

Record of Preliminary Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-639 – DA2025/0533 – 14 Aquatic Drive, Frenchs Forest
APPLICANT OWNER	Goodman Developments Goodman Property Services (Aust) Pty Ltd
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	Capital investment value greater than \$30 million
CIV	\$63,160,000.00 (excluding GST)
BRIEFING DATE	13 August 2025

ATTENDEES

APPLICANT	Guy Smith, Rory Pryor, Greg Baird, William Ly, Dan Keary, Jayne Klein, Mark Wilson, Tim Field
PANEL MEMBERS	Brian Kirk (Acting Chair), Sue Francis
APOLOGY	Peter Debnam
COUNCIL OFFICER(S)	Tom Burns
CASE MANAGER	Lillian Charlesworth

DA LODGED: 27 May 2025

DAYS SINCE LODGEMENT: 78 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:

- RFI was issued 12 August 2025 with a response date of 1 October 2025
- Council's Development and Sustainability Advisory Panel report due within one week
- Key issues raised by Council include bulk/massing (visual relief needed on northern façade) and several non-compliances
- Retaining wall on southern boundary has implications for tree retention and removal may trigger a BDAR amendment and need for neighbour's owner's consent

NEXT STEPS

- Meeting to be held between Council and the Applicant prior to lodgement of an RFI response
- Determination to be scheduled for 4 February 2026

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.