

<b>DATE OF DETERMINATION</b>	25 July 2025
<b>DATE OF PANEL DECISION</b>	25 July 2025
<b>PANEL MEMBERS</b>	Justin Doyle (Chair), David Kitto, Jua Cilliers
<b>APOLOGIES</b>	Isabella Wisniewska
<b>DECLARATIONS OF INTEREST</b>	Louise Camenzuli declared a conflict of interest as she acts for Land and Housing Corporation, they did not participate.

Papers circulated electronically on 22 July 2025.

#### **MATTER DETERMINED**

PPSSWC-398 – Campbelltown – 226/2024/DA-SW at Peppin Crescent Airds - Airds Stage 5 - Subdivision into 108 residential lots, three (3) residue lots, one (1) lot for open space, land dedicated as roads and associated subdivision works including demolition, excavation works associated with road grading, site benching, removal of redundant services, the construction of roads and roadworks, stormwater drainage, utility services, selective tree removal, sedimentation control, and street landscaping.

#### **PANEL CONSIDERATION AND DECISION**

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings listed at item 8 in Schedule 1.

#### **Development application**

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

#### **REASONS FOR THE DECISION**

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

In particular, the Panel is satisfied:

- a) The development proposed is consistent with the Airds/Bradbury Urban Renewal Concept Plan, which was approved by the Minister for Planning and Infrastructure on 24 August 2012.
- b) The biodiversity and conservation impacts of the proposal were addressed in the approval and conditions of the concept plan for the urban renewal project in 2012. The Secretary of the

Department of Planning, Housing and Infrastructure has certified under Section 34A of *Biodiversity Conservation (Savings and Transitional) Regulation 2017* that these measures remain current.

The area of redevelopment is substantially congruent with the existing housing estate with some intrusion into the adjacent bushland, as seen in this image:



Figure 3 – Proposed Lot Layout

While the proposal will involve removal of 463 trees, 69 of which are species which can provide food for koalas, the removal of vegetation involved with the proposal has already been offset under the Bushland Management Plan and Voluntary Planning Agreement prepared under the concept plan approval. It is reported that no additional impacts on threatened species or communities will result from the proposal that were not addressed under the concept approval. The Panel is satisfied that the requirements of State Environmental Planning Policy (Biodiversity & Conservation) 2021 have been addressed.

- c) Issues associated with past contamination and remediation have been considered in the Remedial Action Plan that was undertaken for proposal by JB&G Australia Pty Ltd, dated 4 November 2021. With the implementation of this plan, the site can be made suitable for the proposal in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021.
- d) Significant traffic impacts are not expected, with the local road arrangements to be consistent with the approved concept plan.
- e) The proposal is consistent with the relevant environmental planning instruments, including the LEP zoning objectives for the R2 Low Density Residential Zone and applicable development standards.
- f) While some lots are lower than the LEP minimum lot size of 500m<sup>2</sup>, the subdivision layout accords with the Airds Bradbury Urban Renewal Development Control Guidelines and Claymore Urban Renewal Development Control Guidelines and the approved concept plan, which prevail in this instance. Notwithstanding the non-compliance with the LEP standard, the Panel is satisfied that the relevant lots will still deliver acceptable amenity outcomes.
- g) Concurrence and general terms of approval have been provided in relation to bushfire risk from the Rural Fire Service.
- h) The proposal will contribute 108 new residential lots (and 3 residue lots) and continue the renewal of the Airds/Bradbury estate into a mix of social and private housing with improved amenity and upgraded infrastructure.
- i) The proposal is in the public interest.

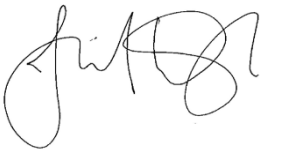


## CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report.

## CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered the single written submission made during public exhibition from the owner of a nearby property concerned about impacts from the development.

Conditions are imposed to regulate the construction process and the development is not expected when complete to give rise to unacceptable outcomes. The Panel is satisfied the submission is adequately resolved for the reasons addressed in the Assessment Report.

PANEL MEMBERS	
 Justin Doyle (Chair)	 David Kitto
 Jua Cilliers	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-398 – Campbelltown – 226/2024/DA-SW
2	PROPOSED DEVELOPMENT	Airds Stage 5 - Subdivision into 108 residential lots, three (3) residue lots, one (1) lot for open space, land dedicated as roads and associated subdivision works including demolition, excavation works associated with road grading, site benching, removal of redundant services, the construction of roads and roadworks, stormwater drainage, utility services, selective tree removal, sedimentation control, and street landscaping.
3	STREET ADDRESS	Peppin Crescent Airds
4	APPLICANT/OWNER	Applicant: New South Wales Land and Housing Corporation Owner: New South Wales Land and Housing Corporation
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>Campbelltown Local Environmental Plan 2015</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Campbelltown Development Control Plan 2015</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i></li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council Assessment Report: 11 July 2025</li> <li>Written submissions during public exhibition: One (1)</li> <li>Total number of unique submissions received by way of objection: One (1)</li> </ul>
8	BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Briefing: 30 June 2025 <ul style="list-style-type: none"> <li><u>Panel members</u>: Justin Doyle (Chair), David Kitto, Jua Cilliers, Isabella Wisniewska</li> <li><u>Council assessment staff</u>: Karl Okorn, Kristy Griffiths, Kha Huynh</li> <li><u>Applicant representatives</u>: Rodney Garrett, Mark Doria, Chao Jing</li> </ul> </li> <li>Briefing: 28 October 2024 <ul style="list-style-type: none"> <li><u>Panel members</u>: Justin Doyle (Chair), David Kitto, Helena Miller</li> <li><u>Council assessment staff</u>: Karl Okorn, Kristy Griffiths, Alex Long</li> <li><u>Applicant representatives</u>: Sally Zhu, Alfred Jury, Dan Brindle</li> </ul> </li> </ul>

9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report