

MINUTES OF KU-RING-GAI LOCAL PLANNING PANEL MEETING HELD ON MONDAY, 15 SEPTEMBER 2025

Present: Alternate Chairperson (Peter Wells)
Expert Panel Member (Heather Irish)
Expert Panel Member (Shivesh Singh)
Community Member (Darren Tims)

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)
Executive Assessment Officer (Brodee Gregory)
Executive Assessment Officer (Peggy Wong)
Development Assessment Officer (Susteni Fonmudeh)
Senior Landscape Development Officer (Geoff Bird)
Senior Landscape Development Officer (Fiona Ambrosino)
Ecological Assessment Officer (John Whyte)
Heritage Advisor (Angus Donald)
Development Assessment Officer (Thomas Xi)
Administration Officer (Sascha Solomon)
Manager Urban & Heritage Planning (Antony Fabbro)
Team Leader Urban Planning (Craig Wyse)
Strategic Planner Heritage (Philippa Hayes)
Strategic Traffic Engineer (Joseph Piccoli)
Student Planner (Matthew James)

The Meeting commenced at 10:00 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

KLPP19 **Planning Proposal for 15 Echo Street Roseville**

File: S14893

Vide: GB.1

To refer the Planning Proposal for 15 Echo Street, Roseville to the KLPP 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

The Ku-ring-gai Local Planning Panel advise Council that:

- A. The Planning Proposal, as documented at Attachment A1-A6, be submitted to the Department of Planning, Housing and Infrastructure for a Gateway Determination subject to the proponent re-submitting an amended Site Contamination Assessment (Attachment A3) that satisfies the requirements for a Preliminary Site Investigation as set out in the following two documents:
 - Contaminated Sites Guidelines for Consultants Reporting on Contaminated Sites (Office of Environment and Heritage 2011);and
 - Contaminated Land Planning Guidelines (Draft – NSW Government).
- B. That Council seek authority to finalise the planning proposal under delegation.
- C. Date of the decision: 15 September 2025.
- D. Reason for the advice:
 1. The Panel concurs with the recommendation in Council's Planning Proposal Assessment Report.
 2. The planning proposal is consistent with site and local planning instruments and has strategic and site specific merit.

Voting: Unanimous

KLPP20 139A Koola Avenue East Killara - Alterations and additions to an existing dwelling house

File: EDA0259/25

Vide: GB.2

Alterations and additions to an existing dwelling house.

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 maximum floor space ratio development standard in Clause 4.4(2D) 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. 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 maximum building height development standard in Clause 4.3(2) 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.
- C. 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 eDA0259/25 for alterations and additions to an existing dwelling house at 139A Koola Avenue, East Killara, subject to conditions as recommended 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.

Subject to the following Condition being inserted:

Specifications for glazing

Prior to the issue of any Construction Certificate, the applicant is to submit to Council for approval, specifications for the glazing for the balcony balustrades and lift shaft. The glass on the outward face of the lift shaft is to be of low reflectivity. The materials for the balcony balustrades (including glazing) are to match those of the existing glass balustrades on the southern elevation of the dwelling.

Reason: To protect the local amenity.

- D. Date of decision: 15 September 2025
- E. Reason for the decision: The Panel concurs with the recommendation in Council's Development Assessment report.
- F. 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 were considered as part of this decision.

Voting: Unanimous

KLPP21 **3-5 Alma Street, Pymble - Demolition of existing swimming pool and tennis courts and alterations and additions to the existing dwelling, construction of 9 independent living units and change of use of the existing heritage listed dwelling**

File: EDA0253/25

Vide: GB.3

Demolition of existing swimming pool and tennis courts and alterations and additions to the existing dwelling, construction of 9 independent living units and change of use of the existing heritage listed dwelling.

THE PANEL RESOLVED

- A. Ku-ring-gai Local Planning Panel, exercising the functions of Ku-ring-gai Council as consent authority, pursuant Section 4.16 of the Environment Planning and Assessment Act 1979, refused development consent to No eDA0253/25 for demolition of existing swimming pool and tennis courts with alterations and additions to the existing dwelling, construction of 9 independent living units and change of use of the existing heritage listed dwelling at 3-5 Alma Street, Pymble, for the reasons provided in the Development Assessment Report.
- B. Date of decision: 15 September 2025
- C. Reason for the decision: The Panel concurs with the recommendation in Council's Development Assessment report and the reasons for refusal.
- 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 two submissions which were considered as part of this decision.

Voting: Unanimous

KLPP22 **11 Jefferson Avenue, St Ives - Demolition of existing structures and construction of independent living units**

File: EDA0184/25

Vide: GB.4

Demolition of existing structures and construction of 10 independent seniors living units.

THE PANEL RESOLVED

- A. Ku-ring-gai Local Planning Panel, exercising the functions of Ku-ring-gai Council as consent authority, pursuant Section 4.16 of the Environment Planning and Assessment Act 1979, refused development consent to DA No. eDA0184/25 for demolition of existing structures and construction of 10 independent seniors living units at 11 Jefferson Avenue, St Ives, for the reasons provided in the Development Assessment Report.

- B. Date of decision: 15 September 2025
- C. Reason for the decision: The Panel concurs with the recommendation in Council's Development Assessment report and the reasons for refusal.
- 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 twenty seven submissions which were considered as part of this decision.

Voting: Unanimous

KLPP23 **130 Killeaton Street, St Ives - Demolition of existing structures and construction of a residential flat building consisting of 37 apartments over seven storeys with basement parking**

File: EDA0170/25

Vide: GB.5

Demolition of existing structures and construction of a residential flat building consisting of 37 apartments over seven storeys, with basement parking.

THE PANEL RESOLVED

- A. Ku-ring-gai Local Planning Panel, exercising the functions of Ku-ring-gai Council as consent authority, pursuant Section 4.16 of the Environment Planning and Assessment Act 1979, refused development consent to No eDA0170/25 for demolition of existing structures and construction of a residential flat building consisting of 37 apartments over seven storeys with basement parking at 130 Killeaton Street, St Ives, for the reasons provided in the Development Assessment Report.
- B. Date of decision: 15 September 2025
- C. Reason for the decision: The Panel concurs with the recommendation in Council's Development Assessment report and the reasons for refusal.
- 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 thirty four submissions which were considered as part of this decision.

Voting: Unanimous

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

MEETING DATE	Monday 15 September 2025
Agenda Item/Panel reference number	<p>GB.1 - Planning Proposal for 15 Echo Street Roseville</p> <p>GB.2 - 139A Koola Avenue East Killara - Alterations and additions to an existing dwelling house</p> <p>GB.3 - 3-5 Alma Street, Pymble - Demolition of existing swimming pool and tennis courts and alterations and additions to the existing dwelling, construction of 9 independent living units and change of use of the existing heritage listed dwelling</p> <p>GB.4 - 11 Jefferson Avenue, St Ives - Demolition of existing structures and construction of independent</p> <p>GB.5 - 130 Killeaton Street, St Ives - Demolition of existing structures and construction of a residential flat building consisting of 37 apartments over seven storeys with basement parking</p>

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

10.9.25

Date

Peter Wells

Name

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:


 Signature 11 Sep, 2025
 Date
 HEATHER IRISH
 Name

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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:

E.57

Signature

Shivesh Singh
Name

4/09/2025

Date

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The Meeting closed at 12.56PM

The Minutes of the Ku-ring-gai Local Planning Panel Meeting held on 15 September 2025 (Pages 1 - 5) were confirmed as a full and accurate record of proceedings by Peter Wells on 17 September 2025.



Chairperson