

## Record of Briefing Sydney Western City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	<b>PPSSWC-398 – Campbelltown - 226/2024/DA-SW - Peppin Crescent Airds</b>
<b>APPLICANT / OWNER</b>	<b>Applicant:</b> Homes NSW <b>Owner:</b> New South Wales Land and Housing Corporation
<b>APPLICATION TYPE</b>	Development Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	CIV > \$5M - Crown Development
<b>CIV</b>	\$10,795,836.00 (excluding GST)
<b>BRIEFING DATE</b>	28 October 2024
<b>CONFLICT OF INTEREST</b>	Louise Camenzuli declared a conflict of interest as she acts for Land and Housing Corporation.

### ATTENDEES

<b>APPLICANT</b>	Sally Zhu (Landcom), Alfred Jury (Homes NSW) and Dan Brindle (Director, BBC Consulting Planners)
<b>PANEL</b>	Justin Doyle (Chair), David Kitto, Helena Miller
<b>COUNCIL OFFICER</b>	Karl Okorn, Kristy Griffiths, Alex Long
<b>CASE MANAGER</b>	Renah Givney
<b>PLANNING PANELS TEAM</b>	Renah Givney

### DA LODGED & DAYS SINCE LODGEMENT: 2 February 2024

The Chair welcomed the attendees and explained the purpose of the briefing. Given the time that has elapsed since the development application was lodged, the Chair encouraged everyone to prioritise the finalisation of the assessment so the application can be determined as soon as possible in 2025.

Landcom made a short presentation on the proposal and advised that it is likely to provide all outstanding information to Council shortly.

There was then a short discussion on several matters:

- The RFS has now provided its GTAs to Council. Council will send these GTAs to Landcom for review.
- The biodiversity issues have NOW been resolved and will generally be managed under the existing conditions of Part 3A concept approval for the Airds-Bradbury Renewal Project.

- The uses for the residual lots have not been determined yet. Given the constraints to any future use (bushfire, biodiversity), these lots could become part of the open space network. But decisions on this will only be made after the development application is determined.
- The proposed landscaping along Georges River Road is discontinuous because Landcom only owns some of the land along the frontage. The Panel encouraged Landcom to consider extending the landscaping along the full frontage to achieve a better outcome and to investigate rationalising the boundaries along the frontage to simplify any future maintenance arrangements. Landcom agreed to do this.

The agreed actions were for the:

- Landcom to:
  - review and comment on the RFS's GTAs;
  - provide all outstanding information to Council as soon as possible;
- Council to finalise its assessment of the merits of the development application and make a recommendation to the Panel by the end of January 2025.

**TENTATIVE DETERMINATION DATE: 3 FEBRUARY 2025**