

Record of Preliminary Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-636 – eDA0189/25 – 7-11 Pockley Avenue, Roseville
APPLICANT OWNER	Marie Claire Alexander-Hatziplis Aras Berenjforoush, Louise Sansome, Dan Mathews
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	General development over \$30 million
KEY SEPP/LEP	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Housing) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 Ku-ring-gai Local Environmental Plan 2015
CIV	\$30,590,463.00 (excl GST)
BRIEFING DATE	16 July 2025

ATTENDEES

APPLICANT	James Alexander-Hatziplis, Nicholas Grimes, Tim McCarthy
PANEL MEMBERS	Peter Debnam, Brian Kirk, Sue Francis
COUNCIL OFFICER(S)	Phillip Johnston, Jonathan Goodwill
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS TEAM	Jade Buckman

DA LODGED: 28 April 2025

DAYS SINCE LODGEMENT: 79 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 urban design, drainage, access and parking, landscaping and acoustics
- No affordable housing bonus sought

NEXT STEPS

- An RFI will be issued this week and a response likely within 2 weeks

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.