

MINUTES OF KU-RING-GAI LOCAL PLANNING PANEL MEETING HELD ON MONDAY, 19 MAY 2025

Present: Alternate Chairperson (Peter Wells)
Expert Panel Member (Rod Logan)
Expert Panel Member (Shivesh Singh)
Community Member (Sara Rafiee)

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

Team Leader – Development Assessment (Selwyn Segal)
Senior Development Assessment Officer (Bonnie Yiu)
Development Engineer (Jerry Zhang)
Team Leader – Landscape & Ecological Assessment (Ian Francis)

The Meeting commenced at 11.33 AM

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.

No interest was declared.

GENERAL BUSINESS

KLPP11 **9 Bundabah Avenue, St Ives - Demolition of structures and Torrens title subdivision of one lot into two lots**

File: EDA0563/24
Vide: GB.1

Demolition of structures and Torrens title subdivision of one lot into two lots

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, 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 minimum subdivision lot size and lot width development standards contained in Clause 4.1(3) and Clause 4.1 (3A) 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 case and that there are sufficient environmental planning grounds to justify the variations to the development standards.
- B. 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 eDA0563/24 for demolition of structures and Torrens title subdivision of one lot into two lots at 9 Bundabah Avenue, St Ives, subject to conditions as 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: 19 May 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 were no submissions.

Voting: Unanimous

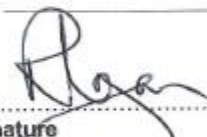
KU-RING-GAI LOCAL PLANNING PANEL**Declaration of Interest**

MEETING DATE	Monday 19 May 2025
Agenda Item/Panel reference number	<u>GB.1</u> – 9 Bundabah Avenue, St Ives - Demolition of structures and Torrens title subdivision of one lot into two lots

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 
Name Rod Logan

11.05.25
Date

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.

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

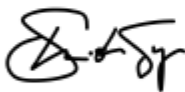
no known conflict of interest ☐

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

There may be a reasonably perceived conflict of interest concerning Agenda Item 1 due to prior contact with Mr Ajay, the landowner's son. On 24 July 2024, I was contacted by Mr Ajay via telephone. During this conversation, he advised that he was consulting with local town planners regarding town planning advice related to recent legislation and his aim to maximise the number of dwellings on his property, such as a dual occupancy.

Mr Ajay briefly mentioned that he was seeking a town planner to investigate options to optimise the development potential of his site. My telephone records of this discussion confirm that I did not provide any advice to Mr Ajay nor did I conduct any investigation or assessment of the site. Furthermore, I did not speak with or contact Mr Ajay again after this initial conversation.

I have not engaged in any further discussions, investigations, or activities that could influence or appear to influence the decision-making process regarding Agenda Item 1.



Signature

.....7/05/2025.....
Date

...Shivesh Singh.....
Name

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2019/067982

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

[illegible]


Signature

13 May 2025
Date

Sara Rafiee
Name

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The Meeting closed at 11.47AM

The Minutes of the Ku-ring-gai Local Planning Panel Meeting held on 19 May 2025 (Pages 1 - 7) were confirmed as a full and accurate record of proceedings by Peter Wells on 19 May 2025.



Chairperson