

**PLANNING PROPOSAL AUTHORITY  
RECORD OF DECISION PUBLIC MEETING, POST  
EXHIBITION AND FINALISATION**  
STRATEGIC PLANNING PANEL OF THE  
SYDNEY NORTH PLANNING PANEL

<b>DATE OF DETERMINATION</b>	Friday, 26 July 2024
<b>DATE OF PANEL DECISION</b>	Thursday, 25 July 2024
<b>PANEL MEMBERS</b>	Sue Francis (Acting Chair), Greg Woodhams, Blake Cansdale, Suzanne Jolly, and Barbara Newman
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Ku-ring-gai Council's two local members - Cr Martin Smith and Cr Kim Wheatley have a conflict of interest as they considered the planning proposal (PP-2022-1137) at the council meeting of 16 May 2023 and supported the resolution to not support the proposal.

Public meeting held by Public Teleconference on 25 July 2024, opened at 10:44am and closed at 10:53am. Papers were circulated electronically on 18 July 2024.

**PLANNING PROPOSAL**

PP-2022-1137 – Ku-ring-gai LGA – at 130 Killeaton Street, St Ives (As described in Schedule 1).

**PANEL CONSIDERATION AND DECISION**

The Panel considered: the material listed at item 4, and the material presented at the briefing listed at item 5 in Schedule 1.

As the Planning Proposal Authority, the Panel determined to recommend to the Minister that the proposed instrument, as described in Schedule 1, should be made.

The Panel's decision was unanimous.

**REASONS FOR THE DECISION**

The Panel considered the Department of Planning, Housing and Infrastructure's Post-Exhibition Report, 18 July 2024 and met with the Department, Mackenzie Architects International (Proponent), Ku-ring-gai Council and members of the community in a public meeting.

The Panel concurred with the Post Exhibition Report and conclusions that the Planning Proposal demonstrated strategic and site-specific merit, the conditions of the Gateway had been met, agency and community consultation had occurred in accordance with the Gateway Determination and submissions raised had been adequately addressed.

Consequently, the Panel agreed that the planning proposal warranted support.

**CONSIDERATION OF COMMUNITY VIEWS**

In coming to its decision, the Panel considered written submissions during public exhibition and heard from all those wishing to address the Panel. The Panel notes that issues of concern included biodiversity values and ongoing management of native vegetation; traffic and car parking; need for infrastructure improvements, privacy; outdated studies; and noise due to traffic and construction.






**Planning Panels Team**

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In relation to biodiversity, the Panel notes that native trees affected by the proposal are unlikely to be remnant Blue Gum High Forest or Sydney Turpentine Ironbark Forest as they were planted post 1945. Retention of significant trees can be further considered during the development application process.

The Panel acknowledges that the Planning Proposal seeks to facilitate a change from a now redundant land use zone and development controls to a zone and development controls which are consistent with the surrounding land in the locality.

The Panel considers that the concerns raised by the community have been adequately considered in the Department's Post-Exhibition Report and this Record of Decision or can be addressed at the development application stage.

PANEL MEMBERS	
 Sue Francis (Acting Chair)	 Greg Woodhams
 Blake Cansdale	 Suzanne Jolly
 Barbara Newman	

SCHEDULE 1		
1	PANEL REF – LGA – PLANNING PROPOSAL NO. – ADDRESS	PP-2022-1137 – Ku-ring-gai LGA - at 130 Killeaton Street, St Ives
2	LEP TO BE AMENDED	Ku-ring-gai Local Environment Plan (LEP) 2015
3	PROPOSED INSTRUMENT	<p>The exhibited planning proposal seeks to:</p> <ul style="list-style-type: none"> <li>rezone the site from SP2 Infrastructure (Educational Establishment) to R4 High Density Residential;</li> <li>insert a maximum building height of 17.5m; and</li> <li>insert a maximum floor space ratio (FSR) of 1.3:1.</li> </ul>
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Department Planning, Housing and Infrastructure Post Exhibition Report, 18 July 2024</li> <li>Written submissions during public exhibition: 65 submissions</li> <li>Total number of unique submissions received by way of objection: 57 of the 61 community submissions</li> <li>Verbal submissions at the Panel's public meeting: 10:44am – 10:53am, 25 July 2024 <ul style="list-style-type: none"> <li>Registered Speaker: Victor Mayor</li> </ul> </li> </ul>
5	BRIEFINGS BY THE PANEL	<ul style="list-style-type: none"> <li><b>Panel Briefing with Department of Planning, Housing &amp; Infrastructure (DPHI):</b> 9:28am – 10:15am, 25 July 2024 <ul style="list-style-type: none"> <li>Panel members: Sue Francis (Acting Chair), Greg Woodhams, Blake Cansdale, Suzanne Jolly, and Barbara Newman</li> <li>DPHI staff: Jazmin Van Veen, Alex Galea, Shruthi Sriram, Lisa Kennedy, Kate McKinnon and Adam Williams</li> <li>Key Issues Discussed: <ul style="list-style-type: none"> <li>Public exhibition submissions and issues of concern – number &amp; types of submissions</li> <li>Consultation with the Biodiversity Conservation and Science Group – provided 2 submissions; concerned with impacts of proposed development on endangered community; proponent's tree retention plan &amp; ecological assessments addressed BCS's concerns; Ku-ring-gai DCP includes controls for tree retention</li> <li>Traffic and parking – expected development would generate low traffic volumes resulting in minimal traffic impacts; Council &amp; Transport for NSW raised no concerns with car parking</li> <li>Biodiversity – loss of vegetation &amp; fauna</li> <li>Other issues – need for infrastructure improvements, privacy, outdated studies &amp; noise due to traffic &amp; construction</li> <li>Issues to be more appropriately addressed at development application stage</li> </ul> </li> </ul> </li> <li><b>Panel Determination:</b> 10:54am – 11:04am 25 July 2024 <ul style="list-style-type: none"> <li>Panel members: Sue Francis (Acting Chair), Greg Woodhams, Blake Cansdale, Suzanne Jolly, and Barbara Newman</li> <li>DPHI staff: Jazmin Van Veen, Alex Galea, Shruthi Sriram, Lisa Kennedy, Kate McKinnon and Adam Williams</li> </ul> </li> </ul>