

Appendix G – Clause 4.6 Submission

Provided under separate cover

CLAUSE 4.6 VARIATION TO BUILDING HEIGHT

**Wauchope Public School
2 Waugh Street, Wauchope**

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Our Ref: CC160171



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Objection to a Development Standard – Height of Building

Location of Property - The site encompasses the following six (6) lots in Wauchope:

- Lot 1, DP 795186
- Lot 1 DP 91019
- Lot 11 DP 1168214
- Lot 1 DP 158568
- Lot 1 DP 161649
- Lot 1 DP 197045

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

Development Standard to which the Objection Relates

Clause 4.3 – Height of Buildings within Port Macquarie - Hastings Local Environmental Plan 2011.

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 buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality,
- (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,
- (c) to minimise the adverse impact of development on heritage conservation areas and heritage items,
- (d) to nominate heights that will provide a transition in built form and land use intensity within the area covered by this Plan.

State the Numeric Value of the Development Standard

The height of building map within Port Macquarie – Hastings LEP 2011 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 12.38m.

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

The numeric variation of the proposed development to the development standard is 3.88m or 45.6%, which is only along the upper ridge of the building – on the external edges the maximum variation is only 0.25m or 2.9%.

Reason for the Proposed Variation

The architectural design of the building includes a pitched roof and due to the internal height requirements for schools, the roof height exceeds the limit.

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 proposed roofline of the structure provides a high roof pitch which adds to the architectural interest of the proposed building;
- The department of education require higher than normal ceiling heights within classrooms, which raise the height of the structure;
- The site slopes and this means part of the building is higher than it would normally appear, as it needs to be built up to ensure access;
- The height at street frontage is only a small amount higher than the 8.5m limit at 8.75m; and
- The building will not overshadow residential development.

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 on the site which will allow more open space for the students; 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;
- The architectural design adds to the streetscape and amenity of the school and neighbourhood; and
- Important to the community by expanding an essential piece of public infrastructure.