State Environmental Planning Policy (Precincts—Western Parkland City) 2021

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| **Clause** | **Assessment** | **Y / N** |
| **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.  *R3 – Medium Density Residential*   * To enable other land uses that provide facilities or services to meet the day to day needs of residents. * To support the well-being of the community, including educational, recreational, community, religious and other activities where compatible with the amenity of a medium density residential environment. | The site is located within an R3 zone which encourages a variety of uses aimed at supporting the needs of the community.  The proposed development will contribute to community needs by providing an educational building associated with the approved Oran Park Anglican College. The proposed school buildings will expand upon the existing site and provide an additional facility to service growing community and in particular the growing number of families in the area. | 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 9.3 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. | No tree removal is proposed which warrants an assessment. | 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. | Public utilities were made available to the site under DA/2008/98. Accordingly, existing infrastructure is available and sufficient to meet the demands required of the additional building. | Yes. |