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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.  *R3 – Medium Density Residential*   * To provide for the housing needs of the community within a medium density residential environment. * 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. * To provide for a variety of recreational uses within open space areas. * 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. | 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 building 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 9.4 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.  It is noted that the proposed building has chimneys which encroach past the 9.5m height pane on the architectural plans. The standard instrument defines building height as follows:  ***building height*** *(or height of building) means—*  *(a)  in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or*  *(b)  in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.*  As noted, the definition of building height excludes chimneys, flues and the like from the calculation. As such, it is accepted that the chimneys shown on the architectural plans be excluded from the calculation. | 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. It will be conditioned these utilities be available for the proposed development. | Yes. |