



Planning &
Environment

LOCAL PLANNING PANEL – The Hills Shire

Wednesday, 18 July 2018

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HILLS SHIRE COUNCIL – LOCAL PLANNING PANEL

MINUTES

MINUTES OF THE LOCAL PLANNING PANEL MEETING HELD AT THE HILLS SHIRE COUNCIL WEDNESDAY, 20 JUNE 2018

PRESENT

Julie Walsh	Chair
Heather Warton	Expert Member
Alf Lester	Expert Member
Damian Kelly	Community Representative

ALSO PRESENT

ITEM 1

Cameron McKenzie	Group Manager – Environment & Planning
Andrew Brooks	Manager – Subdivision & Development Certification

ITEMS 2 & 3

Megan Munari	Principal Co-ordinator – Forward Planning
Nicholas Carlton	Principal Co-ordinator – Forward Planning

TIME OF COMMENCEMENT

12.05pm

TIME OF COMPLETION

12.10pm

APOLOGIES - None

DECLARATIONS OF INTEREST - None

MINUTES OF LAST MEETING – Resolved that the Minutes of the Local Planning Panel of 18 April 2018 be adopted.

ITEM 1 **DA 920/2018/ZE – SMALL LOT HOUSING DEVELOPMENT AND SUBDIVISION CREATING FOUR LOTS/DWELLINGS INCLUDING DEMOLITION OF THE EXISTING DWELLING – LOT 611 DP 860630, 4 O’SULLIVAN PLACE, KELLYVILLE**

SPEAKERS:

Nil

DECISION & REASONS

The Panel agrees with the report and recommendation subject to the following amendments to conditions:

1. Condition 10 – Deletion of last sentence. New condition 10 to read:

10. Tree Removal

Approval is granted for the removal of three trees to street verge as indicated on Plan prepared by Taylored Design and Drafting dated 5 April 2018.

All other trees are to remain and are to be protected during all works.

2. Condition 12 c) – Deletion of last sentence. New condition 12c) to read:

12 c) Concrete Footpath Paving

A 1.2m wide concrete footpath paving, including access ramps at all intersections, must be provided across the street frontage of the development site (both Rathmore Court and O’Sullivan Place).

3. Condition 48 – Deletion of last sentence. New condition 48 to read:

48. Landscaping

The landscaping of the site must be finalised as per the approved plan.

4. Condition 51 – Deletion of last sentence. New condition 51 to read:

51. Landscaping Prior to Issue of any Occupation Certificate

Landscaping of the site shall be carried out prior to issue of any Occupation Certificate. The Landscaping shall be either certified to be in accordance with the approved plan by an Accredited Landscape Architect or be to the satisfaction of Council’s Manager Environment and Health.

5. Insert Condition 61 – New condition 61 to read:

61. Maintenance of Landscaping

Landscaping must be maintained in accordance with the approved landscape plan at all times.

The Panel determines to grant development consent to the development application as described above subject to the conditions contained in the report with the amendments set out above.

Voting 4-0

ITEM 2

PLANNING PROPOSAL – 28-30 BROOKHOLLOW AVENUE, BAULKHAM HILLS – (15/2018/PLP)

SPEAKERS:

Nil

DECISION AND REASONS

The Panel resolved to defer the matter for a further meeting before the same panel with a detailed report including recommendations.

Voting 4-0

ITEM 3

PLANNING PROPOSAL – 32-34 JACKS LANE, MAROOTA (7/2018/PLP)

SPEAKERS:

Nil

DECISIONS AND REASONS

The Panel resolved to defer the matter for a further meeting before the same panel with a detailed report including recommendations.

Voting 4-0

END MINUTES

ITEM-2 **DA 1860/2018/HA - CONSTRUCTION OF A 16-ROOM BOARDING HOUSE IN ACCORDANCE WITH SEPP (AFFORDABLE RENTAL HOUSING) 2009 - LOT 2 DP 125228, NO. 511 WINDSOR ROAD BAULKHAM HILLS**

THEME: Balanced Urban Growth
7 Responsible planning facilitates a desirable living environment and meets growth targets.

OUTCOME:

STRATEGY: 7.2 Manage new and existing development with a robust framework of policies, plans and processes that is in accordance with community needs and expectations.

MEETING DATE: **18 JULY 2018**
LOCAL PLANNING PANEL

AUTHOR: **DEVELOPMENT ASSESSMENT COORDINATOR**
CLARO PATAG

RESPONSIBLE OFFICER: **MANAGER DEVELOPMENT ASSESSMENT**
PAUL OSBORNE

Applicant	Mr Aymon Fahmy
Owner	Mr Aymon Fahmy
Notification	14 days
Number Advised	Thirty one (31)
Number of Submissions	Eleven (11)
Zoning	R2 Low Density Residential
Site Area	1,244m ²
List of all relevant s4.15(1)(a) matters	Section 4.15 (EP&A Act) – Satisfactory. The Hills LEP 2012 – Unsatisfactory. State Environmental Planning Policy (Affordable Rental Housing) 2009 – Unsatisfactory. DCP 2012 Part B Section 3 - Dual Occupancy – Variation DCP 2012 Part B Section 2 – Residential - Variation Section 94A Contribution: \$15,290.00
Political Donation	None Disclosed
Reason for Referral to Local Planning Panel	Contentious Development – has received 10 or more unique objections.
Recommendation	Refusal

EXECUTIVE SUMMARY

The Development Application is for the demolition of existing structures and construction of a two storey 16-room boarding house lodged under the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009.

The subject site is located on land zoned R2 Low Density Residential and the proposed boarding house is a permissible form of development in the zone.

The application was notified to adjoining properties and submissions from 11 residents were received during the notification period. The issues raised in the submissions relate to traffic and parking, impact on adjoining properties and locality as a whole, amenity of future residents, compatibility with the character of the area, landscaping, management of premises, privacy, character of future residents, safety of adjoining residents, property value, accessibility and proposed drainage easement.

The application is recommended for refusal as insufficient parking is provided under the provisions of the State Environmental Planning Policy (Affordable Rental Housing) 2009 and the development is not considered to be in the public interest.

BACKGROUND

On 20 February 2018 a previous Development Application (DA 1894/2017/HA) for the demolition of the existing structures and construction of a two storey 16-room boarding house was considered **by Council's Development Assessment Unit meeting on 20 February 2018**. In accordance with Section 9.4 of Council's Delegation Instrument - Development Assessment Unit the Development Application was subsequently referred to the Ordinary Meeting of Council on 27 February 2018 to allow the matter to be determined by a full meeting of Council.

Council resolved to refuse the application for the following reasons: incompatibility with the existing character of the local area, not an orderly and sustainable development, in efficient use of land, not in the public interest given the number of submissions received, failure to satisfy the objectives of the R2 Low Density Residential zone and character compatibility requirements of SEPP (Affordable Rental Housing) 2009 and an unreasonable impact on the amenity of adjoining owners in terms of privacy, bulk and scale.

On 17 April 2018 the subject Development Application was lodged with Council. A letter was sent to the applicant on 11 May 2018 requesting an amendment to the refuse storage access and ramp gradient, and to address the draft amendments to the State Environmental Planning Policy (Affordable Rental Housing) 2009 car parking standards. The applicant provided amended architectural plans and a response on the draft SEPP (ARH) 2009 parking standards on 15 May 2018. On 1 June 2018, the proposed draft amendments to Clause 29 of the State Environmental Planning Policy (Affordable Rental Housing) 2009 car parking standards for boarding houses were adopted following a period of exhibition. Car parking standards for boarding houses, except where provided by a Social Housing Provider, has increased from 0.2 to 0.5 spaces per room in all locations.

PROPOSAL

The site has an area of 1,244m² and is zoned R2 Low Density Residential under The Hills Local Environmental Plan (LEP) 2012. A single residential dwelling currently exists on the site. Residential dwellings adjoin the subject site on all boundaries.

The Development Application is for the demolition of existing structures and construction of a two storey 16-room boarding house.

The boarding house provides four (4) off-street parking spaces including one (1) accessible space, four motorcycle spaces, and four bicycle spaces.

The ground floor contains 7 self-contained rooms (including a managers' room), a communal laundry, dining, living, and kitchen area, an accessible bathroom, a manager's courtyard, a communal courtyard, and a clothes drying area. The first floor contains 9 self-contained rooms. Each unit is provided with individual private facilities such as kitchen and bathroom.

A separate enclosed bin storage room is provided with access from the southern side of the premises.

The Development Application is made pursuant to the provisions of the State Environmental Planning Policy (Affordable Rental Housing) 2009.

ISSUES FOR CONSIDERATION**1. Compliance with State Environmental Planning Policy (Affordable Rental Housing) 2009**

The proposal relies on the provisions of SEPP (Affordable Rental Housing) 2009. The provisions of clause 26 of the SEPP (ARH) 2009 identify that "*Division 3 – Boarding Houses*" applies to land to any of the following zones or any equivalent land use zones:

- (a) *Zone R1 General Residential,*
- (b) *Zone R2 Low Density Residential,*
- (c) *Zone R3 Medium Density Residential,*
- (d) *Zone R4 High Density Residential,*
- (e) *Zone B1 Neighbourhood Centre,*
- (f) *Zone B2 Local Centre,*
- (g) *Zone B4 Mixed Use*

Clause 27 of the SEPP further provides:

(1) This Division applies to development, on land to which this Division applies, for the purposes of boarding houses.

(2) Despite subclause (1), this Division does not apply to development on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone in the Sydney region unless the land is within an accessible area.

(3) Despite subclause (1), this Division does not apply to development on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone that is not in the Sydney region unless all or part of the development is within 400 metres walking distance of land within Zone B2 Local Centre or Zone B4 Mixed Use or within a land use zone that is equivalent to any of those zones.

The subject site is zoned R2 Low Density Residential under Local Environmental Plan 2012 and is within an accessible area. Accessible area is defined in the SEPP as land that is within:

(a) 800 metres walking distance of a public entrance to a railway station or a wharf from which a Sydney Ferries ferry service operates, or

(b) 400 metres walking distance of a public entrance to a light rail station or, in the case of a light rail station with no entrance, 400 metres walking distance of a platform of the light rail station, or

(c) 400 metres walking distance of a bus stop used by a regular bus service (within the meaning of the Passenger Transport Act 1990) that has at least one bus per hour servicing the bus stop between 06.00 and 21.00 each day from Monday to Friday (both days inclusive) and between 08.00 and 18.00 on each Saturday and Sunday.

The subject site satisfies the above definition as it is located within 400 metres walking distance of a bus stop used by a regular bus service. The applicant has provided relevant documentation to demonstrate that there is a regular bus service in the area (refer Attachment 11).

In this regard, Division 3 of the SEPP applies to the proposed development and therefore it may be carried out with consent.

Clause 29 of SEPP (ARH) 2009 contains development standards that cannot be used to refuse consent if they are satisfied or complied with. The proposal has been assessed against these standards as follows:

Development Standard	Proposal	Compliance
<p>(1) A consent authority must not refuse consent to development to which this Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than:</p> <p>(a) the existing maximum floor space ratio (FSR) for any form of residential accommodation permitted on the land.</p>	<p>The site is not subject to an FSR standard in LEP 2012. However, the FSR standard prescribed in Council’s DCP 2012 Part B Section 3 – Dual Occupancy is the only form of residential accommodation permitted on the land with an existing FSR restriction. The maximum allowable FSR for dual occupancy is 0.5:1 and the proposed FSR is 0.41:1.</p> <p>A FSR of 0.5:1 is commonly accepted in planning practice compatible with low density residential developments.</p>	Yes
<p>(2)(a) building height if the building height of all proposed buildings is not more than the maximum building height permitted under another</p>	<p>The maximum permitted building height under LEP 2012 is 9m. The maximum proposed building height is approx. 8.2m.</p>	Yes

<p>environmental planning instrument for any building on the land.</p>		
<p>(b) landscaped area if the landscape treatment of the front setback area is compatible with the streetscape in which the building is located,</p>	<p>The proposed landscape treatment of the front setback area, with turf, ground cover shrubs and trees, is similar to neighbouring properties, and provides landscaping screening of at least 2m wide at the front perimeter. The landscaping is considered compatible with the streetscape.</p>	<p>Yes</p>
<p>(c) solar access where the development provides for one or more communal living rooms, if at least one of those rooms receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter,</p>	<p>The communal room is positioned on the northern side of the rear building and has extensive glazing along the northern elevation to ensure that the room receives over 3 hours of sunlight in mid-winter.</p>	<p>Yes</p>
<p>(d) private open space if at least the following private open space areas are provided (other than the front setback area):</p> <p>(i) one area of at least 20 square metres with a minimum dimension of 3 metres is provided for the use of the lodgers,</p> <p>(ii) if accommodation is provided on site for a boarding house manager— one area of at least 8 square metres with a minimum dimension of 2.5 metres is provided adjacent to that accommodation.</p>	<p>A primary communal open space of 65m² is provided for the use of lodgers, with an area of at least 20 square metres with a minimum dimension of 3m wide, adjacent to the communal recreation room. The residents will also have access to much more extensive areas of open space throughout the grounds.</p> <p>A screened private courtyard of 10m² and minimum 2.5m wide is provided adjacent to the manager's room. This will be screened by a privacy hedge (refer Attachment 6).</p>	<p>Yes</p>
<p>(e) parking if:</p> <p>(i) in the case of development carried out by or on behalf of a social</p>	<p>N/A</p>	<p>N/A</p>

<p>housing provider in an accessible area - at least 0.2 parking spaces are provided for each boarding room, and</p> <p>(ii) in the case of development carried out by or on behalf of a social housing provider not in an accessible area--at least 0.4 parking spaces are provided for each boarding room, and</p> <p>(iia) in the case of development not carried out by or on behalf of a social housing provider - at least 0.5 parking spaces are provided for each boarding room, and</p> <p>(iii) in the case of any development - not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site.</p>	<p>N/A</p> <p>The proposal requires 9 cars spaces based on the 16 rooms (15 boarding rooms and 1 manager's room) proposed.</p> <p>15 boarding rooms x 0.5 = 7.5</p> <p>1 manager's room = 1</p> <p>Total: 8.5 *(rounded up to 9)</p> <p>A total of 4 car spaces, including 1 accessible space, are provided which is non-compliant.</p>	<p>N/A</p> <p>No</p>
<p>(f) accommodation size if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least:</p> <p>(i) 12 square metres in the case of a boarding room intended to be used by a single lodger, or</p> <p>(ii) 16 square metres in any other case.</p>	<p>The 4 single rooms are approximately 12.55m² and meet the minimum area required exclusive of the kitchenette and en-suite bathroom.</p> <p>The 12 double rooms (including the manager's room) are 16.10m²-17.90m² and meet the minimum area required exclusive of the kitchenette and ensuite bathroom.</p>	<p>Yes</p>
<p>(3) A boarding house may have private kitchen or bathroom facilities in each boarding room but is not required to have those</p>	<p>All rooms have private kitchen and bathroom facilities.</p>	<p>Yes</p>

facilities in any boarding room.		
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The above table demonstrates that the proposal achieves full compliance with the pre-set standards for boarding houses, with the exception of parking as prescribed in Clause 29 (e)(11a).

On 29 March 2018, an outline of a proposed amendment to State Environmental Planning Policy (Affordable Rental Housing) 2009 was placed on public exhibition and concluded on 16 April 2018. The new car parking provisions for boarding houses were subsequently adopted and became effective on 1 June 2018 when the amendment was notified. The amendment increased the amount of parking required for boarding house developments. Under Clause 29(2)(e) of State Environmental Planning Policy (Affordable Rental Housing) 2009, in the case of boarding house development not carried out by or on behalf of a social housing provider, at least 0.5 parking spaces must be provided for each boarding room (and one per manager’s room), regardless of whether it is located in an accessible area.

Based on the proposed number of rooms (15 boarding rooms + 1 manager’s room = 16), the proposal requires nine (9) car parking spaces. A total of 4 car parking spaces, including 1 accessible space, are provided for the proposed development which is non-compliant with the amended SEPP parking requirements.

It is noted that the proposed development was lodged on 7 April 2018 prior to the car parking provision amendment coming into effect. The State Environmental Planning Policy (Affordable Rental Housing) 2009 does not contain a savings and transitional provision for the parking amendment which would allow the application to be determined as if the amending SEPP had not been made.

The applicant has provided the following justification for the variation:

"The draft instrument itself has not been exhibited at this stage and therefore it may not yet be a relevant consideration under S4.15(1)(a)(iii), but is addressed in this SEE for abundant caution. The subject site is close to high frequency public transport, making it an attractive and viable residential location for people who do not own a car. The provision of additional parking would substantially increase the area of hardstand and reduce landscaped area.

Alternatively, a basement carpark would be required, involving a major increase in construction cost. To recoup such a cost, the FSR would need to be increased to the maximum 0.5:1 permissible to maximise the number of rooms and the height, bulk and scale would increase accordingly.

Rents would also need to be increased and it is unlikely that rents could be sustained at the Land Tax threshold (as is currently proposed). Such a proposal would have greater environmental impact on neighbours and the locality and reduced social and economic benefits through higher rents.

In any event, Clause 29(2) as it presently stands provides that a DA cannot be refused on the basis of parking if 0.2 spaces are provided per boarding room and up to 1 space for the on-site manager. The development meets this standard and in accordance with Section 4.15(2) of the Act, cannot be refused on the basis of parking."

Comment:

The application does not comply with the stated **SEPP’s amended** car parking provisions of at least 0.5 parking spaces to be provided for each boarding room (and not more than one parking space for each person employed).

It is considered that insufficient justification has been provided as the applicant fails to demonstrate that compliance with that development standard is unreasonable or unnecessary in the circumstances of the case, and how the proposed departure to the amended SEPP parking requirements will provide a better planning outcome for the site and locality as a whole.

In making the changes, the Minister for Planning and Housing indicated the changes were in response to community concerns regarding the increasingly varied car ownership rates among residents of boarding houses and the impacts this can have on on-street parking. There is no on-street parking available in the immediate proximity of the site in this instance pointing to a deficiency of parking for future residents. In this regard, it considered that the proposal is an overdevelopment of the site.

The proposed departure from the amended **SEPP’s** car parking requirements is not considered satisfactory in this instance.

Clause 30 of SEPP (ARH) 2009 sets out additional standards for boarding houses as follows:

Development Standard	Proposal	Compliance
(1) A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following:		
(a) if a boarding house has 5 or more boarding rooms, at least one communal living room will be provided,	The boarding house has 16 rooms and a communal area is provided.	Yes
(b) no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres,	Maximum room size is 17.90m ²	Yes
(c) no boarding room will be occupied by more than 2 adult lodgers,	Rooms are for a maximum of 2 persons. This is also stipulated in the Plan of Management.	Yes
(d) adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger,	Each room comprises these facilities.	Yes

<p>(e) if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager,</p>	<p>The boarding house has a capacity for 26 lodgers. A manager's room is provided.</p>	<p>Yes</p>
<p>(f) (Repealed)</p>	<p>N/A</p>	<p>N/A</p>
<p>(g) if the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use,</p>	<p>Land is zoned for residential purposes.</p>	<p>Not relevant.</p>
<p>(h) at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.</p>	<p>The boarding house provides four (4) motor cycle spaces, and four (4) bicycle spaces, which exceeds the required number of spaces.</p>	<p>Yes</p>

Clause 30A of SEPP (ARH) 2009 states the following:

"A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area."

Clause 30A requires consideration of whether the design of the development is compatible with the character of the local area. The applicant has conducted a detailed assessment of the compatibility of the development within the area, and has provided a local area character analysis by considering the proposal against the existing and future character of the locality.

The applicant has assessed the proposal against the relevant numerical standards for dwellings contained in DCP 2012 Part B Section 3 – Dual Occupancy to demonstrate how the proposed development satisfies the character compatibility test, particularly in terms of building setbacks, building height, site coverage, private open space, landscaping and dwelling design and construction. The application satisfies the above Dual Occupancy DCP standards with the exception of the first floor side setback which is discussed in Section 4 below.

The locality is characterised by a mix of one and two storey detached dwellings of varying ages and architectural styles and has a low density character. The proposal has been designed to reflect the scale of a dual occupancy development which is the highest form of residential accommodation in R2 Low Density Residential Zone. The boarding

house comprises two storeys, which replicates the scale and form of surrounding buildings. It is considered to be generally in harmony with the buildings around it and the character of the street (See Elevations Attachment 6). The proposed front setback of approximately 14.5m is consistent with, or exceeds, the setbacks of adjoining properties. The proposed roof style is reflective of the architectural styles predominating in the locality. Having regard to the above requirements of Clause 30A of SEPP (ARH) 2009, it is considered the proposal will be compatible with the existing and future character of the local area.

The proposal is therefore considered satisfactory when considered against Clause 30A of SEPP (ARH) 2009.

2. State Environmental Planning Policy No 55—Remediation of Land

The heritage report notes that the existing dwelling is from the Victorian era. Given this long history of residential use, the site is unlikely to have been used for any potentially contaminating purposes. In these circumstances, a preliminary investigation is not warranted. However, a condition of consent has been recommended requiring that ground conditions are monitored and should evidence such as, but not limited to, imported fill and/or inappropriate waste disposal indicate the likely presence of contamination on site, works **are to cease**, Council's Manager-Environment and Health is to be notified and a site contamination investigation is to be carried out in accordance with *State Environmental Planning Policy 55 – Remediation of Land*.

3. Compliance with Local Environmental Plan 2012

The subject site is zoned R2 Low Density Residential under the provisions of Local Environmental Plan (LEP) 2012. Under the Local Environmental Plan (LEP) 2012 development for the purpose of a Boarding House is permissible with consent in the R2 Low Density Residential zone. The subject Development Application is lodged relying upon the provisions of SEPP (ARH) 2009 which also permits a boarding house within the R2 zone subject to the land being within an accessible area (which is discussed in Section 1 above).

The objectives of the R2 zone are:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provides facilities or services to meet the day to day needs of residents.*
- *To maintain the existing low density residential character of the area.*

The deficiency in parking provision for future residents as outlined in Section 1 indicates that the proposal in its current form is an overdevelopment of the site.

LEP 2012 does not prescribe a maximum floor space ratio (FSR) for the subject site.

LEP 2012 sets a maximum building height of 9 metres. The maximum proposed height of the structure is 8.2 metres.

Accordingly, the proposal is considered unsatisfactory with regard to LEP 2012.

4. Compliance with The Hills Development Control Plan

The proposal has been assessed against the provisions of The Hills Development Control Plan (THDCP) for the purpose of assessing character. The DCP has general provisions relating to all residential developments but does not have any provisions relating specifically to boarding houses. The development has been designed to have regard to the Development Control Plan, particularly:

- o DCP Part B Section 3 – Dual Occupancy;
- o DCP Part B Section 2 – Residential;
- o DCP Part C Section 3 – Landscaping.

The proposed development achieves compliance with the relevant requirements of the above Development, other than minor variations to the following:

DCP Part B Section 3 – Dual Occupancy

DEVELOPMENT CONTROL	DCP REQUIREMENTS	PROPOSED DEVELOPMENT	COMPLIANCE												
Clause 2.3 Setbacks	<table border="1" data-bbox="467 936 863 1155"> <thead> <tr> <th>Height of Building</th> <th>Minimum distance of wall to boundary line</th> <th>Minimum distance of eave to boundary line</th> </tr> </thead> <tbody> <tr> <td>1 storey</td> <td>900 mm</td> <td>675 mm</td> </tr> <tr> <td>2 storey (ground floor)</td> <td>900mm</td> <td>675mm</td> </tr> <tr> <td>2 storey (second floor)</td> <td>4 metres</td> <td>3775mm</td> </tr> </tbody> </table>	Height of Building	Minimum distance of wall to boundary line	Minimum distance of eave to boundary line	1 storey	900 mm	675 mm	2 storey (ground floor)	900mm	675mm	2 storey (second floor)	4 metres	3775mm	The proposed side setback on the northern boundary is 3m.	No, however the proposed variation is considered minor and would not have significant impact on adjoining properties.
Height of Building	Minimum distance of wall to boundary line	Minimum distance of eave to boundary line													
1 storey	900 mm	675 mm													
2 storey (ground floor)	900mm	675mm													
2 storey (second floor)	4 metres	3775mm													
Clause 2.19 Parking	The minimum dimensions of car parking spaces should be 2.6 metres x 5.5 metres.	Spaces are 2.5m wide.	No, however the proposed variation is considered minor and would not have significant impact on adjoining properties.												

a) Setbacks

Clause 2.14.7 of the DCP requires minimum 4m side setback for the upper floor. The Development Application proposes 3m.

The applicant has provided the following justification for the variation:

"The proposed side and rear setbacks exceed the minimum requirements other than the second floor having a 3.0m setback to the northern side boundary. This is considered acceptable given that:

- *The neighbouring townhouse No.4/3-9 Arndill Ave presents a blank brick wall towards the site punctuated with only one small bathroom window. No significant privacy impacts therefore arise from the reduced setback;*
- *The development is wholly to the south of No. 3-9 Arndill Ave and therefore will not cause any overshadowing;*
- *The second floor is confined to only a 10.4m length of the building, therefore does not subject No. 3-9 Arndill Ave to any overbearing bulk or scale."*

Comment:

The relevant objectives of this clause of the DCP are:

- (i) To provide setbacks that complement the streetscape, protect the privacy of and minimise overshadowing of adjoining properties in accordance with Council's ESD objective 7.*
- (ii) To provide opportunities for landscaping between dwellings.*
- (iii) To ensure adequate site area and curtilage is provided to all development.*

The application does not comply with the stated DCP side setback requirements for upper floors. However, it is considered that acceptable justification has been made for the proposed variation and the proposal satisfies the relevant objectives of the development standards in that it does not impact on the streetscape, it maintains the privacy of adjoining dwellings and provides opportunities for landscaping between the dwellings. It is considered that the proposal is satisfactory in terms of design and streetscape presentation which has the appearance of a dual occupancy or large dwelling. The proposal will not result in any adverse impact to adjoining neighbours.

The proposed variation is considered to be satisfactory in this instance.

b) Parking

Clause 2.19 of the DCP requires that minimum dimensions of car parking spaces should be 2.6 metres x 5.5 metres. The application proposes car spaces that are approximately 2.5m wide.

The applicant has provided the following justification for the variation:

"Spaces are generally 2.5m wide which satisfies RTA Design Guidelines and are functionally adequate."

Comment:

The relevant objectives of this clause of the DCP are:

- (i) To provide sufficient convenient parking and manoeuvring for residents in order to maintain the amenity of adjoining properties, the efficiency of the road network and the safety of road users in accordance with Council's ESD objective 7.*
- (ii) To ensure that all carparking demands generated by the development are accommodated on the development site.*

The application does not comply with the stated DCP car parking space requirements or with the required total number of parking spaces prescribed in the SEPP where there is a shortfall of five (5) spaces which is addressed in Section 1 above. The development fails to provide adequate parking for future residents or to ensure parking needs are accommodated on the development site.

The proposed variation to the parking space width is considered to be satisfactory in this instance.

DCP Part B Section 2 – Residential

DEVELOPMENT CONTROL	DCP REQUIREMENTS	PROPOSED DEVELOPMENT	COMPLIANCE
Clause 2.15 Fencing	Where front fencing over 1.2 metres in height is proposed, this shall be of open style.	Proposed 1.8m high staggered brick wall with 2m high dense landscaping.	No, however the proposed variation would not have any adverse impact on adjoining properties.

c) Fencing

Clause 2.15 of the DCP requires front fencing over 1.2m in height to be of open style. The Development Application proposes a front fence of 1.8m and of solid material.

The applicant has provided the following justification for the variation:

"The fencing is over 1.2m high but is not open, as this would not be consistent with neighbouring properties and would have no acoustic attenuating value. The proposed 1.8m solid fence is therefore considered appropriate in the context of the site. It is consistent with neighbouring properties, and provides a staggered brick wall along the Windsor Rd frontage set behind a 2m wide landscaped area."

Comment:

The relevant objective of this clause of the DCP is:

To ensure that fencing is of a high visual quality, compliments the character of the area and is compatible with the proposed development.

The application does not comply with the stated DCP front fencing requirements. However, it is considered that acceptable justification has been made for the proposed variation and the proposal satisfies the relevant objectives of the development standards. The front solid wall provides a sound barrier function and does not detract from the streetscape of the area. The proposal also provides significant landscaping treatment in front of the proposed wall, which softens any potential visual impact. The adjoining properties provide similar front boundary fencing and walls and as the applicant has stated, the proposal is considered appropriate.

The proposal will not result in any adverse impact to adjoining properties.

The proposed variation is considered to be satisfactory in this instance.

5. Issues Raised in Submissions

The proposal was notified to adjoining and surrounding properties for 14 days and 11 submissions were received. The issues raised in the submissions are summarised below.

ISSUE/OBJECTION	COMMENT
Insufficient car parking provision.	The proposal is deficient by 5 parking spaces based on the amended SEPP's parking rate of at least 0.5 parking spaces for each boarding room for boarding house development not carried out by or on behalf of a social housing provider. The application is recommended for refusal on this basis.
Who will be responsible for landscape maintenance?	The manager of the boarding house will be responsible for the maintenance of the landscaping, and will engage a contract landscaper to maintain the external areas of the site.
How will the boarding house be managed and who is responsible for operational procedures, such as controlling noise, dealing with complaints, etc.	A boarding house 'Plan of Management and House Rules' will be implemented. The manager will be responsible for ensuring this plan will be properly implemented at all times.
<p>Proposal will result in privacy concerns, particularly with overlooking from the boarding house and the rear balcony to properties at the rear.</p> <p>Concern is also raised about privacy impacts on properties to the side (north).</p> <p>Questioned why balconies are permitted at the front and that it would result in overlooking to neighbouring properties.</p> <p>Raised the issue of a previous Boarding House development within Byron Shire LGA that was refused by the Land and Environment Court in 2012. One of the reasons for the refusal being that the proposal introduced balconies that had adverse amenity impacts on adjoining residential properties.</p> <p>*Stebbing & Anor v Byron Shire Council [2012] NSWLEC 1129</p>	<p>There is no rear balcony proposed and the building is set back approximately 9.6m from the adjoining rear boundary. The adjoining rear dwellings are setback a further 9m. The upper floor rear windows are sufficiently raised and set back to ensure no opportunities to overlook into adjoining rear properties.</p> <p>The ground level communal area is set back at 6m for the bulk of this area, with a small portion encroaching into this 6m setback. The communal area will have an acoustic attenuated wall and the rear and side boundary area will have significant vegetation which will also act as a visual and acoustic buffer to adjoining properties.</p> <p>The upper floor side windows are also sufficiently set back to minimise overlooking.</p> <p>The proposed front balconies are more of an architectural design feature as they are small in size and would not enable congregation of residents. These front balconies face Windsor Road so any privacy impacts would be minimal.</p>
<p>The proposal would significantly change the character of the residential area.</p> <p>Raised the issue of a previous Boarding</p>	The proposal does not dominate the streetscape and integrates reasonably well into the Windsor Road frontage, and has the appearance of a dwelling house or dual occupancy. The

ISSUE/OBJECTION	COMMENT
<p>House development within Byron Shire LGA that was refused by the Land and Environment Court in 2012. One of the reasons for the refusal being that the physical impacts on the surrounding development were not acceptable and not in harmony, and therefore the proposed development was not compatible with the local area.</p> <p>*Stebbing & Anor v Byron Shire Council [2012] NSWLEC 1129</p>	<p>residential character of the area is not anticipated to change as result of this proposal.</p>
<p>Residents questioned how the proposal is permitted in a low density 'family friendly' area. The development would be more appropriate in a local centre with shops, businesses and support services. Concerns were raised that the proposal will set a precedent for future similar developments in the area.</p>	<p>The proposed boarding house is permissible with consent in R2 Low Density Residential area, under The Hills LEP 2012 and SEPP (ARH) 2009.</p>
<p>Raised the issue of a previous Boarding House development within Bankstown City LGA that was refused by the Land and Environment Court in 2012 as it was not permissible in the 2(a) residential zone under the Bankstown Local Environmental Plan 2001.</p> <p>*Chehade v Bankstown City Council [2012] NSWLEC 1122</p>	<p>As stated above, the proposed boarding house is permissible with consent in R2 Low Density Residential zone under The Hills LEP 2012, regardless of whether it is in an accessible area. In any case the applicant has demonstrated that the proposal satisfies the SEPP (ARH) 2009 accessible area definition.</p>
<p>A boarding house can only be considered in R2 Low Density Residential zone if it is in an accessible area and questioned whether the proposal was compliant with the SEPP (ARH) 2009 accessibility requirements. It was alleged that buses do not operate every hour at weekends contrary to the requirements of the SEPP.</p>	<p>The applicant has confirmed that there are buses operating every hour at the weekends, as per the accessibility requirements of the SEPP (ARH) 2009. Refer Attachment 11.</p>
<p>Characteristics of residents that the boarding house would attract, which may give rise to unruly behaviour, drug use, noise etc. Tenants may be mainly transient, undesirables; which is not in keeping with the 'family' type suburb. The form of development may pose as a safety risk to children in neighbouring properties.</p>	<p>The proposed development provides accommodation that will be affordable to single people and couples on low to moderate incomes, and therefore directly addresses this type of housing for this group in the rental market. Its intended occupants are young home leavers, key workers (such as restaurant or retail workers or healthcare employees; nurses etc.), divorcees and pensioners. Background checks, including financial checks will be conducted on potential</p>

ISSUE/OBJECTION	COMMENT
	residents by the managing agent. The intention is to enable existing residents, such as those listed above, to continue to live in the area by providing affordable housing in the manner proposed.
The area is not a suitable location given the very limited public transport options and the demographics of the area.	There are several bus services operating on Windsor Road, with a bus stop within 50m of the site which has services on the 601 Rouse Hill to Parramatta, 615X North Kellyville to City express, 628 Macquarie Park to Norwest and 618X Norwest to City express routes. The frequency of these services satisfies the accessible area requirements. This includes services every 5-10 minutes in weekday peak periods and at least every hour on weekends. (refer Attachment 11).
How will pedestrians/tenants traverse Windsor Road to access buses?	There are pedestrian traffic lights further down Windsor Road in both directions, at the intersection of Windsor Road and Parsonage Road, and at the Hills Private Hospital, for residents to cross the road safely.
Objections are raised about the creation of a drainage easement over downstream properties. The creation of an easement over these lots will unduly restrict future development potential, may damage foundations of buildings, and will result in the loss of landscape amenity.	The stormwater proposal has been reviewed by Council's Stormwater Engineer . In the event that the application were to be approved, a deferred commencement condition would be needed to provide for the creation of an easement over a downstream property, prior to the issue of an operative consent.
The proposal will devalue the properties in the area.	This is not an issue for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979.
Concern about commercial trucks on the site each day. The owner is operating an air-conditioning business from the premises.	This is not related to the proposed development and is not an issue for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979. However the matter is being investigated separately by Council's Development Monitoring Team .
Loss of a significant number of trees on the site.	Council's Tree Management Officer has assessed the application and no objection is raised for the removal of two trees only as indicated on the Landscape Plan, one of which is a pear tree which is considered an exempt tree under Council's Tree Management Guidelines. This tree should be removed as the construction of the acoustic wall to courtyard may detrimentally affect the root zone.
The Floor Space Ratio (FSR) of 0.5:1 is	The site is not subject to an FSR standard in LEP

ISSUE/OBJECTION	COMMENT
not appropriate as the development is not a Dual occupancy.	<p>2012. However, the FSR standard prescribed in Council's DCP 2012 Part B Section 3 – Dual Occupancy is the only form of residential accommodation permitted on the land with an existing FSR restriction. The maximum allowable FSR for dual occupancy is 0.5:1 and the proposed FSR is 0.41:1.</p> <p>A FSR of 0.5: 1 is commonly accepted in planning practice compatible with low density residential developments.</p>

6. Internal Referrals

The application was referred to following sections of Council:

- Engineering
- Environmental Health
- Resource Recovery
- Land Information
- Heritage
- S7.12
- Traffic

No objection was raised to the proposal subject to conditions.

7. External Referrals

The proposal was referred to Roads and Maritime Services (RMS) for comment as the property is located on a classified road. No objection was raised to the proposal subject to conditions.

CONCLUSION

The Development Application has been assessed against the relevant heads of consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979, State Environmental Planning Policy (Affordable Rental Housing) 2009 , The Hills Local Environmental Plan 2012 and The Hills Development Control Plan 2012 and is considered unsatisfactory.

The issues raised in the submissions have been addressed in the report. The concerns raised in relation to insufficient provision of car parking are grounds for refusal of this application.

Refusal of the application is therefore recommended.

IMPACTS

Financial

This matter may have a direct financial impact upon Council's adopted budget as refusal of this matter may result in Council having to defend a Class 1 Appeal in the NSW Land and Environment Court

The Hills Future Community Strategic Plan

The social and environmental impact have been identified and addressed in the report. The proposal conflicts with LEP 2012. It is considered unsatisfactory with regard to the Hills Future Community Strategic Plan.

RECOMMENDATION

The Development Application be refused on the following grounds:

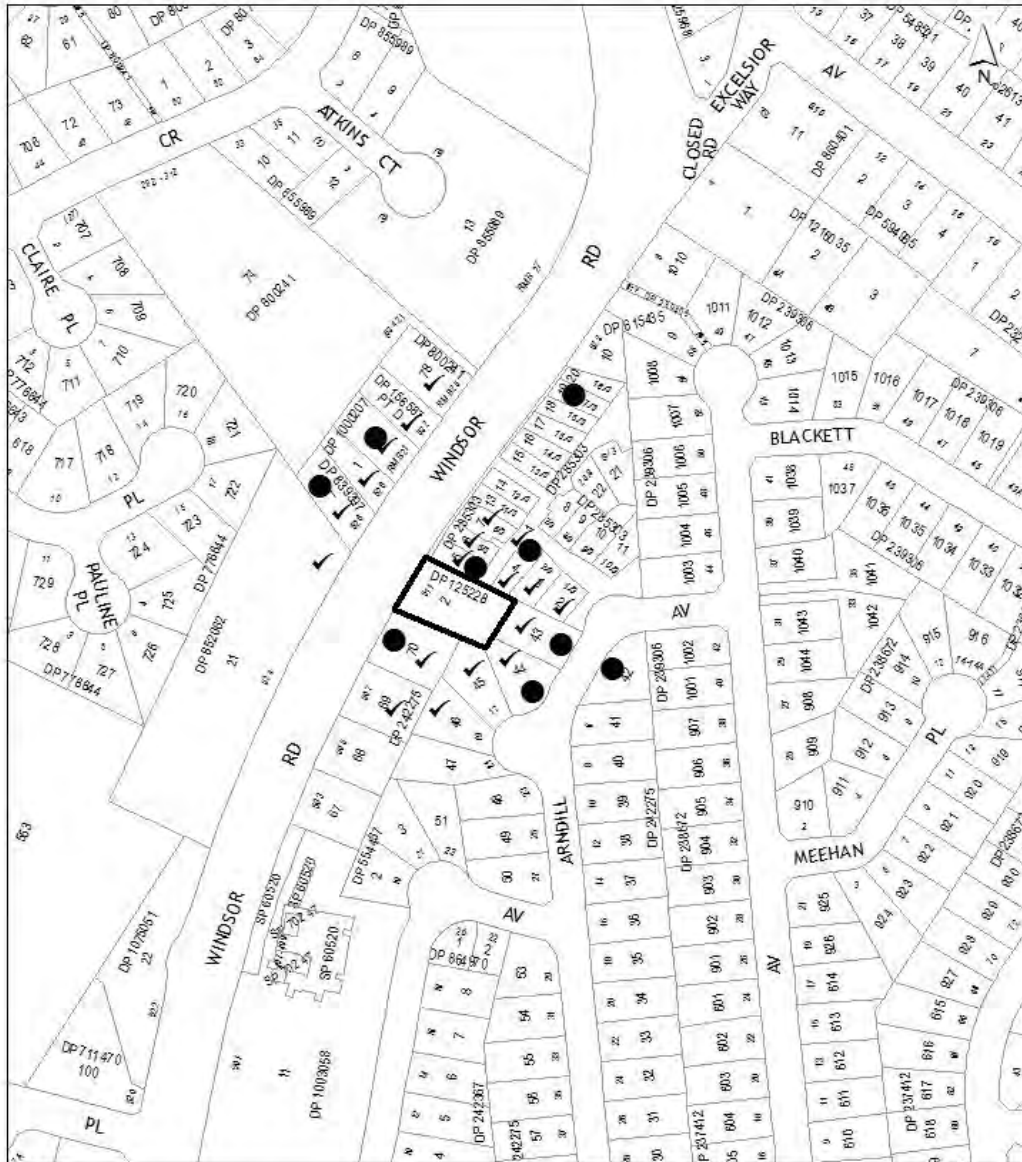
1. The proposal does not comply with the parking provisions under Clause 29(2)(e)(iia) of the State Environmental Planning Policy (Affordable Rental Housing) 2009 as the development is deficient by five (5) parking spaces. The development fails to provide adequate parking for future residents or to ensure parking needs are accommodated on the development site.
(Section 4.15(1)(a)(i) and (c) of the Environmental Planning and Assessment Act, 1979).

2. The development is considered not to be in the public interest given the number of submissions received and its failure to satisfy the parking requirements of the State Environmental Planning Policy (Affordable Rental Housing) 2009 which is one of the concerns raised in the submissions.
(Section 4.15(1)(a)(i), (d) and (e) of the Environmental Planning and Assessment Act, 1979).

ATTACHMENTS

1. Locality Plan (1 page)
2. Aerial Photograph (1 page)
3. Site Plan (1 page)
4. Ground Floor Plan (1 page)
5. First Floor Plan (1 page)
6. Elevations and Finishes (1 page)
7. Sections (1 page)
8. Landscape Plan (1 page)
9. Shadow Diagram 9am, 12pm & 3PM (3 pages)
10. Perspectives (1 page)
11. Bus Stop Location & Service Schedules (8 pages)

ATTACHMENT 1 – LOCALITY PLAN



- SUBJECT SITE
- ✓ PROPERTIES NOTIFIED
- SUBMISSIONS RECEIVED

NOTE : HILLS DISTRICT HISTORICAL SOCIETY AND RMS NOTIFIED

THREE (3) SUBMISSIONS RECEIVED OFF THE SCOPE OF THIS MAP




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ATTACHMENT 2 – AERIAL PHOTOGRAPH



 SUBJECT SITE

ATTACHMENT 3 – SITE PLAN



ATTACHMENT 4 – GROUND FLOOR PLAN



ATTACHMENT 5 – FIRST FLOOR PLAN



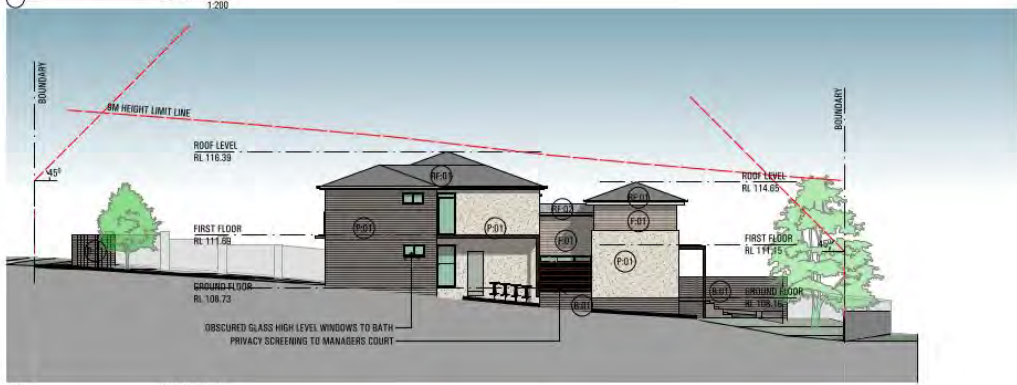
ATTACHMENT 6 – ELEVATIONS AND FINISHES



WEST ELEVATION
1:200



EAST ELEVATION
1:200



B.01 BOWRAL BLUE AUSTRAL BRICKS



P.01 DULUX HOG BRISTLE



RF.01 BORAL TERRACOTTA TILES IN JAFFA RED



RF.02 COLORBOND WINDSPRAY



F.02 SCYON MATRIX CLADDING IN DULUX LINSEED

prescottarchitects
 Prescott Architects Pty Ltd
 Level 9, 37 Newson Street
 East Balmain NSW 2041
 Phone 02 9818 2022
 nsw@prescottarch.com.au
 ASB 07 058 971 793
 Name: Architect: R G Prescott, Reg: NS14-8514
 Status: RGP
 Date: 01.02.18
 Scale: 1:200 @ A3

ATTACHMENT 7 – SECTIONS

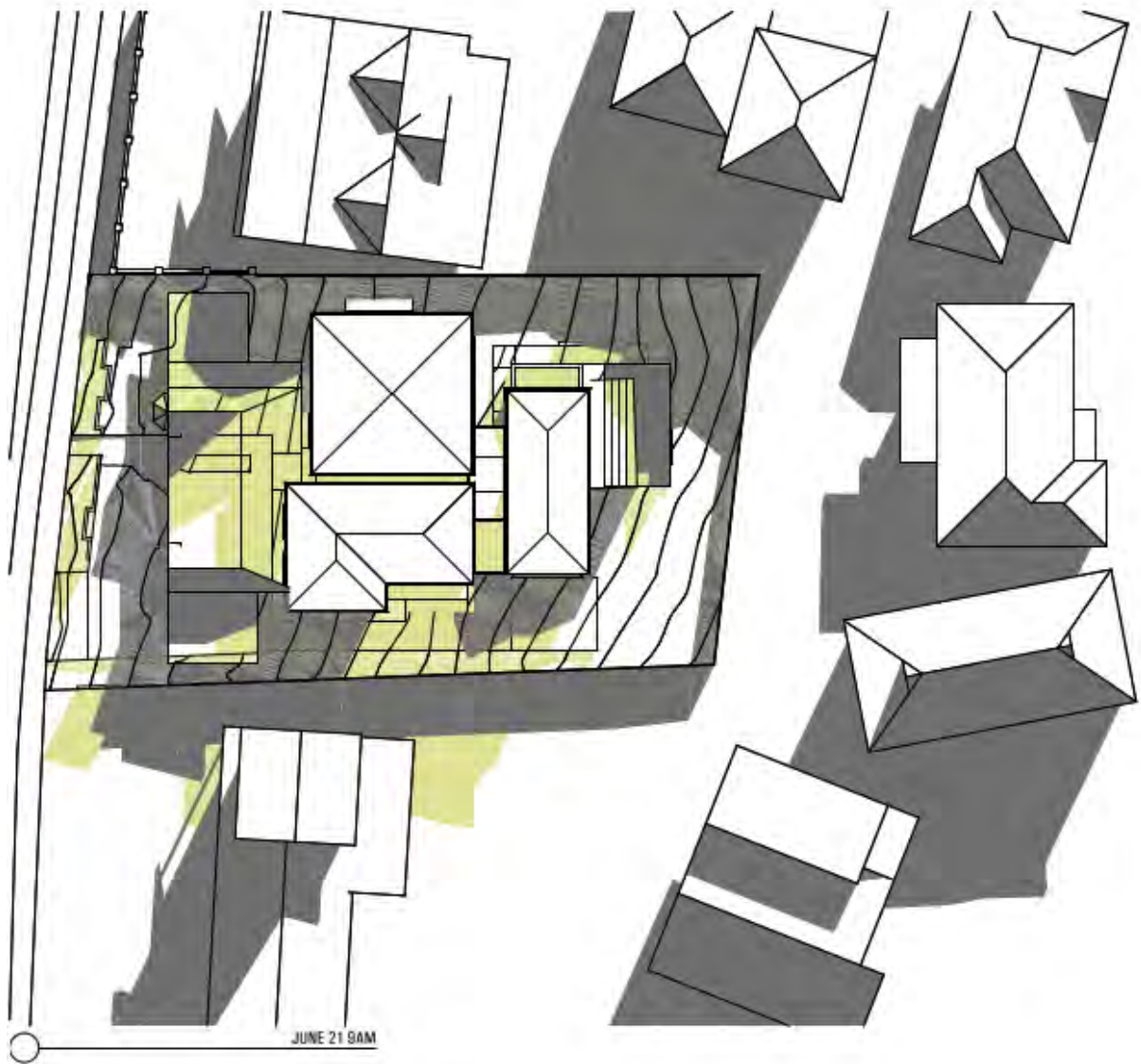


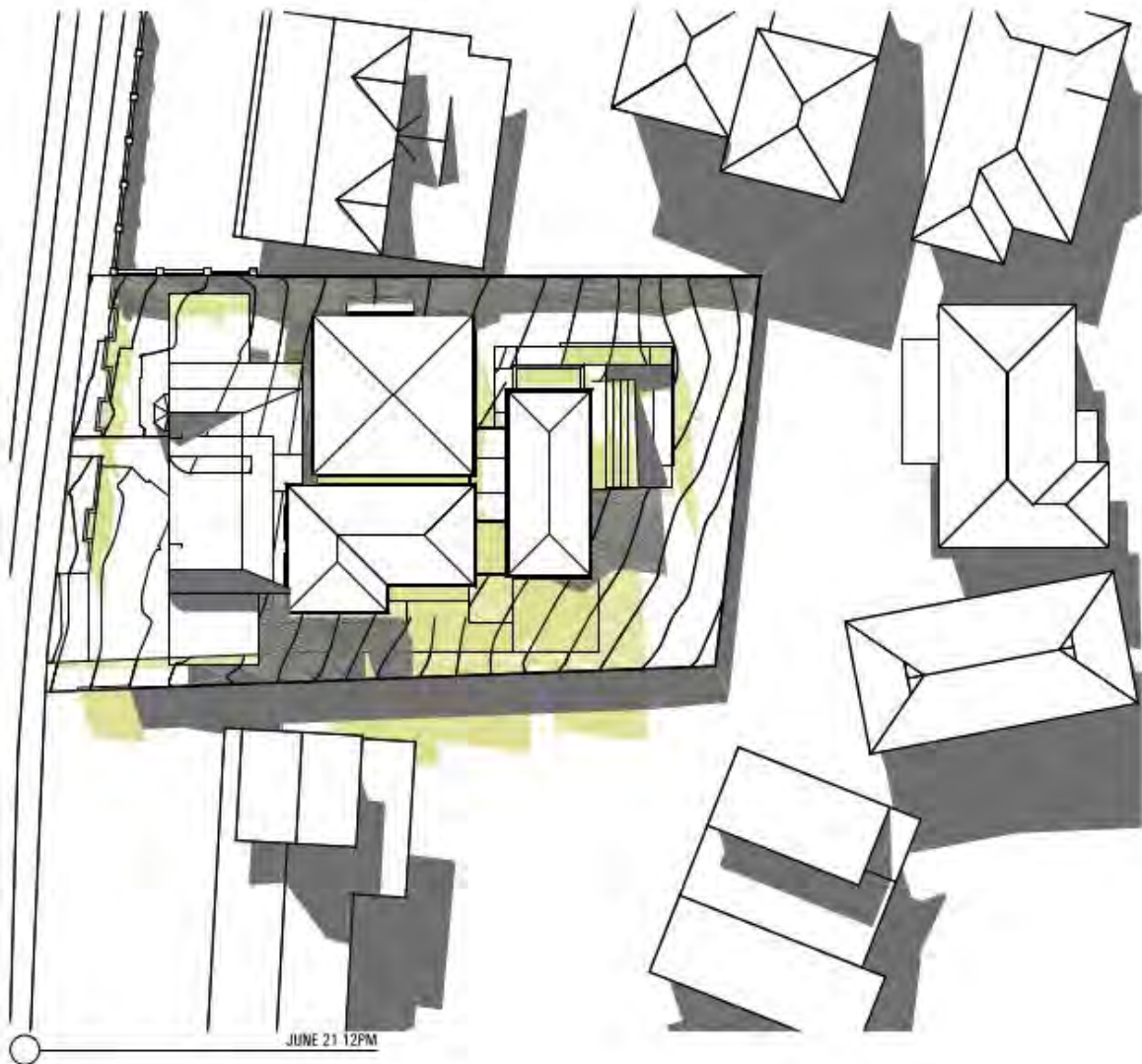
ATTACHMENT 8 – LANDSCAPE PLAN



ATTACHMENT 9 – SHADOW DIAGRAMS

PAGE 1 - JUNE 21 9AM







ATTACHMENT 10 – PERSPECTIVES



FRONT PERSPECTIVE



REAR AND SIDE PERSPECTIVE

ATTACHMENT 11 – BUS STOP LOCATION & SERVICE SCHEDULES



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Parramatta to Rouse Hill

B

Valid from: 03 June 2018 Creation date: 22 June 2018
 NOTE: Information is correct on date of download.

Monday to Friday	🕒	🕒	🕒	🕒	🕒	🕒	🕒	🕒	🕒
Parramatta Station	05:15	05:45	06:15	06:35	06:55	07:15	07:35	07:55	08:15
Church St opp St Patrick's Cemetery, North Parramatta	05:21	05:51	06:22	06:42	07:02	07:23	07:45	08:05	08:25
Windsor Rd after Churchill Dr, Winston Hills	05:27	05:58	06:33	06:55	07:14	07:37	08:01	08:21	08:41
Windsor Rd before Charles St, Baulkham Hills	05:30	06:02	06:37	06:59	07:18	07:42	08:06	08:26	08:46
Victoria Ave opp Packard Ave, Castle Hill	05:37	06:10	06:46	07:08	07:27	07:54	08:19	08:38	08:58
Centenary of ANZAC Reserve, Green Rd, Castle Hill	05:41	06:15	06:51	07:13	07:32	08:00	08:25	08:44	09:04
Glenrowan Ave at Hart Pl, Kellyville	05:43	06:18	06:54	07:16	07:36	08:04	08:30	08:48	09:08
Greenwood Rd before Acres Rd, Kellyville	05:45	06:20	06:56	07:18	07:40	08:08	08:34	08:52	09:12
Our Lady of the Rosary Primary School, Diana Ave, Kellyville	-	-	-	-	-	-	08:36	-	-
Acres Rd at Windsor Rd, Kellyville	05:47	06:22	06:58	07:20	07:43	08:11	08:39	08:56	09:15
Windsor Rd before Samantha Riley Dr, Kellyville	05:48	06:24	07:00	-	07:45	-	08:41	-	09:17
82 Sanctuary Dr, Beaumont Hills	05:51	06:27	07:03	-	07:49	-	08:45	-	09:21
Tempus St after White Hart Dr, Rouse Hill	05:57	06:35	07:10	-	07:57	-	08:53	-	09:29

Monday to Friday	🕒	🕒	🕒	🕒	🕒	🕒	🕒	🕒	🕒
Parramatta Station	08:35	08:55	09:12	09:42	10:12	10:42	11:12	11:42	12:12
Church St opp St Patrick's Cemetery, North Parramatta	08:45	09:05	09:22	09:52	10:22	10:52	11:22	11:52	12:22
Windsor Rd after Churchill Dr, Winston Hills	09:01	09:17	09:34	10:03	10:31	11:01	11:31	12:01	12:31
Windsor Rd before Charles St, Baulkham Hills	09:05	09:21	09:38	10:07	10:35	11:05	11:35	12:05	12:35
Victoria Ave opp Packard Ave, Castle Hill	09:15	09:31	09:48	10:15	10:43	11:13	11:43	12:13	12:43
Centenary of ANZAC Reserve, Green Rd, Castle Hill	09:21	09:37	09:54	10:20	10:48	11:18	11:48	12:18	12:48
Glenrowan Ave at Hart Pl, Kellyville	09:24	09:40	09:57	10:23	10:51	11:21	11:51	12:21	12:51
Greenwood Rd before Acres Rd, Kellyville	09:26	09:42	09:59	10:26	10:54	11:24	11:54	12:24	12:54
Acres Rd at Windsor Rd, Kellyville	09:28	09:44	10:01	10:28	10:56	11:26	11:56	12:26	12:56
Windsor Rd before Samantha Riley Dr, Kellyville	-	09:46	10:03	10:30	10:58	11:28	11:58	12:28	12:58
82 Sanctuary Dr, Beaumont Hills	-	09:49	10:06	10:33	11:01	11:31	12:01	12:31	13:01
Tempus St after White Hart Dr, Rouse Hill	-	09:57	10:13	10:40	11:09	11:39	12:09	12:39	13:09

Monday to Friday	🕒	🕒	🕒	🕒	🕒	🕒	🕒	🕒	🕒
Parramatta Station	12:42	13:12	13:42	14:12	14:44	15:05	15:25	15:40	15:55
Church St opp St Patrick's Cemetery, North Parramatta	12:52	13:22	13:52	14:22	14:55	15:17	15:37	15:51	16:06
Windsor Rd after Churchill Dr, Winston Hills	13:01	13:31	14:02	14:32	15:05	15:27	15:47	16:01	16:16
Windsor Rd before Charles St, Baulkham Hills	13:05	13:35	14:06	14:36	15:10	15:32	15:52	16:06	16:21
Victoria Ave opp Packard Ave, Castle Hill	13:13	13:43	14:14	14:44	15:24	15:46	16:02	16:16	16:31
Centenary of ANZAC Reserve, Green Rd, Castle Hill	13:18	13:48	14:20	14:51	15:31	15:53	16:09	16:23	16:39
Glenrowan Ave at Hart Pl, Kellyville	13:21	13:51	14:23	14:55	15:35	15:57	16:13	16:27	16:43
Greenwood Rd before Acres Rd, Kellyville	13:24	13:54	14:26	14:58	15:38	16:00	16:16	16:30	16:46
Acres Rd at Windsor Rd, Kellyville	13:26	13:56	14:28	15:00	15:40	16:03	16:19	16:33	16:49
Windsor Rd before Samantha Riley Dr, Kellyville	13:28	13:58	14:30	15:03	15:43	16:06	16:22	-	16:52
82 Sanctuary Dr, Beaumont Hills	13:31	14:01	14:33	15:07	15:47	16:10	16:26	-	16:56
Tempus St after White Hart Dr, Rouse Hill	13:39	14:09	14:41	15:16	15:57	16:20	16:35	-	17:05

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Parramatta to Rouse Hill

B

Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Parramatta Station	16:10	16:25	16:40	16:55	17:10	17:25	17:40	17:55	18:15
Church St opp St Patrick's Cemetery, North Parramatta	16:21	16:36	16:51	17:06	17:21	17:36	17:51	18:06	18:26
Windsor Rd after Churchill Dr, Winston Hills	16:31	16:46	17:02	17:17	17:32	17:47	18:02	18:16	18:35
Windsor Rd before Charles St, Baulkham Hills	16:37	16:52	17:08	17:23	17:38	17:53	18:08	18:22	18:40
Victoria Ave opp Packard Ave, Castle Hill	16:48	17:03	17:19	17:34	17:49	18:04	18:18	18:32	18:49
Centenary of ANZAC Reserve, Green Rd, Castle Hill	16:56	17:11	17:27	17:42	17:57	18:12	18:26	18:38	18:55
Glenrowan Ave at Hart Pl, Kellyville	17:00	17:15	17:31	17:46	18:01	18:16	18:30	18:42	18:59
Greenwood Rd before Acres Rd, Kellyville	17:03	17:18	17:34	17:49	18:04	18:19	18:33	18:45	19:02
Acres Rd at Windsor Rd, Kellyville	17:07	17:22	17:38	17:53	18:08	18:23	18:37	18:49	19:05
Windsor Rd before Samantha Riley Dr, Kellyville	-	17:26	-	17:57	-	18:27	-	18:52	-
82 Sanctuary Dr, Beaumont Hills	-	17:30	-	18:01	-	18:30	-	18:55	-
Tempus St after White Hart Dr, Rouse Hill	-	17:39	-	18:10	-	18:38	-	19:03	-

Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Parramatta Station	18:35	18:55	19:25	19:55	20:25	20:55	N21:25	N21:55	N22:45
Church St opp St Patrick's Cemetery, North Parramatta	18:45	19:04	19:34	20:04	20:34	21:04	21:34	22:04	22:51
Windsor Rd after Churchill Dr, Winston Hills	18:54	19:10	19:40	20:10	20:40	21:10	21:40	22:10	22:57
Windsor Rd before Charles St, Baulkham Hills	18:59	19:14	19:44	20:14	20:44	21:14	21:44	22:14	23:01
Victoria Ave opp Packard Ave, Castle Hill	19:07	19:22	19:52	20:22	20:52	21:22	21:52	22:22	23:09
Centenary of ANZAC Reserve, Green Rd, Castle Hill	19:11	19:26	19:56	20:26	20:56	21:26	21:56	22:26	23:13
Glenrowan Ave at Hart Pl, Kellyville	19:14	19:29	19:59	20:29	20:59	21:29	21:59	22:29	23:16
Greenwood Rd before Acres Rd, Kellyville	19:17	19:32	20:01	20:31	21:01	21:31	22:01	22:31	23:18
Acres Rd at Windsor Rd, Kellyville	19:20	19:35	20:03	20:33	21:03	21:33	22:03	22:33	23:20
Windsor Rd before Samantha Riley Dr, Kellyville	19:22	19:37	20:05	20:35	21:05	21:35	22:05	22:35	23:22
82 Sanctuary Dr, Beaumont Hills	19:25	19:40	20:08	20:38	21:08	21:38	22:08	22:37	23:24
Tempus St after White Hart Dr, Rouse Hill	19:32	19:47	20:16	20:46	21:16	21:46	22:16	22:45	23:32

Monday to Friday	♿
Parramatta Station	N23:45
Church St opp St Patrick's Cemetery, North Parramatta	23:51
Windsor Rd after Churchill Dr, Winston Hills	23:57
Windsor Rd before Charles St, Baulkham Hills	00:01
Victoria Ave opp Packard Ave, Castle Hill	00:09
Centenary of ANZAC Reserve, Green Rd, Castle Hill	00:13
Glenrowan Ave at Hart Pl, Kellyville	00:16
Greenwood Rd before Acres Rd, Kellyville	00:18
Acres Rd at Windsor Rd, Kellyville	00:20

Saturday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Parramatta Station	07:25	08:25	09:25	09:55	10:25	10:55	11:25	11:55	12:25
Church St opp St Patrick's Cemetery, North Parramatta	07:32	08:32	09:32	10:02	10:32	11:03	11:33	12:03	12:33
Windsor Rd after Churchill Dr, Winston Hills	07:37	08:37	09:37	10:08	10:38	11:09	11:39	12:09	12:39
Windsor Rd before Charles St, Baulkham Hills	07:42	08:42	09:42	10:13	10:43	11:14	11:45	12:15	12:45
Victoria Ave opp Packard Ave, Castle Hill	07:48	08:48	09:48	10:19	10:49	11:20	11:51	12:21	12:51
Centenary of ANZAC Reserve, Green Rd, Castle Hill	07:53	08:53	09:53	10:24	10:54	11:25	11:56	12:26	12:56
Glenrowan Ave at Hart Pl, Kellyville	07:56	08:56	09:56	10:27	10:57	11:28	11:59	12:29	12:59
Greenwood Rd before Acres Rd, Kellyville	07:58	08:58	09:58	10:29	10:59	11:30	12:01	12:31	13:01
Acres Rd at Windsor Rd, Kellyville	08:00	09:00	10:00	10:31	11:01	11:32	12:03	12:33	13:03
Windsor Rd before Samantha Riley Dr, Kellyville	08:02	09:02	10:02	10:33	11:03	11:34	12:05	12:35	13:05
82 Sanctuary Dr, Beaumont Hills	08:05	09:05	10:05	10:36	11:06	11:37	12:08	12:38	13:08
Tempus St after White Hart Dr, Rouse Hill	08:13	09:13	10:13	10:44	11:14	11:45	12:16	12:46	13:16

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Parramatta to Rouse Hill

B

Saturday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Parramatta Station	12:55	13:25	13:55	14:25	14:55	15:25	15:55	16:25	16:55
Church St opp St Patrick's Cemetery, North Parramatta	13:03	13:33	14:03	14:33	15:03	15:33	16:03	16:33	17:03
Windsor Rd after Churchill Dr, Winston Hills	13:09	13:39	14:09	14:39	15:09	15:39	16:09	16:39	17:09
Windsor Rd before Charles St, Baulkham Hills	13:15	13:45	14:14	14:44	15:14	15:44	16:14	16:44	17:14
Victoria Ave opp Packard Ave, Castle Hill	13:21	13:51	14:20	14:50	15:20	15:50	16:20	16:50	17:20
Centenary of ANZAC Reserve, Green Rd, Castle Hill	13:26	13:56	14:25	14:55	15:25	15:55	16:25	16:55	17:25
Glenrowan Ave at Hart Pl, Kellyville	13:29	13:59	14:28	14:58	15:28	15:58	16:28	16:58	17:28
Greenwood Rd before Acres Rd, Kellyville	13:31	14:01	14:30	15:00	15:30	16:00	16:30	17:00	17:30
Acres Rd at Windsor Rd, Kellyville	13:33	14:03	14:32	15:02	15:32	16:02	16:32	17:02	17:32
Windsor Rd before Samantha Riley Dr, Kellyville	13:35	14:05	14:34	15:04	15:34	16:04	16:34	17:04	17:34
82 Sanctuary Dr, Beaumont Hills	13:38	14:08	14:37	15:07	15:37	16:07	16:37	17:07	17:37
Tempus St after White Hart Dr, Rouse Hill	13:46	14:16	14:45	15:15	15:45	16:15	16:45	17:15	17:45

Saturday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Parramatta Station	17:25	17:55	18:25	18:55	19:37	20:37	N21:37	N22:37	N23:37
Church St opp St Patrick's Cemetery, North Parramatta	17:33	18:03	18:33	19:03	19:45	20:45	21:45	22:45	23:45
Windsor Rd after Churchill Dr, Winston Hills	17:39	18:09	18:38	19:08	19:50	20:50	21:50	22:50	23:50
Windsor Rd before Charles St, Baulkham Hills	17:44	18:14	18:43	19:13	19:54	20:54	21:54	22:54	23:54
Victoria Ave opp Packard Ave, Castle Hill	17:50	18:20	18:49	19:19	19:59	20:59	21:59	22:59	23:59
Centenary of ANZAC Reserve, Green Rd, Castle Hill	17:55	18:25	18:54	19:24	20:03	21:03	22:03	23:03	00:03
Glenrowan Ave at Hart Pl, Kellyville	17:58	18:28	18:57	19:27	20:06	21:06	22:06	23:06	00:06
Greenwood Rd before Acres Rd, Kellyville	18:00	18:30	18:59	19:29	20:08	21:08	22:08	23:08	00:08
Acres Rd at Windsor Rd, Kellyville	18:02	18:32	19:01	19:31	20:10	21:10	22:10	23:10	00:10
Windsor Rd before Samantha Riley Dr, Kellyville	18:04	18:34	19:03	19:33	20:12	21:12	22:12	23:12	00:12
82 Sanctuary Dr, Beaumont Hills	18:07	18:37	19:06	19:36	20:15	21:15	22:15	23:15	00:15
Tempus St after White Hart Dr, Rouse Hill	18:15	18:45	19:14	19:43	20:22	21:22	22:22	23:22	00:22

Sunday & Public Holidays	♿	♿	♿	♿	♿	♿	♿	♿	♿
Parramatta Station	08:25	09:25	10:25	11:25	12:25	13:25	14:25	15:25	16:25
Church St opp St Patrick's Cemetery, North Parramatta	08:32	09:32	10:33	11:33	12:33	13:33	14:33	15:33	16:33
Windsor Rd after Churchill Dr, Winston Hills	08:37	09:37	10:39	11:39	12:39	13:39	14:39	15:39	16:39
Windsor Rd before Charles St, Baulkham Hills	08:42	09:42	10:44	11:45	12:45	13:45	14:44	15:44	16:44
Victoria Ave opp Packard Ave, Castle Hill	08:48	09:48	10:50	11:51	12:51	13:51	14:50	15:50	16:50
Centenary of ANZAC Reserve, Green Rd, Castle Hill	08:53	09:53	10:55	11:56	12:56	13:56	14:55	15:55	16:54
Glenrowan Ave at Hart Pl, Kellyville	08:56	09:56	10:58	11:59	12:59	13:59	14:58	15:58	16:57
Greenwood Rd before Acres Rd, Kellyville	08:58	09:58	11:00	12:01	13:01	14:01	15:00	16:00	16:59
Acres Rd at Windsor Rd, Kellyville	09:00	10:00	11:02	12:03	13:03	14:03	15:02	16:02	17:01
Windsor Rd before Samantha Riley Dr, Kellyville	09:02	10:02	11:04	12:05	13:05	14:05	15:04	16:04	17:03
82 Sanctuary Dr, Beaumont Hills	09:05	10:05	11:07	12:08	13:08	14:08	15:07	16:07	17:06
Tempus St after White Hart Dr, Rouse Hill	09:13	10:13	11:15	12:16	13:16	14:16	15:15	16:15	17:14

Sunday & Public Holidays	♿	♿	♿	♿	♿
Parramatta Station	17:25	18:25	19:25	20:25	N21:25
Church St opp St Patrick's Cemetery, North Parramatta	17:33	18:33	19:33	20:33	21:33
Windsor Rd after Churchill Dr, Winston Hills	17:39	18:39	19:38	20:38	21:38
Windsor Rd before Charles St, Baulkham Hills	17:44	18:44	19:43	20:43	21:43
Victoria Ave opp Packard Ave, Castle Hill	17:50	18:50	19:48	20:48	21:48
Centenary of ANZAC Reserve, Green Rd, Castle Hill	17:54	18:54	19:52	20:52	21:52
Glenrowan Ave at Hart Pl, Kellyville	17:57	18:57	19:55	20:55	21:55
Greenwood Rd before Acres Rd, Kellyville	17:59	18:59	19:57	20:57	21:57
Acres Rd at Windsor Rd, Kellyville	18:01	19:01	19:59	20:59	21:59
Windsor Rd before Samantha Riley Dr, Kellyville	18:03	19:03	20:01	21:01	22:01
82 Sanctuary Dr, Beaumont Hills	18:06	19:06	20:04	21:04	22:04
Tempus St after White Hart Dr, Rouse Hill	18:14	19:14	20:11	21:11	22:11

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Rouse Hill to Parramatta

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Monday to Friday	△	△	△	△	△	△	△	△	△
Rouse Hill Town Centre, Tempus St, Rouse Hill	04:46	05:16	05:46	06:16	-	06:46	-	07:14	-
Sanctuary Dr at Bridgewood Dr, Beaumont Hills	04:50	05:20	05:50	06:20	-	06:51	-	07:20	-
Windsor Rd after Samantha Riley Dr, Kellyville	04:53	05:23	05:53	06:23	-	06:55	-	07:26	-
Acres Rd opp Spring Rd, Kellyville	04:55	05:25	05:55	06:25	06:41	06:57	07:13	07:29	07:44
Greenwood Rd at Mawarra Cres, Kellyville	04:57	05:27	05:57	06:27	06:43	06:59	07:15	07:31	07:46
Glenrowan Ave opp Hart Pl, Kellyville	04:59	05:29	05:59	06:30	06:46	07:02	07:18	07:34	07:49
Green Rd after Eric Cooper Dr, Castle Hill	05:02	05:32	06:03	06:34	06:50	07:07	07:23	07:39	07:54
Victoria Ave after Carrington Rd, Castle Hill	05:06	05:36	06:08	06:40	06:56	07:15	07:31	07:49	08:04
Windsor Rd at Railway St, Baulkham Hills	05:13	05:43	06:17	06:52	07:10	07:30	07:48	08:05	08:19
Windsor Rd after Mary St, Northmead	05:18	05:48	06:22	06:57	07:17	07:40	07:58	08:14	08:28
Church St before Fennell St, Parramatta	05:26	05:56	06:30	07:07	07:27	07:52	08:10	08:26	08:41
Parramatta Station	05:33	06:04	06:39	07:17	07:38	08:03	08:23	08:38	08:53

Monday to Friday	△	△	△	△	△	△	△	△	△
Rouse Hill Town Centre, Tempus St, Rouse Hill	07:46	-	08:17	-	08:50	09:13	09:45	10:15	10:45
Sanctuary Dr at Bridgewood Dr, Beaumont Hills	07:51	-	08:21	-	08:55	09:18	09:50	10:20	10:50
Windsor Rd after Samantha Riley Dr, Kellyville	07:57	-	08:27	-	09:00	09:21	09:53	10:23	10:53
Acres Rd opp Spring Rd, Kellyville	08:02	08:19	08:34	08:49	09:05	09:25	09:55	10:25	10:55
Greenwood Rd at Mawarra Cres, Kellyville	08:04	08:21	08:36	08:51	09:07	09:27	09:57	10:27	10:57
Glenrowan Ave opp Hart Pl, Kellyville	08:07	08:24	08:39	08:54	09:10	09:30	10:00	10:30	10:59
Green Rd after Eric Cooper Dr, Castle Hill	08:14	08:31	08:45	09:00	09:15	09:34	10:04	10:34	11:03
Victoria Ave after Carrington Rd, Castle Hill	08:25	08:42	08:56	09:08	09:23	09:42	10:12	10:40	11:09
Windsor Rd at Railway St, Baulkham Hills	08:38	08:54	09:08	09:19	09:34	09:52	10:22	10:49	11:18
Windsor Rd after Mary St, Northmead	08:46	09:01	09:14	09:25	09:39	09:57	10:27	10:54	11:23
Church St before Fennell St, Parramatta	08:59	09:11	09:24	09:35	09:48	10:06	10:36	11:03	11:32
Parramatta Station	09:10	09:22	09:34	09:44	09:57	10:15	10:44	11:11	11:40

Monday to Friday	△	△	△	△	△	△	△	△	△
Rouse Hill Town Centre, Tempus St, Rouse Hill	11:15	11:45	12:15	12:45	13:15	13:45	14:15	14:43	15:06
Sanctuary Dr at Bridgewood Dr, Beaumont Hills	11:20	11:50	12:20	12:50	13:20	13:50	14:20	14:48	15:11
Windsor Rd after Samantha Riley Dr, Kellyville	11:23	11:53	12:23	12:53	13:23	13:53	14:23	14:53	15:15
Acres Rd opp Spring Rd, Kellyville	11:25	11:55	12:25	12:55	13:25	13:55	14:25	14:55	15:17
Greenwood Rd at Mawarra Cres, Kellyville	11:27	11:57	12:27	12:57	13:27	13:57	14:27	14:57	15:19
Glenrowan Ave opp Hart Pl, Kellyville	11:29	11:59	12:29	12:59	13:29	13:59	14:29	15:00	15:22
Green Rd after Eric Cooper Dr, Castle Hill	11:33	12:03	12:33	13:03	13:33	14:03	14:34	15:05	15:27
Victoria Ave after Carrington Rd, Castle Hill	11:39	12:09	12:39	13:09	13:39	14:09	14:42	15:13	15:35
Baulkham Hills High School, Windsor Rd, Baulkham Hills	-	-	-	-	-	-	-	15:22	-
Windsor Rd at Railway St, Baulkham Hills	11:48	12:18	12:48	13:18	13:48	14:18	14:52	15:28	15:45
Windsor Rd after Mary St, Northmead	11:53	12:23	12:53	13:23	13:53	14:23	14:58	15:34	15:51
Church St before Fennell St, Parramatta	12:02	12:32	13:02	13:32	14:02	14:32	15:09	15:45	16:02
Parramatta Station	12:10	12:40	13:10	13:40	14:10	14:41	15:18	15:55	16:12

Monday to Friday	△	△	△	△	△	△	△	△	△
Rouse Hill Town Centre, Tempus St, Rouse Hill	15:36	16:06	-	16:37	17:01	17:25	17:55	18:27	18:57
Sanctuary Dr at Bridgewood Dr, Beaumont Hills	15:41	16:11	-	16:42	17:06	17:30	18:00	18:32	19:02
Windsor Rd after Samantha Riley Dr, Kellyville	15:45	16:15	-	16:46	17:10	17:34	18:04	18:36	19:05
Acres Rd opp Spring Rd, Kellyville	15:47	16:17	16:32	16:48	17:12	17:36	18:06	18:38	19:07
Greenwood Rd at Mawarra Cres, Kellyville	15:49	16:19	16:34	16:50	17:14	17:38	18:08	18:40	19:09
Glenrowan Ave opp Hart Pl, Kellyville	15:52	16:21	16:36	16:52	17:16	17:40	18:11	18:43	19:11
Green Rd after Eric Cooper Dr, Castle Hill	15:57	16:26	16:41	16:58	17:21	17:45	18:16	18:48	19:14
Victoria Ave after Carrington Rd, Castle Hill	16:05	16:32	16:48	17:06	17:27	17:50	18:21	18:53	19:18
Windsor Rd at Railway St, Baulkham Hills	16:15	16:42	16:58	17:16	17:37	17:59	18:30	19:02	19:25
Windsor Rd after Mary St, Northmead	16:21	16:48	17:04	17:22	17:43	18:05	18:36	19:07	19:30
Church St before Fennell St, Parramatta	16:31	16:58	17:14	17:32	17:53	18:15	18:46	19:15	19:38
Parramatta Station	16:41	17:08	17:25	17:43	18:03	18:25	18:56	19:23	19:46

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Rouse Hill to Parramatta



Monday to Friday									
Rouse Hill Town Centre, Tempus St, Rouse Hill	19:57	20:57	21:57						
Sanctuary Dr at Bridgewood Dr, Beaumont Hills	20:01	21:01	22:01						
Windsor Rd after Samantha Riley Dr, Kellyville	20:04	21:04	22:04						
Acres Rd opp Spring Rd, Kellyville	20:06	21:06	22:06						
Greenwood Rd at Mawarra Cres, Kellyville	20:08	21:08	22:08						
Glenrowan Ave opp Hart Pl, Kellyville	20:10	21:10	22:10						
Green Rd after Eric Cooper Dr, Castle Hill	20:13	21:13	22:13						
Victoria Ave after Carrington Rd, Castle Hill	20:17	21:17	22:17						
Windsor Rd at Railway St, Baulkham Hills	20:24	21:24	22:24						
Windsor Rd after Mary St, Northmead	20:28	21:28	22:28						
Church St before Fennell St, Parramatta	20:35	21:35	22:35						
Parramatta Station	20:42	21:42	22:42						
Saturday									
Rouse Hill Town Centre, Tempus St, Rouse Hill	06:30	07:25	08:22	08:51	09:21	09:51	10:21	10:51	11:21
Sanctuary Dr at Bridgewood Dr, Beaumont Hills	06:34	07:30	08:27	08:56	09:26	09:56	10:26	10:56	11:26
Windsor Rd after Samantha Riley Dr, Kellyville	06:38	07:34	08:31	09:00	09:30	10:00	10:30	11:00	11:30
Acres Rd opp Spring Rd, Kellyville	06:40	07:36	08:33	09:02	09:32	10:02	10:32	11:02	11:32
Greenwood Rd at Mawarra Cres, Kellyville	06:42	07:38	08:35	09:04	09:34	10:04	10:34	11:04	11:34
Glenrowan Ave opp Hart Pl, Kellyville	06:44	07:40	08:37	09:06	09:36	10:06	10:36	11:06	11:36
Green Rd after Eric Cooper Dr, Castle Hill	06:48	07:44	08:41	09:10	09:40	10:10	10:40	11:10	11:40
Victoria Ave after Carrington Rd, Castle Hill	06:51	07:47	08:46	09:16	09:46	10:16	10:46	11:16	11:46
Windsor Rd at Railway St, Baulkham Hills	06:58	07:55	08:55	09:25	09:55	10:25	10:55	11:25	11:55
Windsor Rd after Mary St, Northmead	07:02	07:59	08:59	09:29	09:59	10:29	10:59	11:29	11:59
Church St before Fennell St, Parramatta	07:08	08:08	09:08	09:38	10:08	10:38	11:08	11:38	12:08
Parramatta Station	07:16	08:16	09:16	09:46	10:16	10:46	11:16	11:46	12:16
Saturday									
Rouse Hill Town Centre, Tempus St, Rouse Hill	11:51	12:24	12:54	13:24	13:54	14:24	14:54	15:24	15:54
Sanctuary Dr at Bridgewood Dr, Beaumont Hills	11:56	12:29	12:59	13:29	13:59	14:29	14:59	15:29	15:59
Windsor Rd after Samantha Riley Dr, Kellyville	12:00	12:32	13:02	13:32	14:02	14:32	15:02	15:32	16:02
Acres Rd opp Spring Rd, Kellyville	12:02	12:34	13:04	13:34	14:04	14:34	15:04	15:34	16:04
Greenwood Rd at Mawarra Cres, Kellyville	12:04	12:36	13:06	13:36	14:06	14:36	15:06	15:36	16:06
Glenrowan Ave opp Hart Pl, Kellyville	12:06	12:38	13:08	13:38	14:08	14:38	15:08	15:38	16:08
Green Rd after Eric Cooper Dr, Castle Hill	12:10	12:42	13:12	13:42	14:12	14:42	15:12	15:42	16:12
Victoria Ave after Carrington Rd, Castle Hill	12:16	12:47	13:17	13:47	14:17	14:47	15:17	15:47	16:17
Windsor Rd at Railway St, Baulkham Hills	12:25	12:55	13:25	13:55	14:25	14:55	15:25	15:55	16:25
Windsor Rd after Mary St, Northmead	12:29	12:59	13:29	13:59	14:29	14:59	15:29	15:59	16:29
Church St before Fennell St, Parramatta	12:38	13:08	13:38	14:08	14:38	15:08	15:38	16:08	16:38
Parramatta Station	12:46	13:16	13:46	14:16	14:46	15:16	15:46	16:16	16:46
Saturday									
Rouse Hill Town Centre, Tempus St, Rouse Hill	16:24	16:54	17:27	18:00	18:42	19:44	20:44	21:44	22:44
Sanctuary Dr at Bridgewood Dr, Beaumont Hills	16:29	16:59	17:32	18:04	18:46	19:48	20:48	21:48	22:48
Windsor Rd after Samantha Riley Dr, Kellyville	16:32	17:02	17:35	18:07	18:49	19:51	20:51	21:51	22:51
Acres Rd opp Spring Rd, Kellyville	16:34	17:04	17:37	18:09	18:51	19:53	20:53	21:53	22:53
Greenwood Rd at Mawarra Cres, Kellyville	16:36	17:06	17:39	18:11	18:53	19:55	20:55	21:55	22:55
Glenrowan Ave opp Hart Pl, Kellyville	16:38	17:08	17:41	18:13	18:55	19:57	20:57	21:57	22:57
Green Rd after Eric Cooper Dr, Castle Hill	16:42	17:12	17:45	18:17	18:59	20:01	21:01	22:01	23:01
Victoria Ave after Carrington Rd, Castle Hill	16:47	17:17	17:50	18:21	19:03	20:05	21:05	22:05	23:05
Windsor Rd at Railway St, Baulkham Hills	16:55	17:25	17:58	18:28	19:10	20:12	21:12	22:12	23:12
Windsor Rd after Mary St, Northmead	16:59	17:29	18:02	18:32	19:14	20:16	21:16	22:16	23:16
Church St before Fennell St, Parramatta	17:08	17:38	18:08	18:38	19:20	20:22	21:22	22:22	23:22
Parramatta Station	17:16	17:46	18:16	18:46	19:28	20:28	21:28	22:28	23:28

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Rouse Hill to Parramatta

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Saturday											
Rouse Hill Town Centre, Tempus St, Rouse Hill	23:44										
Sanctuary Dr at Bridgewood Dr, Beaumont Hills	23:48										
Windsor Rd after Samantha Riley Dr, Kellyville	23:51										
Acres Rd opp Spring Rd, Kellyville	23:53										
Greenwood Rd at Mawarra Cres, Kellyville	23:55										
Glenrowan Ave opp Hart Pl, Kellyville	23:57										
Green Rd after Eric Cooper Dr, Castle Hill	00:01										
Victoria Ave after Carrington Rd, Castle Hill	00:05										
Windsor Rd at Railway St, Baulkham Hills	00:12										
Windsor Rd after Mary St, Northmead	00:16										
Church St before Fennell St, Parramatta	00:22										
Parramatta Station	00:28										
Sunday & Public Holidays											
Rouse Hill Town Centre, Tempus St, Rouse Hill	06:30	07:26	08:23	09:22	10:22	11:22	12:25	13:25	14:25		
Sanctuary Dr at Bridgewood Dr, Beaumont Hills	06:34	07:31	08:28	09:27	10:27	11:27	12:30	13:30	14:30		
Windsor Rd after Samantha Riley Dr, Kellyville	06:38	07:35	08:32	09:31	10:31	11:31	12:33	13:33	14:33		
Acres Rd opp Spring Rd, Kellyville	06:40	07:37	08:34	09:33	10:33	11:33	12:35	13:35	14:35		
Greenwood Rd at Mawarra Cres, Kellyville	06:42	07:39	08:36	09:35	10:35	11:35	12:37	13:37	14:37		
Glenrowan Ave opp Hart Pl, Kellyville	06:44	07:41	08:38	09:37	10:37	11:37	12:39	13:39	14:39		
Green Rd after Eric Cooper Dr, Castle Hill	06:48	07:45	08:42	09:41	10:41	11:41	12:43	13:43	14:43		
Victoria Ave after Carrington Rd, Castle Hill	06:51	07:48	08:47	09:47	10:47	11:47	12:48	13:48	14:48		
Windsor Rd at Railway St, Baulkham Hills	06:58	07:56	08:56	09:56	10:56	11:56	12:56	13:56	14:56		
Windsor Rd after Mary St, Northmead	07:02	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00		
Church St before Fennell St, Parramatta	07:08	08:08	09:08	10:08	11:08	12:08	13:08	14:08	15:08		
Parramatta Station	07:16	08:16	09:16	10:16	11:16	12:16	13:16	14:16	15:16		
Sunday & Public Holidays											
Rouse Hill Town Centre, Tempus St, Rouse Hill	15:25	16:25	17:27	18:30	19:32	20:32	21:32				
Sanctuary Dr at Bridgewood Dr, Beaumont Hills	15:30	16:30	17:32	18:34	19:36	20:36	21:36				
Windsor Rd after Samantha Riley Dr, Kellyville	15:33	16:33	17:35	18:37	19:39	20:39	21:39				
Acres Rd opp Spring Rd, Kellyville	15:35	16:35	17:37	18:39	19:41	20:41	21:41				
Greenwood Rd at Mawarra Cres, Kellyville	15:37	16:37	17:39	18:41	19:43	20:43	21:43				
Glenrowan Ave opp Hart Pl, Kellyville	15:39	16:39	17:41	18:43	19:45	20:45	21:45				
Green Rd after Eric Cooper Dr, Castle Hill	15:43	16:43	17:45	18:47	19:49	20:49	21:49				
Victoria Ave after Carrington Rd, Castle Hill	15:48	16:48	17:50	18:51	19:53	20:53	21:53				
Windsor Rd at Railway St, Baulkham Hills	15:56	16:56	17:58	18:58	20:00	21:00	22:00				
Windsor Rd after Mary St, Northmead	16:00	17:00	18:02	19:02	20:04	21:04	22:04				
Church St before Fennell St, Parramatta	16:08	17:08	18:08	19:08	20:10	21:10	22:10				
Parramatta Station	16:16	17:16	18:16	19:16	20:16	21:16	22:16				

Recommendation	Approval subject to conditions
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EXECUTIVE SUMMARY

The Development Application is for the use of Building 5 (Turner Building) within the Balcombe Heights Estate Reserve as an after school care facility for primary school age children. It is proposed to accommodate a maximum of 52 children at any one time and operate between 3pm – 6pm Monday to Friday during school terms and will be closed during Saturdays, Sundays and public holidays. The subject site is owned and managed **by Council and Building 5 is temporarily hired by the applicant under Council’s hiring terms and conditions.**

Building 5 (Turner Building) backs onto Seven Hills Road which is located on the north western frontage of the Balcombe Heights Estate Reserve. Access to the building is via **the reserve’s main car park which is located on the southern side of the building.** The Development Application proposes to use 3 of the 7 rooms of the existing building.

The Development Application is lodged pursuant to the provisions of the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017. The proposal falls within the SEPP definition of centre-based child care facility which is a building or place used for the education and care of children that provides different child care services such as long day care, occasional child care, preschool care and out-of-school-hours care (including vacation care). The application has been assessed against **the SEPP’s relevant requirements for centre-based child care facility** and is considered satisfactory. The proposal meets the relevant development standards in the SEPP in particular the required indoor and outdoor space as prescribed in the Education and Care Services National Regulations. The proposed development complies with the relevant controls for centre-based child care facilities prescribed under Section 2.34 in DCP 2012 Part B Section 6 – Business with the exception of the outdoor play area in the front setback which is not permitted. It is recommended that the applicant be allowed to use another passive open space area in the reserve in lieu of this outdoor space.

The application was notified to surrounding and adjoining properties. One submission was received from an adjoining resident raising concerns in relation to privacy, devaluation of property, suitability of outdoor play area due to health risks, commercial nature of the proposal, lack of toilet facilities and noise impacts. In response to the **neighbour’s concerns**, the application has been amended with the removal of Building 2 (Stamford Building) from the application. The removal of Building 2 also eliminated the **concerns raised initially by Council’s Building Surveyor (Fire Safety) in relation to the fire separation requirements in the Building Code of Australia.**

The Development Application is recommended for approval subject to conditions.

BACKGROUND

The site forms part of the heritage conservation area known as Balcombe Heights Community Buildings Complex and Cropley House, which is listed in The Hills Local Environmental Plan 2012 as a conservation area of local significance. Building 5 (Turner Rooms) where the proposed after school care centre will be located is labelled as Category A in the conservation plan which is defined as ***“the highest priority in terms of cultural significance and are to be retained, restored and maintained as far as possible in their present configuration”.***

The Turner Building is also available for hire by other members of the community. Other hirers include the Hills Community Aid, a martial arts school and various dance groups and they all operate outside of the hours 3pm to 6pm, Monday to Friday.

PROPOSAL

The Development Application seeks approval to use 3 of the 7 rooms within Building 5 (Turner Building), a Council owned facility within the Balcombe Heights Estate Reserve as an after school care facility for primary school age children (5 – 12 years). It is proposed to accommodate a maximum of 52 children at any one time and operate between 3pm – 6pm Monday to Friday during school terms. The facility will be closed during Saturdays, Sundays and public holidays.

There are no building works associated with the application.

The after school care and vacation care facility will make provision for the following indoor and outdoor space:

Indoor:

- Turner Rooms 1, 2 and 3 (Indoor) - 171.93m²
- Bathrooms

Outdoor:

- Outdoor play area - 690.47m²

It is proposed to utilise the outdoor areas for 30 minutes each day between 3.30pm and 4.00pm where weather permits. Children will be taken outside in small groups for activities that may involve eating afternoon tea, collecting items (such as leaves and bark) for craft projects, or physical activities. The children will not be left to their own devices while in that area. Rather, the children will engage in structured activities and will be supervised at a ratio of 1 staff member per 10 children.

The proposed use of the indoor space will be used to conduct the three components of **the operator's program: martial arts classes, homework/tuition and arts/craft**. The children will also go on regular excursions to the ovals, playground and tennis court within the Balcombe Heights Estate Reserve for additional outdoor time.

The applicant has a head office in Castle Hill that handles all enquiries, billings and complaints and therefore no storage is required onsite, and the administration area will be used sparingly **with the centre's primary focus being the care and education of the children**.

The applicant has indicated that the children will arrive at the centre by mini-bus after being picked up directly from the respective schools in the surrounding area. The bus would drop the children off directly in front of the Turner Rooms as accessed by the carpark.

The proposed after school care facility will offer a pick-up service from the following schools:

- Mathew Pearce Public School
- Crestwood Public School

The applicant liaises with each school to determine a safe pick up point. Their drivers have a working with children check, first aid certificates and have completed a driver

induction course. The buses are identified with signage, logos and numbers. Staff members are identified by a uniform, orange vest and name tag.

Parents will generally collect their children between 4.45pm and 6:00pm.

The car park adjacent to Turner Rooms contains more than 80 parking spaces.

ISSUES FOR CONSIDERATION

1. Compliance with State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

The proposed after school or out-of-school-hours care has been assessed against the relevant provisions in the State Environmental Planning Policy (Educational Establishments and Child Care Facilities (2017)). The proposal is defined in the SEPP as a centre-based child care facility, which is a building or place used for the education and care of children that provides such care which also includes vacation care, long day care, occasional child care and preschool care.

The proposal has been assessed against the relevant provisions of the SEPP as shown in the following table:

SECTION 1: SEPP (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017 – PART 3 – EARLY EDUCATION AND CARE FACILITIES – SPECIFIC DEVELOPMENT CONTROLS		
Clause 22 – Concurrence of the Regulatory Authority		
Requirement	Proposal	Compliance
<p>Is concurrence of the Regulatory Authority (the Secretary of the Department of Education) required under Clause 22 of the SEPP?</p> <p>Note: concurrence required where the indoor/outdoor space does not meet the requirements of the National Regulations (Clause 107 and 108). See Section 3 of Table of Compliance for requirements.</p>	<p>The total number of 52 children will need a minimum combined indoor and outdoor space of 533m² [i.e. 52 x 10.25m² (3.25m² indoor plus 7m² outdoor per child)].</p> <p>Clause 108(5) of the Education and Care Services National Regulations allows the indoor space to be included in the calculation of outdoor space if the children are above pre-school age (which the proposal will cater for).</p> <p>The proposal provides the following:</p> <p>Indoor space – 171.93m² Outdoor space – 683.43m² (includes 411.92m² in the front setback between</p>	<p>Yes, therefore concurrence of the Regulatory Authority is not required.</p> <p>It is recommended that the outdoor play area in the front setback not be permitted in compliance with Council’s DCP and that an alternate passive open space area within the estate be allowed for the use of the</p>

	Turner Building and Seven Hills Road) Total combined – 855.36m ²	children in lieu of this proposed outdoor play area. Refer Condition No. 1.
If yes, has the proposal been forwarded to the Department of Education within 7 days of receiving the Development Application with the area requiring concurrence stipulated?	Not required.	N/A
If concurrence of the Regulatory Authority was required, the notice of determination is to be forwarded to them within 7 days.	N/A	N/A
Clause 23 – Matters for consideration by consent authorities		
Before determining a development application for development for the purpose of a centre-based child care facility, the consent authority must take into consideration any applicable provisions of the <i>Child Care Planning Guideline</i> , in relation to the proposed development.	Assessment completed in Section 2 below.	See Section 2.
Clause 25 – Non-discretionary development standards The proposal cannot be refused on the following grounds (bold) if the standard is met:		
Location —the development may be located at any distance from an existing or proposed early education and care facility,	Satisfactory	Yes
Indoor or outdoor space for development to which Regulation 107 (indoor unencumbered space requirements) or 108 (outdoor unencumbered space requirements) of the Education and Care Services National Regulations applies — the unencumbered area of indoor space and the unencumbered area of outdoor space for the development complies with the requirements of those regulations, <u>or</u> for development to which clause 28 (unencumbered indoor space and useable outdoor play space) of the Children (Education and Care Services) Supplementary Provisions Regulation 2012 applies—the development complies with the indoor	Education and Care Services National Regulations apply and the proposal is satisfactory.	Yes. It is recommended that the outdoor play area in the front setback not be permitted in compliance with Council’s DCP and that an alternate passive open space area within the estate be allowed for the use of the children in lieu of this proposed outdoor play

space requirements or the useable outdoor play space requirements in that clause,		area. Refer Condition No. 1.
Site area and site dimensions - the development may be located on a site of any size and have any length of street frontage or any allotment depth,	Satisfactory	Yes
Colour of building materials or shade structures - the development may be of any colour or colour scheme unless it is a State or local heritage item or in a heritage conservation area.	<p>The site forms part of the heritage conservation area known as Balcombe Heights Community Buildings Complex and Cropley House, which is listed as a conservation area of local significance under Part 2 Schedule 5 Environmental Heritage of The Hills Local Environmental Plan 2012 (LEP 2012). A conservation plan was prepared for Council by Worley Parsons in 2013 to guide conservation and maintenance decisions as well as determine appropriate future development on and in the vicinity of the site. The conservation plan identifies both subject buildings as having some level of significance. In determining the hierarchy of significance within the conservation area, the subject building known as Building 5 - Turner Building is labelled as Category A which is defined as <i>"the highest priority in terms of cultural significance and are to be retained, restored and maintained as far as possible in their present configuration"</i>.</p> <p>There are no proposed changes to the built form or original fabric of the buildings.</p>	<p>Yes.</p> <p>Council's Heritage Officer has assessed the application and no objection is raised on heritage grounds to the proposed use of Building 5 for the purposes of an after school care facility.</p>
Clause 26 – Development Control Plans		
A provision of a development control	Satisfactory	Yes

<p>plan that specifies a requirement, standard or control in relation to any of the following matters (including by reference to ages, age ratios, groupings, numbers or the like, of children) <u>does not apply</u> to development for the purpose of a centre-based child care facility:</p> <ul style="list-style-type: none"> • operational or management plans or arrangements (including hours of operation), • demonstrated need or demand for child care services, • proximity of facility to other early childhood education and care facilities; and <p>any matter relating to development for the purpose of a centre-based child care facility contained in:</p> <ul style="list-style-type: none"> • the design principles set out in Part 2 of the <i>Child Care Planning Guideline</i>, or • the matters for consideration set out in Part 3 or the regulatory requirements set out in Part 4 of that Guideline (other than those concerning building height, side and rear setbacks or car parking rates). 		
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SECTION 2: NATIONAL QUALITY FRAMEWORK ASSESSMENT CHECKLIST (PART 4 OF GUIDELINES)

NOTE: PART 4 OF THE CHILD CARE GUIDELINES INCLUDES DESIGN GUIDANCE FOR EACH CLAUSE THAT SHOULD ALSO BE CONSIDERED IN ADDITION TO THE BELOW.

CLAUSE	STANDARD	REQUIRED	PROPOSED	COMPLIANCE
104	Fencing barrier or that encloses outdoor spaces	<p>Outdoor space that will be used by children will be enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it.</p> <p>Note: This clause</p>	N/A – children are over preschool age.	N/A

		<p>does not apply to a centre-based service primarily for children over preschool age or a family day care residence or venue for over preschool age children.</p> <p>Fencing height, materials and style to be shown on plans.</p>		
105	Furniture, materials and equipment	<p>Each child being educated and cared for by the education and care service has access to sufficient furniture, materials and developmentally appropriate equipment suitable for the education and care of that child.</p>	Satisfactory	Yes
106	Laundry and hygiene facilities	<p>The proposed development includes laundry facilities or access to laundry facilities OR explain the other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage of soiled clothing, nappies and linen prior to their disposal or laundering.</p> <p>Laundry/hygienic facilities are located where they do not pose a risk to children.</p>	<p>Three hours after school program requires very little laundry service. Plastic bags available for soiled clothes. Small amount of laundry (e.g. table cloths and safety vest) is done off site by Centre Manager.</p>	Yes
107	Unencumbered indoor space	<p>3.25 square metres of unencumbered indoor space for each child.</p> <p>Has the calculation</p>	<p>Provided. The Regulatory Authority has approved this service for operation.</p>	Yes

		of unencumbered space been undertaken in accordance with the Regulations? See excerpt of Clause 107 and 108 at the end of this table of compliance.		
108	Unencumbered outdoor space	<p>7.0 square metres of unencumbered outdoor space for each child.</p> <p>Has the calculation of unencumbered space been undertaken in accordance with the Regulations?</p>	<p>Provided in accordance with sub-clause (5). The Regulatory Authority has approved this service for operation.</p>	<p>Yes. However, it is recommended that the outdoor play area in the front setback not be permitted in compliance with Council's DCP and that an alternate passive open space area within the estate be allowed for the use of the children in lieu of this proposed outdoor play area. Refer Condition No. 1.</p>
109	Toilet and hygiene facilities	<p>The proposed development includes adequate, developmentally and age appropriate toilet, washing and drying facilities for use by children being educated and cared for by the service.</p> <p>The location and design of the toilet, washing and drying facilities enable safe and convenient use by the children.</p> <p>Have the number of toilets and hand basins been shown on the plans?</p>	<p>Proposal has been referred to fire safety and conditions have been provided.</p>	<p>Yes</p>
110	Ventilation and natural light	<p>The proposed development includes indoor</p>	<p>Existing community facility has</p>	<p>Yes</p>

		<p>spaces to be used by children that:</p> <ul style="list-style-type: none"> - will be well ventilated; and - will have adequate natural light; and - can be maintained at a temperature that ensures the safety and well-being of children. <p>Do the plans indicate how natural ventilation and lighting is achieved?</p>	<p>satisfactory natural light and ventilation. The air conditioning unit is in good working order.</p> <p>Plans indicate the location of windows and entrance ways.</p>	
111	Administrative space	<p>The proposed development includes an adequate area or areas for the purposes of conducting the administrative functions of the service; and consulting with parents of children; and conducting private conversations. Note: This space cannot be included in the calculation of unencumbered indoor space – see regulation 107</p> <p>Do the plans indicate suitable administrative space?</p>	<p>Kitchen area will be used as an administrative space.</p>	Yes
112	Nappy change facilities	<p>The proposed development includes an adequate area for construction of appropriate hygienic facilities for nappy changing including at least one properly constructed nappy changing bench and hand cleansing</p>	<p>N/A – children are over preschool age.</p>	Yes

		<p>facilities for adults in the immediate vicinity of the nappy change area. The proposed nappy change facilities can be designed and located in a way that prevents unsupervised access by children.</p> <p>Do the plans indicate nappy change facilities?</p>		
113	Outdoor space – natural environment	<p>The proposed development includes outdoor spaces that will allow children to explore and experience the natural environment. Is it adequately detailed on the plans?</p>	<p>Existing outdoor facility allows children to explore and experience the natural environment including grass, trees and other plants.</p>	<p>Yes. However, it is recommended that the outdoor play area in the front setback not be permitted in compliance with Council’s DCP and that an alternate passive open space area within the estate be allowed for the use of the children in lieu of this proposed outdoor play area. Refer Condition No. 1.</p>
114	Outdoor space – shade	<p>The proposed development includes adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun. Is the provision of shade adequately detailed on the plans?</p>	<p>Existing trees in the outdoor environment provide sufficient shade.</p>	<p>Yes</p>
115	Premises designed to facilitate supervision	<p>The proposed development (including toilets and nappy change facilities) are designed in a way that facilitates supervision of</p>	<p>Existing facility is suitable for supervision purposes.</p> <p>Single hall with no internal walls allows</p>	<p>Yes</p>

		children at all times, having regard to the need to maintain the rights and dignity of the children.	effective supervision by staff. Toilet/change facilities maintain the privacy and dignity of each child.	
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SECTION 4: CHILD CARE CENTRE GUIDELINES (PART 3)

CLAUSE	REQUIRED	PROPOSED	COMPLIANCE
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3.1 – Site Selection and Location

C1	<p>For proposed developments in or adjacent to a residential zone, consider:</p> <ul style="list-style-type: none"> • the acoustic and privacy impacts of the proposed development on the residential properties • the setbacks and siting of buildings within the residential context • traffic and parking impacts of the proposal on residential amenity 	<p>Use of Council’s facility building is suitable to the needs of an after school care service. The acoustic and visual privacy on the nearest residential dwelling has been considered.</p> <p>The acoustic report submitted with the application shows the privacy is maintained for both residents and child care participants.</p> <p>Balcombe Heights Estate has ample car parking provision (80 spaces) thereby posing no impact on the residential community.</p> <p>Pedestrian access also exists to and from the bus stop immediately in front of the facility on Seven Hills Road.</p>	Yes
	For proposed developments in	N/A – site is zoned R2	N/A

	<p>commercial and industrial zones, consider:</p> <ul style="list-style-type: none"> • potential impacts on the health, safety and wellbeing of children, staff and visitors with regard to local environmental or amenity issues such as air or noise pollution and local traffic conditions • the potential impact of the facility on the viability of existing commercial or industrial uses. 	Low Density Residential	
	<p>For proposed developments in public or private recreation zones, consider:</p> <ul style="list-style-type: none"> • the compatibility of the proposal with the operations and nature of the community or private recreational facilities • if the existing premises is licensed for alcohol or gambling • if the use requires permanent or casual occupation of the premises or site • the availability of on site parking • compatibility of proposed hours of operation with surrounding uses, particularly residential uses • the availability of appropriate and dedicated sanitation facilities for the development. 	Balcombe Heights Estate is zoned part R2 Low Density Residential zone and part RE1 Public Recreation zone. The community facility is compatible with the operation proposed. Use requires casual occupation of the premises. Ample onsite parking is available. The facility is compatible with the hours of operation being 3pm to 6pm Monday to Friday. Appropriate sanitation facilities exist in the community facility.	N/A
	<p>For proposed developments on school, TAFE or university sites in Special Purpose zones, consider:</p> <ul style="list-style-type: none"> • the compatibility of the proposal with the operation of the institution and its users • the proximity of the proposed facility to other uses on the site, including premises licensed for alcohol or gambling • proximity to sources of noise, such as places of entertainment or mechanical workshops • proximity to odours, particularly at agricultural institutions • previous uses of a premises such as scientific, medical or chemical laboratories, storage areas and the like. 	N/A	N/A
C2	When selecting a site, ensure that:	The site is	Yes

	<ul style="list-style-type: none"> • the location and surrounding uses are compatible with the proposed development or use • the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards • there are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous materials remediation is needed • the characteristics of the site are suitable for the scale and type of development proposed having regard to: - size of street frontage, lot configuration, dimensions and overall size - number of shared boundaries with residential properties - the development will not have adverse environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas • where the proposal is to occupy or retrofit an existing premises, the interior and exterior spaces are suitable for the proposed use • there are suitable drop off and pick up areas, and off and on street parking • the type of adjoining road (for example classified, arterial, local road, cul-de-sac) is appropriate and safe for the proposed use • it is not located closely to incompatible social activities and uses such as restricted premises, injecting rooms, drug clinics and the like, premises licensed for alcohol or gambling such as hotels, clubs, cellar door premises and sex services premises. 	<p>environmentally safe. No significant risk of flooding, land slip, bushfire or coastal hazard. No potential environmental contaminants on the land, in the building or the general proximity.</p> <p>The characteristics of the site are suitable for the scale and type of development proposed.</p> <p>The interior and exterior spaces are suitable for the proposed use.</p> <p>There is suitable off street parking.</p> <p>The site is not located closely to incompatible social activities.</p>	
C3	<p>A child care facility should be located:</p> <ul style="list-style-type: none"> • near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship • near or within employment 	<p>Site is located in an existing community facility. The site is within the Balcombe Heights Estate which also consists of public park and children's playground. It is located in close</p>	Yes

	<p>areas, town centres, business centres, shops</p> <ul style="list-style-type: none"> • with access to public transport including rail, buses, ferries • in areas with pedestrian connectivity to the local community, businesses, shops, services and the like. 	<p>proximity to the schools. It will service (Matthew Pearce Public School and Crestwood Public School). A bus stop is located immediately in front of the building along Seven Hills Road.</p>	
C4	<p>A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising from:</p> <ul style="list-style-type: none"> • proximity to: <ul style="list-style-type: none"> - heavy or hazardous industry, waste transfer depots or landfill sites - LPG tanks or service stations - water cooling and water warming systems - odour (and other air pollutant) generating uses and sources or sites which, due to prevailing land use zoning, may in future accommodate noise or odour generating uses - extractive industries, intensive agriculture, agricultural spraying activities • any other identified environmental hazard or risk relevant to the site and/ or existing buildings within the site. 	<p>The existing community facility does not have any adverse environmental conditions.</p>	Yes
3.2 – Local Character, Streetscape and Public Domain Interface			
C5	<p>The proposed development should:</p> <ul style="list-style-type: none"> • contribute to the local area by being designed in character with the locality and existing streetscape • reflect the predominant form of surrounding land uses, particularly in low density residential areas • recognise predominant streetscape qualities, such as building form, scale, materials and colours • include design and architectural treatments that respond to and 	<p>The existing community facility is suitable for after school care program.</p>	Yes

	<p>integrate with the existing streetscape • use landscaping to positively contribute to the streetscape and neighbouring amenity</p> <ul style="list-style-type: none"> • integrate car parking into the building and site landscaping design in residential areas. 		
C6	<p>Create a threshold with a clear transition between public and private realms, including:</p> <ul style="list-style-type: none"> • fencing to ensure safety for children entering and leaving the facility • windows facing from the facility towards the public domain to provide passive surveillance to the street as a safety measure and connection between the facility and the community • integrating existing and proposed landscaping with fencing. 	<p>Regulation 104 states fencing is not required for children over preschool age.</p> <p>Windows from the facility provide passive surveillance to the outdoor environment allowing a safety measure and connection between the facility and the community.</p>	Yes
C7	<p>On sites with multiple buildings and/or entries, pedestrian entries and spaces associated with the child care facility should be differentiated to improve legibility for visitors and children by changes in materials, plant species and colours.</p>	<p>Proposed child care space within existing community facility is differentiated with appropriate signage and interior design.</p>	Yes
C8	<p>Where development adjoins public parks, open space or bushland, the facility should provide an appealing streetscape frontage by adopting some of the following design solutions:</p> <ul style="list-style-type: none"> • clearly defined street access, pedestrian paths and building entries • low fences and planting which delineate communal/ private open space from adjoining public open space • minimal use of blank walls and high fences. 	<p>Easy street access and pedestrian access from Seven Hills Road.</p> <p>Pedestrian access also available from Seven Hills Road.</p> <p>The existing community facility is clearly delineated from public space.</p>	Yes
C9	<p>Front fences and walls within the front setback should be constructed of visually permeable materials and treatments. Where</p>	<p>No fences or walls or works of any kind to be done.</p>	<p>N/A</p> <p>It is recommended</p>

	the site is listed as a heritage item, adjacent to a heritage item or within a conservation area front fencing should be designed in accordance with local heritage provisions.		that the outdoor play area in the front setback be deleted.
C10	High solid acoustic fencing may be used when shielding the facility from noise on classified roads. The walls should be setback from the property boundary with screen landscaping of a similar height between the wall and the boundary.	The subject site is an existing community facility and no solid acoustic fencing is necessary.	N/A It is recommended that the outdoor play area in the front setback be deleted.
3.3 – Building Orientation, envelope and design			
C11	<p>Orient a development on a site and design the building layout to:</p> <ul style="list-style-type: none"> • ensure visual privacy and minimise potential noise and overlooking impacts on neighbours by: <ul style="list-style-type: none"> - facing doors and windows away from private open space, living rooms and bedrooms in adjoining residential properties - placing play equipment away from common boundaries with residential properties - locating outdoor play areas away from residential dwellings and other sensitive uses • optimise solar access to internal and external play areas • avoid overshadowing of adjoining residential properties • minimise cut and fill • ensure buildings along the street frontage define the street by facing it • ensure that where a child care facility is located above ground level, outdoor play areas are protected from wind and other climatic conditions. 	<p>Using an existing facility designed for community use. Visual and acoustic privacy is maintained for neighbouring residents.</p> <p>Outdoor play area is used for passive activities only thereby posing minimal impact on nearby residences.</p> <p>Program has been running since the beginning of 2018 with no complaints.</p>	<p>Yes.</p> <p>Compliance with the recommendations in the acoustic report to be conditioned in any approval.</p>
C12	<p>The following matters may be considered to minimise the impacts of the proposal on local character:</p> <ul style="list-style-type: none"> • building height should be consistent with other buildings in the locality 	Existing community building is consistent with the local character.	Yes

	<ul style="list-style-type: none"> • building height should respond to the scale and character of the street • setbacks should allow for adequate privacy for neighbours and children at the proposed child care facility • setbacks should provide adequate access for building maintenance • setbacks to the street should be consistent with the existing character 		
C13	Where there are no prevailing setback controls minimum setback to a classified road should be 10 metres. On other road frontages where there are existing buildings within 50 metres, the setback should be the average of the two closest buildings. Where there are no buildings within 50 metres, the same setback is required for the predominant adjoining land use.	N/A – no change to existing built form.	N/A
C14	On land in a residential zone, side and rear boundary setbacks should observe the prevailing setbacks required for a dwelling house.	N/A – no change to existing built form.	N/A
C15	<p>The built form of the development should contribute to the character of the local area, including how it:</p> <ul style="list-style-type: none"> • respects and responds to its physical context such as adjacent built form, neighbourhood character, streetscape quality and heritage • contributes to the identity of the place • retains and reinforces existing built form and vegetation where significant • considers heritage within the local neighbourhood including identified heritage items and conservation areas • responds to its natural environment including local landscape setting and climate • contributes to the identity of place. 	N/A – no change to existing built form.	N/A

C16	<p>Entry to the facility should be limited to one secure point which is:</p> <ul style="list-style-type: none"> • located to allow ease of access, particularly for pedestrians • directly accessible from the street where possible • directly visible from the street frontage • easily monitored through natural or camera surveillance • not accessed through an outdoor play area. • in a mixed-use development, clearly defined and separate from entrances to other uses in the building. 	<p>Satisfactory</p> <p>There is only one entry/exit point to the Turner rooms allowing for secure supervision of the children.</p> <p>The Regulatory Authority has approved this service for operation.</p>	Yes
C17	<p>Accessible design can be achieved by:</p> <ul style="list-style-type: none"> • providing accessibility to and within the building in accordance with all relevant legislation • linking all key areas of the site by level or ramped pathways that are accessible to prams and wheelchairs, including between all car parking areas and the main building entry • providing a continuous path of travel to and within the building, including access between the street entry and car parking and main building entrance. Platform lifts should be avoided where possible • minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath. <p>NOTE: The National Construction Code, the Discrimination Disability Act 1992 and the Disability (Access to Premises – Buildings) Standards 2010 set out the requirements for access to buildings for people with disabilities.</p>	<p>Existing building has been designed for community use and has good accessibility.</p> <p>Wheel chair access is satisfactory.</p>	Yes
3.4 – Landscaping			
C18	Appropriate planting should be provided along the boundary	Existing outdoor facility consists of	Yes

	<p>integrated with fencing. Screen planting should not be included in calculations of unencumbered outdoor space. Use the existing landscape where feasible to provide a high quality landscaped area by:</p> <ul style="list-style-type: none"> • reflecting and reinforcing the local context • incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping. 	<p>high quality landscaping, maintained by Council as owner of the land and facilities. This is suitable to the needs of an after school care service.</p>	
C19	<p>Incorporate car parking into the landscape design of the site by:</p> <ul style="list-style-type: none"> • planting shade trees in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings • taking into account streetscape, local character and context when siting car parking areas within the front setback • using low level landscaping to soften and screen parking areas. 	<p>Existing car park is suitable for use.</p>	<p>Yes</p>
3.5 – Visual and Acoustic Privacy			
C20	<p>Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.</p>	<p>N/A</p>	<p>N/A</p>
C21	<p>Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:</p> <ul style="list-style-type: none"> • appropriate site and building layout • suitably locating pathways, windows and doors • permanent screening and landscape design. 	<p>Satisfactory</p>	<p>Yes</p>
C22	<p>Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through:</p> <ul style="list-style-type: none"> • appropriate site and building layout • suitable location of pathways, windows and doors • landscape design and screening. 	<p>Satisfactory</p>	<p>Yes</p>

C23	<p>A new development, or development that includes alterations to more than 50 per cent of the existing floor area, and is located adjacent to residential accommodation should:</p> <ul style="list-style-type: none"> • provide an acoustic fence along any boundary where the adjoining property contains a residential use. (An acoustic fence is one that is a solid, gap free fence). • ensure that mechanical plant or equipment is screened by solid, gap free material and constructed to reduce noise levels e.g. acoustic fence, building, or enclosure. 	<p>Some building works will be undertaken but not for acoustic purposes. The works are required to comply with the fire safety requirements in the Building Code of Australia (BCA).</p>	<p>Not relevant.</p>
C24	<p>A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters:</p> <ul style="list-style-type: none"> • identify an appropriate noise level for a child care facility located in residential and other zones • determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use • determine the appropriate height of any acoustic fence to enable the noise criteria to be met. 	<p>Satisfactory – referred to Environmental Health team, conditions provided</p>	<p>Yes</p>

3.6 – Noise and Air Pollution

C25	<p>Adopt design solutions to minimise the impacts of noise, such as:</p> <ul style="list-style-type: none"> • creating physical separation between buildings and the noise source • orienting the facility perpendicular to the noise source and where possible buffered by other uses • using landscaping to reduce the perception of noise • limiting the number and size of openings facing noise sources • using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) • using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external 	<p>Satisfactory – acoustic report provided, referred to Environmental Health team, conditions provided</p>	<p>Yes</p>
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	<p>screens and soffits</p> <ul style="list-style-type: none"> • locating cot rooms, sleeping areas and play areas away from external noise sources. 		
C26	<p>An acoustic report should identify appropriate noise levels for sleeping areas and other non-play areas and examine impacts and noise attenuation measures where a child care facility is proposed in any of the following locations:</p> <ul style="list-style-type: none"> • on industrial zoned land • where the ANEF contour is between 20 and 25, consistent with AS 2021 - 2000 • along a railway or mass transit corridor, as defined by State Environmental Planning Policy (Infrastructure) 2007 • on a major or busy road • other land that is impacted by substantial external noise. 	<p>Satisfactory - acoustic report provided, referred to Environmental Health team, conditions provided</p>	Yes
C27	<p>Locate child care facilities on sites which avoid or minimise the potential impact of external sources of air pollution such as major roads and industrial development.</p>	<p>Satisfactory - acoustic report provided, referred to Environmental Health team, conditions provided</p>	Yes
C28	<p>A suitably qualified air quality professional should prepare an air quality assessment report to demonstrate that proposed child care facilities close to major roads or industrial developments can meet air quality standards in accordance with relevant legislation and guidelines. The air quality assessment report should evaluate design considerations to minimise air pollution such as:</p> <ul style="list-style-type: none"> • creating an appropriate separation distance between the facility and the pollution source. The location of play areas, sleeping areas and outdoor areas should be as far as practicable from the major source of air pollution • using landscaping to act as a filter for air pollution generated by traffic and industry. Landscaping has the added benefit of improving aesthetics and minimising visual 	<p>Existing development is not located next to any significant source of air pollution.</p> <p>Outdoor play area in the front setback along Seven Hills Road will be deleted as a condition in any approval.</p> <p>Community building is well ventilated.</p>	Yes

	intrusion from an adjacent roadway <ul style="list-style-type: none"> • incorporating ventilation design into the design of the facility 		
3.7 – Hours of Operation			
C29	Hours of operation within areas where the predominant land use is residential should be confined to the core hours of 7.00am to 7.00pm weekdays. The hours of operation of the proposed child care facility may be extended if it adjoins or is adjacent to non-residential land uses.	Hours of operation are 3pm to 6pm, Monday to Friday during school terms.	N/A
C30	Within mixed use areas or predominantly commercial areas, the hours of operation for each child care facility should be assessed with respect to its compatibility with adjoining and co-located land uses.	Hours are compatible with adjoining and co-located land uses.	Yes
3.8 – Traffic, parking and pedestrian circulation			
C31	Off street car parking should be provided at the rates for child care facilities specified in a Development Control Plan that applies to the land.	Off-street parking is to be provided at the rate of 1 parking space per 6 children and one parking space per staff. There is ample parking provision within the reserve.	Yes
C32	In commercial or industrial zones and mixed use developments, on street parking may only be considered where there are no conflicts with adjoining uses, that is, no high levels of vehicle movement or potential conflicts with trucks and large vehicles.	N/A	N/A
C33	A Traffic and Parking Study should be prepared to support the proposal to quantify potential impacts on the surrounding land uses and demonstrate how impacts on amenity will be minimised. The study should also address any proposed variations to parking rates and demonstrate	N/A – proposal provides adequate parking	N/A

	<p>that:</p> <ul style="list-style-type: none"> • the amenity of the surrounding area will not be affected • there will be no impacts on the safe operation of the surrounding road network. 		
C34	<p>Alternate vehicular access should be provided where child care facilities are on sites fronting:</p> <ul style="list-style-type: none"> • a classified road • roads which carry freight traffic or transport dangerous goods or hazardous materials. <p>The alternate access must have regard to:</p> <ul style="list-style-type: none"> • the prevailing traffic conditions • pedestrian and vehicle safety including bicycle movements • the likely impact of the development on traffic. 	<p>Satisfactory - vehicular access to the reserve is existing.</p>	Yes
C35	<p>Child care facilities proposed within cul-de-sacs or narrow lanes or roads should ensure that safe access can be provided to and from the site, and to and from the wider locality in times of emergency.</p>	<p>N/A – subject site not within a cul-de-sac, nonetheless access to the site is safe and sufficient and provides good access in times of emergency.</p>	N/A
C36	<p>The following design solutions may be incorporated into a development to help provide a safe pedestrian environment:</p> <ul style="list-style-type: none"> • separate pedestrian access from the car park to the facility • defined pedestrian crossings included within large car parking areas • separate pedestrian and vehicle entries from the street for parents, children and visitors • pedestrian paths that enable two prams to pass each other • delivery and loading areas located away from the main pedestrian access to the building and in clearly designated, separate facilities • in commercial or industrial zones and mixed use developments, the path of travel from the car parking to the centre entrance physically separated from any truck circulation or 	<p>Separate pedestrian access exists between the car park and to Seven Hills Road and public transport.</p> <p>Pedestrian access is wide enough for two prams to pass each other.</p> <p>Loading area is located away from pedestrian access.</p> <p>Vehicles can enter and leave the site in a forward direction.</p>	Yes

	<p>parking areas</p> <ul style="list-style-type: none"> vehicles can enter and leave the site in a forward direction. 		
C37	<p>Mixed use developments should include:</p> <ul style="list-style-type: none"> driveway access, manoeuvring areas and parking areas for the facility that are separate to parking and manoeuvring areas used by trucks drop off and pick up zones that are exclusively available for use during the facility's operating hours with spaces clearly marked accordingly, close to the main entrance and preferably at the same floor level. Alternatively, direct access should avoid crossing driveways or manoeuvring areas used by vehicles accessing other parts of the site <p>parking that is separate from other uses, located and grouped together and conveniently located near the entrance or access point to the facility.</p>	<p>Parking facility is separate from loading zone used by other vehicles.</p> <p>Ample car parking provision within the existing facility for pick-up of children.</p>	Yes
C38	<p>Car parking design should:</p> <ul style="list-style-type: none"> include a child safe fence to separate car parking areas from the building entrance and play areas provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards include wheelchair and pram accessible parking. 	<p>Outdoor environment is on the opposite side of the facility to the carpark. Children are secure within the internal space and cannot access the carpark. Car park is easily accessed including wheel chair access.</p>	Yes

2. Compliance with The Hills Local Environmental Plan 2012

The land is zoned R2 Low Density Residential under The Hills Local Environmental Plan 2012. The proposed after school care and vacation care facility falls under the definition of centre-based child care facilities and is permitted with consent in R2 zone.

3. Compliance with The Hills Development Control Plan

The proposal has been assessed against the provisions of The Hills Development Control Plan (THDCP) particularly:-

- Part B Section 6 - Business
- Part C Section 1 - Parking

The proposal achieves compliance with the relevant requirements of Part B Section 6 – Business with the exception of the proposed outdoor play area in the front setback. Clause 2.34 (h) of the DCP states that the location of external child play areas in the front setback area is not permitted, the objective of which is to ensure that external play areas are located to provide a safe environment for children. It is recommended that the **outdoor play area be deleted and marked in red on the plans. Council’s Parks and Assets Officer** has recommended that another area within the estate be used by the children in lieu of the outdoor play area in the front setback as the estate is quite large and offers considerable open space (refer Condition No. 1).

In terms of off-street parking, based on Council’s parking rate for centre-based child care facilities, thirteen (13) parking spaces will be required for this development. There are **38 parking spaces available within the community centre’s car park. Based on Council’s parking rate for centre-based child care facilities, thirteen (13) parking spaces will be required. Parents’ pick-up** is staggered between 4.45pm – 6.00pm. The proposal is considered satisfactory in this regard.

4. Issues Raised in Submission

The proposal was notified for 14 days and one submission was received from the adjoining property which is located immediately to the south of Building 2 (Stamford Building) which formed part of the original application. **As a result of this neighbour’s submission and fire separation issues raised by Council’s Fire Safety Officer** for the Stamford Building, the application was amended removing Stamford Building from the proposal. The objector was notified of the amended application and lodged a further submission. The **issues raised in the neighbour’s submissions** are summarised below.

ISSUE/OBJECTION	COMMENT
1 st Notification	
Neighbour’s privacy would be significantly compromised 5 days a week on top of those already endured. Noise from 90 children playing, would prevent me from enjoying my own back yard.	The Development Application has been amended removing Stamford Building from the application and reducing the number of children to 52. The amendment was a direct response to the neighbour’s concerns as Stamford Hall is located immediately next to the neighbour’s property.
Council would need to install a high privacy fence and soundproof Stamford Hall.	Stamford Building is no longer included in this application as amended.
Stamford Hall has long been a bone of contention due to loud noise. While some occupants seem to manage to keep the noise to a reasonable level, there are occupants who do not. The whole building is like a sound box and seems to amplify the noise, even though sealing of the south side windows did have a small effect. Ninety (90) kids in this building will be horrendous, just like a school yard.	Stamford Building is no longer included in this application.
Concern is raised regarding the acoustic survey submitted with the application.	Stamford Building is no longer included in this application as amended.

ISSUE/OBJECTION	COMMENT
<p>There are 20 children at the moment, a far cry from the 90 children the applicant is scheduling. To obtain a true survey result would need a full complement of children and the readings to be taken on objector's property. As at this point that has not been done, unless the study was undertaken without the neighbour's permission. In the survey, it was indicated that the martial arts activity (which also hires the building) produces 71db. It would mean that the neighbour could not enjoy his own property between 3pm and 6pm 5 nights a week plus Sunday.</p>	
<p>Concern is raised that a further application for before school care will be next then a school holiday care. This will significantly reduce the value of the neighbour's property.</p>	<p>Any further application will be subject to separate approval.</p> <p>No evidence is provided to substantiate the claim of property devaluation.</p>
<p>The play area at the back of my property is unsafe for children, due to the nature of the surface being, tree mulch, containing bacteria, fungi & weedkiller residues.</p> <p>This is a commercial venture, which is not in the keeping with what Balcombe Heights has been zoned for. Perhaps the local school would be a more suitable option.</p>	<p>Stamford Building is no longer included in this application as amended.</p> <p>This portion of Balcombe Heights Estate is zoned R2 Low Density Residential which permits this type of activity subject to Council's consent.</p>
<p>One section of the application indicates 58 children, however the main body indicates 90 children, only 4 toilets available.</p>	<p>The Development Application has been amended which results in the reduction in the number of children from 90 to 52.</p>
<p>2nd Notification</p>	
<p>No objection is raised to the use of Turner rooms, however the neighbour does not believe that the application conforms to the existing rules as it lacks the required number of toilets. There is only one toilet shown on the amended plan.</p> <p>The applicant is relying on the use of an area which is unsuitable for children to play on due to health risks as outlined in his previous submission. The area designated as soft play area is mulch and contains bacteria and fungi along with</p>	<p>The use of the outdoor play area in the front setback is not permitted in Council's DCP. It is recommended that an alternate passive open space area within the estate be used by the operator as suggested by Council's Parks and Assets Officer. This was discussed with the applicant who raised no objection to this recommendation (outlined in Condition 1).</p>

ISSUE/OBJECTION	COMMENT
weedkiller residue. Should a child become sick from playing in this area, concern is raised that Council could be held legally responsible along with occupational health and safety implications.	

5. Internal Referrals

The application was referred to following sections of Council:

- Fire Safety
- Environmental Health
- Heritage
- Parks and Assets
- Community Services
- Traffic

No objection was raised to the proposal subject to conditions. Relevant comments have also provided below:

Fire Safety:

No development consent establishing the building use of the Turner Building could be located. Under clause 93 of the Environmental Planning & Assessment Regulation 2000, where the consent authority receives a Development Application for a change in use where no building works are proposed, it must take into consideration whether **fire protection and structural capacity of the building will be appropriate for the building’s proposed use.**

Furthermore, the consent authority must not issue a consent unless it is satisfied that the building complies (or will when completed comply) with Category 1 fire safety provisions under the BCA.

Pursuant to clause 93 of the Environmental Planning & Assessment Regulation 2000, the plans have been reviewed, inspected the premises, reviewed all Category 1 fire safety provisions, fire protection and structural capacity of the building.

The building has been assessed against the requirements of Clause 93 and conditions are recommended in any approval. The required works to comply with the requirements **of Clause 93 have been discussed with Council’s Building Maintenance Team.**

No objection is raised to the proposal subject to conditions.

Heritage:

No objection is raised on heritage grounds to the proposed use of Building 5 for the purposes of an after school care facility as well as to the door handle upgrades proposed **by Council’s Building Surveyor.**

Parks and Assets:

The area in the front setback is not suitable for outdoor play. The surface is rough and unmade and poses the possibility of injury. There is also a large amount of overhead vegetation that also poses an injury possibility.

It is recommended that another area within the estate be used by the children in lieu of the outdoor space in the front setback. The estate is quite large and offers considerable open space.

No objection is raised to the proposal. The use of another passive open space area within the reserve will be conditioned in any approval.

CONCLUSION

The Development Application has been assessed against the relevant heads of consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979, State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, The Hills Local Environmental Plan 2012 and The Hills Development Control Plan 2012 and is considered satisfactory.

The matters raised in the neighbour's submissions have been considered and addressed in the report and do not warrant refusal of the Development Application.

Approval is recommended subject to conditions.

IMPACTS

Financial

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

The Hills Future Community Strategic Plan

The proposed development is consistent with the planning principles, vision and objectives outlined within "Hills 2026 – Looking Towards the Future" as the proposed development provides for satisfactory urban growth without adverse environmental or social amenity impacts and ensures a consistent built form is provided with respect to the streetscape and general locality.

RECOMMENDATION

The Development Application be approved subject to the following conditions:

GENERAL MATTERS

1. Development in Accordance with Submitted Plans (as amended)

The development being carried out in accordance with the approved plans and details submitted to Council, as amended in red, stamped and returned with this consent.

The amendments in red include: -

- The outdoor play area in the front setback is not permitted. An alternate passive open space area within the estate shall be used in lieu of this outdoor space.

REFERENCED PLANS AND DOCUMENTS

DRAWING NO	DESCRIPTION	SHEET	REVISION	DATE
DA-01	Site Plan and Floor Plan – Turner Building	-	C	01 June 2018

No work (including excavation, land fill or earth reshaping) shall be undertaken prior to the issue of the Construction Certificate, where a Construction Certificate is required.

2. Provision of Parking Spaces

The development is required to be provided with fifteen (15) off-street car parking spaces. These car parking spaces shall be available for off street parking at all times. (N.B.: There are more than 80 parking spaces available within car park adjacent to Turner Building.)

3. Separate application for signs

A separate application is to be submitted to, and approved by, Council prior to the erection of any advertisements or advertising structures.

4. Education and Care Services National Regulations

The after school and vacation care centre must always conform to the requirements of the Education and Care Services National Regulations.

5. Number of Staff and Children

The after school and vacation care centre must operate with a maximum of 6 employees with a maximum capacity of 52 children.

Any variation to the above requires separate development consent.

6. Building Work to be in Accordance with BCA

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

7. Acoustic Requirements

The recommendations of the Acoustic Assessment and Report prepared by Acoustic Logic Consultancy Pty Ltd, referenced as 201512171.22/0404A/RO, dated 4/4/17 and submitted as part of the Development Application are to be implemented as part of this approval. In particular: The recommendations contained within Section 7 of the report, which read as follows:

To ensure ongoing compliance with noise emission requirements, we recommend:

- Use of outdoor areas:
 - No more than 25 students to undertake outdoor activities at any one time.
 - Northern outdoor area (refer to aerial photo in section 2) – outdoor activities are to be limited to supervised, passive outdoor recreation (art/craft). (In this area, the play area is screened from the nearest residence at 20 Victor Close).
 - Southern outdoor area (refer to aerial photo in section 2) – This area is to be used for activities that do not typically generate vocal noise (such as reading or homework, where conversation would be limited).
- North, West and South facing windows to the Western Indoor Area are to be kept closed during martial arts training.

8. Clause 93 Considerations

Under clause 93 of the Environmental Planning & Assessment Regulation, to ensure the premises is suitable for occupation with the change in building use, the following fire safety/ Building Code of Australia (BCA) works are to be undertaken and must be completed prior to an occupation certificate being issued:

- i. Existing exit doors and doors in a path of travel are to be readily openable without a key by a single hand downward action or pushing action on a single device located between 900 mm and 1200 mm above the floor level.
- ii. The existing building must be protected by a fire hose reel system in accordance with AS2441-2005 and E1.4 of the BCA.
- iii. Emergency lighting must be provided in every room or space to which there is public access in accordance with AS2293.1-2005 and E4.2 & E4.4 of the BCA.

- iv. The existing fence located on the north-western side of the building must be altered to allow for fire hydrant coverage to be provided to all points within the existing building.
- v. The existing street fire hydrant outlet must be provided with appropriate signage and the cover must be painted yellow
- vi. The existing signage located at the fire hydrant booster assembly must be updated to reflect that the Turner Building is protected by street fire hydrant coverage.
- vii. Appropriate signage must be provided at the pedestrian entry points and carpark to the building to advise the fire brigade that the existing building is protected by street fire hydrant coverage.

9. Food shop registration requirements

Prior to the commencement of the operation of the After School Care Facility, the food business that will operate in association with the facility at the Anglican Church Kitchen, located at 45 President Road, Kellyville shall be registered with The Hills Shire Council. **To register with Council please complete and submit the 'registration of food business' form which is available on Council's website.**

10. Compliance with Food Handling Plan of Management

The handling of food storage, preparation, transport and delivery, service and food safety monitoring in general must be in compliance with the 'Inspire – Food Handling Plan of Management', with the exception the following :-

- a probe thermometer must be used to test the temperature of the food upon delivery.
- Staff and supervisors handling and monitoring the distribution of food shall wash hands with warm water, soap and dry with clean disposable paper towels before and after putting on gloves to handle or monitor food distribution.
- Food that cannot be served due to temperature control issues, possible contamination, or other, shall be labelled accordingly and disposed of.

PRIOR TO ISSUE OF AN OCCUPATION AND/OR SUBDIVISION CERTIFICATE

11. Fire Safety Schedule for Building Upgrades or Change of Use

The following conditions have been imposed to ensure that adequate fire safety measures are included in the building.

- a) Upon completion of works or prior to the commencement of a change of use, a Final Fire Safety Certificate is to be issued by the owner of the building to the effect that each essential fire safety measure installed within the building and specified in the attached fire safety schedule:
 - i. has been assessed by a properly qualified person, and
 - ii. was found, when it was assessed, to be capable of performing to at least the standards required by the current fire safety schedule for the building.
- b) A Final Fire Safety Certificate must be provided before a Final Occupation Certificate can be issued under Clause 153 of the Environmental Planning & Assessment Regulation 2000.

As soon as practicable after a Final Fire Safety Certificate is issued, the owner of the building to which it relates:

- a) Shall submit a copy of the Certificate (together with a copy of the current fire safety schedule) to the Commissioner of NSW Fire Brigades, AND

- b) Shall ensure that the Certificate (together with a copy of the current fire safety schedule) is prominently displayed in the building.

The following is a schedule of existing and/or new essential fire or other safety measures required to be installed, and the minimum standards to which these measures must be designed, installed and/or maintained under Part 9 of the Environmental Planning & Assessment Regulation:

Property Address: 90Z-94Z Seven Hills Road, BAULKHAM HILLS NSW 2153 (Turner Buildings)

Essential fire or other Safety Measures	Minimum standard of performance		Existing	Proposed
	Building Code of Australia	Australian Standard		
5. Emergency lighting	BCA E4.2, E4.4	2293.1-2005		✓
8. Exit Signs	BCA E4.5, 4.8	2293.1-2005	✓	
12. Fire Hydrant systems (street hydrant coverage)	BCA E1.3	2419.1-2005	✓	✓
16. Hose reel systems	BCA E1.4	2441-2005		✓
20. Portable fire extinguishers	BCA E1.6	2444-2001	✓	

THE USE OF THE SITE

12. Hours of Operation

The hours of operation being restricted to the following: -

*3:00pm – 6:00pm Monday – Friday during school terms
Closed Saturdays, Sundays and Public Holidays*

Any alteration to the above hours of operation will require the further approval of Council.

13. Offensive Noise - Acoustic Report

The use of the premises and/or machinery equipment installed must not create offensive noise so as to interfere with the amenity of the neighbouring properties.

Should an offensive noise complaint be received and verified by Council staff, an acoustic assessment is to be undertaken (by an appropriately qualified consultant) and an **acoustic report is to be submitted to Council’s Manager – Environment and Health for review. Any noise attenuation measures directed by Council’s Manager - Environment and Health must be implemented.**

14. Offensive Noise

The use of the premises, building services, equipment, machinery and ancillary fittings shall not give rise to "offensive noise" as defined under the provisions of the *Protection of the Environment Operation Act 1997*.

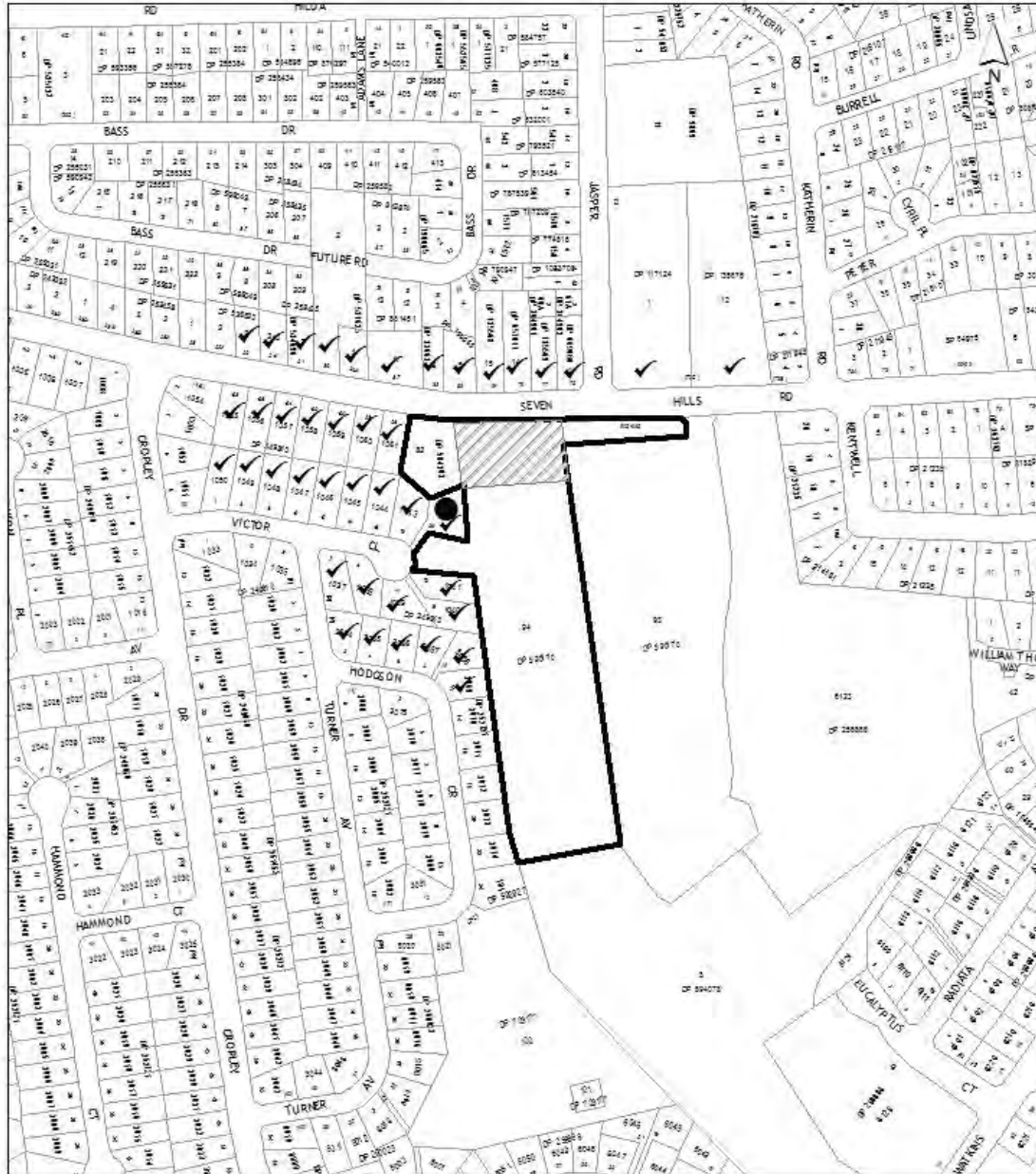
15. Noise to Surrounding Area

There shall be no amplified music or speakers external to the building.

ATTACHMENTS

1. Locality Plan
2. Aerial Photograph
3. Zoning Map
4. Site Plan and Floor Plan
5. Photographs of Turner Building

ATTACHMENT 1 – LOCALITY PLAN



- SUBJECT SITE
- ✓ PROPERTIES NOTIFIED
- SUBMISSION RECEIVED

NOTE: HILLS DISTRICT HISTORICAL SOCIETY ALSO NOTIFIED




THE HILLS SHIRE COUNCIL

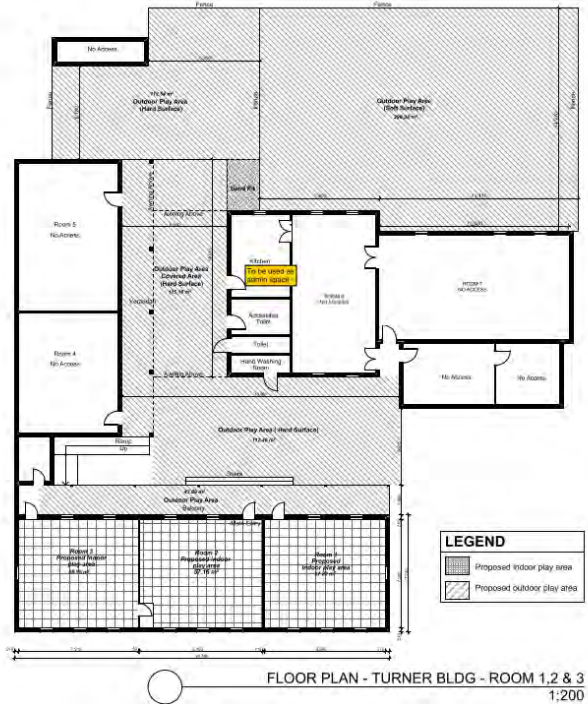
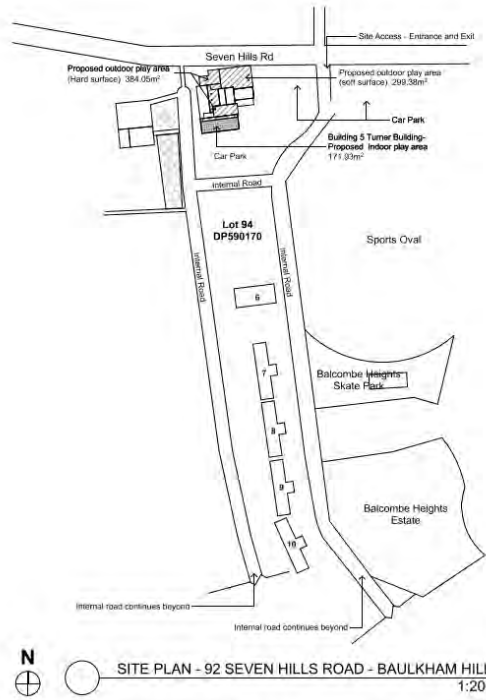
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ATTACHMENT 2 – AERIAL PHOTOGRAPH



 SUBJECT SITE

ATTACHMENT 4 – SITE PLAN AND FLOOR PLAN



ATTACHMENT 5 – PHOTOGRAPHS OF TURNER BUILDING





EXECUTIVE SUMMARY

The Development Application is for the use of the Baulkham Hills Community Centre located within the Conie Avenue Reserve as an after school care and vacation care facility. The applicant is a regular hirer of this Council owned facility and is subject to **Council's hiring terms and conditions.**

Vehicular access to the site is via Conie Avenue. The community centre is also being used by other hirers such as the North West Disabilities Services, a martial arts school and various dance groups. The main hall is regularly hired out for various functions including parties, BBQs, community workshops/classes. All of these current users operate outside of the hours of the proposed after school care and vacation care, which is from 3pm to 6pm, Monday to Friday.

The Development Application is lodged pursuant to the provisions of the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017. The proposal falls within the SEPP definition of centre-based child care facility which is a building or place used for the education and care of children that provides different child care services such as long day care, occasional child care, preschool care and out-of-school-hours care (including vacation care). The application has been assessed against the relevant requirements of the SEPP for a centre-based child care facility and is considered satisfactory. The proposal meets the relevant development standards outlined in the SEPP in particular the required indoor and outdoor space as prescribed in the Education and Care Services National Regulations. The proposed development complies with the relevant controls for centre-based child care facilities prescribed under Section 2.34 in DCP 2012 Part B Section 6 – Business.

The application was notified to surrounding and adjoining properties and received one **submission. The issues raised in the submission relating to the facility's proximity to Bull and Bush Hotel and non-submission of a heritage impact statement have been addressed in the report and do not warrant refusal of the application.**

The Development Application is recommended for approval subject to conditions.

BACKGROUND

The subject building known as the Baulkham Hills Community Centre is located within the Conie Avenue Reserve No. 75. **The site's main frontage and vehicle access point is Conie Avenue to its western boundary.** There are two other buildings within the reserve which house the North West Disabilities Services (to the north west of the site) and the Hills Community Aid Office and a Seniors Citizens facility (to the north east of the site). The reserve has a car park provision for 38 car parking spaces.

To the south east of the site is a car park for the Bull and Bush Hotel which is separated by a security fence and to the south is a Council reserve.

PROPOSAL

The Development Application is for the use of the Baulkham Hills Community Centre, a Council owned facility located within the Conie Avenue Reserve as an after school care and vacation care facility for primary school age children (5 – 12 years). It is proposed to accommodate a maximum of 45 children at any one time and operate between 3pm – 6pm Monday to Friday during school term and 7am – 6pm Monday to Friday during

school holidays. The facility will be closed during Saturdays, Sundays and public holidays.

There are no building works associated with the application.

The after school care and vacation care facility will make provision for the following indoor and outdoor space:

- Indoor (main hall) – 225.63m²
- Outdoor grassed play area – 240.98m²

The proposed use of the indoor space will be used to conduct the three components of **the operator's program**, i.e. martial arts classes, homework/tuition and arts/craft.

There will be a staff member to every 10 children at the facility, with a minimum of 2 **staff at all times. This is a higher ratio than the Department of Education's guideline of 1** to 15. An administration area is proposed within the main hall which will be used to facilitate the day to day operations of the centre and conduct meetings with parents/staff if necessary.

The applicant has a head office in Castle Hill that handles all enquiries, billings and complaints and therefore no storage is required onsite. The administration area will be **used sparingly with the centre's primary focus being the care and education of the children.**

The outdoor space indicated on the plans will only be used for only approximately 30 minutes each day from 3.30 – 4.00pm. The children may have their afternoon tea outside or engage in other passive activities such as reading and collecting nature items for craft. All other activities will then be conducted indoors.

The applicant has stated that the children will arrive to the centre by mini-bus after being picked up directly from the respective schools in the surrounding area. The bus would drop the children off directly in front of the hall as accessed by the carpark off Connie Avenue.

The proposed after school care facility will offer a pick-up service from the following schools:

- Baulkham Hills North Public School
- **St Michael's Primary School**
- Excelsior Road Public School

The applicant liaises with each school to determine a safe pick up point. Their drivers have a working with children check, first aid certificates and have completed a driver induction course. The buses are identified with signage, logos and numbers and staff members are identified by a uniform, orange vest and name tag.

Parents will generally collect their children between 4.45pm and 6:00pm.

There are 38 parking spaces available on the site.

ISSUES FOR CONSIDERATION

1. Compliance with State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

The proposed after school care and vacation care facility has been assessed against the relevant provisions in the State Environmental Planning Policy (Educational Establishments and Child Care Facilities (2017)). The proposal is defined in the SEPP as a centre-based child care facility, which is a building or place used for the education and care of children that provides such care facility which also includes long day care, occasional child care and preschool care.

The proposal has been assessed against the relevant provisions of the SEPP as shown in the following table:

SECTION 1: SEPP (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017 – PART 3 – EARLY EDUCATION AND CARE FACILITIES – SPECIFIC DEVELOPMENT CONTROLS		
Clause 22 – Concurrence of the Regulatory Authority		
Requirement	Proposal	Compliance
<p>Is concurrence of the Regulatory Authority (the Secretary of the Department of Education) required under Clause 22 of the SEPP?</p> <p>Note: concurrence required where the indoor/outdoor space does not meet the requirements of the Education and Care Services National Regulations (Clause 107 and 108). See Section 3 of Table of Compliance for requirements.</p>	<p>The total number of 45 children will need a minimum combined indoor and outdoor space of 461.25m² (i.e. 45 x 10.25m² (3.25m² indoor plus 7m² outdoor per child)).</p> <p>Clause 108(5) of the Education and Care Services National Regulations allows the indoor space to be included in the calculation of outdoor space if the children are above pre-school age (which the proposal will cater for). The application is accompanied by a written approval from the Regulatory Authority.</p> <p>The proposal provides the following:</p> <p>Indoor space - 225.63m² Outdoor space - 240.98m² Total combined - 466.61m²</p>	<p>Yes, concurrence of the Regulatory Authority is not required.</p>
<p>If yes, has the proposal been forwarded to the Department of Education within 7 days of receiving the Development Application with the area requiring concurrence stipulated?</p>	<p>Not required.</p>	<p>N/A</p>
<p>If concurrence of the Regulatory Authority was required, the notice of</p>	<p>N/A</p>	<p>N/A</p>

determination is to be forwarded to them within 7 days.		
Clause 23 – Matters for consideration by consent authorities		
Before determining a development application for development for the purpose of a centre-based child care facility, the consent authority must take into consideration any applicable provisions of the <i>Child Care Planning Guideline</i> , in relation to the proposed development.	Assessment completed in Section 2 below.	See Section 2.
Clause 25 – Non-discretionary development standards The proposal cannot be refused on the following grounds (bold) if the standard is met:		
Location —the development may be located at any distance from an existing or proposed early education and care facility,	Satisfactory	Yes
indoor or outdoor space for development to which Regulation 107 (indoor unencumbered space requirements) or 108 (outdoor unencumbered space requirements) of the Education and Care Services National Regulations applies — the unencumbered area of indoor space and the unencumbered area of outdoor space for the development complies with the requirements of those regulations, <u>or</u> for development to which clause 28 (unencumbered indoor space and useable outdoor play space) of the Children (Education and Care Services) Supplementary Provisions Regulation 2012 applies—the development complies with the indoor space requirements or the useable outdoor play space requirements in that clause,	Education and Care Services National Regulations apply and the proposal is satisfactory.	Yes
site area and site dimensions - the development may be located on a site of any size and have any length of street frontage or any allotment depth,	Satisfactory	Yes
colour of building materials or shade structures - the development may be of any colour or colour scheme unless it is a State or local heritage item or in a	Satisfactory – site is not listed as a heritage item.	Yes

heritage conservation area.		
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Clause 26 – Development Control Plans

<p>A provision of a development control plan that specifies a requirement, standard or control in relation to any of the following matters (including by reference to ages, age ratios, groupings, numbers or the like, of children) <u>does not apply</u> to development for the purpose of a centre-based child care facility:</p> <ul style="list-style-type: none"> • operational or management plans or arrangements (including hours of operation), • demonstrated need or demand for child care services, • proximity of facility to other early childhood education and care facilities; and <p>any matter relating to development for the purpose of a centre-based child care facility contained in:</p> <ul style="list-style-type: none"> • the design principles set out in Part 2 of the <i>Child Care Planning Guideline</i>, or • the matters for consideration set out in Part 3 or the regulatory requirements set out in Part 4 of that Guideline (other than those concerning building height, side and rear setbacks or car parking rates). 	<p>Satisfactory</p>	<p>Yes</p>
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SECTION 2: NATIONAL QUALITY FRAMEWORK ASSESSMENT CHECKLIST (PART 4 OF GUIDELINES)

NOTE: PART 4 OF THE CHILD CARE GUIDELINES INCLUDES DESIGN GUIDANCE FOR EACH CLAUSE THAT SHOULD ALSO BE CONSIDERED IN ADDITION TO THE BELOW.

CLAUSE	STANDARD	REQUIRED	PROPOSED	COMPLIANCE
104	<p>Fencing barrier encloses outdoor spaces or that</p>	<p>Outdoor space that will be used by children will be enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under</p>	<p>N/A – children are over preschool age.</p>	<p>N/A</p>

		<p>it.</p> <p>Note: This clause does not apply to a centre-based service primarily for children over preschool age or a family day care residence or venue for over preschool age children.</p>		
105	Furniture, materials and equipment	<p>Each child being educated and cared for by the education and care service has access to sufficient furniture, materials and developmentally appropriate equipment suitable for the education and care of that child.</p>	Satisfactory	Yes
106	Laundry and hygiene facilities	<p>Facility has laundry facilities or access to laundry facilities.</p> <p>Other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage prior to their disposal or laundering— that are adequate and appropriate for the needs of the service</p>	<p>Three hours after school program requires very little laundry service. Spare under wear and clothes are kept on site for accidents. Plastic bags available for soiled clothes. Small amount of laundry (e.g. table cloths and safety vest) is done off site by Centre Manager.</p>	Yes
107	Unencumbered indoor space	<p>3.25 square metres of unencumbered indoor space for each child.</p> <p>Has the calculation of unencumbered space been undertaken in accordance with the Regulations? See excerpt of Clause 107 and 108 at the end of</p>	<p>Provided. The Regulatory Authority has approved this service for operation.</p>	Yes

		this table of compliance.		
108	Unencumbered outdoor space	7.0 square metres of unencumbered outdoor space for each child. Has the calculation of unencumbered space been undertaken in accordance with the Regulations?	Provided in accordance with sub-clause (5). The Regulatory Authority has approved this service for operation.	Yes
109	Toilet and hygiene facilities	Includes adequate, developmentally and age appropriate toilet, washing and drying facilities for use by children being educated and cared for by the service. The location and design of the toilet, washing and drying facilities enable safe and convenient use by the children. Have the number of toilets and hand basins been shown on the plans?	Existing community facility has adequate toilet facilities suitable to the needs of an after school care program.	Yes
110	Ventilation and natural light	The proposed development includes indoor spaces to be used by children that: - will be well ventilated; and - will have adequate natural light; and - can be maintained at a temperature that ensures the safety and well-being of children. Do the plans indicate how natural ventilation and lighting is achieved?	Existing community facility has satisfactory natural light and ventilation. The air conditioning unit is in good working order. Plans indicate the location of windows and entrance ways.	Yes
111	Administrative space	The proposed development includes an adequate area or	An area within the centre will be allocated for	Yes

		<p>areas for the purposes of conducting the administrative functions of the service; and consulting with parents of children; and conducting private conversations. Note: This space cannot be included in the calculation of unencumbered indoor space – see regulation 107</p> <p>Do the plans indicate suitable administrative space?</p>	<p>administrative functions.</p>	
112	Nappy change facilities	<p>Adequate and appropriate hygienic facilities are provided for nappy changing.</p>	<p>N/A – children are over preschool age.</p>	<p>N/A</p>
113	Outdoor space – natural environment	<p>Includes outdoor spaces that will allow children to explore and experience the natural environment. Is it adequately detailed on the plans?</p>	<p>Existing outdoor facility allows children to explore and experience the natural environment including grass, trees and other plants.</p>	<p>Yes</p>
114	Outdoor space – shade	<p>Includes adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun. Is the provision of shade adequately detailed on the plans?</p>	<p>Existing trees in the outdoor environment provide sufficient shade.</p>	<p>Yes.</p>
115	Premises designed to facilitate supervision	<p>The premises are designed and maintained in a way that facilitates supervision of children at all times, having regard to the need to maintain the rights and dignity of the children.</p>	<p>Existing facility is suitable for supervision purposes. Single hall with no internal walls allows effective supervision by staff. Toilet/change facilities</p>	<p>Yes</p>

			maintain the privacy and dignity of each child.	
SECTION 4: CHILD CARE CENTRE GUIDELINES (PART 3)				
CLAUSE	REQUIRED	PROPOSED	COMPLIANCE	
3.1 – Site Selection and Location				
C1	For proposed developments in or adjacent to a residential zone , consider: <ul style="list-style-type: none"> • the acoustic and privacy impacts of the proposed development on the residential properties • the setbacks and siting of buildings within the residential context • traffic and parking impacts of the proposal on residential amenity 	Use of Council’s facility building is suitable to the needs of an after school care service. The acoustic and visual privacy on the nearest residential dwelling has been considered. The existing community facility has ample parking provision (38 spaces) thereby posing no impact on the residential community. There is an existing pedestrian access to and from the bus stop immediately in front of the facility on Windsor Road.	Yes	
	For proposed developments in commercial and industrial zones , consider: <ul style="list-style-type: none"> • potential impacts on the health, safety and wellbeing of children, staff and visitors with regard to local environmental or amenity issues such as air or noise pollution and local traffic conditions • the potential impact of the facility on the viability of existing commercial or industrial uses. 	N/A – site is zoned RE1 Public Recreation.	N/A	
	For proposed developments in public or private recreation zones , consider: <ul style="list-style-type: none"> • the compatibility of the proposal 	The existing community facility is compatible with the proposed use.	Yes	

	<p>with the operations and nature of the community or private recreational facilities</p> <ul style="list-style-type: none"> • if the existing premises is licensed for alcohol or gambling • if the use requires permanent or casual occupation of the premises or site • the availability of on site parking • compatibility of proposed hours of operation with surrounding uses, particularly residential uses • the availability of appropriate and dedicated sanitation facilities for the development. 	<p>The proposed use requires casual occupation of the premises.</p> <p>Ample parking provision is available on site.</p> <p>The facility is compatible with the hours of operation being 3pm to 6pm Monday to Friday.</p> <p>The existing community facility provides satisfactory sanitation facilities.</p>	
	<p>For proposed developments on school, TAFE or university sites in Special Purpose zones, consider:</p> <ul style="list-style-type: none"> • the compatibility of the proposal with the operation of the institution and its users • the proximity of the proposed facility to other uses on the site, including premises licensed for alcohol or gambling • proximity to sources of noise, such as places of entertainment or mechanical workshops • proximity to odours, particularly at agricultural institutions • previous uses of a premises such as scientific, medical or chemical laboratories, storage areas and the like. 	<p>N/A - proposal is located in RE1 Public Recreation zone.</p>	<p>N/A</p>
<p>C2</p>	<p>When selecting a site, ensure that:</p> <ul style="list-style-type: none"> • the location and surrounding uses are compatible with the proposed development or use • the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards • there are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous materials remediation is needed 	<p>Satisfactory – site is an existing Council owned community facility.</p>	<p>Yes</p>

	<ul style="list-style-type: none"> • the characteristics of the site are suitable for the scale and type of development proposed having regard to: - size of street frontage, lot configuration, dimensions and overall size - number of shared boundaries with residential properties - the development will not have adverse environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas • where the proposal is to occupy or retrofit an existing premises, the interior and exterior spaces are suitable for the proposed use • there are suitable drop off and pick up areas, and off and on street parking • the type of adjoining road (for example classified, arterial, local road, cul-de-sac) is appropriate and safe for the proposed use • it is not located closely to incompatible social activities and uses such as restricted premises, injecting rooms, drug clinics and the like, premises licensed for alcohol or gambling such as hotels, clubs, cellar door premises and sex services premises. 		
<p>C3</p>	<p>A child care facility should be located:</p> <ul style="list-style-type: none"> • near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship • near or within employment areas, town centres, business centres, shops • with access to public transport including rail, buses, ferries • in areas with pedestrian connectivity to the local community, businesses, shops, services and the like. 	<p>Site is located in an existing community facility. The site is adjoined by public park land and children's play equipment. It is located in the middle of the schools it will service (namely Baulkham Hills North Public, Excelsior Public and St Michaels Primary). A bus stop is located immediately in front of the facility on Windsor Road. There is a pedestrian access to Stockland Shopping Mall.</p>	<p>Yes</p>

<p>C4</p>	<p>A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising from:</p> <ul style="list-style-type: none"> • proximity to: <ul style="list-style-type: none"> - heavy or hazardous industry, waste transfer depots or landfill sites - LPG tanks or service stations - water cooling and water warming systems - odour (and other air pollutant) generating uses and sources or sites which, due to prevailing land use zoning, may in future accommodate noise or odour generating uses - extractive industries, intensive agriculture, agricultural spraying activities • any other identified environmental hazard or risk relevant to the site and/ or existing buildings within the site. 	<p>The proposed facility is not in the proximity of any adverse environmental conditions.</p>	<p>Yes</p>
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3.2 – Local Character, Streetscape and Public Domain Interface

<p>C5</p>	<p>The proposed development should:</p> <ul style="list-style-type: none"> • contribute to the local area by being designed in character with the locality and existing streetscape • reflect the predominant form of surrounding land uses, particularly in low density residential areas • recognise predominant streetscape qualities, such as building form, scale, materials and colours • include design and architectural treatments that respond to and integrate with the existing streetscape • use landscaping to positively contribute to the streetscape and neighbouring amenity • integrate car parking into the building and site landscaping design in residential areas. 	<p>Existing community facility is suitable for after school care program.</p>	<p>Yes</p>
<p>C6</p>	<p>Create a threshold with a clear</p>	<p>Regulation 104 states</p>	<p>Yes</p>

	<p>transition between public and private realms, including:</p> <ul style="list-style-type: none"> • fencing to ensure safety for children entering and leaving the facility • windows facing from the facility towards the public domain to provide passive surveillance to the street as a safety measure and connection between the facility and the community • integrating existing and proposed landscaping with fencing. 	<p>fencing is not required for children over preschool age.</p> <p>Windows from the facility provide passive surveillance to the outdoor environment allowing a safety measure and connection between the facility and the community.</p>	
C7	<p>On sites with multiple buildings and/or entries, pedestrian entries and spaces associated with the child care facility should be differentiated to improve legibility for visitors and children by changes in materials, plant species and colours.</p>	<p>Proposed child care space within the existing community facility is differentiated with appropriate signage and interior design.</p>	Yes
C8	<p>Where development adjoins public parks, open space or bushland, the facility should provide an appealing streetscape frontage by adopting some of the following design solutions:</p> <ul style="list-style-type: none"> • clearly defined street access, pedestrian paths and building entries • low fences and planting which delineate communal/ private open space from adjoining public open space • minimal use of blank walls and high fences. 	<p>Clearly defined street access and pedestrian access is provided from Conie Avenue and pedestrian access is also available from Windsor Road.</p> <p>Existing community facility is clearly delineated from public space.</p>	Yes
C9	<p>Front fences and walls within the front setback should be constructed of visually permeable materials and treatments. Where the site is listed as a heritage item, adjacent to a heritage item or within a conservation area front fencing should be designed in accordance with local heritage provisions.</p>	<p>No fences or walls or works of any kind to be done.</p>	N/A
C10	<p>High solid acoustic fencing may be used when shielding the facility from noise on classified roads. The</p>	<p>Existing community facility. No solid acoustic fencing</p>	N/A

	walls should be setback from the property boundary with screen landscaping of a similar height between the wall and the boundary.	necessary.	
3.3 – Building Orientation, envelope and design			
C11	<p>Orient a development on a site and design the building layout to:</p> <ul style="list-style-type: none"> • ensure visual privacy and minimise potential noise and overlooking impacts on neighbours by: <ul style="list-style-type: none"> - facing doors and windows away from private open space, living rooms and bedrooms in adjoining residential properties - placing play equipment away from common boundaries with residential properties - locating outdoor play areas away from residential dwellings and other sensitive uses • optimise solar access to internal and external play areas • avoid overshadowing of adjoining residential properties • minimise cut and fill • ensure buildings along the street frontage define the street by facing it • ensure that where a child care facility is located above ground level, outdoor play areas are protected from wind and other climatic conditions. 	<p>The proposal will be using an existing facility designed for community use. Visual and acoustic privacy is maintained for neighbouring residents.</p> <p>Outdoor play area is screened from residential dwellings by other commercial space.</p>	Yes.
C12	<p>The following matters may be considered to minimise the impacts of the proposal on local character:</p> <ul style="list-style-type: none"> • building height should be consistent with other buildings in the locality • building height should respond to the scale and character of the street • setbacks should allow for adequate privacy for neighbours and children at the proposed child care facility • setbacks should provide adequate access for building maintenance 	Existing community building is consistent with the local character.	Yes

	<ul style="list-style-type: none"> • setbacks to the street should be consistent with the existing character 		
C13	Where there are no prevailing setback controls minimum setback to a classified road should be 10 metres. On other road frontages where there are existing buildings within 50 metres, the setback should be the average of the two closest buildings. Where there are no buildings within 50 metres, the same setback is required for the predominant adjoining land use.	N/A – no change to existing built form.	N/A
C14	On land in a residential zone, side and rear boundary setbacks should observe the prevailing setbacks required for a dwelling house.	N/A – no change to existing built form.	N/A
C15	<p>The built form of the development should contribute to the character of the local area, including how it:</p> <ul style="list-style-type: none"> • respects and responds to its physical context such as adjacent built form, neighbourhood character, streetscape quality and heritage • contributes to the identity of the place • retains and reinforces existing built form and vegetation where significant • considers heritage within the local neighbourhood including identified heritage items and conservation areas • responds to its natural environment including local landscape setting and climate • contributes to the identity of place. 	N/A – no change to existing built form.	N/A
C16	<p>Entry to the facility should be limited to one secure point which is:</p> <ul style="list-style-type: none"> • located to allow ease of access, particularly for pedestrians • directly accessible from the street where possible • directly visible from the street 	<p>Satisfactory.</p> <p>The existing facility has three entry/exit points. During operating hours, two of the entrances are proposed to be locked ensuring the facility</p>	Yes

	<p>frontage</p> <ul style="list-style-type: none"> • easily monitored through natural or camera surveillance • not accessed through an outdoor play area. • in a mixed-use development, clearly defined and separate from entrances to other uses in the building. 	<p>only has one secure access point through the main foyer. This is easily accessed by pedestrians and easily monitored. Signage during operating hours makes this entrance visible from the street frontage. This is not accessed through the outdoor play area. The entrance is clearly defined from other entrances in the same development.</p>	
C17	<p>Accessible design can be achieved by:</p> <ul style="list-style-type: none"> • providing accessibility to and within the building in accordance with all relevant legislation • linking all key areas of the site by level or ramped pathways that are accessible to prams and wheelchairs, including between all car parking areas and the main building entry • providing a continuous path of travel to and within the building, including access between the street entry and car parking and main building entrance. Platform lifts should be avoided where possible • minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath. <p>NOTE: The National Construction Code, the Discrimination Disability Act 1992 and the Disability (Access to Premises – Buildings) Standards 2010 set out the requirements for access to buildings for people with disabilities.</p>	<p>Existing building has been designed for community use and has good accessibility.</p> <p>Wheel chair access is satisfactory.</p>	Yes
3.4 – Landscaping			
C18	<p>Appropriate planting should be provided along the boundary integrated with fencing. Screen planting should not be included in</p>	<p>Existing outdoor facility consists of high quality landscaping,</p>	Yes

	<p>calculations of unencumbered outdoor space. Use the existing landscape where feasible to provide a high quality landscaped area by:</p> <ul style="list-style-type: none"> • reflecting and reinforcing the local context • incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping. 	<p>maintained by Council as the owner of the land and facilities. This is suitable to the needs of an after school care service.</p>	
C19	<p>Incorporate car parking into the landscape design of the site by:</p> <ul style="list-style-type: none"> • planting shade trees in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings • taking into account streetscape, local character and context when siting car parking areas within the front setback • using low level landscaping to soften and screen parking areas. 	<p>Existing car park is suitable for use.</p>	<p>Yes</p>
3.5 – Visual and Acoustic Privacy			
C20	<p>Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.</p>	<p>N/A</p>	<p>N/A</p>
C21	<p>Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:</p> <ul style="list-style-type: none"> • appropriate site and building layout • suitably locating pathways, windows and doors • permanent screening and landscape design. 	<p>Satisfactory.</p>	<p>Yes</p>
C22	<p>Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through:</p> <ul style="list-style-type: none"> • appropriate site and building layout • suitable location of pathways, windows and doors • landscape design and screening. 	<p>Satisfactory.</p>	<p>Yes</p>

C23	<p>A new development, or development that includes alterations to more than 50 per cent of the existing floor area, and is located adjacent to residential accommodation should:</p> <ul style="list-style-type: none"> • provide an acoustic fence along any boundary where the adjoining property contains a residential use. (An acoustic fence is one that is a solid, gap free fence). • ensure that mechanical plant or equipment is screened by solid, gap free material and constructed to reduce noise levels e.g. acoustic fence, building, or enclosure. 	N/A – existing community facility.	N/A
C24	<p>A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters:</p> <ul style="list-style-type: none"> • identify an appropriate noise level for a child care facility located in residential and other zones • determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use • determine the appropriate height of any acoustic fence to enable the noise criteria to be met. 	Satisfactory – referred to Environmental Health team, conditions provided.	Yes

3.6 – Noise and Air Pollution

C25	<p>Adopt design solutions to minimise the impacts of noise, such as:</p> <ul style="list-style-type: none"> • creating physical separation between buildings and the noise source • orienting the facility perpendicular to the noise source and where possible buffered by other uses • using landscaping to reduce the perception of noise • limiting the number and size of openings facing noise sources • using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) • using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external 	Satisfactory – acoustic report provided, referred to Environmental Health team, conditions provided.	Yes
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	<p>screens and soffits</p> <ul style="list-style-type: none"> • locating cot rooms, sleeping areas and play areas away from external noise sources. 		
C26	<p>An acoustic report should identify appropriate noise levels for sleeping areas and other non-play areas and examine impacts and noise attenuation measures where a child care facility is proposed in any of the following locations:</p> <ul style="list-style-type: none"> • on industrial zoned land • where the ANEF contour is between 20 and 25, consistent with AS 2021 - 2000 • along a railway or mass transit corridor, as defined by State Environmental Planning Policy (Infrastructure) 2007 • on a major or busy road • other land that is impacted by substantial external noise. 	<p>Satisfactory - acoustic report provided, referred to Environmental Health team, conditions provided.</p>	Yes
C27	<p>Locate child care facilities on sites which avoid or minimise the potential impact of external sources of air pollution such as major roads and industrial development.</p>	<p>Satisfactory - acoustic report provided, referred to Environmental Health team, conditions provided.</p>	Yes
C28	<p>A suitably qualified air quality professional should prepare an air quality assessment report to demonstrate that proposed child care facilities close to major roads or industrial developments can meet air quality standards in accordance with relevant legislation and guidelines. The air quality assessment report should evaluate design considerations to minimise air pollution such as:</p> <ul style="list-style-type: none"> • creating an appropriate separation distance between the facility and the pollution source. The location of play areas, sleeping areas and outdoor areas should be as far as practicable from the major source of air pollution • using landscaping to act as a filter for air pollution generated by traffic and industry. Landscaping has the added benefit of improving aesthetics and minimising visual 	<p>Existing development is not located next to any significant source of air pollution.</p> <p>Community building is well ventilated.</p>	Yes

	intrusion from an adjacent roadway <ul style="list-style-type: none"> • incorporating ventilation design into the design of the facility 		
3.7 – Hours of Operation			
C29	Hours of operation within areas where the predominant land use is residential should be confined to the core hours of 7.00am to 7.00pm weekdays. The hours of operation of the proposed child care facility may be extended if it adjoins or is adjacent to non-residential land uses.	Hours of operation are 3pm to 6pm, Monday to Friday during school terms.	N/A
C30	Within mixed use areas or predominantly commercial areas, the hours of operation for each child care facility should be assessed with respect to its compatibility with adjoining and co-located land uses.	Hours are compatible with adjoining and co-located land uses.	Yes
3.8 – Traffic, parking and pedestrian circulation			
C31	Off street car parking should be provided at the rates for child care facilities specified in a Development Control Plan that applies to the land.	Off-street parking is to be provided at the rate of 1 parking space per 6 children and one parking space per staff number. There is ample parking provision within Conie Avenue Reserve.	Yes
C32	In commercial or industrial zones and mixed use developments, on street parking may only be considered where there are no conflicts with adjoining uses, that is, no high levels of vehicle movement or potential conflicts with trucks and large vehicles.	N/A	N/A
C33	A Traffic and Parking Study should be prepared to support the proposal to quantify potential impacts on the surrounding land uses and demonstrate how impacts on amenity will be minimised. The study should also address any proposed variations	N/A – proposal provides adequate parking.	N/A

	<p>to parking rates and demonstrate that:</p> <ul style="list-style-type: none"> • the amenity of the surrounding area will not be affected • there will be no impacts on the safe operation of the surrounding road network. 		
C34	<p>Alternate vehicular access should be provided where child care facilities are on sites fronting:</p> <ul style="list-style-type: none"> • a classified road • roads which carry freight traffic or transport dangerous goods or hazardous materials. <p>The alternate access must have regard to:</p> <ul style="list-style-type: none"> • the prevailing traffic conditions • pedestrian and vehicle safety including bicycle movements • the likely impact of the development on traffic. 	<p>Satisfactory - vehicular access to the reserve is existing.</p>	<p>Yes</p>
C35	<p>Child care facilities proposed within cul-de-sacs or narrow lanes or roads should ensure that safe access can be provided to and from the site, and to and from the wider locality in times of emergency.</p>	<p>N/A – subject site not within a cul-de-sac. Access to the site is safe and sufficient and provides good access in times of emergency.</p>	<p>N/A</p>
C36	<p>The following design solutions may be incorporated into a development to help provide a safe pedestrian environment:</p> <ul style="list-style-type: none"> • separate pedestrian access from the car park to the facility • defined pedestrian crossings included within large car parking areas • separate pedestrian and vehicle entries from the street for parents, children and visitors • pedestrian paths that enable two prams to pass each other • delivery and loading areas located away from the main pedestrian access to the building and in clearly designated, separate facilities • in commercial or industrial zones and mixed use developments, the path of travel from the car parking to the centre entrance physically separated 	<p>Separate pedestrian access exists between the car park, Windsor Road and public transport.</p> <p>Pedestrian access is wide enough for two prams to pass each other.</p> <p>Loading area is located away from pedestrian access.</p> <p>Vehicles can enter and leave the site in a forward direction.</p>	<p>Yes</p>

	from any truck circulation or parking areas <ul style="list-style-type: none"> • vehicles can enter and leave the site in a forward direction. 		
C37	Mixed use developments should include: <ul style="list-style-type: none"> • driveway access, manoeuvring areas and parking areas for the facility that are separate to parking and manoeuvring areas used by trucks • drop off and pick up zones that are exclusively available for use during the facility's operating hours with spaces clearly marked accordingly, close to the main entrance and preferably at the same floor level. Alternatively, direct access should avoid crossing driveways or manoeuvring areas used by vehicles accessing other parts of the site <p>parking that is separate from other uses, located and grouped together and conveniently located near the entrance or access point to the facility.</p>	Parking facility is separate from loading zone used by other vehicles. Ample car parking provision within the existing facility for pick-up of children.	Yes
C38	Car parking design should: <ul style="list-style-type: none"> • include a child safe fence to separate car parking areas from the building entrance and play areas • provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards • include wheelchair and pram accessible parking. 	Outdoor environment is on the opposite side of the facility to the carpark. Children are secure within the internal space and cannot access the carpark. Car park is easily accessed including wheel chair access.	Yes

2. Compliance with The Hills Local Environmental Plan 2012

The land is zoned RE1 Public Recreation under The Hills Local Environmental Plan 2012. The proposed after school care and vacation care facility falls under the definition of centre-based child care facilities and is permitted with consent in the RE1 Public Recreation zone.

3. Compliance with The Hills Development Control Plan

The proposal has been assessed against the provisions of The Hills Development Control Plan (THDCP) particularly: -

- Part B Section 6 - Business
- Part C Section 1 - Parking

The proposal achieves compliance with the relevant requirements of the above Development Control Plans. In terms of off-street parking, **based on Council’s parking rate for centre-based child care facilities**, thirteen (13) parking spaces will be required for this development. There are 38 parking spaces available within the **community centre’s car park**. **Based on Council’s parking rate for centre-based child care facilities**, thirteen (13) parking spaces will be required. Parents’ **pick-up** is staggered between 4.45 – 6.00pm. The proposal is considered satisfactory in this regard.

4. Issues Raised in Submission

The proposal was notified for 14 days and one submission was received from The Hills District Historical Society. The issues raised in the submission are summarised below.

ISSUE/OBJECTION	COMMENT
Does The Hills Shire Council retain ownership of the former Community Centre?	The community centre is still owned by Council and is only being hired by the proponent for the proposed use subject to Council’s hiring terms and conditions .
Great usage of the former community centre building and we do need more after school and vacation school sites due to the horrific increase in local population but so close to the Hotel is questionable as it not sure what the owners have in mind for the future use of the hotel site.	The future use of the hotel site is not a matter for consideration in this application.
There is no proper Heritage Impact Statement submitted with this application considering its proximity to The Bull and Bush Hotel.	<p>The subject site is located in the vicinity of heritage items identified in Schedule 5 of The Hills Local Environmental Plan (LEP) 2012, which are listed as item 128 Windsor Road and item 130 the Bull and Bush Hotel. In this regard, a heritage impact statement was submitted with the application prepared by a qualified heritage consultant.</p> <p>The heritage impact statement concludes that as there are no changes to the buildings or landscaping proposed, the development proposal will not affect views to or from, or the setting of, the listed heritage items in its vicinity.</p> <p>The proposed part time use of the Baulkham Hills Community Centre will have no adverse impact on the established heritage significance of the listed items in its vicinity.</p> <p>The proposed use is consistent with the heritage objectives of The Hills LEP 2012.</p>

5. Internal Referrals

The application was referred to following sections of Council:

- Fire Safety
- Environmental Health
- Heritage
- Parks/Property
- Community Services
- Traffic

No objection was raised to the proposal subject to conditions. Relevant comments have also provided below:

Fire Safety:

Approval was granted for the use and construction of the premises as a community hall, which is a 9b classification under the BCA.

There are no provisions under the legislation to impose conditions relating to fire safety or BCA compliance.

An inspection of the premises indicated that essential fire safety measures have been installed in accordance with the design and installation standards of the legislation at the time.

Heritage:

The subject site is located in the vicinity of a heritage listed item (Bull & Bush). The following comments are provided by Council's Heritage Officer:

"The use of a small section of the community centre does not result in any change or impact to the heritage significance of the Bull and Bush site. No heritage impact statement is required.

Similarly, the use of the building does not impact on the heritage significance of Windsor Road. The significance statement for which specifies the importance of the road alignment."

CONCLUSION

The Development Application has been assessed against the relevant heads of consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979, State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, The Hills Local Environmental Plan 2012 and The Hills Development Control Plan 2012 and is considered satisfactory.

The submission received from The Hills District Historical Society has been addressed in the report and does not warrant refusal of the application.

Approval is recommended subject to conditions.

IMPACTS

Financial

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

The Hills Future Community Strategic Plan

The proposed development is consistent with the planning principles, vision and objectives outlined within "Hills 2026 – Looking Towards the Future" as the proposed development provides for satisfactory urban growth without adverse environmental or

social amenity impacts and ensures a consistent built form is provided with respect to the streetscape and general locality.

RECOMMENDATION

The Development Application be approved subject to the following conditions:

GENERAL MATTERS

1. Development in Accordance with Submitted Plans

The development being carried out in accordance with the following approved plans and details, stamped and returned with this consent except where amended by other conditions of consent.

REFERENCED PLANS AND DOCUMENTS

DRAWING NO.	DESCRIPTION	SHEET	REVISION	DATE
DA-01	Site Plan – 390 Windsor Road – Baulkham Hills	-	B	19/01/2018
DA-01	Ground Floor	-	A	01/12/2017
DA-04	Existing Section	-	A	01/12/2017
-	Google Aerial Photograph showing location of the Baulkham Hills Community Centre	-	-	-

No work (including excavation, land fill or earth reshaping) shall be undertaken prior to the issue of the Construction Certificate, where a Construction Certificate is required.

2. Provision of Parking Spaces

The development is required to be provided with thirteen (13) off-street car parking spaces. These car parking spaces shall be available for off street parking at all times. (N.B.: There are 38 parking spaces available within the existing community centre's car park.)

3. Separate application for signs

A separate application is to be submitted to, and approved by, Council prior to the erection of any advertisements or advertising structures.

4. Education and Care Services National Regulations

The after school and vacation care centre must always conform to the requirements of the Education and Care Services National Regulations.

5. Acoustic Requirements

The recommendations of the Acoustic Assessment and Report prepared by Acoustic Logic Consultancy Pty Ltd, referenced as 201512171.21/0406A/RO, dated 6/4/17 and submitted as part of the Development Application are to be implemented as part of this approval. In particular: The recommendations contained within Section 7 of the report, which read as follows:

To ensure ongoing compliance with noise emission requirements, we recommend:

- Use of outdoor areas:
 - No more than 25 students to undertake outdoor activities at any one time.
 - Outdoor activities are to be limited to supervised, passive outdoor recreation (are/craft). (In this area, the play is screen from the nearest residence at 20 Victor Close).

- North and West facing windows to the Indoor Area are to be kept closed during martial arts training.

6. Number of Staff and Children

The after school and vacation care centre must operate with a maximum of 5 employees with a maximum capacity of 45 children.

7. Food shop registration requirements

Prior to the commencement of the operation of the After School Care, the food business that is to be run at the approved kitchen of the Anglican Church located at 45 President Road, Kellyville, in order to serve food at the After School Care Facility, shall be registered with The Hills Shire Council. To register with Council please complete and submit the 'registration of food business' form which is available on Council's website.

8. Compliance with Food Handling Plan of Management

The handling of food storage, preparation, transport and delivery, service and food safety monitoring in general must be in compliance with the 'Inspire – Food Handling Plan of Management', with the exception the following :-

- a probe thermometer must be used to test the temperature of the food upon delivery.
- Staff and supervisors handling and monitoring the distribution of food shall wash hands with warm water, soap and dry with clean disposable paper towels before and after putting on gloves to handle or monitor food distribution.
- Food that cannot be served due to temperature control issues, possible contamination, or other, shall be labelled accordingly and disposed of.

THE USE OF THE SITE

9. Hours of Operation

The hours of operation being restricted to the following: -

3:00pm – 6:00pm Monday – Friday during school term

7:00am – 6:30pm Monday – Friday during school holidays

Closed Saturdays, Sundays and Public Holidays

Any alteration to the above hours of operation will require the further approval of Council.

10. Offensive Noise - Acoustic Report

The use of the premises and/or machinery equipment installed must not create offensive noise so as to interfere with the amenity of the neighbouring properties.

Should an offensive noise complaint be received and verified by Council staff, an acoustic assessment is to be undertaken (by an appropriately qualified consultant) and an **acoustic report is to be submitted to Council's Manager – Environment and Health for review. Any noise attenuation measures directed by Council's Manager - Environment and Health must be implemented.**

11. Offensive Noise

The use of the premises, building services, equipment, machinery and ancillary fittings shall not give rise to "offensive noise" as defined under the provisions of the *Protection of the Environment Operation Act 1997*.

12. Noise to Surrounding Area

There shall be no amplified music or speakers external to the building.

ATTACHMENTS

1. Locality Plan
2. Aerial Photograph
3. Zoning Map
4. Site Plan & Proposed Outdoor Play Area
5. Ground Floor
6. Subject Site Photographs

ATTACHMENT 1 – LOCALITY PLAN



- SUBJECT SITE
- ✓ PROPERTIES NOTIFIED

NOTE: HILLS DISTRICT HISTORICAL SOCIETY ALSO NOTIFIED




THE HILLS SHIRE COUNCIL

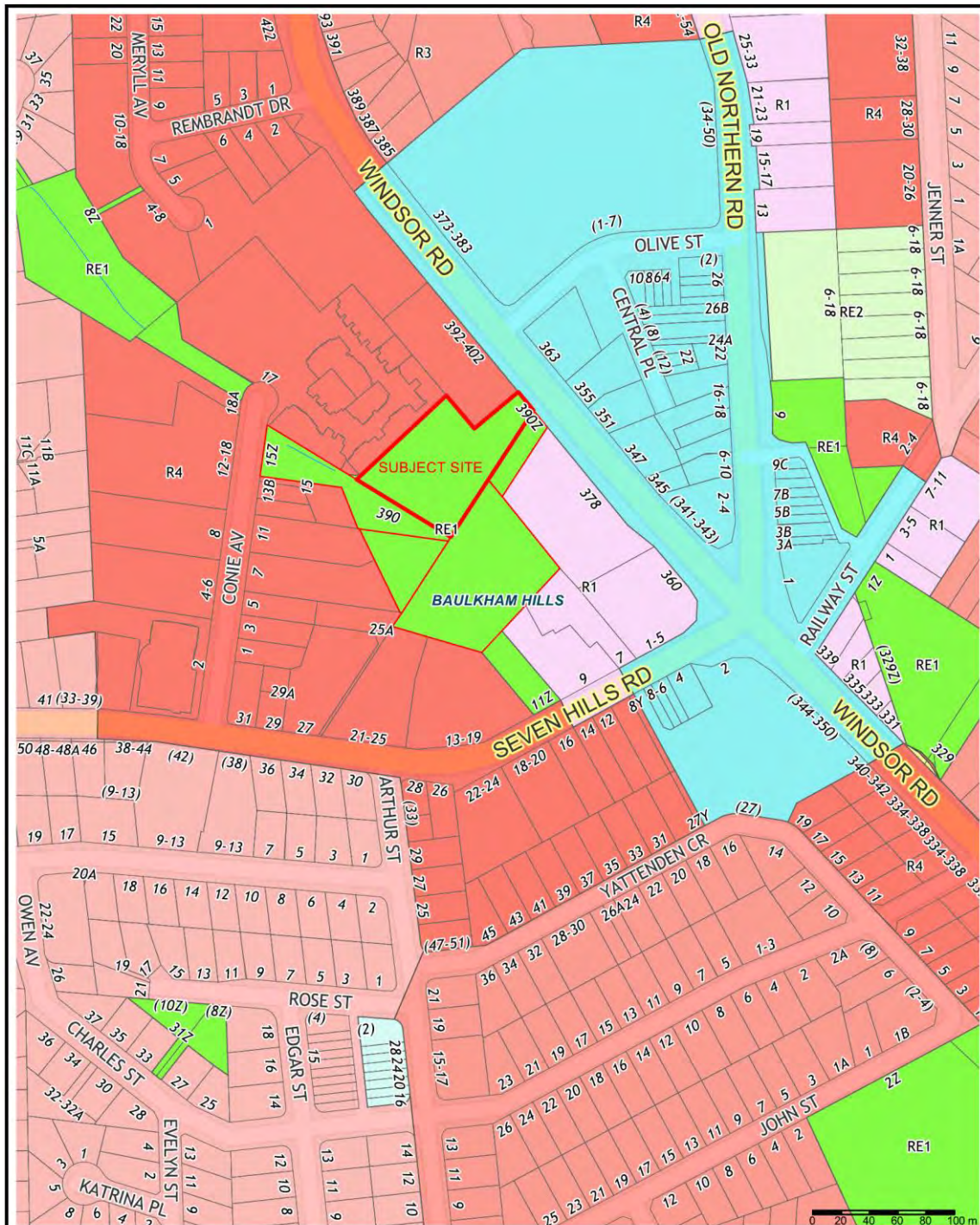
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 BASE CADASTRE COPYRIGHT LAND & PROPERTY INFORMATION NSW (LP I). CADASTRE UPDATE INCLUDING COUNCIL GENERATED DATA IS SUBJECT TO THSC COPYRIGHT

ATTACHMENT 2 – SITE PLAN



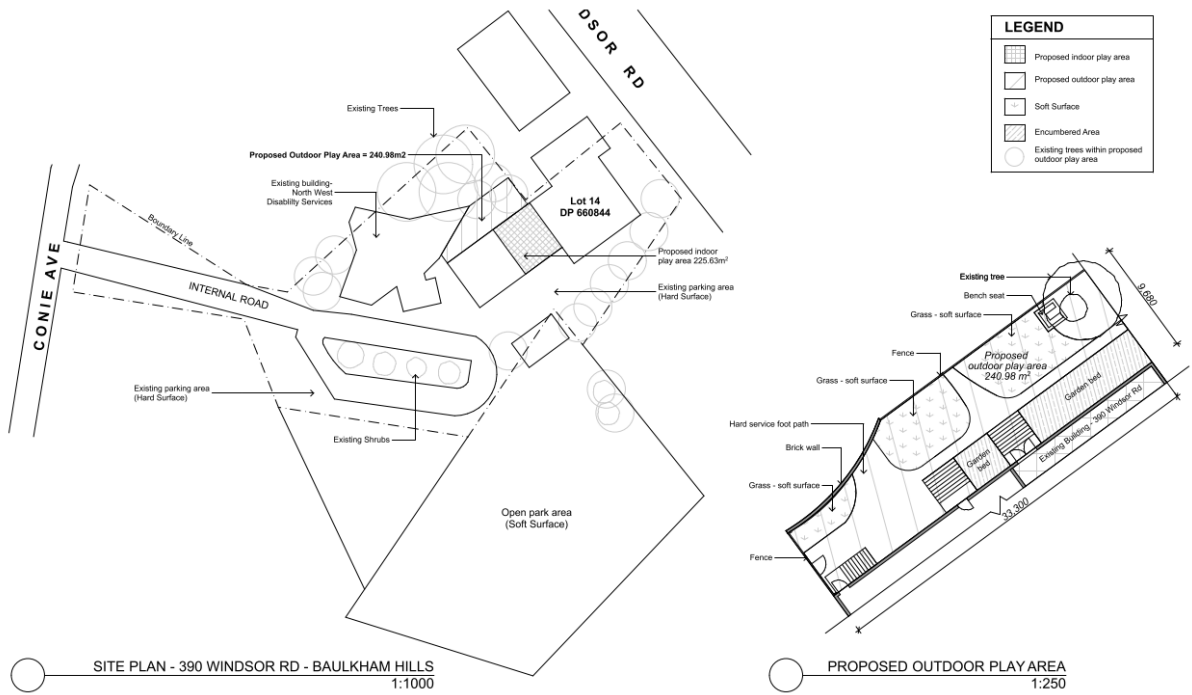
 SUBJECT SITE

ATTACHMENT 3 – ZONING MAP




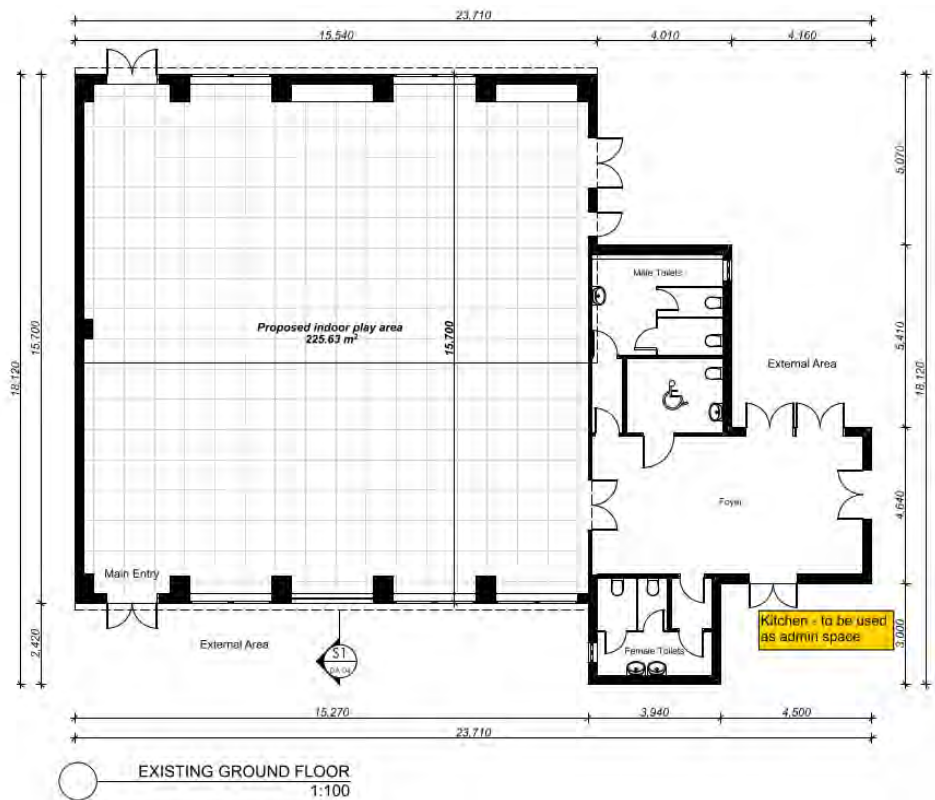
<p>THE HILLS Sydney's Garden Shire</p>	<p>The Hills Shire Council (THSC) does not give any guarantees concerning the accuracy, completeness or currency of its spatial and textual information held in or generated from its database. THSC therefore takes no responsibility for errors, omissions or inaccuracies on information found or provided. Base cadastre copyright remains the property of Land and Property Management Authority NSW (LPMA). Year 2008 contour copyright remains the property of Department of Environment and Climate Change (DECC). 2011 Aerial Photography and Cadastre modifications including Council generated data is subject to THSC copyright. Copyright of 2012 Aerial Imagery is with Vektis Pty Ltd (Vektis). Sinclair Knight Merz supplier of 2014 Aerial and Near Infrared Imagery. Copyright of 2016 & 2018 Aerial Imagery is with Jacobs Group (Australia).</p>		<p>Scale (A4): 1:3574 Date: 25/06/2018 Prepared by: Claro Patag</p>
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ATTACHMENT 4 – SITE PLAN & PROPOSED OUTDOOR PLAY AREA



ATTACHMENT 5 – GROUND FLOOR

LEGEND	
	Proposed indoor play area



ATTACHMENT 6 – SUBJECT SITE PHOTOGRAPHS

