



Report to General Manager

Attachments:

1. Summary of Tables of NSLPP Agendas
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SUBJECT: North Sydney Local Planning Panel Annual Report 2018/19

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ENDORSED BY: Joseph Hill, Director City Strategy

EXECUTIVE SUMMARY:

The purpose of this report is to explore the activities of the North Sydney Local Planning Panel from its first meeting on 7 March 2018 until its last meeting within the 2018/19 financial year on 5 June 2019. This represents 12 meetings over 16 months.

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.”*

Future reports will be provided annually based on the financial year.

FINANCIAL IMPLICATIONS:

The activities of the Panel are budgeted for in an ongoing sense. The current budget provision is \$87,000. Other costs are contained within existing staff and administration budget. There are no additional financial implications flowing from this report.

RECOMMENDATION:

1. **THAT** the North Sydney Local Planning Panel Annual Report 2018/19 be received.
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LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

- Direction: 3. Our Future Planning
Outcome: 3.1 Prosperous and vibrant economy
3.4 North Sydney is distinctive with a sense of place and quality design
- Direction: 5. Our Civic Leadership
Outcome: 5.2 Council is well governed and customer focused

BACKGROUND

At present, there are three different Panels operating 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 a community representative who is selected from a Panel of four, following a call for expressions of interest, most recently towards the end of 2017.

Sydney North Planning Panel (SNPP)

The Sydney North Planning Panel (SNPP) is run 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 Julie Savet Ward. In accordance with Council resolution on 25 November 2019, two community representatives for the Panel being Kenneth Robinson and Virginia Waller with two alternatives being Kevin Alker and Councillor Stephen Barbour have been appointed to this Panel.

Independent Planning Commission (IPP)

This Panel is run by the State Government and determines applications which are of state significance. There are no permanent members on this Panel which is convened on a needs basis only.

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.

SUSTAINABILITY STATEMENT

The sustainability implications are of a minor nature and did not warrant a detailed assessment.

DETAIL

1. 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.
N.B. The Panel has delegated this function to certain Council staff.

1.2 Types of Development Applications Determined

The Local Planning Panel determines 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, 1979 and which took effect on 1 March 2018:

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 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*
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- (c) maintenance and restoration of a heritage item*
 - (d) minor building structures projecting from the building façade over public land (such as awnings, verandahs, bay windows, flagpoles, pipes and services and sun shading devices.*

1. 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 10 or more unique submissions by way of objections*

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.

2. 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.

3. 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 licensed premises, that will require one of the following liquor licenses:*
 - i. A club license under the Registered Clubs Act, 1976,*
 - ii. A hotel (general bar) license under the Liquor Act, 2007, or*
 - iii. An on-premises license for public entertainment venues under the Liquor Act, 2007*
- (e) Development for the purpose of sec 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*
 - (c) matters that council's general manager considers will not have any significant adverse impact on the environment or adjoining land.*
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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.

The Council, individual Councillors and/or community can make a submission to an application which is reviewed and reported in accordance with well-established practice. They can also address the NSLPP during its determination of an application.

The stated intent of the amendments to the Act 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.

2. Panel Membership

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

Jan Murrell	Principal Chair
Grant Christmas	Alternate Chair
Jason Picera	Alternate Chair

The Council appointed expert members selected from the Ministers endorsed list of experts, from 1 March 2018;

Tony Caro	Grant Christmas
Lesley Finn	Deborah Laidlaw
Helen Lochhead	Ian Pickles
Caroline Piddock	Michael Reymond
Sandra Robinson	Annelise Tuor

Additional members appointed from August 2018;

David Logan	Lloyd Graham
Peter Brennan	Jason Perica

Additional member appointed in May 2019:

Jan Murrell

The Council appointed community members are:

Veronique Marchandau	Virginia Waller
Jane van Hagen	Kenneth Robinson

2.1 The Need for Extra Panellists

The majority of Minister approved experts are active in private consultancy or are academics. They are thus, potentially conflicted in both time and interest. On occasions this has 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.

The Council appointed three additional expert panellists at its 30 June 2018 meeting and gave delegation to the General Manager to appoint additional state approved experts on a need only basis. This delegation was exercised once during the period covered by this report, to address an anomaly in that the Panel Chair was not also an Expert member. This appointment ensured flexibility when the Chair steps aside to allow either alternate chair to carry out the role.

2.2 Number of Meetings 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 number of meetings attended by panel members were as follows:

Jan Murrell - Chair	17	Virginia Waller *	5
Sandra Robinson	7	Jane Van Hagen *	4
Ian Pickles	5	Veronique Marchadeau *	4
Grant Christmas – Alternate Chair	5	Kenneth Robinson *	4
Michel Reymond	4	Lesley Finn	3
Deborah Laidlow	2	Tony Caro	2
David Logan	2	Carolyn Pidcock	1
Annalise Tuor	1	Jason Perica	1

* Denotes Community Member

2.3 On the Day Meeting Procedure

The Panel meets on the first Wednesday of each month, excluding January and otherwise meets on a need basis as workload or issues demand. Panel meetings are held at Council Chambers with briefings and decisions being made in closed session in the Supper Room.

The Panel's involvement generally commences 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 will generally conclude by 7.00pm.

Planning Proposals are normally referred to separate meetings for review, with these being held on the third Wednesday of the month.

3. Number of applications considered by the Panel.

During the period covered by this report, 85 Development applications and 5 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 Minister's draft 9.11 Direction, would average around six applications a month. During the period covered by this report, an average of five applications a month have been reported to the Panel.

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

3.1 Recommendation Versus Outcome

During the period covered by this report, the Panel agreed with the Council officer's recommendation in principle on 89% of the applications and accepted the officer's recommendation in unchanged form 54% of the time.

In the remaining 35% of applications the panel amended the determination by mostly minor or in some cases, more extensive condition amendments.

In 10% of the matters heard by the Panel, the application was deferred to allow the applicant the opportunity to amend the application. Delegation to the Manager of Development Services to determine the application was given **one** occasion with the other applications needing to return to the Panel for final determination.

On only two occasions, which represents slightly more than two percent of the total matters considered by the Panel, was the recommendation of the officer not concurred with on the day. In one instance the applications recommended for refusal based on heritage grounds was overturned with the grant of conditional approval. In the other instance a recommendation for conditional approval met with refusal by the panel. This refusal was subsequently appealed with the Court consenting to amended plans.

3.2 Refusal of Consent

Consent was refused on 12 occasions representing 14 % of the applications referred to the Panel. 11 of the refusals were in accordance with the officer's recommendation. One recommendation for refusal was overturned by the Panel who deferred the application for amended plans, reflecting draft plans proffered by the applicant at the meeting.

3.3 Advice to Council regarding Planning Proposals

The Planning Panel consider a total of five planning proposals, four in two separate Panel meetings and one being for a Council proposed heritage listing within an application meeting.

These comprised four unsolicited planning proposals and one planning proposal being for a Heritage listing put forward by Council. On all occasions the Panel agreed with the officer's review with two planning proposals recommended to proceed to Gateway and three being given no support by the Panel.

It is worth noting that the two planning proposals that were recommended by the Panel to proceed to Gateway were for a Heritage listing of a previously unlisted Hayes Street, Neutral Bay dwelling and an unsolicited Atchison Street planning proposal, which sought significant uplift but was in general accordance with the planning study done for the location.

The three planning proposals not supported proposed up zonings which were not supported buy any current work done by Strategic Planning or were in locations where review work had only recently commenced.

4. Complaints Against the Panel

There was a single instance of a formal complaint in the period covered by this report regarding the activities of the Panel. This complaint arose from its meeting of 6 March 2019, following the Panel's consideration of Item 2; 6 Thrupp Street, Neutral Bay.

A member of the community indicted that they felt that they were not afforded an adequate hearing prior to the determination of this application. The application relied on existing use rights and was the second application lodged for the site following the Land and Environment Court's refusal of an earlier application for a similar but larger proposal. The application was recommended by the officer for approval and the Panel had visited the resident's property and had heard the resident's concerns during the public meeting. Despite this, the resident was clearly disappointed with the outcome.

A Management review of this matter found the Panel acted within its charter and had properly informed itself of the relevant issues before making its determination. In summary the Panel members were aware of the issues but did not agree with the resident that the application should be refused or further modified.

5 Appeals Against the Panel's Determinations

Development applications can be subject of an appeal to the Land and Environment Court by an applicant. Appeals can commence 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, which is typically 40 days from the date of lodgement for a local development application.

Under the provisions of the Environmental Planning & Assessment Act, 1979, the 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:

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

This delegation from the Panel to Council officers works in concert with existing delegations given by the elected Council to the General Manger and subsequently delegated to other Council staff.

The Court's practice directions dictate that residential appeals 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 is 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 from the parties 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 Outcome of Appeals Against Decisions of the NSLPP

In the reporting period there were ten applications that were the subject of an appeal following determination by the Panel:

18 Illiliwa Street, Cremorne

Meeting Date:	5 September 2018
Officer recommendation:	Refusal
Panel Decision:	Refusal
Court Determination:	Appeal upheld

Notes: This appeal related to the refusal of an application to modify a Court granted development consent. There was considerable community interest. The Court took into account recent screen plantings undertaken by an immediate neighbour and allowed a reduction in boundary setbacks.

141 Carabella Street, Kirribilli

Meeting Date:	3 October 2018
Officer recommendation:	Approval
Panel Decision:	Refusal
Court Determination:	Consent Orders

Notes: This appeal related to the deemed refusal of an attic level addition to the existing terrace house. There was considerable community interest. Significantly amended plans have been provided seeking to address issues of view loss from adjoining properties. This appeal was subject to consent orders 19 December 2019.

58-60 Aubin Street, Neutral Bay

Meeting Date:	7 November 2018
Officer recommendation:	Refusal
Panel Decision:	Refusal
Court Determination:	Consent Orders

Notes: This appeal related to a proposal to construct a new apartment building. There was considerable community interest. Significant non-compliances with the relevant planning controls due to the constraints of the site were demonstrated. Amended plans have been submitted seeking to address the issues raised by the Officer and the Panel. The matter was heard by way of a Section 34 hearing held on 9 September 2019 and consent orders issued.

7 Penshurst Avenue, Neutral Bay

Meeting Date: 7 November 2018
Officer recommendation: Refusal
Panel Decision: Refusal
Court Determination: Approved

Notes: This appeal related to a proposal for alterations and additions to an existing dwelling. The application was subject to a Section 34 conference with amended plans being submitted. These plans addressed several issues raised by the submitters and during the assessment of the application. The parties agreed the application should be approved subject to conditions. The application was approved on 8 August 2019.

4 Illiliwa Street, Cremorne

Meeting Date: 7 November 2018
Officer recommendation: Refusal
Panel Decision: Refusal
Court Determination: N/A

Notes: This appeal related to a proposal for alterations and additions to an existing dwelling. The appeal was discontinued by the applicant on 17 May 2019.

24 Milner Crescent, Wollstonecraft

Meeting Date: 5 December 2018
Officer recommendation: Refusal
Panel Decision: Refusal
Court Determination: Consent orders

Notes: This appeal related to a proposal for a new duplex development. It had been referred to the Panel for determination due to its breach of the building height control. Other issues included impacts on significant trees and impacts on the streetscape. Amended plans were provided and the application was determined by way of consent orders on 17 September 2019.

43 Pitt Street, Kirribilli

Meeting Date: 6 February 2019
Officer recommendation: Refusal
Panel Decision: Refusal
Court Determination: Approved

Notes: This appeal related to a proposal for alterations and additions to an existing terrace house. Amended plans were provided during the appeal process. The appeal was upheld by the Court by way of a Section 34 conference on 16 August 2019.

66 Shellcove Road, Kirribilli

Meeting Date:	3 April 2019
Officer recommendation:	Refusal
Panel Decision:	Refusal
Court Determination:	Pending

Notes: 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. The appeal was lodged on 30 September 2019 with a conciliation conference to occur onsite on 27 May 2020.

14-20 Premier Street, Neutral Bay

Meeting Date:	6 June 2018
Officer recommendation:	Refusal
Panel Decision:	Refusal
Court Determination:	Consent orders to a significantly modified form

Notes: This appeal related to the refusal of an application to demolish an existing apartment building and erect a new apartment building, utilising existing use rights provisions. A deemed refusal appeal had already been lodged. The Panel gave the opportunity to the applicant to provide amended plans addressing the concerns raised in the officer's report but instead, the applicant requested the matter be determined. The Panel refused the application. The proposal was the subject of Consent Orders in a significantly modified form.

6. Third Party Appeals Against the Panel's Decisions

The Environmental Planning and Assessment Act, 1979 provides no merit-based right of appeal or review to a third party such as a 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 proper 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 have been no proved 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.

North Sydney Local Planning Panel**7 March 2018****Panel Members: Jan Murrell (Chair), Lesley Finn, Sandra Robinson, Virginia Waller***

Item	Property	Description	Reason	Recommendation	Decision	Comments
1	160 Pacific Highway	New Mixed Use	SEPP65	Approval	Approved	Minor Condition Changes
2	85 Bay Road	Food and drink Premises	Submissions >10	Approval	Approved	Additional Condition of Consent regarding noise
3	11 Waruda Street	Alterations/Air Conditioning to existing residential flat building	Cl4.6 height variation	Approval	Approved	Technical breach
4	48 Milson Road	Strata Amalgamation	Cl4.6 Lot size	Approval	Approved	Technical breach
5	39 Kareela Road	Alterations	Cl4.6 height	Approval	Approved	Two heritage related conditions deleted: technical breach
6	19 Bannerman Street	Alterations and Additions	Cl4.6 Height	Approval	Approved	Technical Breach
7	25 Grosvenor Street	Amendment to Opening hours	Submissions >10	Approval	Approved	Trial of period hours
8	1 Wonga Road	Alterations and Additions	Cl4.6 height	Approval	Approved	Technical breach
9	50 Cammeray Road	Alterations and additions	COI- staff related	Approval	Approved	Minor condition changes

North Sydney Local Planning Panel**4 April 2018****Panel Members: Jan Murrell (Chair), Ian Pickles, Michel Reymond, Jane Van Hagen***

Item	Property	Description	Reason	Recommendation	Decision	Comments
1	20-22 Waruda Street	Minor alterations and additions to a residential flat building	CI4.6 height	Approval	Approved	Minor condition changes
2	18a Milson Road	Alterations	CI4.6 height	Refusal	Refused	Privacy impacts
3	126 Holt Avenue	Construction of a residential flat building	SEPP65 and >10 submissions	Approval	Approved	Condition amendments

North Sydney Local Planning Panel**2 May 2018****Panel Members: Jan Murrell (Chair), Lesley Finn, Sandra Robinson, Virginia Waller***

Item	Property	Description	Reason	Recommendation	Decision	Comments
1	4 Clark Road	Illuminated sign	COI-Council property	Approval	Approved	NA
2	2 Warung Street	Alterations and additions	CI4.6 height	Approval	Approved	Minor condition changes, Political interest
3	50 Victoria Street	Alterations commercial/light industry	CI4.6 height	Approval	Approved	Minor condition changes
4	107 Kirribilli Avenue	New residential flat building	SEPP65	Approval	Approved	Deferred Approval: Materials to be submitted.
5	5 Gundamine Avenue	Alterations	CI4.6 height	Approval	Approved	Minor condition changes

Item	Property	Description	Reason	Recommendation	Decision	Comments
6	18 Illiliwa Street	Moderations to court consent, Existing Use Rights	SEPP65	Approval	Approved	Significant public interest
7	398-400 Military Road	New residential flat building	SEPP65, CI4.6 height	Approval	Approved	Add condition of consent: notification of demolition to neighbour
8	42 Holterman Street	Alterations and Additions	CI4.6 height	Approval	Deferred	Amended plans regarding streetscape

North Sydney Local Planning Panel

6 June 2018

Panel Members: Jan Murrell (Chair), Tony Caro, Sandra Robinson, Veronique Marchandau*

Item	Property	Description	Reason	Recommendation	Decision	Comments
1	73 Broughton Street	Alterations and additions	CI4.6 height	Approval	Approved	No changes
2	17 Milson Road	Alterations and additions	CI4.6 height and >10 submissions	Deferred approval	Deferred approval	Amendments to conditions
3	14-20 Premier Street	Construction of residential flat building/ Existing Use Rights	SEPP65/ >10 submissions	Refusal	Refused	Amendments to reasons for refusal, EUR
4	43 Ellalong Road	Alterations and additions	Deferred from NSLPP	Approval	Approved	Deferred for amended plans from an earlier panel meeting.

North Sydney Local Planning Panel – Planning Proposal Review meeting**13 June 2018****Panel Members: Jan Murrell (Chair), Lesley Finn, Michel Reymond, Veronique Marchandau***

Item	Property	Description	Reason	Recommendation	Decision	Comments
1	23-35 Atchison Street	Significant up zoning height	Ministers Direction	Support	Supported	Gateway approval supported
2	Five Ways site Crows Nest	Significant up zoning height	Ministers Direction	Not supported	Not supported	Gateway approval not supported

North Sydney Local Planning Panel**4 July 2018****Panel Members: Jan Murrell (Chair), Carolyn Pidcock, Deborah Laidlaw, Jane Van Hagen***

Item	Property	Description	Reason	Recommendation	Decision	Comments
1	4-6 McKye Street	New Residential Flat Building	>10 submissions SEPP65	Approval	Approved	Minor changes to conditions
2	28 Wollcott Avenue	Alterations and additions to unit	Cl4.6 height	Approval	Approved	No change.
3	3 King George Street	Alterations and additions to terrace	>10 submissions	Approval	Deferred	Amended plans requested
4	64 Wycombe Road	Alterations and additions to semi	>10 submissions	Approval	Approved	Additional condition: privacy
5	2 Cremorne Road	Alterations and additions to unit	Cl4.6 height	Approval	Approved	Additional conditions: attic level doors/handrail.
6	137-139 Alexander Street	New mixed use	Cl4.6 height and SEPP65	Approval	Approved	Ausgrid referral required, then delegation
7	42 Holtermann Street	Alterations and additions to dwelling	Cl4.6 height	Approval	Approved	Report was deferred from May 2018 meeting

Item	Property	Description	Reason	Recommendation	Decision	Comments
8	Planning Appeals	Delegations sought	Process Improvement	Delegate	Delegate	Delegation for management of appeals granted

North Sydney Local Planning Panel

1 August 2018

Panel Members: Jan Murrell (Chair), Grant Christmas, Ian Pickles, Veronique Marchandau*

Item	Property	Description	Reason	Recommendation	Decision	Comments
1	3 Colinda Avenue	Alterations and additions to flat building	Cl4.6 height	Approval	Approved	New balcony handrails triggered referral. No other changes.
2	284-286 Military Road	New mixed-use building	SEPP65	Approval	Approved	Minor condition changes
3	29 Cowdroy Avenue	Alterations and additions to dwelling	Cl4.6 height	Approval	Approved	Minor condition changes

North Sydney Local Planning Panel

5 September 2018

Panel Members: Jan Murrell (Chair), Sandra Robinson, Annelise Tuor, Virginia Waller*

Item	Property	Description	Reason	Recommendation	Decision	Comments
1	3 King George Street	Alterations and additions to terrace	>10 submissions	Approval	Approved	Minor conditions changes
2	64 Carabella Street	Alterations and additions to dwelling	Cl4.6 height	Approval	Approved	Deferred commencement, minor condition changes
3	5 Bogota Avenue	Alterations and additions to dwelling	Cl4.6 height	Approval	Approved	Minor condition changes
4	18 Illiliwa Street	Residential flat building modifications	>10 submissions	Refusal	Refused	Previous court approval, existing use rights.
5	43 Hayberry Street	Alterations and additions to Terrace	Cl4.6 Height	Approval	Approved	Minor condition changes

North Sydney Local Planning Panel**3 October 2018****Panel Members: Jan Murrell (Chair), Grant Christmas, Tony Caro, Kenneth Robinson***

Item	Property	Description	Reason	Recommendation	Decision	Comments
1	34 Alexander Street	Public Toilets	Council property	Approval	Approved	NA
2	2 Gasworks Drive	Attic store skylights	Cl4.6 height	Approval	Approved	NA
3	141 Carabella Street	Alterations and additions to terrace	Cl4.6 height >10 submissions	Approval	Refused	Panel did not support Cl4.6, redesign required, latter appealed and approved by L&E Court
4	17A Kareela Road	Significant alterations and additions	Cl4.6 height	Approval	Approved	Technical breach
5	5 Little Wonga Road	Alterations and additions	Cl4.6 height	Refusal	Refused	Unsatisfactory design
6	1 Alan Street	Pergola to third level balcony	Cl4.6 height	Approval	Approved	Technical breach

North Sydney Local Planning Panel**7 November 2018****Panel Members: Jan Murrell (Chair), Ian Pickles, Michel Reymond, Jane Van Hagen***

Item	Property	Description	Reason	Recommendation	Decision	Comments
1	18 Rocklands Road	Awning to unit	Cl4.6 height	Approval	Approved	NA
2	133 Kurraba Road	Attic space conversion residential flat building	Cl4.6	Approval	Approved	NA
3	7 Penshurst Avenue	Alterations and additions to dwelling	Cl4.6 height	Refusal	Refused	Panel did not support Cl.46
4	58-60 Aubin Street	New apartment building	SEPP65	Refusal	Refused	Significant departures from controls, high number of submissions
5	62-64 Bent Street	New apartment building	SEPP65 >10 submissions	Refusal	Deferred	Deferred for amended plans, Manager delegation
6	20-24 Rangers Road	Alterations and additions to unit	Cl4.6 height	Approval	Approved	Technical breach

North Sydney Local Planning Panel**5 December 2018****Panel Members: Jan Murrell (Chair), Grant Christmas, Sandra Robinson, Virginia Waller***

Item	Property	Description	Reason	Recommendation	Decision	Comments
1	90-92 Willoughby Road	Demolition	Council property	Approval	Approved	Stage 1 Hume Street Park
2	24 Milner Crescent	New dual occupancy	>10 submissions	Refusal	Deferred	Amended plans required-return to panel. Appeal lodged
3	80 Pacific Highway	Replacement signage	Cl4.6 height	Approval	Approved	Building identification signage

Item	Property	Description	Reason	Recommendation	Decision	Comments
4	29 Wycombe Road	Alterations and additions-Basement carpark	Cl4.6 height >10 Submissions	Approval	Approved	Condition regarding garage deleted
5	4 Illiliwa Street	Alterations and first floor addition	Cl4.6 height	Refusal	Refused	Significant unresolved issues
6	12 Tobruk Avenue	Alterations and additions to dwelling	Cl4.6 height	Approval	Approved	Technical breach

North Sydney Local Planning Panel**6 February 2019****Panel Members: Jan Murrell (Chair), Grant Christmas, Virginia Waller***

Item	Property	Description	Reason	Recommendation	Decision	Comments
1	52 Lavender Street	Alts & Adds Semi	Cl4.6 height	Approval	Approved	Technical breach
2	43 Pitt Street	Alts & Adds Semi Terrace	Cl4.6 height	Refusal	Refused	Heritage Issues/Privacy Concerns
3	15 Premier Street	Alts & Adds Semi	Cl4.6 height	Approval	Approved	Technical breach
4	15 Brightmore Street	Alts & Adds Dwelling	>10 submissions	Refusal	Deferred Commencement	Amended Plans requested/Dissenting Vote GC
5	74 Merlin Street	New RFB	SEPP65	Approval	Approved	Amendments to parking conditions

North Sydney Local Planning Panel – Planning Proposal Review meeting**6 February 2019****Panel Members: Jan Murrell (Chair), Ian Pickles, Kenneth Robinson***

Item	Property	Description	Reason	Recommendation	Decision	Comments
1	55-59 Chandos Street/58-64 Atchison Street	PP Height floorspace	Planning proposal	Refusal	Refused	Major uplift on site inconsistent with long term planning
2	253-267 Pacific Highway	PP height floorspace	Planning Proposal and Council Interest	Refusal	Refused	Heritage Issues/height and impact concerns. Council previously owned property.

- Denotes community representative

North Sydney Local Planning Panel – Electronic Determination**6 March 2019****Panel Members: Jan Murrell (Chair), Sandra Robinson, Jane van Hagen***

Item	Property	Description	Reason	Recommendation	Decision	Comments
1	7-11 Mount Street	New hotel Mary McKillop	Deferred from previous meeting	Approval	Approved	Amended CI4.6 submission Submitted for height.

North Sydney Local Planning Panel**3 April 2019****Panel Members: Jan Murrell (Chair), Jason Perica, Kenneth Robinson***

Item	Property	Description	Reason	Recommendation	Decision	Comments
1	35 Myrtle Street	Residential Conversion	CI4.6 FSR >10 Submissions	Approval	Approved	Previous court refusal revised
2	29 Carabella Street	New front fence	Councillor application	Approval	Approved	New street tree condition deleted
3	100 Carbella Street	Alterations and additions to dwelling	CI4.6 height	Approval	Approved	NA
4	66 Shellcove Road	Torrens Title subdivision into 2 lots	CI4.6 site area >10 submissions	Refusal	Refused	Significantly undersized subdivision, heritage issues
5	82 Cremorne Road	Alterations and additions to dwelling	CI4.6 height, >10 submissions	Refusal	Deferred	Amendments required/heritage item/return to panel
6	5 Brightmore Street	Alterations and additions to dwelling	>10 submissions	Refusal	Deferred	Second time deferred, specific amendments required, return to panel

- Denotes community representative

Item	Property	Description	Reason	Recommendation	Decision	Comments
7	1 The Boulevarde	Alterations and additions – Flats	SEPP65	Approval	Approved	Alternative to earlier court approval

North Sydney Local Planning Panel

1 May 2019

Panel Members: Jan Murrell (Chair), Grant Christmas, Deborah Laidlaw, Veronique Marchandau*

Item	Property	Description	Reason	Recommendation	Decision	Comments
1	147-153 Kurraba Road	Residential Flat Building	Cl4.6 FSR >10 submissions	Refusal	Refused	Significant over development
2	14-20 Premier Street	Modification to court consent	SEPP65, Existing Use Rights	Approval	Approved	Conditions amended
3	425-429 Pacific Highway	Alterations to commercial building	Cl4.6 height	Approval	Approved	Conditions amended
4	107-109 Union Street	Alterations and additions to dwelling	Cl4.6 height	Refusal	Refused	Significant heritage issues, Cl4.6 objection
5	17 Walker Street	Alterations and additions terrace	Cl4.6 >10 submissions	Refusal	Refused	Significant heritage issues Cl4.6 objection

North Sydney Local Planning Panel

5 June 2019

Panel Members: Jan Murrell (Chair), Michel Reymond, Sandra Robinson, Kenneth Robinson*

Item	Property	Description	Reason	Recommendation	Decision	Comments
1	25 West Street	New semi-detached dwellings	Cl4.6 height	Approval	Approved	New development on previous carpark
2	13 Victoria Street	Alterations and additions to dwelling	Cl4.6 Height	Approval	Approved	NA

- Denotes community representative

Item	Property	Description	Reason	Recommendation	Decision	Comments
3	263 Alfred Street	Fencing to mixed use level	>10 submissions	Approval	Approved	Owners corporation issues
4	6 Hayes Street	Potential Heritage listing PP.	PP	Approval	Approved	Potential Heritage Item, PP and IHO issues considered
5	82 Cremorne Road	Alterations and additions	CI4.6 height >10 submissions	Refusal	Approved	Heritage issues resolved, deferred commencement condition
6	7-9a Harriette Street	New flat building	SEPP65 >10submissions	Approval	Approved	Significant community interest, long-term high-density zoning
7	7-11 Mount Street	New hotel Mary McKillop	Deferred from earlier panel meeting	Approval	Approved	Previously deferred for revised CI4.6 approved

- Denotes community representative