

MINUTES OF KU-RING-GAI LOCAL PLANNING PANEL MEETING HELD ON MONDAY, 20 APRIL 2026

Present: Chairperson (The Hon. David Lloyd KC)
Expert Panel Member (Rod Logan)
Expert Panel Member (Andrew Martin)
Community Member (Eugene Sarich)

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 (Jonathan Goodwill)
Team Leader – Development Assessment (Selwyn Segall)
Executive Assessment Officer (Luke Donovan)
Executive Assessment Officer (George Anderson)
Executive Assessment Officer (Nicholas Najar)
Senior Landscape Assessment Officer (Constanza Bottazzini)
Senior Landscape Assessment Officer (Emma Paling)
Heritage Advisor (Angus Donald)
Heritage Advisor (Zoran Popovic)
Independent Consultant (Kimberley Kavwenje) – *Item GB.1 only*
Independent Consultant (Kerry Hunter) – *Item GB.4 only*
Development Assessment Officer (Thomas Xi) *Observing*
Development Assessment Officer (Wesley Nie) *Observing*
Undergraduate Planner (Aaron Moss) *Observing*

*The Briefing commenced at 10:30 AM
The Briefing closed at 11:14 AM*

*The Public Meeting commenced at 12:30 PM
The Public Meeting closed at 12:45 PM*

APOLOGIES

File: S02194

An apology was received from Council's Team Leader Development Engineering, Ross Guerrero.

THE PANEL RESOLVED:

The apology was accepted and a leave of absence was 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.

ADDRESSES TO THE PANEL

The following members of the public addressed the Panel on an item on the agenda:

GB.1 56-58 Koola Avenue, East Killara - Torrens title subdivision of one lot into two lots (paper subdivision)

For the application:
John McFadden

GB.4 1183 Pacific Highway, Turramurra - Alterations and additions to a residential flat building approved under the development consent to DA0521/19 including an additional storey, relocation of top floor level, three additional apartments, nomination of eight apartments as affordable housing and associated works

Against the application:
Alex Dimos

GENERAL BUSINESS

KLPP10 56-58 Koola Avenue, East Killara - Torrens title subdivision of one lot into two lots (paper subdivision)

File: EDA0548/25
Vide: GB.1

Torrens title subdivision of one lot into two lots (paper 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 being satisfied that the proposed development would be in the public interest, granted deferred commencement development consent to eDA0548/25 for Torrens title subdivision of one lot into two lots (paper subdivision) at No. 56-58 Koola Avenue, East Killara, subject to conditions in the Development Assessment Report (**Attachment A1**).
- B. Date of Decision: 20 April 2026
- C. Reason for the Decision: The Panel concurred with the recommendation in Council's Development Assessment Report and the conditions of consent.
- 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 Council's Community Participation Plan and there were two submissions which were considered as part of this determination.

Voting: Unanimous

KLPP11 **69 Stanhope Road, Killara - Alterations and additions to an existing dwelling house**

File: EDA0710/25

Vide: GB.2

Alterations and additions to an existing dwelling house

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 satisfied that the request submitted under Clause 4.6 to vary the maximum height of building development standard in Clause 4.3 of the KLEP has met the requirements of Clause 4.6(3). The Panel was 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, pursuant to Section 4.16 of the Environment Planning and Assessment Act 1979, being satisfied that the proposed development would be in the public interest, granted deferred commencement development consent to eDA0710/25 for alterations and additions to an existing dwelling house at No. 69 Stanhope Road, Killara, subject to conditions provided in the Development Assessment Report **(Attachment A1)**. Pursuant to Section 4.53(6) of the Environmental Planning and Assessment Act 1979, this consent lapses if the approved works are not physically commenced within five years from the date on which the consent becomes operable.
- C. Date of Decision: 20 April 2026
- D. Reason for the Decision: The Panel concurred with the recommendation in Council's Development Assessment Report and the conditions of consent.
- 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 Council's Community Participation Plan, however, no submissions were received.

Voting: Unanimous

KLPP12 **71 Athena Avenue, St Ives - Alterations and additions to a dwelling house**

File: EDA0645/25

Vide: GB.3

Alterations and additions to a dwelling house

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 satisfied that the request submitted under Clause 4.6 to vary the maximum Floor Space Ratio development standard in Clause 4.4 of the KLEP 2015 has met the requirements of Clause 4.6(3). The Panel was 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, pursuant to Section 4.16 of the Environment Planning and Assessment Act 1979, being satisfied that the proposed development would be in the public interest, granted development consent to eDA0645/25 for alterations and additions to a dwelling house at No 71 Athena Avenue, St Ives, subject to conditions provided in the Development Assessment Report (**Attachment A1**). 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: 20 April 2026
- D. Reason for the Decision: The Panel concurred with the recommendation in Council's Development Assessment Report and the conditions of consent.
- 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 Council's Community Participation Plan and there was one submission which were considered as part of this determination.

Voting: Unanimous

KLPP13 **1183 Pacific Highway, Turramurra - Alterations and additions to a residential flat building approved under the development consent to DA0521/19 including an additional storey, relocation of top floor level, three additional apartments, nomination of eight apartments as affordable housing and associated works**

File: EDA0556/25

Vide: GB.4

Alterations and additions to a residential flat building approved under the development consent to DA0521/19 including an additional storey, relocation of top floor level, three additional apartments, nomination of eight apartments as affordable housing 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, being satisfied that the proposed development would be in the public interest, granted deferred commencement development consent to eDA0556/25 for alterations and additions to a residential flat building approved under the development consent to DA0521/19, including an additional storey, relocation of top floor level, three additional apartments, nomination of eight apartments as affordable housing and associated works at No 1183 Pacific Highway, Turramurra subject to conditions in the Development Assessment Report **(Attachment A1)**. Pursuant to Section 4.53 of the Environmental Planning and Assessment Act 1979, this consent lapses if the deferred commencement terms are not satisfied within 5 years of the date of granting this determination and the approved works are not physically commenced within five years of the date on which the consent becomes operable.
- B. Date of Decision: 20 April 2026
- C. Reason for the Decision: The Panel concurred with the recommendation in Council's Development Assessment Report and the conditions of consent.
- 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 Council's Community Participation Plan and there were ten submissions and the address by Mr Dimos made to the Panel at the meeting, which were considered as part of this determination.

Voting: Unanimous

*The Determination Meeting commenced at 12:50 PM
The Determination Meeting closed at 12:54 PM*

The Minutes of the Ku-ring-gai Local Planning Panel Meeting held on 20 April 2026 (Pages 1 - 10) were confirmed as a full and accurate record of proceedings by the Hon. David Lloyd KC on 20 April 2026.



Chairperson