



DATE OF DETERMINATION	13 August 2025
DATE OF PANEL DECISION	13 August 2025
PANEL MEMBERS	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Kevin Lam, Ninos Khoshaba
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 8 August 2025.

MATTER DETERMINED

PPSSWC-527 – Fairfield – DA43.1/2025 – 138 The Horsley Drive Carramar 2163 – Alterations to the existing Karitane facility.

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 which have been summarised below:

During the assessment of the application, the keys issues that were identified were car parking and characterisation.

The parking issue arose because the conditions of consent for the existing Karitane facility required 59 car parking spaces onsite for staff and visitors to the facility. The DA as made proposed that only 57 spaces would be provided, a shortfall and reduction of two (2) car parking spaces. However an amended site plan has addressed the shortfall.

The characterisation issue arose because insufficient information was provided with the DA to establish that the use would constitute a community health facility that could be categorised as a “health services facility” being a permitted use in the R2 – Low Density Residential Zone under Clause 2.60(1) of State Environmental Planning Policy (Transport and Infrastructure) 2021. The term “health services facility” is defined in the Standard Instrument to include “community health service facilities” which would embrace the parenting centre, toddler clinic, perinatal mental health and community programs proposed to be offered from the upgraded facility. Each of those services are in the Panel’s view sufficiently concerned with family health issues to engage the permitted use. The Council sought and obtained additional information during the DA process to confirm this was the case.

As amended, the DA therefore satisfactorily addresses Clause 4.15 of the Environmental Planning and Assessment Act 1979 and is suitable for the site. Issues reported on as satisfactory by the Council include:

- Consistency of the altered development with its context and setting, and the public domain
- Access and traffic
- Sufficiency of the onsite facilities – The proposed development is for internal alterations to the existing building.
- Natural hazards – While the subject site is affected by the Low-Risk Precinct for Mainstream Flood, Council's Engineering Branch has reviewed the proposal and raised no issues, subject to conditions of consent.

It is considered that the key issues as outlined in Section 6 of the Council Assessment Report have been resolved satisfactorily through amendments to the proposal and/or in the recommended draft conditions.

CONDITIONS

The DA 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	
Justin Doyle (Chair) 	David Kitto 
Louise Camenzuli 	Kevin Lam 
Ninos Khoshaba 	

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	PPSSWC-527 – Fairfield – DA43.1/2025
2	PROPOSED DEVELOPMENT	Alterations to the existing Karitane facility.
3	STREET ADDRESS	138 The Horsley Drive Carramar 2163
4	APPLICANT/OWNER	Applicant/Owner: Karitane Linking Families
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 (Transport and Infrastructure) 2021 ○ Fairfield Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Fairfield Development Control Plan 2024 • 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: 25 July 2025 • Written submissions during public exhibition: Zero (0) • Total number of unique submissions received by way of objection: Zero (0)
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 2 June 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), David Kitto, Louise Camenzuli, Kevin Lam, Ninos Khoshaba ○ <u>Council assessment staff</u>: Sunnee Cullen, Matthew Korzy ○ <u>Applicant representatives</u>: Grainne O'Loughlin, Naomi Daley, Harley Lockhart, Oleg Sannikov, David Arguelles, Angel Mahchut
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report