

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	17 November 2020
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Gabrielle Morrish, Mark Colburt and Chandi Saba
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

Papers circulated electronically on 10 November 2020.

MATTER DETERMINED

PPSSCC-65 – DA896/2020/JP - The Hills Shire - Lots 7 and 8 Sec 1 DP 6915, 2-4 James Street, Baulkham Hills, Demolition of existing structures and construction of a Centre Based Child Care Centre (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at items 7 and 8 in Schedule 1.

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

The decision was **unanimous**.

CONDITIONS



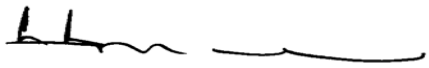


The development application was approved subject to the conditions in the Council Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

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

- Traffic congestion in James Street;
- Traffic noise;
- Noise mitigation;
- Privacy;
- Overshadowing;
- Waste management.

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

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 David Ryan
 Chandi Saba	 Mark Colburt
 Gabrielle Morrish	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-65 – The Hills Shire - DA896/2020/JP
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of a Centre Based Child Care Centre
3	STREET ADDRESS	Lots 7 and 8 Sec 1 DP 6915, 2-4 James Street, Baulkham Hills
4	APPLICANT/OWNER	JJSF Family Holdings Pty Ltd & ATF JJ Family / Fady & Sarag Elghitany
5	TYPE OF REGIONAL DEVELOPMENT	CIV > \$5M - Private infrastructure and community facilities
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy No. 55—Remediation of Land – Satisfactory The Hills Local Environment Plan 2019 The Hills Section 7.12 Contribution Plan Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> The Hills Development Control Plan 2012 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i> Coastal zone management plan: [Nil] The likely impacts of the development, including environmental impacts on the natural and built environment and social and

		<p>economic impacts in the locality</p> <ul style="list-style-type: none"> ○ 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: November 2020 • Written submissions during public exhibition: 7
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Briefing – 16 April 2020 • Site inspection - Site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually. • Papers were circulated electronically on 10 November 2020.
9	COUNCIL RECOMMENDATION	Approval subject to conditions
10	DRAFT CONDITIONS	Attached to the Council Assessment Report