Record of Preliminary Briefing
Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-634 – DA/509/2025 – 8-12 Fagans Road, Arcadia
APPLICANT OWNER	CPS Planning St Benedicts Monastery
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	Private infrastructure and community facilities over $5 million
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	$6,610,000.00 (excluding GST)
BRIEFING DATE	9 July 2025

ATTENDEES

APPLICANT	Daniel Govers, Lachlan Maas, Patrick Ainsworth, Angela Whitby, Nick Barker, Ashleigh Cook, Matthew Miles
PANEL MEMBERS	Peter Debnam, Brian Kirk., Sue Francis
COUNCIL OFFICER(S)	Tim Buwalda, Cassandra Williams, James Farrington, Rodney Pickles
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS TEAM	Jade Buckman

DA LODGED: 6 May 2025

DAYS SINCE LODGEMENT: 64 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:

- Council has obtained advice regarding whether the proposal is for multi dwelling housing versus a transitional group home, given the applicant indicates a transitional group home, whereas a legal objector has indicated multi-dwelling housing. Council will provide excerpts from their advice to the applicant for comment. The BCA also has a definition for group home.
- The Plan of Management is not to be made publicly available

NEXT STEPS

- A further Panel briefing is to be held on 17 September prior to tentative determination in October

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.