

**ITEM                      PLANNING PROPOSAL - 95 QUEENS ROAD, FIVE DOCK**

**Department      Planning and Environment**

**Author Initials: CH**

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**EXECUTIVE SUMMARY**

This report seeks Council's endorsement to submit a Planning Proposal to the Department of Planning and Infrastructure for an additional use (Child Care centre) at 95 Queens Road, Five Dock.

**STRATEGIC CONNECTION**

This report supports FuturesPlan20 Outcome area: 6.4.1 Support enterprise growth through programs which strengthen business parks, enterprise and industrial corridors.

**REPORT**

Council has received a request from Salvatore Papa to permit a Child Care Centre as an additional use at 95 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 site is presently occupied by a three (3) storey building with basement parking. The building has been strata subdivided and enjoys consent for industrial purposes.

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

*A strategic study of the Five Dock, Haberfield and Concord areas by Paisley Park Early Learning Centres has identified a significant need for high quality care in those areas, with there being a significant excess of demand over supply for places, with places in the 0-2 years category often having waitlists of 12-24 months for a vacancy. The centre proposed for the property will offer 40 places for 0-2 year olds, the maximum permitted by ACECQA under the Regulations. This will address the significant flow on effects to the local and broader economy. The proposed opening hours of 7am to 6.30pm will assist in achieving this, as well as offering flexibility for those mothers in achieving a good work/life balance.*

When locating child care centres in industrial areas, it will be important to balance the needs of the surrounding industrial uses and the new child care

centre. Such a balance is necessary to ensure that other industrial uses do not adversely affect the operation of a child care centre and vice versa.

To address these potential land use conflicts, it is important that the requirements of the Canada Bay Development Control Plan in relation to Child Care Centres are addressed as part of the assessment of a future development application on the site.

Should Council wish to support the request to permit a child care centre at 95 Queen Road, the Planning Proposal would 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 accept a Planning Proposal for an additional use (Child Care centre) at 95 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.

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Mr. P. Raue, on behalf of the owner Mr. S. Papa, addressed Council

**RESOLVED**

(Crs Kenzler/Megna)

1.     THAT Council accept a Planning Proposal for an additional use (Child Care centre) at 95 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.

(FOR:              Crs Ahmed, Cestar, Kenzler, McCaffrey, Megna, O'Connell, Tsirekas and Tyrrell)

(AGAINST: Nil)