



NORTH SYDNEY LOCAL PLANNING PANEL

**DETERMINATIONS OF THE NORTH SYDNEY LOCAL PLANNING PANEL MEETING
HELD IN THE COUNCIL CHAMBERS, NORTH SYDNEY,
AT 2PM WEDNESDAY 13 SEPTEMBER 2023**

PRESENT

Chair:

Jan Murrell

Panel Members:

Tony Caro (Panel Member)

James Harrison (Panel Member)

Virginia Waller (Community Representative)

Staff:

Annelize Kaalsen of AK Planning

Michael Hornery, Executive Assessment Planner

Administrative Support:

Miranda Shoppee, Team Meeting Administrator (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.

Apologies

Nil

Declarations of Interest

The Chair declared a non-significant, non-pecuniary interest in Item 1 due to knowledge of one of the Objectors and did not participate in the inspection, public meeting, or deliberations for that matter.

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.

Following the public meeting the Panel considered the following Business Items and resolves to determine each matter as described within these minutes.

ITEM 1

The Chair left the meeting at 1.25pm due to a non-significant, non-pecuniary interest, and Panellist James Harrison took the Chair.

DA No:	93/23
ADDRESS:	Adjacent to 63 Willoughby Road, Crows Nest
PROPOSAL:	Installation and operation of a freestanding advertisement structure for the purposes of Council communication and third-party advertising.
REPORT BY NAME:	Annelize Kaalsen of AK Planning
APPLICANT:	JC Decaux Australia Trading Pty Ltd

Two Written Submissions

Registered to Speak:

Applicant/Representative
John Wynne – JCDecaux Planning Consultant – Urbis
Cordelia Maxwell-Williams – Applicant - JCDecaux Australia & New Zealand
Jocelyn Moorfoot - Applicant - JCDecaux Australia & New Zealand

Panel Decision

The Panel members undertook a group site inspection prior to the meeting and have considered all written and oral submissions.

The Council Officer's Report, Recommendation, and Conditions are noted.

The Planning Consultant for the Applicant requested that this and the other DAs on the agenda be deferred to allow the Applicant to submit a package that would provide details of the 13 stand-alone advertising / communication structures and the 13 bus shelters proposed for the North Sydney LGA.

The Applicant seeks the additional time to address issues as to the community benefits of the provision of street furniture, and the reasons for the stand-alone structures including criteria for the location of same.

The issues raised in the assessment reports could be further considered. The Applicant raised the contractual agreement with the Council, however this agreement is not a matter for this Panel.

The Panel agreed to the deferral of the application.

Panel Reason:

While the Panel has agreed to defer this item, together with the others. Nonetheless for this matter it is worthwhile providing feedback to the Applicant that the Panel is not satisfied that the location of the structure is acceptable for traffic safety reasons, and the fact it is located within the visual catchment of a heritage item.

The Panel recommends that the Applicant should consider withdrawing this application and identify another location within the commercial centre, as this would possibly constitute a new development application especially if part of the package the Applicant referred to.

Voting was as follows:

Panel Member	Yes	No	Community Representative	Yes	No
Tony Caro	Y		Virginia Waller	Y	
James Harrison	Y				

ITEM 2

Jan Murrell returned to the meeting at 1.53pm and resumed the Chair.

DA No:	96/23
ADDRESS:	Land adjacent to 79-81 Berry Street, North Sydney
PROPOSAL:	Installation and operation of a freestanding advertisement structure for the purposes of Council communication and third-party advertising.
REPORT BY NAME:	Annelize Kaalsen of AK Planning
APPLICANT:	JC Decaux Australia Trading Pty Ltd

Two Written Submissions

Registered to Speak:

Applicant/Representative
John Wynne – JCDecaux Planning Consultant – Urbis
Cordelia Maxwell-Williams – Applicant - JCDecaux Australia & New Zealand
Jocelyn Moorfoot - Applicant - JCDecaux Australia & New Zealand

Panel Decision

The Panel members undertook a group site inspection prior to the meeting and have considered all written and oral submissions.

The Council Officer's Report, Recommendation and Conditions are noted.

The Planning Consultant for the Applicant requested that this, and the other Development Applications on the agenda, be deferred to allow the Applicant to submit a package that would provide details of the 13 stand-alone advertising / communication structures and the 13 bus shelters proposed for the North Sydney LGA. The Applicant seeks the additional time to address issues as to the community benefits of the provision of street furniture and the context for the stand-alone structures including criteria for the location of same.

The issues raised in the assessment reports could be further addressed by the Applicant. The Applicant raised the contractual agreement with the Council, however this agreement is not a matter for this Panel.

The Panel agreed to the deferral of the application.

Panel Reason:

The Panel is persuaded by the applicant to allow deferral of this development application, together with the other three development applications before the Panel.

Deferral will allow the Applicant to provide comprehensive background information and a masterplan for the applications as a package for a merits assessment. In this regard, the Panel recommends consultation with the Council planners to include appropriate criteria such as: not to be located within the visual catchment of civic buildings and public spaces, schools, and heritage items; and locations where pedestrian movement and safety is not compromised.

On a more specific scale urban design matters also need to be addressed by a site analysis to provide context, such as the placement of the stand-alone signs relative to commercial and retail buildings, shop windows and doors, awnings, laneways, landscape elements including trees, and other signage and elements in the vicinity. Clearly the footpaths must be of sufficient width to accommodate the stand-alone signs and maintain two-way universal pedestrian access.

The community information panel of the stand-alone sign, Side B, should be increased in size commensurate with the overall size of the panel. It is also noted that community messages could be placed on Side A from time to time and the duration of this and frequency needs to be provided.

With respect to the period of the consents, consideration should be given to the possibility of providing a mechanism for the relocation of the structures where they are found to be dangerous for traffic reasons, or pedestrian congestion and safety.

The Applicant is to commence discussions with the relevant Council officers within the next week and the package, to include a masterplan for the 13 stand-alone structures and 13 bus shelters, is to be submitted to Council within three months.

Voting was as follows:

Panel Member	Yes	No	Community Representative	Yes	No
Jan Murrell	Y		Virginia Waller	Y	
Tony Caro	Y				
James Harrison	Y				

ITEM 3

DA No:	102/23
ADDRESS:	Land adjacent to 306 Military Road, Cremorne
PROPOSAL:	Installation and operation of a freestanding advertisement structure for the purposes of Council communication and third-party advertising.
REPORT BY NAME:	Annelize Kaalsen of AK Planning
APPLICANT:	JC Decaux Australia Trading Pty Ld

Two Written Submission

Registered to Speak:

Applicant/Representative
John Wynne – JCDecaux Planning Consultant – Urbis
Cordelia Maxwell-Williams – Applicant - JCDecaux Australia & New Zealand
Jocelyn Moorfoot - Applicant - JCDecaux Australia & New Zealand

Panel Decision

The Panel members undertook a group site inspection prior to the meeting and have considered all written and oral submissions.

The Council Officer's Report, Recommendation and Conditions are noted.

The Planning Consultant for the Applicant requested that this, and the other Development Applications on the agenda, be deferred to allow the Applicant to submit a package that would provide details of the 13 stand-alone advertising / communication structures and the 13 bus shelters proposed for the North Sydney LGA. The Applicant seeks the additional time to address issues as to the community benefits of the provision of street furniture and the context for the stand-alone structures including criteria for the location of same.

The issues raised in the assessment reports could be further addressed by the Applicant. The Applicant raised the contractual agreement with the Council, however this agreement is not a matter for this Panel.

The Panel agreed to the deferral of the application.

Panel Reason:

The Panel is persuaded by the applicant to allow deferral of this development application, together with the other three development applications before the Panel.

Deferral will allow the Applicant to provide comprehensive background information and a masterplan for the applications as a package for a merits assessment. In this regard, the Panel recommends consultation with the Council planners to include appropriate criteria such as: not to be located within the visual catchment of civic buildings and public spaces, schools, and heritage items; and locations where pedestrian movement and safety is not compromised.

On a more specific scale urban design matters also need to be addressed by a site analysis to provide context, such as the placement of the stand-alone signs relative to commercial and retail buildings, shop windows and doors, awnings, laneways, landscape elements including trees, and other signage and elements in the vicinity. Clearly the footpaths must be of sufficient width to accommodate the stand-alone signs and maintain two-way universal pedestrian access.

The community information panel of the stand-alone sign, Side B, should be increased in size commensurate with the overall size of the panel. It is also noted that community messages could be placed on Side A from time to time and the duration of this and frequency needs to be provided.

With respect to the period of the consents, consideration should be given to the possibility of providing a mechanism for the relocation of the structures where they are found to be dangerous for traffic reasons, or pedestrian congestion and safety.

The Applicant is to commence discussions with the relevant Council officers within the next week and the package, to include a masterplan for the 13 stand-alone structures and 13 bus shelters, is to be submitted to Council within three months.

Voting was as follows:

Panel Member	Yes	No	Community Representative	Yes	No
Jan Murrell	Y		Virginia Waller	Y	
Tony Caro	Y				
James Harrison	Y				

ITEM 4

DA No:	104/23
ADDRESS:	Land adjacent to 476 Miller Street, Cammeray
PROPOSAL:	Installation and operation of a freestanding advertisement structure for the purposes of Council communication and third-party advertising
REPORT BY NAME:	Annelize Kaalsen of AK Planning
APPLICANT:	JC Decaux Australia Trading Pty Ltd

Two Written Submissions

Registered to Speak:

Applicant/Representative
John Wynne – JCDecaux Planning Consultant – Urbis
Cordelia Maxwell-Williams – Applicant - JCDecaux Australia & New Zealand
Jocelyn Moorfoot - Applicant - JCDecaux Australia & New Zealand

The Panel members undertook a group site inspection prior to the meeting and have considered all written and oral submissions.

Panel Decision

The Panel members undertook a group site inspection prior to the meeting and have considered all written and oral submissions.

The Council Officer's Report, Recommendation and Conditions are noted.

The Planning Consultant for the Applicant requested that this, and the other Development Applications on the agenda, be deferred to allow the Applicant to submit a package that would provide details of the 13 stand-alone advertising / communication structures and the 13 bus shelters proposed for the North Sydney LGA. The Applicant seeks the additional time to address issues as to the community benefits of the provision of street furniture and the context for the stand-alone structures including criteria for the location of same.

The issues raised in the assessment reports could be further addressed by the Applicant. The Applicant raised the contractual agreement with the Council, however this agreement is not a matter for this Panel.

The Panel agreed to the deferral of the application.

Panel Reason:

The Panel is persuaded by the applicant to allow deferral of this development application, together with the other three development applications before the Panel.

Deferral will allow the Applicant to provide comprehensive background information and a masterplan for the applications as a package for a merits assessment. In this regard, the Panel recommends consultation with the Council planners to include appropriate criteria such as: not to be located within the visual catchment of civic buildings and public spaces, schools, and heritage items; and locations where pedestrian movement and safety is not compromised.

On a more specific scale urban design matters also need to be addressed by a site analysis to provide context, such as the placement of the stand-alone signs relative to commercial and retail buildings, shop windows and doors, awnings, laneways, landscape elements including trees, and other signage and elements in the vicinity. Clearly the footpaths must be of sufficient width to accommodate the stand-alone signs and maintain two-way universal pedestrian access.

The community information panel of the stand-alone sign, Side B, should be increased in size commensurate with the overall size of the panel. It is also noted that community messages could be placed on Side A from time to time and the duration of this and frequency needs to be provided.

With respect to the period of the consents, consideration should be given to the possibility of providing a mechanism for the relocation of the structures where they are found to be dangerous for traffic reasons, or pedestrian congestion and safety.

The Applicant is to commence discussions with the relevant Council officers within the next week and the package, to include a masterplan for the 13 stand-alone structures and 13 bus shelters, is to be submitted to Council within three months.

Voting was as follows:

Panel Member	Yes	No	Community Representative	Yes	No
Jan Murrell	Y		Virginia Waller	Y	
Tony Caro	Y				
James Harrison	Y				

The meeting concluded at 2.29pm.

The Panel Determination session commenced at 2.30pm.

The Panel Determination session concluded at 3.42pm.

Endorsed by Jan Murrell
 North Sydney Local Planning Panel
13 September 2023