

Record of Preliminary Briefing Sydney North Planning Panel

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| 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

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| 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.