When is consent required?
Council’s consent is required for the erection of a tennis court regardless of whether or not the court is to be illuminated.

What are the design criteria applicable to tennis courts?
Any development application for a tennis court must have regard to relevant design and siting considerations.

In particular the following matters are to be satisfied:
- Minimum 2 metre setback of the tennis court perimeter from all property boundaries.
- Dense landscaping within the setback area to screen the court from view from neighbours.
- The siting and finished level of the court is to have regard to the physical constraints of the site and the siting and scale of neighbouring dwellings.
- Tennis courts in urban areas will be required to provide facilities for the on-site detention of stormwater.

What information is required to accompany my application?
All applications proposing the erection of a tennis court are to be submitted on the standard application form, signed by all owners of the subject site.

The development application is to be accompanied by 2 copies of the following information:
- Complete Statement of Environmental Effects
- Site survey/analysis plan which details the physical attributes and constraints of the site as well as the relationship with adjoining properties.
- Scaled design drawings including a site plan, all elevations and relevant cross sections to demonstrate proposed earthworks.
- Landscape plan detailing fencing to be erected as well as existing and proposed plantings.
- An electronic copy (CD, DVD, USB) as per electronic lodgment of DA Files Fact Sheet.

What information is needed should I wish to erect floodlighting?
In addition to the matters raised previously, development applications for tennis courts which also propose lighting are required to submit the following additional information:
- Details of lighting fixtures, location, height of light poles
and light spill diagrams illustrating the fall of light (and associated intensities).

- Light spill diagrams are to illustrate the location of adjoining residences, location of windows and use of respective rooms where affected.

**Note:** The siting of tennis courts where lighting is proposed is an important consideration so as to avoid interference with neighbouring properties.

**NOTIFICATION**

Adjoining neighbours may be notified in writing of any proposed development where there is potential or likelihood to impact on the amenity of the surrounding neighbours. Council is required to allow a period of 14 days to receive any submissions by neighbours.

If a written submission is received, Council's officer will assess the concerns raised and try to mediate the concerns to achieve a win/win situation for all parties.

**FEES**

Submission of the Development Application must be accompanied by the appropriate fees. A Schedule of fees can be obtained from Council's website or from Council's Customer Service Centre.

**HOW WILL MY APPLICATION BE DETERMINED?**

Once lodged with Council, your application is assessed and then determined via one of the following decision making processes:

- Under Delegated Authority
- By Council’s Development Assessment Unit (DAU) meeting. Development applications determined by DAU are those which do not comply with relevant planning regulations/policies, and/or where an objection has been submitted.
- By an ordinary meeting of Council. Development applications determined by Elected Council are those of a controversial nature which may have been referred by DAU or have attracted a large volume of objections.

**FURTHER INFORMATION**

If you are unsure, please ask- Time spent early may avoid delays later.

Should you have further enquiries please contact Council’s Duty Building Surveyor on 9843 0470 or email: council@thehills.nsw.gov.au

**Customer Service Centre:**

3 Columbia Court, Baulkham Hills NSW 2153
Phone: 9843 0555
Duty Town Planner: 9843 0469
Hours: 8:30 am to 4:30 pm, Monday to Friday
Website: www.thehills.nsw.gov.au

**DISCLAIMER**

This fact sheet provides a summary of the major issues concerning tennis courts and lighting. The requirements contained within this fact sheet relate to all applications lodged with Council’s Environment and Planning Services department for which they are applicable. Any person using this document must do so on the basis that not every scenario and issue can be addressed, and discussion with the relevant staff at Council’s Customer Service Centre should be undertaken. This document is subject to change without notice.