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## DEVELOPMENT APPLICATION – NOTICE OF DETERMINATION

Issued under the Environmental Planning and Assessment Act 1979

Sections 4.16, 4.17 & 4.19

**Applicant**

Jack Janssen  
Shop 3, 3 Ward Place  
DURAL NSW 2158

**Development Application No. 24-00513**

**PAN- 435704**

**Property Description: Lot 160 in DP 1001063, 151 Bridge Street, Schofields**

**Description:** Demolition of dwelling and structures and construction of a 2 storey centre-based childcare centre for 135 children and 19 staff above basement carparking with 42 parking spaces, tree removal, landscaping and site works with proposed hours of operation of 7:00am to 6:00pm Mondays to Fridays.

**Determination:** *Refusal under delegated authority provided by Sydney Central Planning Panel on 15 January 2024 (D25/29681)*

**Determination Date:** *23 January 2024*

**Right of appeal**

If you are dissatisfied with this decision, Section 8.7 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within six (6) months of the date of this notification.

Division 8.2 of the Environmental Planning and Assessment Act 1979 provides that the applicant may request the Council to review the determination.

Division 8.2 does not apply to complying development, designated development or a determination made by Council under Division 4.2 in respect of Crown applications.

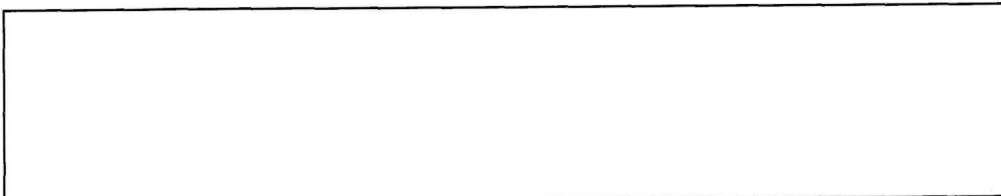
Kerry Robinson  
**CHIEF EXECUTIVE OFFICER**

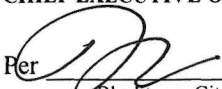
Per 

23 January 2025

**1 Refuse DA-24-00513 for the following reasons:**

- Insufficient information has been submitted as required under Clause 36 of the Environmental Planning and Assessment Regulation 2021, as the applicant has failed to provide the relevant information required with the application and that requested in Council's request for information dated 14 June May 2024, 13 July 2024 and 7 August 2024 [Section 4.15 (1)(a)(iv) of Environmental Planning and Assessment Act 1979].
- Council received 5 submissions as a result of the public notification of the application, which raised relevant matters such as traffic, parking, safety, noise, privacy, infrastructure strain (stormwater) and incompatibility with the character of the local area. The applicant has failed to adequately address the matters raised in these submissions [Section 4.15 (1)(d) of EP&A Act 1979].
- Based on the information submitted, the proposal will result in a negative impact on the natural, built and social environments within the locality of the site due to the design quality, the Child Care Guidelines, car parking, poor indoor and outdoor spaces, visual and acoustic privacy, waste management, tree removal, engineering and drainage matters [Section 4.15(b) of the Environmental Planning and Assessment Act 1979].
- Suitability of the site for development cannot be assessed as insufficient and inadequate information has been provided on the design quality, the Child Care Guidelines, car parking, indoor and outdoor spaces, visual and acoustic privacy, waste management, tree removal, engineering and drainage matters to enable Council to determine suitability [Section 4.15(b) of the Environmental Planning and Assessment Act 1979].
- For the reasons outlined above, granting of consent to the development in its current form is not in the public interest [Section 4.15(1)(e) of the EP&A Act 1979].



Kerry Robinson  
**CHIEF EXECUTIVE OFFICER**  
Per   
Blacktown City Council  
23 January 2025