2 Third Party Appeals against the panels decisions.

The Environmental Planning and Assessment Act 1979 provides no merit based right of appeal or review to a third party such as an aggrieved submitter. However, an appeal against a determination of a Development Application whether determined by the NSLPP or under delegation is possible if there is an error at law or property procedure is not followed.

In the period covered by this report, there have been no third party appeals against a decision whether made by the NSLPP or under delegation.

7. Conclusion.

It can be reasonably concluded that the North Sydney Local Planning Panel has performed its functions with distinction over the period covered by this report and there has been no proven failures in terms of process or procedure in this period.

This report is submitted for the information and consideration of the elected Council.

8. Note by North Sydney Local Planning Panel Chair Ms Jan Murrell.

The members of the Panel carefully consider all submissions and endeavour to resolve issues where appropriate with the aim of achieving better outcomes. Council's planning framework: DCP's; strategic studies; and the LEP is most important to the decisions made by the panel as it provides Council's vision for the future of its local government area.

The Panel is pleased to say it has been greatly assisted in its deliberations over the period by the excellent reports and professional way in which Council's planning team has addressed the Panel. It is of particular note that applications are generally processed by North Sydney Council in a prompt and professional fashion, an outcome that has been observed and commented on by a number of panel members.

3/07/2019 Jan Murrell -Chair, Ian Pickles, David Logan, Jan van Hagen

Item	Author	Property	Description	Reason	Rec	Decision	Comments
1	Staff	18 Carr St	Balcony Enclosure	Cl4.6 height	A	A	Minor Application.
2	CON	2-20 Ernest Place	Extension of Hours	Council Owned Property	A	A	Occasional Care Centre.
3	Staff	5 Brightmore Street	Alts and adds/Pool	>10 submissions	A	A	Defferred for design changes/Delegated DSM
4	Staff	15 Montpelier Street	Attached dual occupancy	Cl4.6 lot Size	R	R	Potential heritage item, PP and IHO considered.

7/08/2019 Jan Murrell -Chair, Tony Caro, Jason Perica, Veronique Marchandau

Item	Author	Property	Description	Reason	Rec	Decision	Comments
1	Staff	4 Neutral Strret	Alts and Adds	Cl4.6 height	A	A	Other than height a compliant application.
2	Staff	85 Kurraba Road	New RFB	SEPP65/Cl4.6/submssions	A	A	Significant public interest
3	Staff	14-16b Thrupp Street	New RFB	SEPP65/Cl4.6/submssions	A	A	Heght varition reflected site circumstances.
4	Staff	53-55 Gerard Street	New RFB	SEPP65/Cl4.6	A	A	One submissions, compliant other than height.

4/09/2019 Grant Christmas-Chair, Peter Brennan, Sandra Robinson, Jan Van Hagen

Item	Author	Property	Description	Reason	Rec	Decision	Comments
1	Staff	21 Shellcove Road	Alts and Adds	Cl4.6 height	A	A	Conservation area, unauthorised works.
2	Staff	24 Cranbrook Avenue	New Dwelling	Submissions/Heritage Demo	R	R	Demolition of heritage item, significant public interest
3	Staff	390-394 Military Rd	New mixed use	SEPP65/Cl4.6	A	A	Heght varition reflected site circumstances.
4	Staff	56 Cowdroy Avenue	Alts and Adds	Cl4.6	A	A	One submissions, compliant other than height.
5	CON	2 Ernest Place	Solar panels/sun shades	Council Property/Cl4.6	A	A	Existing carpark.
6	Staff	59A West Street	Subdivision/Att Dwellings	Cl4.6	A	A	Compliant other than height.
7	CON	234 Miller St	Library Alts	Council Property	A	A	N/A

2/10/2019 JanMurrel-Chair, Gary Fielding, Lloyd Graham, Virginia Waller

Item	Author	Property	Description	Reason	Rec	Decision	Comments
1	Staff	8 Woolcott Street	New Dwelling	Submissions	A	A	Additional conditions addressing design.
2	Staff	8A Henry Lawson Drive	Alts to RFB	Submissions/Cl4.6 height.	A	A	Significant works to heritage item.
3	Staff	11 Holbrook Avenue	Alts and Adds	Submissions	A	A	Significant Public interest
3	Staff	11 Wyagdon Street	New RFB	SEPP65/Cl4.6/Submissions	A	A	
4	Staff	183-185 Military Road	New mixed use	SEPP65/Cl4.6	A	A	Panel commented on the good design.
5	Staff	6 Shellbank Parade	Extensions to dwelling	Cl4.6	A	R	Risk to tree health and design of concern.
6	Staff	314-316 West Street	New multi dwelling housing	Submissions	R	R	Building typology and design principlal concerns.

23/10/2019 Planning Proposal Meeting; Jan Murrell-Chair, Grant Christmas, Jason Perica, Jan Van Hagen; Admin PR

Item	Author	Property	Description	Reason	Rec	Decision	Comments
1	Staff	North Sydney Area	Comprehensive LEP	Planning Proposal	S	S	Panel Supported proposal subject to suggested revisions.
2	Staff	Kirribilli Village	Small Bars in Kirribilli	Planning Proposal	S	S	Panel Supported proposal.

6/11/2019 JanMurrel-Chair, Sandra Robinson, Ian Pickles, Lesley Finn

Item	Author	Property	Description	Reason	Rec	Decision	Comments
1	Staff	22 Larkin Street	Alts Adds	Cl4.6 height	A	A	Additional conditions addressing design.
2	Staff	4 Holt Street	Alts to Industrial Building	Submissions/Cl4.6 height.	R	R	Significant works including 2 new levels.
3	Staff	22 Thrupp Street	Alts Adds Heritage item	Cl4.6 Height	A	A	Tehnical variation only, minor condition amendment.
3	Staff	94-100 Spofforth Street	New RFB	SEPP65	A	A	Affordable housing levey imposed.
4	CON	14 Grasmere Road	Newdual occupancy	Councilor relative.	A	A	Design change through condition otherwise compliant.
5	Staff	75-79 Christie Street	Alteration to Hotel	Licensed premises	A	A	Risk to tree health and design of concern.

4/12/2019 JanMurrel-Chair, Grant Christmas, Tony Caro, Virginia Waller

Item	Author	Property	Description	Reason	Rec	Decision	Comments
1	CON	29 Myrtle Street	Change of use motel	Submissions	A	A	Additional conditions.
2	CON	13 Eden Street	Change of use motel	Submissions.	A	R	Impacts on Residential use led to refusal.
3	Staff	11-13 Waverton Avenue	Muti unit devel.	Submissions.	A	A	Cl4.6 less than 10%
4	Staff	12 Waiwera Street	Alts and Adds dwelling	Cl4.6<10%	A	A	Affordable housing levey imposed.
5	Staff	21 Walker Street	Alts ads Heritage	Cl4.6<10%	A	A	Design change through condition otherwise compliant.
6	Staff	7 Anderson Street	balustrades exist RFB	Cl4.6<10%	A	R	Master plan required
7	Staff	60 Rangers Road	Alts and Adds dwelling	Submissions	A	A	Condition amendments
8	Staff	62 Rangers Road	Alts and Adds dwelling	Submissions	A	A	Condition amendments
9	Staff	232 Falcon Street	Subdivision of existing lot	Cl4.6<10%	A	A	Subdivision reflect existing development

5/02/2020 JanMurrel-Chair, David Brigden, Peter Brennan, Jan Van Hagen; Admin DH. RP, MD2

Item	Author	Property	Description	Reason	Rec	Decision	Comments
1	Staff	19 King George Street	Alts and adds dwelling	Cl4.6 height	A	A	
2	Staff	9 Wyagdon Street	Replacement of balustrades	Cl4.6 height	A	A	Existing RFB
3	Staff	6 Shellbank Parade	Rear balconies to dwelling	Submissions	A	A	Majority of panel (2 of 3) agreed with recommendation.
4	CON	NS Oval	Electronic Media Screen	Council Property	A	A	
PP1	Staff	25-27 Falcon Street	Rezoning	Planning Proposal	S	S	Supported subject to further review.

4/03/2020 Jason Perica -Chair, Jan Murrell, Caroline Pidcock, Veronique Marchandau; Admin RP, MD2

Item	Author	Property	Description	Reason	Rec	Decision	Comments
1	Staff	1 Elizabeth Plaza	Alts and adds Comercial	Encroachment Council land	A	A	air lease of splay corner
2	CON	29 Carabella Street	New windows	Councillor owned Property	A	A	Existing RFB/Cl4.6 objection
3	Staff	45 Willoughby Street	Alts and adds Dwelling	Cl4.6 height	A	A	Amendments to conditions.
4	Staff	224 Ben Boyd Road	Balcony enclosure	Cl4.6 height	A	A	

15/4/2020 Jan Murrell -Chair, John McInerney, Annelise Tuor, Kenneth Robinson							
Item	Author	Property	Description	Reason	Rec	Decision	Comments
1	Staff	1 Blue Street	Alts and adds School	Cl4.6 height	A	A	air lease of splay corner
2	Staff	28 Fitzroy Street	Alts and adds dwelling	Cl4.6 height	A	A	Existing RFB/Cl4.6 objection
3	Staff	182 Kurraba Road	Conversion Duplex to RFB	SEPP65/Submissions	A	A	Amendments to conditions to address privacy.
4	Staff	146 Kurraba Road	Alts and adds Dual Occ	Cl4.6 height	A	D	
5	Staff	49 Reynolds Street	Alts and adds dwelling	Cl4.6 height/submissions	A	D	Amended plans requested addressing suggested conditions
6	CON	Primrose Pk Tennis Courts	Timber deck	Council Property	A	R	Impacts on Artists studio considered Unacceptable
7	Staff	2A Cowdroy Ave	Alts and adds dwelling	Cl4.6 height/submissions	A	A	Amendments to conditions.
8	Staff	43 Hayberry Street	Alts and adds dwelling	Cl4.6 height	A	A	
9	Staff	238 Falcon Street	Window to Existing RFB	Cl4.6 height	A	A	

6/05/2020 Jan Murrell -Chair, Sandra Robinson, Gary Fielding, Virginia Waller; Admin SB, MD2

Item	Author	Property	Description	Reason	Rec	Decision	Comments
1	Staff	116 Military Rd	Alts and adds Retail	Cl4.6 height	A	A	Amendments to materials condition
2	Staff	80 Pacific highway	Comercial building alts.	Cl4.6 height	A	A	Combustable cladding replacment
3	Staff	73 Miller Street	Extensioin construct hours	Submissions	A	A	Trial period imposed.

3/06/2020 Jan Murrell -Chair, Michel Reymond, Grant Christmas, Jan Van Hagen; Admin SB, PR

Item	Author	Property	Description	Reason	Rec	Decision	Comments
1	Staff	2 Folley Point	Alts Adds Dwelling	Cl4.6 height	A	A	Amendments to conditions.
2	Staff	44 Jeffrey Street	Alts Adds Terrace	Cl4.6 height	A	A	
3	Staff	49 Reynolds Street	Alts Adds Dwelling	Cl4.6 height	A	A	
4	Staff	171 Walker Street	Balsony enclosure RFB	Cl4.6 height	A	A	Part Approval one balcony enclose deleted.