

Record of Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-632 - Ku-ring-gai - eDA0182/25 - 5 & 7 Middle Harbour Road, Lindfield, 2070
APPLICANT OWNER	Applicant: Marco Novati Owner(s): Michael Sheffield, Nicole Sheffield, Castle 38 Pty Ltd.
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
KEY SEPP/LEP	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 Ku-ring-gai Local Environment Plan 2015 Ku-ring-gai Development Control Plan 2024
CIV	\$41,073,701.00 (exl. GST)
BRIEFING DATE	1 October 2025

ATTENDEES

APPLICANT	Marco Novati, Jonathan Joseph
PANEL MEMBERS	Peter Debnam (Chair), Brian Kirk, Sue Francis, Indu Balachandran, Martin Smith
COUNCIL OFFICER(S)	Shanika Kappagoda, Jonathan Goodwill, Shaun Garland, Joseph Piccoli, Fiona Ambrosino, Kerry Hunter, Ross Guerrera
PLANNING PANELS SECRETARIAT	Lillian Charlesworth, Anaise Nagy

DA LODGED: 24 April 2025

DAYS SINCE LODGEMENT: 160

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:

- A court appeal has been lodged and a s34 conciliation meeting is yet to be held
- Council indicated 28 reasons for recommending refusal
- Draft conditions have been prepared and forwarded to the Applicant with no comments received
- The Applicant is considering an alternative scheme to address various issues that will be provided to Council this week and will be considered via the court process

NEXT STEPS

- A public determination meeting will be held on 29 October, 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.