

DATE OF DETERMINATION	4 November 2025
DATE OF PANEL DECISION	3 November 2025
PANEL MEMBERS	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Isabella Wisniewska, Joshua Cotter
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 23 October 2025.

MATTER DETERMINED

PPSSWC-528 – Campbelltown – 293/2025/DA-RA - 7 Norfolk Street, Ingleburn - Demolition of existing structures, construction of a 10 storey residential apartment containing 73 apartments, 2 levels of basement carparking, associated site and landscaping works, and lot consolidation.

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 and the matters 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.

Matters particularly taken into account include:

1. The DA proposal as originally made was reviewed by the Council's Design Excellence Panel (DEP) which requested a number of design related changes. The changes included additional articulation through a refinement of materials, improvements to the arrangement and form of the proposal facilitates solar access and cross flow ventilation, incorporation of additional tree canopy and public domain plantings, landscaping improvements and changes to the vehicle cross over and garbage arrangements. An updated set of plans was presented a second time to the DEP which confirmed satisfaction with the updated plans subject to matters now addressed through condition. The Panel accepts that assessment to satisfy Section 145 of the Housing SEPP.
2. Section 4.6 of the Resilience and Hazards SEPP - for consideration of whether the land is contaminated. A PSI report has been submitted by a qualified consultant. It concludes that the site can be made suitable for the proposed residential flat building subject to a HAZMAT assessment being undertaken prior to demolition by a licensed assessor. Where hazardous building materials are identified and subsequently removed, an inspection is to be required of surface soils with clearance to be given by a suitably qualified consultant. Compliance with these recommendations is to be required by Condition.
3. Endeavour Energy has supplied terms of approval to be embodied in the conditions addressing the adjacent substation to meet Section 2.48(2) of the Transport and Infrastructure SEPP in relation to the electricity substation.

4. The proposal will satisfy the zoning objectives of the R4 High Density Residential Zone by providing a significant contribution to new housing for the community in the Ingleburn area close to the town centre and Ingleburn train station, in a well-designed building taking advantage of good solar access

On that basis, the Panel is satisfied the development is in the public interest and that it will make a positive contribution to addressing the housing crisis in Sydney.

CONDITIONS

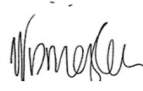
The development application was approved subject to the conditions in the council assessment report which the Panel is advised the Applicant has agreed to.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition. The panel notes that issues of concern included:

- congestion and overcrowding
- impatient drivers
- obstruction of light
- increased littering
- privacy impacts

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
Justin Doyle (Chair) 	Louise Camenzuli 
David Kitto 	Isabella Wisniewska 
Joshua Cotter 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-528 – Campbelltown – 293/2025/DA-RA
2	PROPOSED DEVELOPMENT	Demolition of existing structures, construction of a 10 storey residential apartment containing 73 apartments, 2 levels of basement carparking and associated amenities
3	STREET ADDRESS	7 Norfolk Street, Ingleburn
4	APPLICANT/OWNER	Applicant: Cley Studio/Mijasu Pty Ltd Owner: Seghabi Developments Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Housing) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Sustainable Buildings) 2022 - Campbelltown Local Environmental Plan 2015 - Draft environmental planning instruments: Nil - Development control plans: - Campbelltown Development Control Plan 2015 - Planning agreements: Nil - Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil - Coastal zone management plan: Nil - The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality - The suitability of the site for the development - Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council assessment report: 26 September 2025 - Written submissions during public exhibition: 2 - Total number of unique submissions received by way of objection: 2
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Briefing: 4 August 2025 <u>Panel members</u>: Justin Doyle (Chair), David Kitto, Louise Camenzuli, Isabella Wisniewska, Joshua Cotter <u>Council assessment staff</u>: Melanie Smith, Karl Okorn <u>Applicant representatives</u>: Benny Shields
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report