



KU-RING-GAI LOCAL PLANNING PANEL MEETING TO BE HELD ON MONDAY, 20 APRIL 2026 AT 10:30 AM BY ZOOM CONFERENCING

**This meeting will be live streamed – click on the link below at 12:30pm
on 20 April 2026 to watch the live stream.**

ITEMS GB.1, GB.2 AND GB.3 WILL BE DETERMINED OFF LINE AS THESE ITEMS DO NOT FIT THE CRITERIA FOR A PUBLIC MEETING (ARE NOT CONTENTIOUS – DO NOT HAVE MORE THAN 10 OBJECTORS). ALL ITEMS WILL BE DETERMINED AND PUBLISHED ON COUNCIL'S WEBSITE AFTER 48 HOURS OF THE CLOSING OF THE DETERMINATION MEETING.

<https://www.krg.nsw.gov.au/Council/Council-meetings/Ku-ring-gai-Local-Planning-Panel-KLPP-meetings/Ku-ring-gai-Local-Planning-Panel-meetings-live-stream>

DISCLAIMER

Ku-ring-gai Local Planning Panel Meetings

Meetings will be webcast and members of the public can watch and listen to meetings live via Ku-ring-gai Council's website. If you are an owner, applicant, architect or submitter to the Development Application you may register to speak. Please see our [Register to Speak page](#).

IMPORTANT

Any persons speaking at a Local Planning Panel meeting, are advised that their voice and personal information (including name and address) will be recorded as part of the meeting and made publicly available on Council's website via live stream and on-demand access (except any part of the meeting that is held in closed session). Accordingly, you must ensure that your address to the Panel is respectful and that you use appropriate language and refrain from making any defamatory statements or discriminatory comments.

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AGENDA

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NOTE: For Full Details, See Council's Website –
www.krg.nsw.gov.au under the link to business papers

APOLOGIES

DECLARATIONS OF INTEREST

GENERAL BUSINESS

- GB.1 **56-58 Koola Avenue, East Killara - Torrens title subdivision of one lot into two lots (paper subdivision)** **5**

File: EDA0548/25

Torrens title subdivision of one lot into two lots (paper subdivision)

RECOMMENDATION

- A. THAT the 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, grant deferred commencement development consent to eDA0548/25 for Torrens title subdivision of one lot into two lots (paper subdivision) at No. 56-58 Koola Avenue, East Killara, subject to conditions in the Development Assessment Report (**Attachment A1**). Pursuant to Section 4.53(6) of the Environmental Planning and Assessment Act 1979, this consent lapses if the approved works are not physically commenced within five years from the date on which the consent becomes operable.

- GB.2 **69 Stanhope Road, Killara - Alterations and additions to an existing dwelling house** **7**

File: EDA0710/25

Alterations and additions to an existing dwelling house

RECOMMENDATION

- A. THAT the 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, is satisfied that the request submitted under Clause 4.6 to vary the maximum height of building development standard in Clause 4.3 of the KLEP has met the requirements of Clause 4.6(3). The Panel is also 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. THAT the 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, grant deferred commencement development consent to eDA0710/25 for alterations and additions to an existing dwelling house at No. 69 Stanhope Road, Killara, subject to conditions provided in the Development Assessment Report (**Attachment A1**). Pursuant to Section 4.53(6) of the Environmental Planning and Assessment Act 1979, this consent lapses if the approved works are not physically commenced within five years from the date on which the consent becomes operable.

GB.3 **71 Athena Avenue, St Ives - Alterations and additions to a dwelling house** **10**

File: EDA0645/25

Alterations and additions to a dwelling house

RECOMMENDATION

- A. THAT the 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, is satisfied that the request submitted under Clause 4.6 to vary the maximum Floor Space Ratio development standard in Clause 4.4 of the KLEP 2015 has met the requirements of Clause 4.6(3). The Panel is also 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. THAT the 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, grant development consent to eDA0645/25 for alterations and additions to a dwelling house at No 71 Athena Avenue, St Ives, subject to conditions provided in the Development Assessment Report (**Attachment A1**). 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.

GB.4 **1183 Pacific Highway, Turramurra - Alterations and additions to a residential flat building approved under the development consent to DA0521/19 including an additional storey, relocation of top floor level, three additional apartments, nomination of eight apartments as affordable housing and associated works** **13**

File: EDA0556/25

Alterations and additions to a residential flat building approved under the development consent to DA0521/19 including an additional storey, relocation of top floor level, three

additional apartments, nomination of eight apartments as affordable housing and associated works.

RECOMMENDATION

- A. THAT the 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, grant deferred commencement development consent to eDA0556/25 for alterations and additions to a residential flat building approved under the development consent to DA0521/19, including an additional storey, relocation of top floor level, three additional apartments, nomination of eight apartments as affordable housing and associated works at No 1183 Pacific Highway, Turramurra subject to conditions in the Development Assessment Report (**Attachment A1**). Pursuant to Section 4.53 of the Environmental Planning and Assessment Act 1979, this consent lapses if the deferred commencement terms are not satisfied within 5 years of the date of granting this determination and the approved works are not physically commenced within five years of the date on which the consent becomes operable.

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DEVELOPMENT APPLICATION

SUMMARY SHEET

REPORT TITLE:	56-58 KOOLA AVENUE, EAST KILLARA - TORRENS TITLE SUBDIVISION OF ONE LOT INTO TWO LOTS (PAPER SUBDIVISION)
ITEM/AGENDA NO:	GB.1

APPLICATION NO:	eDA0548/25
ADDRESS:	56-58 Koola Avenue, East Killara
WARD:	Gordon
DESCRIPTION OF PROPOSAL:	Torrens title subdivision of one lot into two lots (paper subdivision)
APPLICANT:	Ku-ring-gai Council
OWNER:	Ku-ring-gai Council
DATE LODGED:	17 October 2025
SUBMISSIONS:	Two
ASSESSMENT OFFICER:	Kimberley Kavwenje, Independent Planning Consultant
RECOMMENDATION:	Deferred Commencement Development Consent

KLPP REFERRAL CRITERION:	Council is the applicant and landowner
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PURPOSE OF REPORT

To determine Development Application No eDA0548/25 for Torrens title subdivision of one lot into two lots (paper subdivision) at No. 56-58 Koola Avenue, East Killara.

This application is reported to the Ku-ring-gai Local Planning Panel for determination in accordance with the Minister's Section 9.1 Local Planning Panels Direction as the applicant and landowner is Ku-ring-gai Council.

RECOMMENDATION

- A. THAT the 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, grant deferred commencement development consent to eDA0548/25 for Torrens title subdivision of one lot into two lots (paper subdivision) at No. 56-58 Koola Avenue, East Killara, subject to conditions in the Development Assessment Report (**Attachment A1**). Pursuant to Section 4.53(6) of the Environmental Planning and Assessment Act 1979, this consent lapses if the approved works are not physically commenced within five years from the date on which the consent becomes operable.

Kimberley Kawwenje
Independent Planning Consultant

Attachments:	A1	Development Assessment Report	2026/094687
	A2	Location Sketch	2026/089827
	A3	Zoning Extract	2026/089829
	A4	Survey Plans	2025/320745
	A5	Draft Subdivision Plan	2025/320741
	A6	Statement of Environmental Effects	2025/320748
	A7	NSW Rural Fire Service Bushfire Safety Authority	2026/010243

DEVELOPMENT APPLICATION

SUMMARY SHEET

REPORT TITLE:	69 STANHOPE ROAD, KILLARA - ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING HOUSE
ITEM/AGENDA NO:	GB.2

APPLICATION NO:	eDA0710/25
ADDRESS:	69 Stanhope Road, Killara
WARD:	Roseville
DESCRIPTION OF PROPOSAL:	Alterations and additions to an existing dwelling house
APPLICANT:	Joonkie Chen
OWNER:	J Chen
DATE LODGED:	19 January 2026
SUBMISSIONS:	Nil
ASSESSMENT OFFICER:	Luke Donovan
RECOMMENDATION:	Deferred Commencement Development Consent

KLPP REFERRAL CRITERION:	Departure from a development standard in excess of 10%
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PURPOSE OF REPORT

To determine Development Application No. eDA0710/25 for alterations and additions to an existing dwelling house at No. 69 Stanhope Road, Killara.

This application is reported to the Ku-ring-gai Local Planning Panel for determination in accordance with the Minister's Section 9.1 Local Planning Panels Direction as it proposes a departure from a development standard in excess of 10%.

RECOMMENDATION

- A. THAT the 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, is satisfied that the request submitted under Clause 4.6 to vary the maximum height of building development standard in Clause 4.3 of the KLEP has met the requirements of Clause 4.6(3). The Panel is also 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. THAT the 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, grant deferred commencement development consent to eDA0710/25 for alterations and additions to an existing dwelling house at No. 69 Stanhope Road, Killara, subject to conditions provided in the Development Assessment Report (**Attachment A1**). Pursuant to Section 4.53(6) of the Environmental Planning and Assessment Act 1979, this consent lapses if the approved works are not physically commenced within five years from the date on which the consent becomes operable.

Luke Donovan
Executive Assessment Officer

Brodee Gregory
Team Leader Development Assessment

Shaun Garland
Manager Development Assessment Services

Michael Miotic
Director Development & Regulation

Attachments:	A1	Development Assessment Report	2026/059814
	A2	Location Sketch	2026/082178
	A3	Zoning Extract	2026/082179
	A4	Architectural Plans	2026/083893
	A5	Statement of Environmental Effects	2025/418796
	A6	Clause 4.6 Variation Request	2025/418798
	A7	Heritage Impact Statement	2025/418801

Item GB.2

EDA0710/25

A8	⇒	Bushfire Assessment Report	2025/418797
A9	⇒	BASIX Certificate	2025/418800
A10	⇒	Waste Management Plan	2025/418794

DEVELOPMENT APPLICATION

SUMMARY SHEET

REPORT TITLE:	71 ATHENA AVENUE, ST IVES - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE
ITEM/AGENDA NO:	GB.3

APPLICATION NO:	eDA0645/25
ADDRESS:	71 Athena Avenue, St Ives
WARD:	St Ives
DESCRIPTION OF PROPOSAL:	Alterations and additions to a dwelling house
APPLICANT:	Lei Yu C/- CPS
OWNER:	L Yu
DATE LODGED:	27 November 2025
SUBMISSIONS:	One
ASSESSMENT OFFICER:	George Anderson
RECOMMENDATION:	Approval

KLPP REFERRAL CRITERION:	Departure from a development standard in excess of 10%
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PURPOSE OF REPORT

To determine Development Application No eDA0645/25 for alterations and additions to a dwelling house at No 71 Athena Avenue, St Ives.

This application is reported to the Ku-ring-gai Local Planning Panel for determination in accordance with the Minister's Section 9.1 Local Planning Panels Direction as it proposes a departure from a development standard in excess of 10%.

RECOMMENDATION

- A. THAT the 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, is satisfied that the request submitted under Clause 4.6 to vary the maximum Floor Space Ratio development standard in Clause 4.4 of the KLEP 2015 has met the requirements of Clause 4.6(3). The Panel is also 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. THAT the 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, grant development consent to eDA0645/25 for alterations and additions to a dwelling house at No 71 Athena Avenue, St Ives, subject to conditions provided in the Development Assessment Report (**Attachment A1**). 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.

George Anderson
Executive Assessment Officer

Selwyn Segall
Team Leader Development Assessment

Shaun Garland
Manager Development Assessment Services

Michael Miocic
Director Development & Regulation

Attachments:	A1	Development Assessment Report	2026/057761
	A2	Location Sketch	2026/086745
	A3	Zoning Extract	2026/086747
	A4	Architectural Plans	2026/087288
	A5	Landscape Plans	2026/075101
	A6	Stormwater Plan	2025/388738
	A7	Structural Engineering Plans	2025/388745
	A8	Clause 4.6 Variation Request	2026/084531

Item GB.3

EDA0645/25

A9	⇒	Statement of Environmental Effects	2025/388737
A10	⇒	Bushfire Report and Certification	2025/388734
A11	⇒	BASIX Certificate	2025/388748

DEVELOPMENT APPLICATION

SUMMARY SHEET

REPORT TITLE:	1183 PACIFIC HIGHWAY, TURRAMURRA - ALTERATIONS AND ADDITIONS TO A RESIDENTIAL FLAT BUILDING APPROVED UNDER THE DEVELOPMENT CONSENT TO DA0521/19 INCLUDING AN ADDITIONAL STOREY, RELOCATION OF TOP FLOOR LEVEL, THREE ADDITIONAL APARTMENTS, NOMINATION OF EIGHT APARTMENTS AS AFFORDABLE HOUSING AND ASSOCIATED WORKS
ITEM/AGENDA NO:	GB.4

APPLICATION NO:	eDA0556/25
ADDRESS:	1183 Pacific Highway, Turramurra
WARD:	Wahroonga
DESCRIPTION OF PROPOSAL:	Alterations and additions to a residential flat building approved under the development consent to DA0521/19 including an additional storey, relocation of top floor level, three additional apartments, nomination of eight apartments as affordable housing and associated works
APPLICANT:	Prestige Turramurra Pty Ltd
OWNER:	Prestige Turramurra Pty Ltd
DATE LODGED:	13 October 2025
SUBMISSIONS:	Ten
ASSESSMENT OFFICER:	Nicholas Najar
RECOMMENDATION:	Deferred Commencement Development Consent

KLPP REFERRAL CRITERION:	Sensitive Development and Contentious Development
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PURPOSE OF REPORT

To determine Development Application No. eDA0556/25 for alterations and additions to a residential flat building approved under the development consent to DA0521/19 including an additional storey, relocation of top floor level, three additional apartments, nomination of eight apartments as affordable housing and associated works at No. 1183 Pacific Highway, Turramurra.

This application is reported to the Ku-ring-gai Local Planning Panel in accordance with the Minister's Section 9.1 Local Planning Panels Direction, as it is considered sensitive development to which *State Environmental Planning Policy (Housing) 2021, Chapter 4 Design of residential apartment development* applies.

And:

This application is reported to the Ku-ring-gai Local Planning Panel for determination in accordance with the Minister's Section 9.1 Local Planning Panels Direction, as it is contentious development in respect of which 10 or more unique submissions, by way of objection, have been received.

RECOMMENDATION

- A. THAT the 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, grant deferred commencement development consent to eDA0556/25 for alterations and additions to a residential flat building approved under the development consent to DA0521/19, including an additional storey, relocation of top floor level, three additional apartments, nomination of eight apartments as affordable housing and associated works at No 1183 Pacific Highway, Turramurra subject to conditions in the Development Assessment Report (**Attachment A1**). Pursuant to Section 4.53 of the Environmental Planning and Assessment Act 1979, this consent lapses if the deferred commencement terms are not satisfied within 5 years of the date of granting this determination and the approved works are not physically commenced within five years of the date on which the consent becomes operable.

Nicholas Najjar
Executive Assessment Officer

Jonathan Goodwill
Team Leader Development Assessment

Michael Miocic
Director Development & Regulation

Item GB.4

EDA0556/25

Attachments:	A1	Development Assessment Report	2026/033250
	A2	Location Sketch	2026/092613
	A3	Zoning Extract	2026/092615
	A4	Architectural Plans	2025/424434
	A5	Landscape Plans	2025/330577
	A6	Stormwater Plans	2025/330588
	A7	Statement of Environmental Effects	2025/330582
	A8	Design Verification Statement	2025/424433
	A9	Heritage Impact Statement	2025/330579
	A10	Traffic Noise Assessment Report	2025/330571