

## Record of Preliminary Briefing Sydney Western City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSWC-394 – Campbelltown – 2/2024/DA-CW - Fullwood Place, Claymore
<b>APPLICANT / OWNER</b>	Applicant/Owner: New South Wales Land and Housing Corporation
<b>APPLICATION TYPE</b>	Civil and stormwater management, revegetation, park embellishment, carpark upgrades and construction of recreation facilities.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	CIV > \$5M - Crown Development
<b>CIV</b>	\$ 13,632,762 (excluding GST)
<b>BRIEFING DATE</b>	18 March 2024

### ATTENDEES

<b>APPLICANT</b>	Gulliver Coote
<b>PANEL</b>	David Kitto (Acting Chair), George Bricevic, Karen Hunt
<b>COUNCIL OFFICER</b>	Alexandra Long, Karl Okorn
<b>CASE MANAGER</b>	Renah Givney
<b>PLANNING PANELS SECRETARIAT</b>	Tim Mahoney, Sharon Edwards

**DA LODGED: 12 January 2024**

**DAYS SINCE LODGEMENT:** 69 days

**TENTATIVE PANEL BRIEFING DATE:** Not required at this time.

**TENTATIVE PANEL DETERMINATION DATE:** Late June 2024

The Chair welcomed everyone and explained the purpose of the Preliminary Briefing.

#### **Applicant**

- HomesNSW gave a detailed presentation on the proposal, which is an essential component of the Claymore Urban Renewal Project that was approved by the Minister on 24 May 2013 under the former Part 3A of the *Environmental Planning and Assessment Act 1979*.
- Homes NSW is required to deliver the upgrades to the Fullwood Reserve under the Claymore Voluntary Planning Agreement.
- HomesNSW indicated that it has worked closely with Council and other key stakeholders to develop the proposal, which includes major stormwater works, upgrades to the existing sport fields and the provision of several new recreational facilities.

#### **Council**

- Council advised that the DA does not need to be exhibited.
- Council is waiting for advice from the NSW Office of Environment and Heritage on the potential Aboriginal heritage impacts of the project.
- It is also waiting for HomesNSW to submit amended plans to address issues raised by Council's Open Space section.
- The key assessment issue is likely to be the proposed stormwater management system, and Council expects to get detailed advice from its engineering section shortly and then issue an RFI to HomesNSW.

#### **Panel**

- Panel members queried whether the toilet facilities would be open to the public at all times and whether additional seating could be provided for spectators on the western side of the northern field. Council and HomesNSW indicated that these matters had been considered during the development of the proposal, and that the preference is to provide seating on the eastern side of the northern field due to the space constraints on the western side of the field.
- Based on these discussions, the Chair indicated that it should be possible to expedite the assessment of the DA and determine it in June 2024.

#### **Next Steps**

- Council to issue an RFI to HomesNSW by the end of March 2024.
- HomesNSW to respond to the RFI by the end of April 2024.
- Council to complete its assessment report by the end of May 2024.
- Council to advise the Panel if any matters arise that will delay this schedule.

**Note:** Council is yet to undertake its detailed assessment of the application, so this record is not a full list of the issues that may need to be considered. The merits of the application are yet to be considered by the Sydney Western City Planning Panel.