DETERMINATION AND STATEMENT OF REASONS
SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	5 March 2025
DATE OF PANEL DECISION	5 March 2025
DATE OF PANEL BRIEFING	3 February 2025
PANEL MEMBERS	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Grant Christmas, Mary Lynne Taylor
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 26 February 2025.

MATTER DETERMINED
PPSSWC-439 - Camden - DA/2024/364/1 - 52 Park Road, Leppington - Construction of a centre based child care centre for 136 children with basement car parking and associated site works.

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.
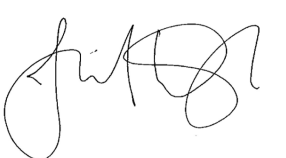
CONDITIONS
The development application was approved subject to the conditions in the council assessment report, which the Panel is advised by Council have been agreed to by the Applicant.

The Panel is pleased to approve this facility which will contribute to the infrastructure needed to cater to the planned fast transition to high density living in the area.

CONSIDERATION OF COMMUNITY VIEWS
In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
Justin Doyle (Chair)	Louise Camenzuli

David Kitto	Grant Christmas
Mary-Lynne Taylor	

	SCHEDULE 1	
1	**PANEL REF – LGA – DA NO.**	PPSSWC-439 - Camden - DA/2024/364/1
2	**PROPOSED DEVELOPMENT**	Construction of a centre based child care centre for 136 children aged 0 to 5 years with basement car parking, landscaping and associated site works.
3	**STREET ADDRESS**	52 Park Road, Leppington
4	**APPLICANT/OWNER**	Applicant: Nigel McAndrew - Design and Planning / Jeckra P/L Owner: Park Road 26 P/L
5	**TYPE OF REGIONAL DEVELOPMENT**	Private infrastructure and community facilities over $5 million
6	**RELEVANT MANDATORY CONSIDERATIONS**	- Environmental planning instruments: - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Precincts - Western Parkland City) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Industry and Employment) 2021 - State Environmental Planning Policy (Sustainable Buildings) 2022 - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Draft environmental planning instruments: Nil - Development control plans: - Camden Growth Centres Development Control Plan 2024 - Camden Development Control Plan 2019 - Planning agreements: Nil - Provisions of the *Environmental Planning and Assessment Regulation 2021:* 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 *Environmental Planning and Assessment Act 1979* or regulations - The public interest, including the principles of ecologically sustainable development
7	**MATERIAL CONSIDERED BY THE PANEL**	- Council assessment report: 24 February 2025 - Written submissions during public exhibition: 0
8	**MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL**	- Briefing: 29 October 2024 - Panel members: Justin Doyle (Chair), Louise Camenzuli, David Kitto, Grant Christmas, Mary-Lynne Taylor - Council assessment staff: Jamie Erken, Ryan Pritchard - Applicant representatives: Nigel McAndrew
9	**COUNCIL RECOMMENDATION**	Approval
10	**DRAFT CONDITIONS**	Attached to the council assessment report