

CLAUSE 4.6 VARIATION TO BUILDING HEIGHT

**Old Bar Public School
22 David Street, Old Bar**

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Our Ref: CC160173



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Objection to a Development Standard – Height of Building

Location of Property - The site encompasses the following four (4) lots in Old Bar:

- Lot 204, DP 753149
- Lot 222, DP 753149
- Lot 239, DP 753149
- Lot 274, DP 753149

Proposed Development – The application seeks development consent for alterations and additions to Old Bar public school including associated landscaping.

Development Standard to which the Objection Relates

Clause 4.3 – Height of Buildings within Greater Taree Local Environmental Plan (LEP) 2010.

What are the Objectives of the Development Standard?

The objectives of Clause 4.3 relating to building height are as follows:

- (a) to ensure that the height of a building is appropriate for the site,
- (b) to ensure that the height of a building complements the streetscape or rural character of the area in which the building is constructed.

State the Numeric Value of the Development Standard

The height of building map within Greater Taree LEP 2010 identifies maximum building height of 8.5m for the site.

State the Proposed Numeric Value of the Development

The proposed development has a maximum height of 10.4m

State the Numeric Variation of the Proposed Development to the Development Standard

The numeric variation of the proposed development to the development standard is 1.9m or 22.4%.

Reason for the Proposed Variation

The architectural design of the building includes a sloped roof away from the street frontage.

Reason why Strict Compliance is Unreasonable or Unnecessary in this Instance.

Strict compliance is unnecessary and sufficient planning justification is provided to support the variation, including:

- The street frontage meets the height limit at only 8.4m;
- The building will not overshadowing impacts of the playground (during school hours) or public or private spaces; and
- The architectural design adds to the streetscape and amenity of the school and neighbourhood.

Sufficient Environmental Planning grounds to Justify Contravention of Development Standard

As shown in the information above, there is adequate planning rationalisation provided to justify the variation, including:

- There are no adverse impacts of the proposal on the school, streetscape or amenity of the area;
- The height of the building will present an architectural element to the school;
- The height will reduce the hard stand footprint of the building; and
- It is an important expansion to an important piece of public infrastructure.

Is the Development and the Proposed Variation in the Public Interest?

The proposed development will provide a range of social and economic benefits and is of public interest for the following reasons:

- Will future proof the school by providing additional classroom space; and
- Important to the community by expanding an essential piece of public infrastructure.