

## Record of Preliminary Briefing Sydney North Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSNH-552 – LDA2024/0231 – 191 Balaclava Road, Macquarie Park
<b>APPLICANT OWNER</b>	Mario Pellicane Macquarie University
<b>APPLICATION TYPE</b>	Development application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 2, Schedule 6 of the Planning Systems SEPP: General development over \$30 million
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Housing) 2021 Ryde Local Environmental Plan 2014
<b>CIV</b>	\$33,324,348.00 (excluding GST)
<b>BRIEFING DATE</b>	5 February 2025

### ATTENDEES

<b>APPLICANT</b>	Mario Pellicane, Juliette Churchill, Bettina Bartos, Ryan Gaul, Alexis Cella, Anastasia Koutsamanis
<b>PANEL MEMBERS</b>	Peter Debnam, Nicole Gurrán, Brian Kirk
<b>COUNCIL OFFICER(S)</b>	Mahbub Alam, Holly Charalambous
<b>CASE MANAGER</b>	Lillian Charlesworth
<b>PLANNING PANELS TEAM</b>	Jade Buckman

**DA LODGED:** 12 November 2024

**DAYS SINCE LODGEMENT:** 85

**TENTATIVE PANEL DETERMINATION DATE:** 30 April 2025

## **KEY MATTERS DISCUSSED**

The Panel notes the applicant's presentation and matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

- Currently no major outstanding concerns from Council
- Applicant provided a full RFI response this week
- Animal welfare is addressed in the Operational Management Plan

## **NEXT STEPS**

- Internal council referrals pending in 2-3 weeks
- Crown DA – agreement on conditions needed
- Assessment report due mid-April if no further issues raised during re-referral
- Tentative determination 30 April 2025

### **Note:**

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the preliminary briefing.