

**ITEM PLANNING PROPOSAL ADDITIONAL USE, CHILD
CARE CENTRE AT 97-99 QUEENS ROAD FIVE DOCK**

Department Planning and Environment

Author Initials: MF

EXECUTIVE SUMMARY

Council has received a Planning Proposal for an amendment to the Canada Bay LEP for an additional use (Child Care centre) at 97-99 Queens Road, Five Dock.

This report seeks Council's endorsement to submit a Planning Proposal to the Department of Planning and Infrastructure for a Gateway Determination to proceed to public exhibition.

STRATEGIC CONNECTION

This report supports FuturesPlan20 Outcome area: Engage with the community of local issues and planning.

This report also relates to the Canada Bay Child and Family Needs Strategy

REPORT

Council has received an application from Gat and Associates to permit a Child Care Centre as an additional use at 97-99 Queens Road, Five Dock. Child Care Centres are currently a prohibited use in the IN1 General Industrial zone under the Canada Bay Local Environmental Plan 2008. The application is provided as an attachment to this report.

The site is presently occupied by a three (3) storey building with basement parking for 110 vehicles. Council has issues approvals for the fit out and use of the building. The ground floor is currently used as a gymnasium and the second floor is used as a children's play centre and ancillary cafe. The first floor is presently unoccupied.

The applicant has submitted the following justification in support of their request for a Child Care Centre on this site:

The design of the approved building is more of a commercial nature than industrial. As multiple floor levels and basement parking were approved and no loading bays /areas were included.....The building is well suited for a child care centre use given the floor layouts and the 110 basement car spaces provided.

Council considered a Planning proposal for the adjoining property at No. 95 Queens Road which seeks to amend the Canada bay Local Environmental Plan to permit child care centres as an additional use, which was endorsed by Council and sent to the Department of Planning and Infrastructure on 1 May 2013 for a Gateway determination.

The Department has since given the Gateway determination for 95 Queens Road, supporting the proposal for an additional use – Child Care Centre. This proposal is on public exhibition until Monday 8 July 2013.

Given the building is designed for commercial rather than industrial use and the demand for child care in the local area is high it is considered reasonable to support this application.

It is recommended that Council support the proposal for an additional use – Child Care Centre at 97-99 Queens Road, Five Dock. Following endorsement from Council the Planning Proposal will be submitted to the Department of Planning and Infrastructure for a Gateway determination.

Following the receipt of a Gateway determination the Planning proposal will be placed on public exhibition in accordance with the *Environmental Planning and Assessment Regulations, 2000*.

RECOMMENDATION

1. THAT Council support the Planning Proposal for an additional use (Child Care centre) at 97-99 Queens Road, Five Dock.
2. THAT the Planning Proposal be submitted to the Department of Planning and Infrastructure for a Gateway determination.
3. THAT following the public exhibition period a report be provided to Council on the outcome and any further action to be taken.

Attachments:

1. Planning Proposal prepared by Gat & Associates

[97-99 Queens Rd, Five Dock - B - Planning Proposal.pdf](#)