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**NORTH SYDNEY LOCAL PLANNING PANEL****DETERMINATIONS OF THE NORTH SYDNEY LOCAL PLANNING PANEL  
MEETING HELD IN THE COUNCIL CHAMBERS, NORTH SYDNEY,  
ON THURSDAY 29 JUNE 2023, AT 4.00PM.****PRESENT****Chair:**

Helen Lochhead

**Panel Members:**

Jan Murrell (Panel Member)

Michel Reymond (Panel Member)

Karla Castellanos (Community Representative)

**Staff:**

Stephen Beattie, Manager Development Services

Jim Davies, Executive Assessment Planner

**Administrative Support:**

Miranda Shoppee, Meeting Administration Coordinator (Minutes)

This meeting was conducted by remote (Zoom) means.

The Chair acknowledged the Cammeraygal people being the traditional custodians of the land on which this meeting is held.

A public meeting was held for Item 1 as it was a deferred matter from a Public Meeting held on 5 April 2023.

**Apologies:**

Nil

**1. Declarations of Interest**

Nil

**2. 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.*

## Public Meeting

### ITEM 1

<b>DA No:</b>	418/21
<b>ADDRESS:</b>	37 Bay View Street, Lavender Bay
<b>PROPOSAL:</b>	Construction of a dwelling house and associated works
<b>REPORT BY NAME:</b>	Jim Davies, Executive Assessment Planner
<b>APPLICANT:</b>	P Dugal C/- Architecture Saville Isaacs

### **No Written Submissions**

### **Registered to Speak/Observe**

<b>Submitter</b>	<b>Applicant/Representative</b>
Lauren Payne (local resident) – not present	Steven Isaacs – Principal Architect, Architecture Saville Isaacs
Norman Blumenthal (local resident)	Bob Chambers – Director, BBC Consulting Planners – not present
	Niall McAteer – Senior Town Planner, BBC Consulting Planners (observing)
	Pradnya Dugal – applicant (observing)– not present
	Tej Dugal – applicant (observing) – not present

### **Panel Determination**

The Panel met to consider a deferred matter from April 2023. In accordance with the Panel's previous decision, amended plans have been submitted and a supplementary report provided for the Panel's consideration.

The Panel members have undertaken individual site inspections of the property and have considered all written submissions and those made to the public panel meetings. Particular consideration was given to the views and privacy of the neighbouring properties.

The amended plans were not advertised as they addressed the Panel's issues and requirements however the Public Panel meeting was notified on the Council's website and by direct email to those concerned about the proposal. This is in accordance with Council's Community Consultation Protocol.

The Council Officer's Report, recommendation and conditions are supported subject to the following additional condition, to be inserted in the consent before condition C1:

## **Design Amendment**

C1A. Glazing on the lower ground level and first floor level to be aligned with the width of the glazed doors on the ground floor level. The spandrel heights on the lower ground floor level and the first floor level are to be the same height as currently proposed for the full width of the windows.

(Reason: To improve amenity.)

## **Panel Reason:**

The Panel's additional condition is to enhance the amenity of the bedrooms while not impacting the amenity of the neighbouring properties. The amended plans have addressed concerns of neighbouring properties and the impacts are considered to be acceptable. The proposal is considered to be consistent with the existing streetscape and character of the immediate locality.

The meeting concluded at 4.45pm.

The Panel Determination session commenced at 4.45pm.

The Panel Determination session concluded at 5.15pm.

Endorsed by Helen Lochhead  
North Sydney Local Planning Panel  
**29 June 2023**