

DETERMINATION AND STATEMENT OF REASONS

SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	27 June 2025
DATE OF PANEL DECISION	27 June 2025
PANEL MEMBERS	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Abha Suri, Michael Mantei
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 20 June 2025.

MATTER DETERMINED

PPSSWC-517 – Camden – 2025/17/1 at 24 & 26 Mary Fairfax Drive & 63 & 65 O'Keefe Drive, Oran Park -- Lot consolidation and construction of a 139-place two storey child care centre with two levels of basement car park and associated landscaping.

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 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 is satisfied that the development is consistent with the objectives and controls of the applicable environmental planning instruments, being 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 and State Environmental Planning Policy (Biodiversity and Conservation) 2021.

The development is also consistent with the objectives of the Camden Growth Centre Precincts Development Control Plan and Child Care Planning Guideline 2021 and is of an appropriate scale and form for the site and the character of the locality.

The Panel has considered the issues raised in the submissions received from the public and, subject to the recommended conditions, is satisfied that approval of the development is in the public interest. In particular, the issues relating to traffic and road access, built form, acoustic impacts, waste collection and amenity issues have all been resolved or are appropriately dealt with through proposed conditions of consent.

CONDITIONS

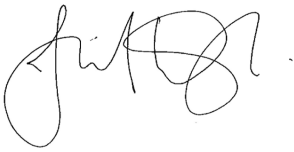


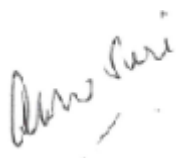

The Development Application was approved subject to the conditions in the Council Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

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

- Increased vehicular movements and access onto Mary Fairfax Drive
- Impacts of noise and privacy on the surrounding residences
- Scale and design of the proposed childcare centre.

The Panel considers that concerns raised by the community have been adequately addressed in the Council Assessment Report.

PANEL MEMBERS	
 Justin Doyle (Chair)	 David Kitto
 Louise Camenzuli	 Abha Suri
 Michael Mantei	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-517 – Camden – 2025/17/1
2	PROPOSED DEVELOPMENT	Lot consolidation and construction of a 139-place two storey childcare centre with two levels of basement car park and associated landscaping.
3	STREET ADDRESS	24 & 26 Mary Fairfax Drive & 63 & 65 O'Keefe Drive, Oran Park
4	APPLICANT/OWNER	Kim Eagleton / Catherine Parks Properties 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"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ 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 ○ Camden Local Environmental Plan 2010 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Camden Development Control Plan 2019 • Planning agreements: Nil • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • 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	<ul style="list-style-type: none"> • Council Assessment Report: June 2025 • Written submissions during public exhibition: 9 • Total number of unique submissions received by way of objection: 3
8	COUNCIL RECOMMENDATION	Approval
9	DRAFT CONDITIONS	Attached to the Council Assessment Report