

Development Application

1739/2022/JP

(PPSSCC-356-The Hills Shire Council)

30/06/2022

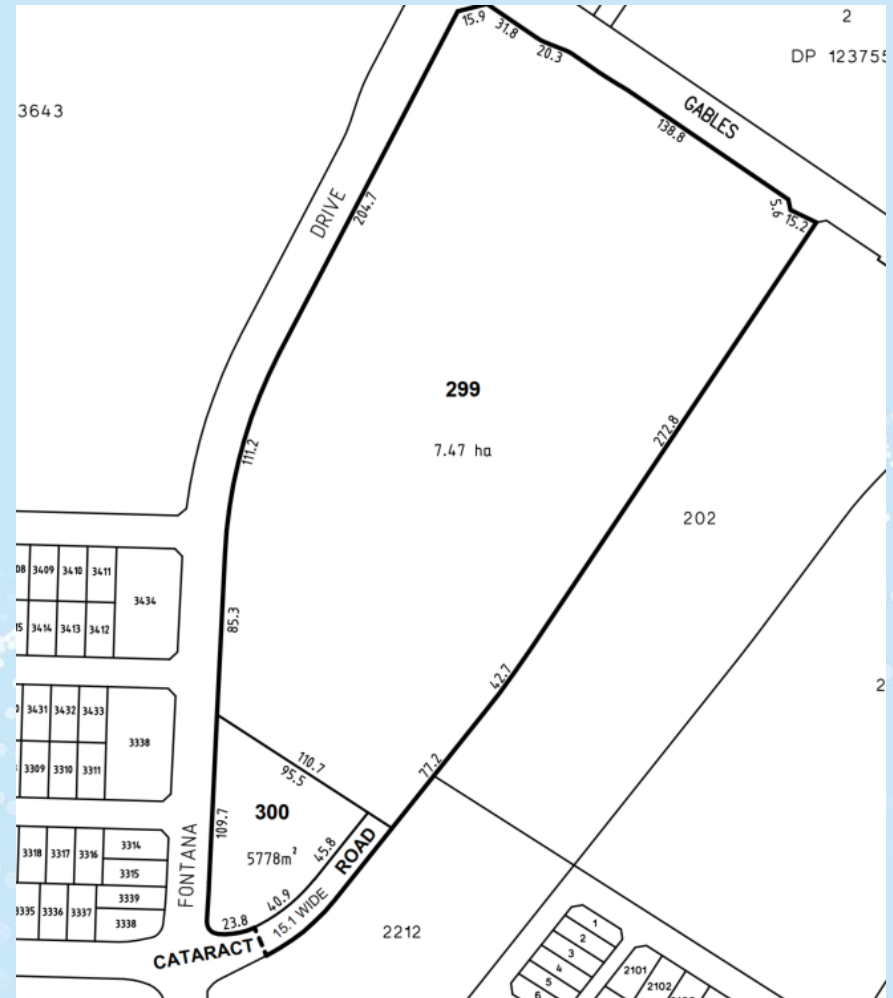
Applicant, development and proposal

Applicant: Stockland Development Pty Ltd c/o
GLN Planning Pty Ltd

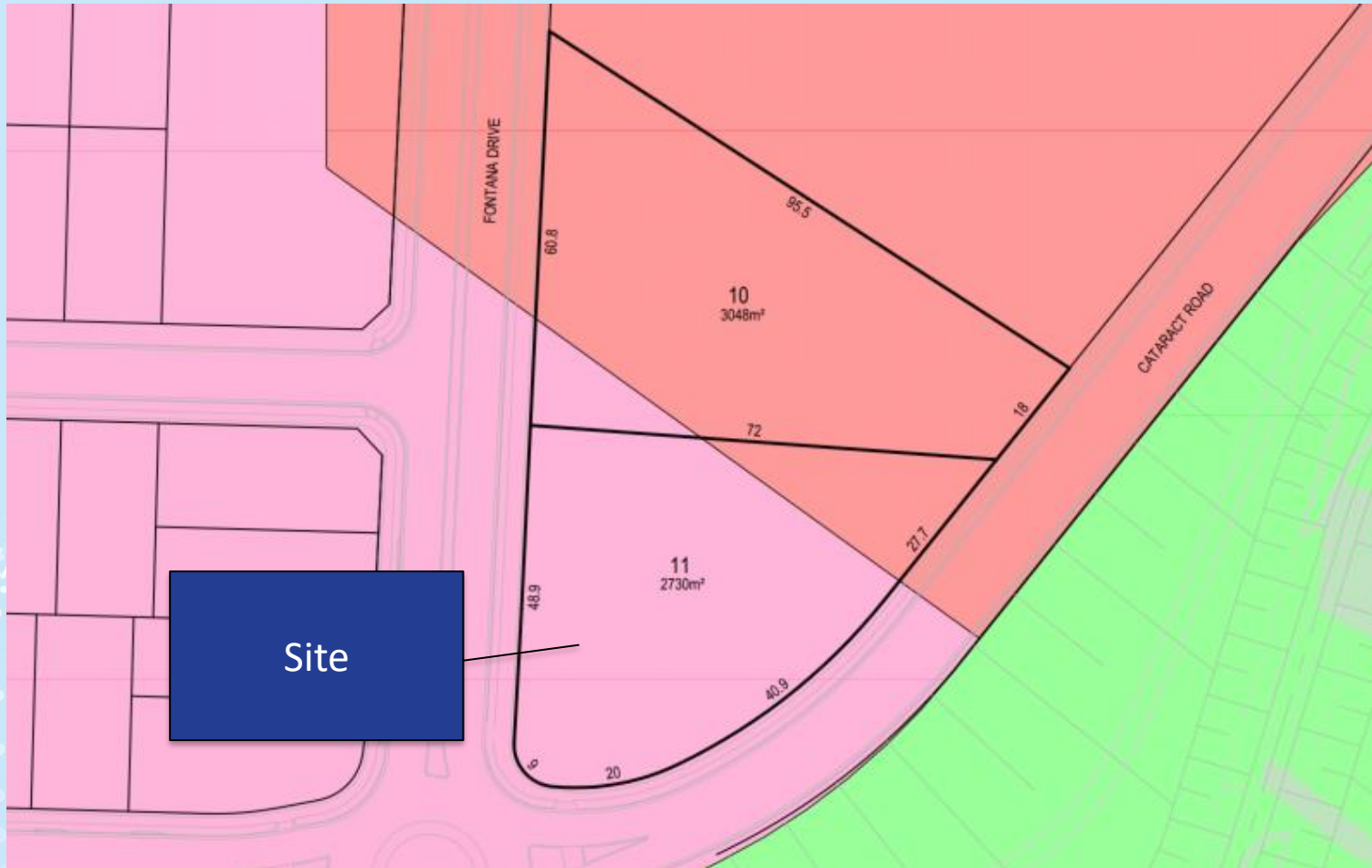
Developer: Stockland Development

Proposal: Construction of a child care centre
facility accommodating 130 children, 24 staff
and 43 car parking spaces

The Site (Masterplan & 1099/2019/ZB)



Location and zoning (1573/2022/ZB)



Subdivision Layout (1573/2022/ZB)



Proposed Development

- The site has an area of 2,730m² and has two street frontages (Fontana Drive and Cataract Drive).
- The building is a two storey flat roof development with a total GFA of 974m², height of 9.3m and 542m² of landscaping.
- The footprint of the centre is an 'L' shape designed to accommodate 130 children and 24 staff.
- 429.83m² of unencumbered indoor and 925m² of unencumbered outdoor is proposed which meets the requirement under the Clause 3.22 of the Transport and Infrastructure SEPP.
- There are 4 playrooms on the ground floor designated for children aged 0-3 years and 4 playrooms on the first floor designated for children 3+ years.
- All playrooms are designed with age-appropriate amenities e.g. cot rooms, nappy change rooms, bathrooms and prep store room.

Proposed Development

- A total of 3 outdoor play areas located on the ground floor and first floor directly accessible from the indoor playrooms.
- Reception, office, staff room, kitchen, laundry and cleaning room are all located on the ground level
- A total of 43 car parking spaces is positioned at the rear of the site with 24 staff parking and 19 visitor parking.
- The car park is designed with a one way traffic movement to ensure the safety of children. Visitor parking is located nearest to the entrance of the building for convenience and shortest travel distance.
- A 1.8m high acoustic fence is located on the first floor along the perimeter of the outdoor play area to minimise acoustic impacts to residential development to the west.
- 5 business identification signs are proposed on the west, south and eastern elevation (3 wall signs and 2 freestanding).
- The centre will be operated by Guardian Childcare & Education 6:30am – 6:30pm Monday to Friday.

Specialist Reports

- Accessibility Assessment
- Acoustic Impact Assessment
- Assessment against the NSW Child Care Planning Guideline
- BCA Assessment
- Bushfire Assessment
- Construction and Operation Waste Management Plan
- Plan of Management
- Traffic Impact Assessment

Community Consultation and Exhibition

- As part of the assessment process, the DA was on exhibition from the 10/5/2022 to 31/05/2022.
- Since then, no submissions were received.

Issues for further consideration

A request for additional information (RFI) was issued to the Applicant on the 30 May. The following design changes are being made in response to the RFI:

- Increased rear setback to 2m
- Carpark adjusted to almost wholly achieve 5m setback off Cataract Drive (two spots are just over by nom. 500mm)
- Loading bay removed from Cataract setback and replaced with allocated loading zone
- Tandem parking bays reduced by one from five to four
- Articulation added to playscape fence line along Cataract Drive providing some 2m deep landscape beds within the front setback
- Fire stair, ground floor outdoor store and bin store all adjusted to work with adjusted carpark and provide sufficient outdoor play area 1
- Clothes line removed from service yard
- Maintenance pedestrian pathway from Cataract Drive is no longer required and has been removed

Thank you



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