

DATE OF DEFERRAL	12 March 2026
DATE OF PANEL MEETING	11 March 2026
PANEL MEMBERS	Peter Debnam (Chair), Brian Kirk, Sue Francis, Indu Balachandra, Kim Wheatley
APOLOGIES	Alec Taylor, Martin Smith
DECLARATIONS OF INTEREST	None

Public meeting held by videoconference on 11 March 2026, opened at 10:32 am and closed at 11:47 am.

Papers circulated electronically on 26 February 2026.

MATTER DEFERRED

PPSSNH-729 – Ku-ring-gai – eDA0485/25 at 46-50 Cowan Road, St Ives NSW 2075 – Construction of a residential flat building, basement carparking and associated works (as described in Schedule 1).

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meeting listed at item 8 in Schedule 1.

The Panel resolved to defer determination of the matter until 6 May 2026. The matter was deferred to allow for the provision and assessment of the Applicant’s amended plans as requested by the Applicant and agreed to by Council at the public meeting held 11 March 2026.

The decision to defer the matter was unanimous.

ACTIONS


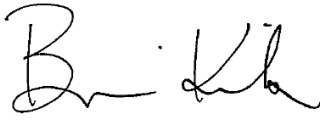



To allow for the progression of the Development Application to determination, the Panel directs that:

1. The Applicant is to provide a full set of amended plans and documents to Council by 18 March 2026 (via the portal).
2. Noting the application lodged on 9 September 2025 is intended to be amended by the Applicant, a formal written request to amend the application is required to be uploaded to Planning Portal by the Applicant by 18 March 2026 describing:
 - a. particulars sufficient to indicate the nature of the changes to the development, as required under section 37 of the Environmental Planning and Assessment Regulation 2021 and;
 - b. any updated technical reports relied on in the amended application.

The Panel notes that the proposed changes were foreshadowed in the memorandum prepared by Beam Planning dated 6 March 2026 and provided to the Panels Secretariat are significant. For the sake of absolute clarity, the Applicant is advised to review all DA documentation carefully to determine what amendments are necessary and to submit all revised plans and documents as one complete package by 18 March 2026 as stated in (1) above.

3. Council is requested to provide an addendum assessment report responding to the matters above, which is to be uploaded to the Planning Portal by 29 April 2026.

4. Following Council's addendum assessment report being made available to the Panel, the Panel will reconvene for a final briefing on 6 May 2026.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Brian Kirk
 Sue Francis	 Indu Balachandran
 Kim Wheatley	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-729 – Ku-ring-gai – eDA0485/25
2	PROPOSED DEVELOPMENT	Construction of a residential flat building, basement carparking and associated works.
3	STREET ADDRESS	46-50 Cowan Road, St Ives NSW 2075
4	APPLICANT/OWNER	Applicant: Emma Ellis / Traders in Purple Co Pty Ltd. Owner: Metro St Ives Pty Ltd.
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Sustainable Buildings) 2022 ○ State Environmental Planning Policy (Housing) 2021 ○ Ku-ring-gai Local Environmental Plan 2015 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Ku-ring-gai Development Control Plan 2026 • Planning agreements: Nil • Relevant provisions of the Environmental Planning and Assessment Act 1979, the Environmental Planning and Assessment Regulation 2021, and the Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017 • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council Assessment Report: 25 February 2026 • Clause 4.6 Variation Request Report (Building Height): 27 August 2025 • Applicant Memorandum to SNPP 6 March 2026 • Written submissions during public exhibition: 21 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Kevin McLintock, Allen Coates, Peter Edwards, Jay Chander, Linda Chander, Daniel McNamara, Denise Foot, Ross Eichorn ○ Council assessment officer – Brent Pearce ○ On behalf of the applicant – Michael Teoh, Michael Rowe • Total number of unique submissions received by way of objection: 16
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Public meeting to discuss Council’s recommendation: 11 March 2026 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Sue Francis, Indu Balachandran, Kim Wheatley ○ <u>Council assessment staff</u>: Brent Pearce, Shaun Garland, Selwyn Segall ○ <u>Applicant representatives</u>: Michael Teoh, Michael Rowe, Eliza Hannah, Rido Pin, Gloria Ha ○ <u>Department staff</u>: Anaise Nagy, Nicole McNamara

9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Attached to the Council Assessment Report as uploaded by Council to the Planning Portal on 25 February 2026