

# **MINUTES OF LOCAL PLANNING PANEL MEETING**

Held at COUNCIL CHAMBERS, HORNSBY  
on Wednesday, 27 February 2019

at 6:30pm



## **PRESENT**

Chairperson – Garry Fielding

Expert Panel Member – Linda McClure

Expert Panel Member – Juliet Grant

Community Member – Barbra Wynn

## **Staff Present**

Manager, Development Assessments – Rod Pickles

Senior Town Planner – Matthew Miles

*The Meeting commenced at 6.30pm.*

## **AUDIO RECORDING OF LOCAL PLANNING PANEL MEETING**

Statement by the Chairperson:

*"I advise all present that tonight's meeting is being video streamed live via Council's website and also audio recorded for the purposes of providing a record of public comment at the meeting, supporting the democratic process, broadening knowledge and participation in community affairs, and demonstrating Council's commitment to openness and accountability. The audio and video recordings of the non-confidential parts of the meeting will be made available on Council's website once the Minutes have been finalised. All speakers are requested to ensure their comments are relevant to the issue at hand and to refrain from making personal comments or criticisms. No other persons are permitted to record the Meeting, unless specifically authorised by Council to do so."*

## **APOLOGIES / LEAVE OF ABSENCE**

NIL

## **DECLARATIONS OF INTEREST**

NIL

## **ADDRESSES TO THE PANEL**

The following members of the public addressed the Panel on items on the agenda:

- 1 LPP2/19 Development Application - Increase Capacity of Child Care Centre  
From 57 Children to 75 Children - 109 Copeland Road, Beecroft**

Lionel Jackson

Lionel Jackson on behalf of Neryla Jolly

Jane Jackson

Dr. Neil Berry

Jan Primrose on behalf of Protecting your Suburban Environment Inc

Kermani Hoomayun

Paris Spana

Scott Moore

Rob Wallman

**IN ACCORDANCE WITH CLAUSE 3.3(5.b) OF SCHEDULE 1 OF THE OPERATIONAL PROCEDURES DIRECTIONS ISSUED 23 FEBRUARY 2018.**

The Panel Chair closed the public meeting at 7:15pm for deliberation, voting and determination.

**GENERAL BUSINESS**

**LOCAL PLANNING PANEL**

- 1 LPP2/19 Development Application - Increase Capacity of Child Care Centre  
From 57 Children to 75 Children - 109 Copeland Road, Beecroft**

**(DA/1049/2014/G)**

**OFFICERS' RECOMMENDATION**

THAT pursuant to Section 4.55(2) of the Environmental Planning and Assessment Act 1979, Development Application No. DA/1049/2014 for construction of a single storey, purpose built child care centre with basement car park at Lot A and B DP 166377, No. 109 Copeland Road, Beecroft be amended as detailed in Schedule 1 of LPP Report No. LPP2/19.

**PANEL'S CONSIDERATION AND DETERMINATION**

The Panel considered the matters raised by the objectors at the meeting including maximum number of children, car parking, traffic, landscaping, light spillage, noise and non-compliances.

The Panel resolved to adopt the officers' recommendation and approve the proposed development for the reasons outlined below, subject to the additional conditions below:

**1. Condition 53A be modified as follows:**

**53A. Child Care Centre Management**

The child care centre must be managed in accordance with the recommendations of the Acoustic Assessment prepared by Acoustic Dynamics dated 2018 which recommend the following:

- a) No tricycle or similar wheeled toys are to be used on the timber deck surfaces;
- b) No running or bouncing of balls on the deck surfaces;
- c) Children should be adequately supervised to prevent both excessive shouting and to attend to upset children; and
- d) No percussive or loud toys within the outdoor play area.

**2. New Condition No.57A**

An automated watering system must be installed within the subject site to provide irrigation to all landscaping required under this consent.

**3. New Condition No.58**

**Footpath**

A concrete footpath must be designed across the full York Street frontage of the site in accordance Council's Civil Works Design and Construction Specification 2005 and the following requirements:

- a) Pouring of the concrete footpath to the full frontage of York Street.
- b) The land adjoining the footpath to be fully turfed with the exception of the existing trees growing along York Street.
- c) Any public utility adjustments to be carried out at the cost of the applicant and to the requirements of the relevant public authority.

4. The Panel does not agree to the deletion of condition 14 a. in respect to the colour of the shade sails.

For clarity a dark brown colour is required to satisfy this condition.

5. A 1.8 metre high acoustic fence is to be erected 1 metre from the basement carpark wall on the western elevation for the length of the building.
6. The setback area from the northern and western boundaries is to be landscaped in accordance with an amended landscape plan to be submitted to Council for approval.
7. Conditions 1-6 listed above must be completed to the satisfaction of Council prior to the increase in children numbers proposed under this modification request taking place.

The reasons for the Panel's determination are:

- The proposal results in appropriate scale of development and satisfactorily complies with the relevant provisions SEPP (Educational Establishments and Child Care Facilities) 2017 and the HDCP.
- The proposed development would provide a positive social contribution to the local community by providing additional child care options.

**VOTING OF THE PANEL MEMBERS**


FOR: Garry Fielding, Linda McClure, Juliet Grant, Barbra Wynn

AGAINST: NIL

**PANEL'S PUBLIC ANNOUNCEMENT OF DECISIONS**

The Panel returned to the Council Chamber at 8:00pm where the Chair announced the Panel's decisions regarding the development applications.

The Panel's meeting concluded at 8:10pm



**Chairperson**