

MINUTES OF KU-RING-GAI LOCAL PLANNING PANEL MEETING HELD ON MONDAY, 22 DECEMBER 2025

Present: Chairperson (The Hon. David Lloyd KC)
Expert Panel Member (Rod Logan)
Expert Panel Member (Juliet Suich)
Community Member (Darren Tims)

Staff Present: Manager Development Assessment Services (Shaun Garland)
Planning Panels Coordinator (Sascha Solomon)
PA to Director Development & Regulation (Nicole Kratochvil)

Team Leader – Development Assessment (Jonathan Goodwill)
Team Leader – Development Assessment (Brodee Gregory)
Executive Assessment Officer (Belinda Newell)
Team Leader Development Engineering Assessment (Ross Guerrero)
Senior Landscape Development Assessment Officer (Fiona Ambrosino)
Coordinator Environmental Health Services (Joanna Assad)

The Meeting commenced at 11:00 AM

APOLOGIES

File: S02194

An apology was received from the Director of Development & Regulation and the Team Leader Landscape and Ecological Assessment.

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.

GENERAL BUSINESS**KLPP30 Disclosures of Interest Returns Register
1 July 2024 - 30 June 2025**

File: CY00631/7

Vide: GB.1

To table the Ku-ring-gai Local Planning Panel's (KLPP) Disclosure of Interest Returns Register in accordance with Schedule 1 of the Local Planning Panels Model Code of Conduct (the Code).

THE PANEL RESOLVED:

- A. The tabling of the Disclosure of Interest Returns Register was noted.
- B. Date of Decision: 22 December 2025

**KLPP31 3 Lamond Drive, Turramurra - Demolition of existing structures,
construction of a residential flat building and associated works**

File: EDA0408/25

Vide: GB.2

Demolition of existing structures, construction of a residential flat building and associated works

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, refused development consent to eDA0408/25 for demolition of existing structures, construction of a residential flat building and associated works on land at 3 Lamond Drive, Turramurra for the reasons provided in the Development Assessment Report.
- B. Date of Decision: 22 December 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 in accordance with the Council's Community Participation Plan and there were three submissions which were considered as part of this decision.

Voting: Unanimous

- KLPP32 **405-407 Mona Vale Road, St Ives - Boundary adjustment to reorientate two existing Torrens title lots with frontage to Mona Vale Road to frontage with Richmond Avenue, demolition of existing structures and construction of a dual occupancy (attached) on each lot**

File: EDA0418/25

Vide: GB.3

Boundary adjustment to reorientate two existing Torrens title lots with frontage to Mona Vale Road to frontage with Richmond Avenue, demolition of existing structures and construction of a dual occupancy (attached) on each lot

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, refused development consent to eDA0418/25 for boundary adjustment to reorientate two existing Torrens title lots with frontage to Mona Vale Road to frontage with Richmond Avenue, demolition of existing structures and construction of a dual occupancy (attached) on each lot at 405-407 Mona Vale Road, St Ives, for the reasons provided in the Development Assessment Report.
- B. Date of Decision: 22 December 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 in accordance with the Council's Community Participation Plan and there was one submission which was considered as part of this decision.

Voting: Unanimous

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

MEETING DATE	Monday 22 December 2025
Agenda Item/Panel reference number	<p><u>GB.1</u> - Disclosures of Interest Returns Register 1 July 2024 - 30 June 2025</p> <p><u>GB.2</u> - 3 Lamond Drive, Turramurra - Demolition of existing structures, construction of a residential flat building and associated works</p> <p><u>GB.3</u> - 405-407 Mona Vale Road, St Ives - Boundary adjustment to reorientate two existing Torrens title lots with frontage to Mona Vale Road to frontage with Richmond Avenue, demolition of existing structures and construction of a dual occupancy (attached) on each lot</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:



11.12.2025

Signature

Date

Darren Tims

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.

2019/067982

The Meeting closed at 11:17am

The Minutes of the Ku-ring-gai Local Planning Panel Meeting held on 22 December 2025
(Pages 1 - 3) were confirmed as a full and accurate record of proceedings by
The Hon. David Lloyd KC on 22 December 2025.

A handwritten signature in black ink, appearing to read 'D. D. Lloyd', is positioned above a horizontal line.

Chairperson