

MINUTES OF KU-RING-GAI LOCAL PLANNING PANEL MEETING HELD ON MONDAY, 17 MARCH 2025

Present: Chairperson (The Hon. David Lloyd KC)
Expert Panel Member (Vincent Hardy)
Expert Panel Member (James Lidis)
Community Member (Eugene Sarich)

Staff Present: Director Development & Regulation (Michael Miocic)
Development Assessment Services Manager (Shaun Garland)
PA to Director Development & Regulation/Acting Planning Panels
Coordinator (Nicole Kratochvil)

Acting Team Leader – Development Assessment (Brodee Gregory)
Executive Assessment Officer (Luke Donovan)
Team Leader – Development Assessment (Selwyn Segall)
Executive Assessment Officer (Stuart Wilson)
Development Assessment Officer (Natalie Lawrie)
Team Leader Engineering Assessment (Ross Guerrera)
Development Engineer (Jerry Zhang)
Team Leader – Landscape & Ecological Assessment (Ian Francis)
Executive Assessment Officer (Shanika Kappagoda)
Executive Assessment Officer (Peggy Wong)
Landscape Assessment Officer (Robyn Askew)
Heritage Advisor (Zoran Popovic)
Student Planner (Grace Cayabyab)

The Meeting commenced at 11:03AM

APOLOGIES

File: S02194

NIL

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.

After having declared an interest on item GB.2, Eugene Sarich, withdrew from the meeting during discussion and did not vote on the matter.

Address to KLPP

GB.2 12 Barana Parade, Roseville Chase - change of use of existing buildings to form a dual occupancy (detached) development, including alterations and additions

For the application of GB.2

Hernan Alvarez
Lee Panoyan

GENERAL BUSINESS**KLPP05 10A Auluba Road, South Turramurra - Replacement of boundary fencing**

File: EDA0515/24
Vide: GB.1

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, under 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 eDA0515/24 for replacement of boundary fencing at 10A Auluba Road, South Turramurra, subject to conditions as per 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.

Advisory Note: the Dividing Fences Act may apply in relation to any fencing to the boundary.

- B. Date of decision: 17 March 2025
- C. Reason for the decision: The Panel concurs with the recommendations in Council's Development Assessment Report.
- D. How community views were taken into consideration: The views of the community were requested by way of notification of the application and there were no submissions.

Voting: Unanimous

KLPP06 12 Barana Parade, Roseville Chase - change of use of existing buildings to form a dual occupancy (detached) development, including alterations and additions

File: EDA0485/24
Vide: GB.2

Change of use of existing buildings to form a dual occupancy (detached) development, including alterations and additions

The Panel Resolved:

PURSUANT TO SECTION 4.16(1) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

- 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, refused development consent to eDA0485/24 for a change of use of existing structures to form a dual occupancy (detached) development, including alterations and additions, on land at 12 Barana Parade, Roseville Chase, for the reasons provided in the Development Assessment Report.
- B. Date of decision: 17 March 2025
- C. Reason for the decision: The Panel concurs with the findings in Council's Development Assessment report.
- D. How community views were taken into consideration: The views of the community were requested by way of notification of the application and there was one submission which was considered in the assessment and determination of the application.

Voting: Unanimous

KLPP07

3 Glenview Street, Gordon - Partial demolition works, conservation works, significant alterations and additions and associated works

File: EDA0438/24

Vide: GB.3

Partial demolition works, conservation works, significant alterations and additions and associated works

The Panel Resolved:

- A. Ku-ring-gai Local Planning Panel, exercising the functions of Ku-ring-gai Council, as consent authority, under Section 4.16 of the Environment Planning and Assessment Act 1979, being satisfied that the request submitted under Clause 4.6 to vary the height of building and floor space ratio development standards contained in Clause 4.3(2) and Clause 4.4(2A) of KLEP 2015, respectively, has met the requirements of Clause 4.6(3). The Panel is also of the opinion that strict compliance with the development standards is unreasonable or unnecessary in the circumstances of the cases and that there are sufficient environmental planning grounds to justify the variations to the development standard.
- B. Ku-ring-gai Local Planning Panel, exercising the functions of Ku-ring-gai Council, as consent authority, under 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 eDA0438/24 for partial demolition works, conservation works, significant alterations and additions and associated works at 3 Glenview Street, Gordon, subject to

conditions contained 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.

- C. Date of decision: 17 March 2025
- D. Reason for the decision: The Panel concurs with the recommendations in Council's Development Assessment Report.
- E. How community views were taken into consideration: The views of the community were requested by way of notification of the application and there was one submission which was considered in the assessment and determination of the application.

Voting: Unanimous

KU-RING-GAI LOCAL PLANNING PANEL

Declaration of Interest

MEETING DATE	Monday 17 March 2025
Agenda Item/Panel reference number	GB.1 - 10A Auluba Road, South Turramurra - Replacement of boundary fencing
	GB.2 - 12 Barana Parade, Roseville Chase - change of use of existing buildings to form a dual occupancy (detached) development, including alterations and additions
	GB.3 - 3 Glenview Street, Gordon - Partial demolition works, conservation works, significant alterations and additions and associated works

In relation to this matter, I declare that I have:

no known conflict of interest

an actual¹ , potential² or reasonably perceived³ conflict of interest as detailed below:

Signature A.H. Lloyd Date 06.03.2025
 Name DAVID LLOYD KC

¹ An 'actual' conflict of interests is where there is a direct conflict between a member's duties and responsibilities and their private interests or other duties.
² A 'potential' conflict of interests is where a panel member has a private interest or other duty that could conflict with their duties as a panel member in the future.
³ A 'reasonably perceived' conflict of interests is where a person could reasonably perceive that a panel member's private interests or other duties are likely to improperly influence the performance of their duties as a panel member, whether or not this is in fact the case.
 2019/067982

KU-RING-GAI LOCAL PLANNING PANEL


Declaration of Interest

MEETING DATE	Monday 17 March 2025
Agenda Item/Panel reference number	GB.1 – 10A Auluba Road, South Turramurra - Replacement of boundary fencing
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	GB.3 - 3 Glenview Street, Gordon - Partial demolition works, conservation works, significant alterations and additions and associated works

In relation to this matter, I declare that I have:

no known conflict of interest

an actual¹ , potential² or reasonably perceived³ conflict of interest as detailed below:

Signature  Date 6/3/25

Vince Hardy

Name

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KU-RING-GAI LOCAL PLANNING PANEL

Declaration of Interest

MEETING DATE	Monday 17 March 2025
Agenda Item/Panel reference number	<p><u>GB.1</u> – 10A Auluba Road, South Turramurra - Replacement of boundary fencing</p> <p><u>GB.2</u> - 12 Barana Parade, Roseville Chase - change of use of existing buildings to form a dual occupancy (detached) development, including alterations and additions</p> <p><u>GB.3</u> - 3 Glenview Street, Gordon - Partial demolition works, conservation works, significant alterations and additions and associated works</p>

In relation to this matter, I declare that I have:

no known conflict of interest in relation to Items GB.1 and GB.3

an actual¹ , potential² or reasonably perceived³ conflict of interest as detailed below:

In relation to GB.2, a former staff member of Urbanesque Planning is the author of the Clause 4.6 request and SEE.



12 March 2025

Signature

Date

Eugene Sarich

Name

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2019/067982

The Meeting closed at 11.32AM

The Minutes of the Ku-ring-gai Local Planning Panel Meeting held on 17 March 2025 (Pages 1 - 9) were confirmed as a full and accurate record of proceedings by
The Hon. David Lloyd KC on 17 March 2025.



Chairperson