

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY WESTERN CITY PLANNING PANEL

|                                 |   |
|---------------------------------|---|
| <b>DATE OF DETERMINATION</b>    | 5 May 2025  |
| <b>DATE OF PANEL DECISION</b>   | 5 May 2025  |
| <b>DATE OF PANEL BRIEFING</b>   | 10 February 2025  |
| <b>PANEL MEMBERS</b>            | Justin Doyle (Chair), Greg Woodhams, David Kitto  |
| <b>APOLOGIES</b>                | Abha Suri   |
| <b>DECLARATIONS OF INTEREST</b> | Louise Camenzuli declared a conflict of interest as her firms does work for the applicant Mirvac. |

Papers circulated electronically on 29 April 2025.

#### MATTER DETERMINED

PPSSWC-498 - Camden - DA/2024/552/1 - 100 Charles McIntosh Parkway, Cobbitty - Construction of a single storey, 127 place centre-based child care facility, a basement car park and associated site works. (as described in Schedule 1)

#### 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.

In particular, the Panel concluded that:

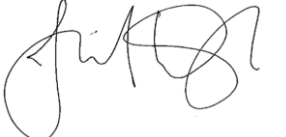


- The development is consistent with the provisions of the applicable environmental planning instruments, including *State Environmental Planning Policy (Precincts - Western Parkland City) 2021*, *State Environmental Planning Policy (Transport and Infrastructure) 2021*, *State Environmental Planning Policy (Resilience and Hazards) 2021*, *State Environmental Planning Policy (Industry and Employment) 2021*, *State Environmental Planning Policy (Sustainable Buildings) 2022* and *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- The development is consistent with the objectives of the *Oran Park Development Control Plan 2007* and *Camden Development Control Plan 2019*
- The development complies with the relevant requirements in Chapter 3 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* and the *Child Care Planning Guideline 2021*
- The development is of an appropriate scale and form for the site and the future character of the locality
- The impacts of the development are acceptable and can be suitably controlled under the recommended conditions
- The development will substantially increase the supply of child care places in an area which is growing rapidly, consistent with the strategic planning objectives for the area
- The development 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 notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

| PANEL MEMBERS   |   |
|---|---|
| <br>Justin Doyle (Chair) | <br>Greg Woodhams |
| <br>David Kitto          |   |

| SCHEDULE 1 |   |   |
|------------|---|---|
| 1          | PANEL REF – LGA – DA NO.                              | PPSSWC-498 - Camden - DA/2024/552/1   |
| 2          | PROPOSED DEVELOPMENT                                  | Construction of a single storey, 127 place centre based child care facility, a basement car park and associated site works.   |
| 3          | STREET ADDRESS  | 100 Charles McIntosh Parkway, Cobbitty  |
| 4          | APPLICANT/OWNER                                       | Jeckra Pty Ltd<br>Mirvac Residential Sub Co Pty Ltd   |
| 5          | TYPE OF REGIONAL DEVELOPMENT                          | Private infrastructure and community facilities 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 (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Precincts - Western Parkland City) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Industry and Employment) 2021</li> <li>State Environmental Planning Policy (Sustainable Buildings) 2022</li> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Oran Park Development Control Plan 2007</li> <li>Camden Development Control Plan 2019</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil</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: April 2025</li> <li>Written submissions during public exhibition: 0</li> </ul>  |
| 8          | MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL | <ul style="list-style-type: none"> <li>Briefing: 10 February 2025 <ul style="list-style-type: none"> <li><u>Panel members</u>: Justin Doyle (Chair), Greg Woodhams, David Kitto</li> <li><u>Council assessment staff</u>: Jamie Erken, Ryan Pritchard, Alyssa Markland</li> <li><u>Applicant Attendees</u>: Nigel McAndrew, Nathan Johnson, Daniel West, Samantha Watt, Kieran Aranha</li> </ul> </li> </ul>  |
| 9          | COUNCIL RECOMMENDATION                                | Approval  |
| 10         | DRAFT CONDITIONS                                      | Attached to the council assessment report   |