

## Record of Preliminary Briefing Sydney North Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSNH-632 – eDA0182/25 – 5-7 Middle Harbour Road, Lindfield
<b>APPLICANT OWNER</b>	Marco Novati Michael and Nicole Sheffield, Castle 38 Pty Ltd
<b>APPLICATION TYPE</b>	Development application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<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 (Housing) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022
<b>CIV</b>	\$41,073,701.00 (excluding GST)
<b>BRIEFING DATE</b>	2 July 2025

### ATTENDEES

<b>APPLICANT</b>	Marco Novati, Christopher Antunes, Mathew Clarke, Jonathon Joseph
<b>PANEL MEMBERS</b>	Peter Debnam, Brian Kirk, Sue Francis
<b>COUNCIL OFFICER(S)</b>	Shanika Kappagoda, Jonathan Goodwill
<b>CASE MANAGER</b>	Lillian Charlesworth

**DA LODGED:** 24 April 2025

**DAYS SINCE LODGEMENT:** 69 days

**TENTATIVE PANEL DETERMINATION DATE:** Within the 275-day timeframe

### **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:

- Key issues raised by Council include bulk and scale, streetscape, setbacks, separation distance, façade, HOB – particularly ceiling height, landscaping and open space, amenity impacts including solar access, heritage impacts, vehicle access and parking
- A Court appeal has been lodged, although the applicant will continue to work with Council and the Panel
- The applicant indicates the density re HOB and FSR are compliant, given it's a TOD site
- A visual analysis is needed to assess the site context in terms of future character

### **NEXT STEPS**

- Council expect to issue an RFI once engineering input is available (likely within next few weeks)
- The Applicant will respond to the RFI within 3-4 weeks
- Council are to advise the Planning Panels Team whether a further Panel briefing is required prior to the determination date

### **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.