

APPENDIX B
CUMBERLAND LOCAL ENVIRONMENTAL PLAN 2021 COMPLIANCE TABLE

Clause	Yes	No	N/A	Comment
2.3 R2- Zone objectives and Land Use Table Objectives of zone <ul style="list-style-type: none"> • To provide for the housing needs of the community within a low density residential environment. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To encourage residential development that maintains the amenity of the surrounding area. • To ensure that non-residential land uses are located in a setting that minimises impacts on the amenity of a low-density residential environment. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The objectives of the zone have been considered in the assessment of the development application.</p> <p>The development application is considered to comply with the fourth objective which is the most relevant objective of the four that are stated.</p> <p>The land is within zone R2 (Low Density Residential). An educational establishment is determined as being a permissible use with consent within the zone.</p> <p>The alterations and additions to an educational establishment being the construction of a two storey administration building is also permitted with consent within the zone.</p>
2.6 Subdivision – consent requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A subdivision of the land is not proposed.
2.7 Demolition requires development consent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal seeks some demolition works on site to facilitate the proposed alterations and additions.
4.3 Height of buildings – 9m	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The maximum building height is 9 metres for the site.</p> <p>The proposed building has a maximum height of 11.6m to the top of the lift overrun that is located towards the southern edge of the building. The remainder of the building complies with the height control.</p> <p>Clause 4.6 request to contravene the height of building development standard was submitted with the application.</p> <p>The exceedance in building height is supported in this instance, having regard to the circumstances of the case. Refer to further discussion in the main body of report.</p>
4.4 Floor space ratio	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not subject to a maximum FSR under the LEP.
4.6 Exceptions to development standards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A written request in accordance with Clause 4.6 of CLEP 2021 to vary the building height and Density (FSR) development standard was submitted.

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				The exceedance in building height is supported in this instance, having regard to the circumstances of the case. Refer to the discussion in the body of the report.
5.10 Heritage Conservation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A - not a Heritage Item or in a Heritage Conservation Area.
5.21 Flood Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not identified as a flood control lot.
6.1 Acid Sulfate soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not identified as affected by acid sulfate soils.
6.2 Earthworks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed earthworks will not have a detrimental effect on existing drainage patterns or soil stability. The proposal will not affect the amenity of adjoining properties. The proposal has been assessed by Council's Development Engineer and no objections were raised. Suitable earthwork-related conditions are imposed ensuring measures are made to satisfy the objectives of this clause.
6.4 Essential Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes – suitable Conditions are recommended for adequate arrangements for the supply of water, electricity, management of sewage stormwater drainage and vehicular access.
6.7 Stormwater management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development application was referred to Council's Development Engineer for comment who has advised that the development proposal is satisfactory subject to conditions.
6.12 Urban Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed landscaping and the materials are considered to be suitable to eliminate solar heat.