

## MINUTES OF KU-RING-GAI LOCAL PLANNING PANEL MEETING HELD ON MONDAY, 16 FEBRUARY 2026

Present: Chairperson (The Hon. David Lloyd KC)  
Expert Panel Member (Stephen Davies)  
Expert Panel Member (Shivesh Singh)  
Community Member (Unis Goh)

Staff Present: Director Development & Regulation (Michael Miocic)  
Development Assessment Services Manager (Shaun Garland)  
Planning Panels Coordinator (Sascha Solomon)

Team Leader – Development Assessment (Brodee Gregory)  
Team Leader – Development Assessment (Selwyn Segall)  
Team Leader Engineering Assessment (Ross Guerrera)  
Executive Assessment Officer (Brent Pearce)  
Executive Assessment Officer (Rachel Mofteh)  
Senior Development Assessment Officer (Isabel Dong)  
Development Assessment Officer (Kirraly Northey)  
Senior Landscape Development Officer (Fiona Ambrosino)  
Senior Landscape Development Officer (Robyn Askew)  
Senior Landscape Development Officer (Constanza Bottazzini)  
Ecological Assessment Officer (John Whyte)  
Heritage Advisor (Angus Donald)

*The Briefing commenced at 10:00 AM*

*The Briefing closed at 10:35 AM*

*The Public Meeting commenced at 12:30 PM*

*The Public Meeting closed at 12:51 PM*

### **APOLOGIES**

File: S02194

No apologies were received.

### **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.

## ADDRESSES TO THE PANEL

The following members of the public addressed the Panel on items on the agenda:

**GB.3 15 Frances Street, Lindfield - Demolition of existing structures and the construction of a dual occupancy (detached), associated civil and landscaping works and Torrens title subdivision**

Peter Meyer  
Margaret Hole

**GB.4 40 Roseville Avenue, Roseville - Boundary adjustment, demolition of patio, tree removal and landscaping works**

Bob Wheeldon  
Bradley Inwood

## GENERAL BUSINESS

KLPP01 **5-7 Lonsdale Avenue, Pymble - Construction of a detached car parking & storage structure, with rooftop tennis court to the rear of the existing dwelling**

File: EDA0545/25  
*Vide: GB.1*

Construction of a detached car parking & storage structure, with rooftop tennis court to the rear of the existing dwelling.

### 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, was not satisfied that the requests submitted under Clause 4.6 to vary the Height of Buildings and Floor Space Ratio development standards have met the requirements of Clause 4.6(3). The Panel was also of the opinion that strict compliance with the development standards is not unreasonable or unnecessary in the circumstances of the case and that there are not sufficient environmental planning grounds to justify the proposed variation to the development standards.
- B. 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 eDA0545/25 for construction of a detached car parking & storage structure with rooftop tennis court to the rear of the existing dwelling, on land at 5-7 Lonsdale Avenue Pymble, for the reasons provided in the Development Assessment Report.
- C. Date of Decision: 16 February 2026

- D. Reason for the Decision: The Panel concurs with the recommendation in Council's Development Assessment Report and the reasons for refusal.
- E. 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

KLPP02

**2 Forsyth Street, Killara - Demolition of existing building, construction of a multi-dwelling housing development, with basement car parking**

File: EDA0580/25

*Vide: GB.2*

Demolition of existing building, construction of a multi-dwelling housing development, with basement car parking

**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 eDA0580/25 for the demolition of existing building, construction of a multi-dwelling housing development with basement car parking on land at 2 Forsyth Street, Killara, for the reasons provided in the Development Assessment Report.
- B. Date of decision: 16 February 2026
- 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 nine submissions which were considered as part of this decision.

Voting: Unanimous

KLPP03 **15 Frances Street, Lindfield - Demolition of existing structures and the construction of a dual occupancy (detached), associated civil and landscaping works and Torrens title subdivision**

File: EDA0442/25

*Vide: GB.3*

Demolition of existing structures and the construction of a dual occupancy (detached), associated civil and landscaping works and Torrens title subdivision

**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 eDA0442/25 for demolition of existing structures and the construction of a dual occupancy (detached) and associated civil and landscaping works at 15 Frances Street, Lindfield for the reasons provided in the Development Assessment Report.
- B. Date of decision: 16 February 2026
- 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 eighteen submissions which were considered as part of this decision.

Voting: Unanimous

KLPP04 **40 Roseville Avenue, Roseville - Boundary adjustment, demolition of patio, tree removal and landscaping works**

File: EDA0530/25

*Vide: GB.4*

Boundary adjustment, demolition of patio, tree removal and landscaping 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 eDA0530/25 for boundary adjustment, demolition of patio, tree removal and landscaping works at 40 Roseville Avenue, Roseville, for the reasons provided in the Development Assessment Report.
- B. Date of decision: 16 February 2026

- 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 eleven submissions which were considered as part of this decision.
- E. Advisory Note.

In any application for a Section 8.3 Review, the applicant should provide further information on the internal arrangements of the rooms within the dwelling and whether any changes have been made to the internal rooms from the original.

Voting: Unanimous







**KU-RING-GAI LOCAL PLANNING PANEL**

**Declaration of Interest**

<b>MEETING DATE</b>	<b>Monday 16 February 2026</b>
<b>Agenda Item/Panel reference number</b>	<p><b>GB.1</b> - 5-7 Lonsdale Avenue, Pymble - Construction of a detached car parking &amp; storage structure with rooftop tennis court to the rear of the existing dwelling</p> <p><b>GB.2</b> - 2 Forsyth Street, Killara - Demolition of existing building, construction of a multi-dwelling housing development with basement car parking</p> <p><b>GB.3</b> - 15 Frances Street, Lindfield - Demolition of existing structures and the construction of a dual occupancy (detached), associated civil and landscaping works and Torrens title subdivision</p> <p><b>GB.4</b> - 40 Roseville Avenue, Roseville - Boundary adjustment, demolition of patio, tree removal and landscaping works</p>

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

no known conflict of interest

an actual<sup>1</sup> , potential<sup>2</sup>  or reasonably perceived<sup>3</sup>  conflict of interest as detailed below:

NIL

---



---



---



---



---



---



---



---



---



---

.......... 6 Feb 2026 .....

**Signature** **Date**

..... Unis Goh .....

**Name**

<sup>1</sup> 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.

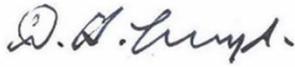
<sup>2</sup> A 'potential' conflict of interests is where a panel member has a private interest or other duty that could conflict with their duties as a panel member in the future.

<sup>3</sup> 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 Determination Meeting commenced at 12:54 PM  
The Determination Meeting closed at 1:11 PM*

The Minutes of the Ku-ring-gai Local Planning Panel Meeting held on 16 February 2026  
(Pages 1 - 10) were confirmed as a full and accurate record of proceedings by  
The Hon. David Lloyd KC on 16 February 2026



---

Chairperson