

Record of Preliminary Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-635 – Mod2025/0156 – 29 Lockwood Avenue, Belrose
APPLICANT OWNER	Krikor Simonian
APPLICATION TYPE	Modification application
REGIONALLY SIGNIFICANT CRITERIA	S4.56 Modification Application
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 Warringah Local Environmental Plan 2011
CIV	N/A
BRIEFING DATE	13 August 2025

ATTENDEES

APPLICANT	Eli Gescheit, William John McGarry, Jawad Samrani
PANEL MEMBERS	Brian Kirk (Acting Chair), Sue Francis
APOLOGY	Peter Debnam
COUNCIL OFFICER(S)	Kye Miles
CASE MANAGER	Lillian Charlesworth

DA LODGED: 7 May 2025

DAYS SINCE LODGEMENT: 98 days

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:

- s34 conference for the s.4.55(8) application is scheduled for 3 September 2025
- There are no compelling reasons to provide delegation to Council to determine this DA, therefore the determination decision will remain with the Panel
- An internal traffic referral is pending, all external referrals are available
- Council's report is to ensure s4.56(1A) is addressed and as part of the assessment of "*substantially the same*" the report is to include comparative plans (i.e. as originally approved and as now proposed).

NEXT STEPS

- Determination to be scheduled for 10 September 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.