

DETERMINATION AND STATEMENT OF REASONS

SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	25 September 2025
DATE OF PANEL DECISION	25 September 2025
PANEL MEMBERS	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Michael Mantei
APOLOGIES	Sue Francis
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 18 September 2025.

MATTER DETERMINED

PPSSWC-582 – Camden – 2025/309/1 -- 2 White Cliffs Avenue, Gregory Hills – Construction of a two storey centre based child care centre for 136 children including basement and at-grade car parking for 41 vehicles, business identification signage, civil works, stormwater drainage, landscaping and associated site works

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6 and the material listed at item 7 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

While the proposed childcare is to be located in the IN1 General Industrial zone under Appendix 2, Section 2.2 of the Western Parkland City SEPP the objectives of which are directed to encouraging a “wide range of industrial and warehouse land uses”, the use is permissible because it is not identified in the nominated list of prohibited uses.

Section 4.2 of the Turner Road Precinct DCP indicates that “Childcare centres are to be co-located with community facilities or education facilities or adjacent to open space areas” as well as the sites identified in Figure 20. The proposed site is not identified in the assessment report to be one of the Figure 20 sites and adjoins only other industrial sites.

However, the clause also includes a “Note” that “These locations are indicative only and subject to further detail being provided with any development consent for a child care centre.”

The Panel is cautious not to encourage the location of childcare centres on industrial land. Despite being located in the General Industrial zone, it observed that the adjoining uses are reported to be generally of a light industrial character, and the Council assessment staff report that there is no hazardous, restricted or otherwise incompatible use. Ultimately, the Panel has deferred to the recommendation in the assessment report that concludes that this site is suitable for a childcare use.

With the rapidly increasing population around Gregory Hills it is important that there are well designed childcare centres to provide for anticipated demand.

After making those observations, the Panel determined to approve the application for the reasons outlined in the Council Assessment Report which have been summarised below:

1. 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 (Industry and Employment) 2021 and State Environmental Planning Policy (Biodiversity and Conservation) 2021.
2. The proposed child care centre is reported to be compliant with the Education and Care Services National Regulations (2021 SI 653) and more specifically the proposed development is reported to be compliant with Clause 107 (indoor unencumbered space requirements) and Clause 108 (outdoor unencumbered space requirement) of the SEPP.
3. The development is consistent with the objectives of the Turner Road Precinct Development Control Plan 2018, Camden Development Control Plan 2019 and Child Care Planning Guideline 2021.
4. The development is of an appropriate scale and form for the site and the character of the locality.
5. Subject to the recommended conditions, the development is unlikely to have any unreasonable adverse impacts on the natural or built environments.
6. For the above reasons, the development is a suitable use of the site and its approval is in the public interest

CONDITIONS

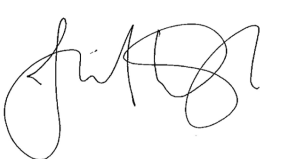
The Development Application was approved subject to the conditions in the Council Assessment Report.

The Applicant took issue with condition (4) in section 1.1 of the proposed conditions which requires embellishment to the footpath along the Central Hills Drive and Turner Road frontages of the site. The Council defends the requirement as the works described in the condition are needed to tie into approved and completed public domain works on adjoining sites (including 4 White Cliffs Avenue and 43, 49, 55 & 61 Turner Road, Gregory Hills) which will ultimately provide improved pedestrian access to the residential suburb of Gregory Hills (located 450m to the east of the site).

The Panel agrees that as the Applicant will take the benefit of the works constructed on adjoining sites, it is reasonable for the Council to require similar works adjacent to this site. The Panel also sees an upgraded treatment of the adjacent public domain as appropriate to rendering the site suitable for the proposed use in the industrial setting of 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)	 David Kitto
 Louise Camenzuli	
 Michael Mantei	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-582 – Camden – 2025/309/1
2	PROPOSED DEVELOPMENT	Construction of a two storey centre based child care centre for 136 children including basement and at-grade car parking for 41 vehicles, business identification signage, civil works, stormwater drainage, landscaping and associated site works
3	STREET ADDRESS	2 White Cliffs Avenue, Gregory Hills
4	APPLICANT/OWNER	D.N.G Constructions Pty Ltd
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 (Precincts – Western Parkland City) 2021. ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021. ○ State Environmental Planning Policy (Resilience and Hazards) 2021. ○ State Environmental Planning Policy (Industry and Employment) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021. ○ State Environmental Planning Policy (Sustainable Buildings) 2022. ○ Camden Local Environmental Plan 2010 • Draft environmental planning instruments: Nil • Development control plans: ○ Camden Development Control Plan 2019 ○ Turner Road Precinct Development Control Plan 2018 • 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	• Council Assessment Report: September 2025 • Written submissions during public exhibition: Zero • Total number of unique submissions received by way of objection: Zero
8	COUNCIL RECOMMENDATION	Approval
9	DRAFT CONDITIONS	Attached to the Council Assessment Report