

Executive Summary

Purpose

As required under Schedule 4A of the Environmental Planning and Assessment Act 1979, this application is referred to the Sydney North Planning Panel for determination as the application is defined as 'Private Infrastructure and community facilities' with a Capital Investment Value (CIV) exceeding \$5,000,000.

The Proposal

The proposal seeks consent for the demolition of existing structures, construction of a three (3) level child care center for one hundred and ninety four (194) children with rooftop outdoor play area basement parking, landscaping and operating from 7.00am to 6.00pm Monday to Friday.

The proposed development includes the demolition of existing structures on site to provide the following;

- Basement level: Car parking for 42 car spaces, internal lift and plant room
- Level 1- Entry foyer, Rooms for Children from 0-15 months, 15 months to 2 years and 2-3 years, Reception and Managers Rooms, Health Room, kitchen, lift and associated facilities, Outdoor play areas and acoustic arbors
- Level 2- - Rooms for 2-3 years and 3-5 years, Staff Room, associated facilities, internal lift and outdoor play area
- Level 3- Outdoor play area

Summary of the key issues

The proposal includes an assessment of the proposal in relation to its compliance with Principal development standards of Building Height and Floor space ratio. The proposal development provides a variation to the required residential development controls of wall height, setback, landscape open space and car parking which are discussed in the report.

Based on the detailed assessment of the proposal against the applicable planning controls, it is considered that the proposal is an appropriate development of the subject site which will result in the provision of important services within the locality. It is considered that the proposal is worthy of support.

Conclusion

It is considered that the proposed development will provide a Child care centre which will be in keeping with the desired future character of the area and will provide a streetscape which will be in harmony with the character of the immediate vicinity. The Development Application has been assessed against the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulations 2000, relevant Environmental Planning Instruments and Council policies. The outcome of this assessment is detailed further in this report. Based on the detailed assessment contained in this report, it is recommended that the Sydney North Planning, as the consent authority, approve the proposal subject to Conditions as contained within Attachments.