

MINUTES OF THE DEVELOPMENT ASSESSMENT UNIT MEETING HELD AT THE HILLS SHIRE COUNCIL ON TUESDAY, 24 SEPTEMBER 2024

PRESENT

Cameron McKenzie	Group Manager – Development & Compliance (Chair)
Angelo Berios	Manager – Environment & Health
Craig Woods	Manager – Regulatory Services
Paul Osborne	Manager – Development Assessment
Nicholas Carlton	Manager – Forward Planning
David Munday	Manager – Subdivision & Development Certification
Kristine McKenzie	Principal Coordinator – Development Assessment

APOLOGIES – NIL

CIRCULATED ELECTRONICALLY

ITEM-1 692/2004/HC/B – SECTION 4.55(1A) MODIFICATION TO AN APPROVED EXTENSION TO AN EXISTING CHILD CARE CENTRE – LOT 12 DP 833260, NO. 4-6 LEIGH PLACE, WEST PENNANT HILLS

PUBLIC NOTIFICATION OF THE DETERMINATION PURSUANT TO ITEM 20(2)(c) AND (d) OF SCHEDULE 1 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

DECISION

The Modification Application be refused in accordance with the recommendation and with the addition of a Reason for Refusal as follows.

The increase in child and staff numbers will result in a shortfall of sanitary facilities. No information has been provided on how this shortfall will be addressed to comply with the requirements of the Building Code of Australia.(Section 4.15 (1) (c) of the Environmental Planning and Assessment Act, 1979).

REASONS FOR THE DECISION

Section 4.15 (EP&A Act) – Unsatisfactory.
Section 4.55 (EP&A Act) – Unsatisfactory
SEPP (Resilience and Hazards) 2021 – Satisfactory.
SEPP (Transport and Infrastructure) 2021 – Unsatisfactory.
The Hills LEP 2019 – Satisfactory.
The Hills DCP 2012
- Part B Section 6 – Business - Unsatisfactory
- Part B Section 2 – Residential – Unsatisfactory.
- Part C Section 1 – Parking – Unsatisfactory.

HOW COMMUNITY VIEWS WERE TAKEN INTO ACCOUNT IN MAKING THE DECISION

Notification letters were issued to adjoining and surrounding properties over 14 days. Four submissions were received. The issues raised in the submissions were considered in the report.

END MINUTES