

Record of Preliminary Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-633 – eDA0190/25 – 17-21 Shirley Road, Roseville
APPLICANT OWNER	Patrick McNamee Jeanette & Rodney Hanson, Andrew Ren, Sara Jackson, Stephen Bramley-Jackson
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 (Sustainable Buildings) 2022 State Environmental Planning Policy (Housing) 2021
CIV	\$45,218,986.00 (excluding GST)
BRIEFING DATE	2 July 2025

ATTENDEES

APPLICANT	Patrick McNamee, Patrick Caruso, Greg Boston, Maxine Mouawad, Carl Anthony Guevarra
PANEL MEMBERS	Peter Debnam, Brian Kirk, Sue Francis
COUNCIL OFFICER(S)	Brodee Gregory, Luke Donovan, Peggy Wong, Kirraly Northey
CASE MANAGER	Lillian Charlesworth

DA LODGED: 17 April 2025

DAYS SINCE LODGEMENT: 76 days

TENTATIVE PANEL BRIEFING DATE: TBD in consultation with council

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:

- Issues raised by Council include setbacks, various design aspects, landscaping including deep soil, tree removal, heritage impacts, car parking, waste management
- The Applicant has lodged an SSD for a 10 storey taller development
- The site is in a TOD area
- Clause 4.6 application re HOB lodged

NEXT STEPS

- RFI anticipated to be issued next week with 21 days to respond
- Council and the Applicant to meet as needed and discuss options
- Any increased HOB may require renotification
- Council to advise the Planning Panels Team if 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.