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| **Clause** | **Assessment** | **Compliance?** |
| **Appendix 1, 2.3 Zone objectives and land use table**  The land use table for each zone sets out what development is permitted without consent, permitted with consent and prohibited.  The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within a zone.  The objectives of the R1 General Residential zone are:   * To provide for the housing needs of the community. * To provide for a variety of housing types and densities. * To enable other land uses that provide facilities or services to meet the day to day needs of residents. * To support the wellbeing of the community, including educational, recreational, community, religious and other activities and, where appropriate, neighbourhood shops if there will be no adverse effect on the amenity of proposed or existing nearby residential development. * To allow for small scale kiosks, function centres, restaurants and markets that support the primary function and use of recreation areas, public open space and recreation facilities located within residential areas. * To allow for small scale intensity tourist and visitor accommodation that does not interfere with residential amenity. * To provide for a variety of recreational uses within open space areas. | Educational establishments are permitted with consent in the R1 General Residential zone. The proposed development is consistent with the relevant objectives of the zone in that it will support the wellbeing of the community through the provision of educational facilities and is unlikely to have any additional adverse impacts on the amenity of nearby residential development. | Yes. |
| **Appendix 1, 2.6A Demolition**  Development consent is required to demolish a building or work (unless the demolition is exempt or complying development under another environmental planning instrument). | Demolition of a number of existing buildings on site is proposed. Assessment of this is contained within the report and associated attachments. | Yes. |
| **Appendix 1, 4.3 Height of buildings**  Maximum buildings heights must not exceed the maximum building height shown on the Height of Buildings Map.  The maximum building height for this site is 9.5m. | The maximum height is 9.4 metres. A condition has been recommended requiring a survey report be prepared confirming the building height is consistent with the plans prior to the development proceeding beyond frame stage. | Yes. |
| **Appendix 1, 5.9 Preservation of trees or vegetation**  Development consent is required for tree removal and tree related works. | The application proposes to remove 10 trees and 1 shrub to accommodate the proposed development. An assessment of the proposed tree removal and ecological impacts was included with the application. Council officers have reviewed these reports and are satisfied with the findings subject to recommended conditions including requirements for replacement planting. | Yes. |
| **Appendix 1, 6.1 Public utility infrastructure**  Development consent must not be granted for development on land unless the consent authority is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required. | Council is satisfied that the required public utility infrastructure is available to the site. | Yes. |