

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 the existing dwelling at 81 Griffiths Street and 46 Boyle Street, alterations and additions to the existing electricity sub-station for the use as a child care centre to accommodate one hundred and forty-seven (147) children, twenty-seven (27) car parking spaces, operation hours from 7.00am to 6.00pm Monday to Friday, and landscaping works.

The proposed development includes the adaptive re-use of the existing Electric substation which is a State listed heritage item on site and demolition of two adjoining dwelling houses to provide the following;

- Basement level - Basement car parking for 23 car spaces with entry from Griffiths Street, internal lift and garbage room
- Ground Floor level - Rooms for Children from 0-2 and Toddler, reception, Meeting rooms, kitchen, lift and associated facilities at ground floor level, Outdoor play areas and acoustic pergolas
- First Floor Level - Rooms for 4-5's, Staff Room, associated facilities, 4 car spaces, outdoor play area and acoustic pergolas.
- Roof top service deck 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 proposed development provides a variation to the required residential development controls of wall height, setback and landscape open space 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 will provide a suitable adaptive reuse of the heritage item on site and 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 subject to inclusion of recommended conditions.

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.