

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC - 409 – Camden – DA/2024/96/1 – 880 Camden Valley Way, Gledswood Hills
APPLICANT / OWNER	Applicant/Owner: Western Suburbs Leagues Club
APPLICATION TYPE	Construction of a new registered club premises and outdoor recreation facility in conjunction with existing golf course, including golf driving range, 27 hole mini golf course, driving range netting, lighting, car parking and vehicular access for 447 vehicles, drainage construction, landscaping and all associated works.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$ 45,195,295 (excluding GST)
BRIEFING DATE	13 May 2024

ATTENDEES

APPLICANT	Lachlan Rodgers and Mairead Hawes – The Planning Hub Daniel Perkiss - Wests Group Macarthur Neil Pash - Wests Group Macarthur Andrew O'Connell - Altis Architecture
PANEL	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Mary Lynne – Taylor, Grant Christmas
COUNCIL OFFICER	Stephen Pratt, Jessica Mesiti
CASE MANAGER	Renah Givney
PLANNING PANELS SECRETARIAT	Kim Holt, Tim Mahoney

DA LODGED: 22 March 2024

DAYS SINCE LODGEMENT: 52 days

TENTATIVE PANEL BRIEFING DATE: Further briefing not anticipated at this stage

TENTATIVE PANEL DETERMINATION DATE: 28 August 2024

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The applicant provided a description of the proposed development to include the construction of a new registered club premises and outdoor recreation facility in conjunction with existing golf course.

Council

- Application still on notification – one (1) letter of support received in response to date.
- Internal and external referrals received.
- Matter has been to a design review panel.
- Request for information was sent to the applicant who is currently reviewing and providing a response.

Panel

- The panel queried what the response has been made to the Design Review Panel's suggestion that parking be provided underground. Council staff advised that the issues with parking identified by the DRP could be resolved with suitable landscape screening.
- The Council outlined it is anticipated to finalise the assessment of the application in the last week of August.
- The panel chair advised another briefing is unlikely and a final e-determination briefing could be arranged unless major issues arise.
- The panel targets determination of RSDAs within 250 days. The Chair recommends that the applicant expedite their efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment.

Note:

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Sydney Western City Planning Panel and therefore future comment will not be limited to the detail contained within.