

## MINUTES OF KU-RING-GAI LOCAL PLANNING PANEL MEETING HELD ON MONDAY, 16 MARCH 2026

- Present: Heather Warton - Chairperson  
Lisa Bella Esposito - Expert Panel Member  
John O'Grady - Expert Panel Member  
Ian Arnott - Community Panel Member
- Staff Present: Development Assessment Services Manager (Shaun Garland)  
Planning Panels Coordinator (Sascha Solomon)
- Urban & Heritage Planning Manager (Antony Fabbro)  
Team Leader Urban Planning (Craig Wyse)  
Team Leader – Development Assessment (Brodee Gregory)  
Team Leader – Development Assessment (Selwyn Segall)  
Team Leader – Development Assessment (Jonathan Goodwill)  
Executive Urban Planner (Rathna Rana)  
Urban Planner (Gavin Zev)  
Executive Assessment Officer (Nicholas Najar)  
Senior Development Assessment Officer (Tamara West)  
Strategic Traffic Engineer (Joseph Piccoli)  
Senior Landscape Assessment Officer (Emma Paling)  
Senior Landscape Assessment Officer (Constanza Bottazzini)  
Heritage Advisor (Zoran Popovic)  
Undergraduate Planner (Aaron Moss)  
Independent Consultant (Rob Lee) - *Item GB.1 only*  
Independent Consultant (Yilong Shi) - *Item GB.1 only*  
Independent Consultant (Kerry Hunter) - *Item GB.5 only*

*The Briefing commenced at 10:00 AM; the Meeting commenced at 11:00 AM*

### **APOLOGIES**

File: S02194

Apologies were received from Council's Director Development & Regulation, Team Leader Development Engineering and Team Leader Landscape and Ecological Assessment. An apology was also received from Council's Executive Assessment Officer who authored Report GB.5.

### **THE PANEL RESOLVED:**

The apologies were accepted and leaves of absence were granted.

### **DECLARATIONS OF INTEREST**

The Chair advised of the necessity for the panel members and staff to declare a Pecuniary Interest/Conflict of Interest in any item on the Business Paper.

No interests were declared.

## ADDRESSES TO THE PANEL

The following speakers addressed the Panel on items on the agenda:

**GB.1 Planning Proposal: 3-29 Bridge Street Pymble Business Park – PP 2025-1441**

On behalf of the proponent:

Stephen Moore, Hatch  
James McBride, Mecone  
Anthony Aiossa, site owner

**GB.5 4-10 Bridge Street, Pymble - Demolition of the existing structures and construction of a mixed-use commercial (retail and office) building, basement parking and associated works**

On behalf of the applicant:

Michael Wiseman, Fife Capital P/L  
Christophe Charkos, Urbis  
Andrew Hobbs, Urbis

## GENERAL BUSINESS

KLPP05 **Planning Proposal: 3-29 Bridge Street Pymble Business Park – PP 2025-1441**

File: S15000  
*Vide: GB.1*

To refer the Planning Proposal for 3-29 Bridge Street, Pymble to the Ku-ring-gai Local Planning Panel for advice as required by the Local Planning Panels Direction – Planning Proposals issued by the Minister for Planning under Section 9.1 of the *Environmental Planning and Assessment Act 1979*.

### THE PANEL ADVISED:

A. The Ku-ring-gai Local Planning Panel advises Council that it does not support the progression of the Planning Proposal to the Department of Planning, Housing and Infrastructure for a Gateway Determination. The Panel is of the view that the Planning Proposal does not demonstrate site specific and strategic merit for the many reasons outlined in detail in the Council officer's assessment report.

B. **Date of decision:** 16 March 2026

**Voting:** Unanimous

KLPP06 **60 Coonanbarra Road (also known as 23 Millewa Avenue), Wahroonga - Replacement of fencing to the street frontages of the site, internal fencing and an internal railing.**

File: EDA0683/25

*Vide: GB.2*

Replacement of fencing to the street frontages of the site, internal fencing and an internal railing.

**THE PANEL RESOLVED:**

- A. Ku-ring-gai Local Planning Panel, exercising the functions of Ku-ring-gai Council, as the consent authority, pursuant to Section 4.16 of the Environment Planning and Assessment Act 1979, being satisfied that the proposed development would be in the public interest, granted development consent to eDA0683/25 for replacement of fencing to the street frontages of the site, an existing childcare centre, internal fencing and an internal railing at No. 60 Coonanbarra Road (also known as 23 Millewa Avenue), Wahroonga, subject to the conditions provided in the Development Assessment Report. Pursuant to Section 4.53 of the Environmental Planning and Assessment Act 1979, this consent lapses if the approved works are not physically commenced within five years of the date of the Notice of Determination.
- B. **Date of Decision:** 16 March 2026
- C. **Reason for the Decision:** The Panel concurred with the recommendation in Council's Development Assessment Report and the conditions of consent.
- D. **How community views were taken into consideration:** The views of the community were requested by way of notification of the application in accordance with Council's Community Participation Plan, however, no submissions were received.

**Voting:** Unanimous

KLPP07 **116 Fox Valley Road, Wahroonga - Replacement of boundary fencing**

File: EDA0691/25

*Vide: GB.3*

Replacement of boundary fencing

**THE PANEL RESOLVED:**

- A. Ku-ring-gai Local Planning Panel, exercising the functions of Ku-ring-gai Council, as the consent authority, pursuant to Section 4.16 of the Environment Planning and Assessment Act 1979, being satisfied that the proposed development would be in the public interest, granted development consent to eDA0691/25 for replacement of boundary fencing of an existing childcare centre at No. 116 Fox Valley Road Wahroonga, subject to the conditions provided in the Development Assessment Report, as amended below. Pursuant to Section 4.53 of the Environmental Planning and Assessment Act 1979, this consent lapses if the approved works are not physically commenced within five years of the date of the Notice of Determination.

**Condition 1** is amended to refer to the sheet number of the Elevations Plan as '03/03' and the date of issue of the Site Plan and Elevations Plan as being 'Revision 11/12/25'.

**Condition 7** is amended to read:

**7. Amended architectural plans**

Prior to the issue of any Construction Certificate, the Certifier shall be satisfied that the approved plans listed in Condition 1 have been amended in accordance with the requirements of this condition as well as other conditions of this Development Consent:

- (a) The western boundary fence is to be a 1.8m high open form metal fence consistent with the height, style and materials approved to the northern, eastern and southern lot boundaries under this development consent, with the exception of (c) below.
- (b) The fence posts are to be located a minimum 1.2m from any tree trunk, to ensure it is outside the structural root zone (SRZ) of all trees, such that no tree roots of a diameter greater than 30mm will be severed or damaged during the construction period.
- (c) To avoid impacting the trunk of the Eucalyptus saligna (Sydney Blue Gum) located along the Fox Valley Road frontage, the fence panel adjacent to the tree is to be reduced in height (to be approximately 1.6 metres, to be confirmed on site). Elevation and Section details showing this panel are to be submitted to the satisfaction of Council's Team Leader Landscape and Ecological Assessment.
- (d) The ground levels within 5m of any tree will not be altered/excavated/compacted to enable construction of the new fence.
- (e) The plans are to indicate that gates and fencing to all lot boundaries are to be constructed with black finishes.

**Reason:** To ensure the protection of trees and that all fencing to lot boundaries is consistent in style, height, materials and finishes

- B. **Date of Decision:** 16 March 2026

- C. **Reason for the Decision:** The Panel concurred with the recommendation in Council's Development Assessment Report and the conditions of consent, as amended.
- D. **How community views were taken into consideration:** The views of the community were requested by way of notification of the application in accordance with Council's Community Participation Plan, however, no submissions were received.

**Voting:** Unanimous

KLPP08

#### **4 Maunder Avenue, St Ives - Demolition of existing structures and Torrens title subdivision of 1 lot into 2 lots**

File: EDA0729/25

*Vide: GB.4*

Demolition of existing structures and Torrens title subdivision of 1 lot into 2 lots

#### **THE PANEL RESOLVED:**

- A. Ku-ring-gai Local Planning Panel, exercising the functions of Ku-ring-gai Council, as the consent authority, pursuant to Section 4.16 of the Environment Planning and Assessment Act 1979, was satisfied that the request submitted under Clause 4.6 to vary the minimum lot size development standard (Clause 4.1 KLEP 2015) has met the requirements of Clause 4.6(3). The Panel was of the opinion that strict compliance with the development standard is unreasonable or unnecessary in the circumstances of the case and that there are sufficient environmental planning grounds to justify the variation to the development standard.
- B. Ku-ring-gai Local Planning Panel, exercising the functions of Ku-ring-gai Council, as the consent authority, pursuant to Section 4.16 of the Environment Planning and Assessment Act 1979, being satisfied that the proposed development would be in the public interest, granted development consent to eDA0729/25 for demolition of existing structures and Torrens title subdivision of 1 lot into 2 lots at No. 4 Maunder Avenue, St Ives, subject to the conditions provided in the Development Assessment, as amended below. Pursuant to Section 4.53 of the Environmental Planning and Assessment Act 1979, this consent lapses if the approved works are not physically commenced within five years of the date of the Notice of Determination.

The Panel resolved to insert the following **Condition 1A:**

#### **1A. Clarification of approved drawings**

For the works shown in yellow on drawings Sheet 2 Proposed Subdivision and Sheet 3 Connection to Services, dated November 2025, consent is limited to only the proposed driveway crossing and layback. Consent is not granted to the areas in yellow shown labelled as "indicative potential building footprints", "double garage" and "indicative driveway" within the site.

**Reason:** To clarify the extent of approved works.

C. **Date of Decision:** 16 March 2026

D. **Reason for the Decision:** The Panel concurred with the recommendation in Council's Development Assessment Report and the conditions of consent, as amended. The Panel notes that a similar outcome would be possible through State Government dual occupancy provisions. The site is close to schools, open space, road networks and public transport and is suitable for increased density.

E. **How community views were taken into consideration:** The views of the community were requested by way of notification of the application in accordance with Council's Community Participation Plan and there were two submissions which were considered as part of this determination. Matters raised in submissions were considered but are not relevant to this application which is for a paper subdivision, with no dwellings proposed at this stage.

**Voting:** Unanimous

KLPP09

**4-10 Bridge Street, Pymble - Demolition of the existing structures and construction of a mixed-use commercial (retail and office) building, basement parking and associated works**

File: EDA0462/25

*Vide: GB.5*

Demolition of the existing structures and construction of a mixed use commercial (retail and office) building, basement parking and associated works

**THE PANEL RESOLVED:**

- A. Ku-ring-gai Local Planning Panel, as the consent authority on behalf of the Sydney North Planning Panel, defers determination of development application eDA0462/25 for the demolition of the existing structures and construction of a mixed use commercial (specialised retail and office) building, basement parking and associated works on land at No 4-10 Bridge Street, Pymble.
- B. The application is deferred in order to give the applicant the opportunity to address the reasons for refusal in the Council's Development Assessment Report, together with further consideration of the matters raised in the Request for Further Information (RFI) letter from the Council, dated 10 December 2025. The applicant is to provide a full response within 21 days.

In this regard, the Panel advises the applicant that all matters in the RFI and reasons for refusal are to be addressed and in particular, amendments should be made to the proposal (including but not limited) to:

1. Provide a 2m building setback on the northern side of the site, as required by the site specific DCP and in order to maintain the existing trees, which the Panel has been advised by Council will be capable of being retained within this space.

2. Relocate some or all of the at-grade parking at the front of the site, in order to improve street activation. It is noted that the nature of the permissible use 'specialised retailing' does not inherently require street frontage 'convenient' car parking nor is this use associated with an "impulsive convenient shopping trip" (as cited as a reason for the position of the car parking in the Applicant's Response to the RFI dated 27 January 2026).
  3. Delete the proposed above parapet roof sign shown on the montage as 'Retail 1'.
  4. Delete references to 'Retail' use on the drawings and replace with the words 'specialised retail', consistent with the permissible use in the zone.
  5. Provide amended drawings or offer solutions to resolve the technical issues raised by the Council including requirements for waste management, allowing for access by a HRV and amendment to the cooling towers.
- C. Following deferment, the Council is requested to prepare a supplementary assessment report on the RFI Response submitted by the Applicant on 27 January 2026 and the additional amendments in response to B above. This is to be reported to the Panel as soon as practicable. The Panel will then determine the application on the available information. A further meeting of the Panel will be held in this regard. The applicant may be invited to address the Panel at the discretion of the Panel Chair.
- D. **Date of Decision:** 16 March 2026
- E. **Reason for the Decision:** This is a Regionally Significant Development Application which now has been referred to the Local Planning Panel for determination as a result of recent Act and Regulation amendments.
- At the meeting, the applicant requested deferral of the application. This is agreed in light of the vagaries of the process to date and the significant investment in a development that will contribute to the regeneration of this important regionally significant employment generating precinct.
- The Panel was briefed on, and post the meeting, has been provided with the applicant's RFI Response, but a full assessment was not reported to the Panel, as it was unable to be formally considered by the Council. It is appropriate that the Panel make a determination based on the intended application. The Panel has identified in the decision that the issues already advised to the applicant and in the reasons for refusal need to be addressed by the applicant.
- F. **How community views were taken into consideration:** The views of the community were requested by way of notification of the application in accordance with Council's Community Participation Plan, however, no submissions were received.

**Voting:** Unanimous









*The Meeting closed at 3:55 PM*

The Minutes of the Ku-ring-gai Local Planning Panel Meeting held on 16 March 2026 (Pages 1 - 12) were confirmed as a full and accurate record of proceedings by Heather Warton on 19 March 2026.

A handwritten signature in blue ink, appearing to be 'HW', is written over a light blue rectangular background.

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Chairperson