

Camden Local Environmental Plan 2010 Compliance Table

Clause	Requirement	Provided	Compliance
4.3 Height of Buildings	11m maximum building height.	13.2277m at the highest point on the southern elevation.	No – LEP Variation. Clause 4.6 submission lodged. See assessment report
4.4 Floor Space Ratio	1:1.	8082sqm GFA = 0.59:1	Yes
6.2 Public Utility Infrastructure	Appropriate public utility infrastructure to service the development.	The site is serviced by appropriate public utility infrastructure including water and sewer.	Yes
7.4 Earthworks	Ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	4m cut and 2m fill is proposed. The proposed earthworks are not considered to have detrimental impacts on the environment and surrounding land.	Yes

Camden Development Control Plan 2011 Compliance Table

Control	Requirement	Provided	Compliance
B1.1 Erosion and Sedimentation	Erosion and sediment control measures.	Appropriate erosion and sediment control measures have been proposed. A condition will be included in the consent to ensure compliance.	Yes
B1.2 Earthworks	All land forming should involve the use of clean fill Virgin.	A condition is recommended to ensure that any imported material is VENM.	Yes

Control	Requirement	Provided	Compliance
	Excavated Natural Material Earthworks should be minimised.	The proposed earthworks respond to the topography of the land and are considered satisfactory for this development.	Yes
B1.3 Salinity Management	Salinity resistant construction.	A satisfactory Salinity Assessment & Management Plan was submitted with the DA. A condition is recommended to ensure that the development complies with this plan.	Yes
B1.4 Water Management	Compliance Councils engineering specifications.	A concept stormwater plan has been provided which generally complies with Council's specifications. Conditions are recommended to ensure compliance with Council's engineering specifications.	Yes
B1.5 Trees and Vegetation	Consideration of the aesthetic, botanical, ecological, cultural and heritage importance of the trees on site.	The proposal entails the removal of 26 trees. An arborist report was submitted with the DA and reviewed by Council's Natural Resource Officer which is deemed satisfactory.	Yes
B1.8 Environmental and Declared Noxious Weeds	Minimise weed dispersion and to ensure weed infestations are managed during the stages of development.	A standard condition is recommended to address this.	Yes
B1.9 Waste Minimisation and Management	A waste management plan is required to be submitted with the DA.	A waste management plan has been submitted which details the management of construction and ongoing waste. The waste management plan is satisfactory.	Yes
B1.10 Bushfire Risk Management	A bushfire protection and attack assessment report must form part of all Development Applications.	The subject site is not bushfire affected.	N/A
B1.11 Flood Hazard	Development on flood prone land	The subject site is not flood affected.	N/A

Control	Requirement	Provided	Compliance
Management	must comply with Council's Engineering Specifications and Flood Risk Management Policy.		
B1.12 Contaminated and Potentially Contaminated Land	Contamination assessment and remediation (if required).	<p>A phase 2 detailed contamination assessment and a remediation action plan has been submitted in support of the DA.</p> <p>The contamination assessment notes that the site is contaminated with asbestos fragments, however the RAP provides a series of remediation actions that if implemented will fully decontaminate the site.</p> <p>It is a recommended condition that the site be fully decontaminated in accordance with the submitted RAP. Subject to this occurring, the site will be made suitable for its intended use.</p> <p>A standard contingency condition is also recommended to ensure that if any contamination is found during construction it must be managed in accordance with Council's Management of Contaminated Lands Policy.</p>	Yes
B1.16 Acoustic Amenity	Noise from industrial and commercial development must be assessed in accordance with Council's Environmental policy.	The development is not expected to give rise to undue noise impacts and a condition is to be recommended to ensure that the development will comply with Council's Environmental Noise Policy.	Yes
B1.17 Air Quality	Any activity must be carried out to prevent or minimise air pollution.	The proposed development will not impact on air quality. A mechanical exhaust system will be provided for the spray booths and a condition is recommended	Yes

Control	Requirement	Provided	Compliance
		which ensures that it complies with the Australian Standards.	
B2 Landscape Design	A landscape plan is required.	<p>A landscape design was submitted with the DA and referred to Council's landscape officer. The species and indicative planting locations are generally acceptable; however additional tree and shrub density is required to increase to soften built form along Camden Valley Way and Anderson Road.</p> <p>A condition is included to require 5 Araucaria cunninghamii up to 25m in height to be incorporated along the Anderson Road frontage and an additional 5 trees up to 3m in height and selected from Council's suitable species list to be provided along the Camden Valley Way frontage.</p> <p>A condition is also included which requires the Anderson Road verge to be planted with 1 tree per 7 metres.</p>	Yes
B4.1 General Requirements for Signs	Signs to not detract from amenity/character.	The signs do not detract from the amenity/character of the locality.	Yes
	Signs must be in scale with development.	The signs are in scale with the development.	Yes
	Signs must be located within property boundaries.	Signs are contained within the property boundaries.	Yes
B4.4 Commercial and Mixed Use Zones	The total combined displayed area of all signage on the land shall not exceed 20% of visible wall area.	The signs do not exceed more that 20% of the visible wall area per façade.	Yes
	The number of advertising signs	A total of one sign per elevation is proposed.	Yes

Control	Requirement	Provided	Compliance
	<p>permitted shall not exceed two per elevation that is visible from a public place.</p> <p>Illumination to comply with AS 1158 and AS 4282.</p> <p>A maximum of one pole or pylon sign per street frontage, not exceeding 6m above natural ground level is permitted.</p>	<p>A standard condition is recommended to ensure that illumination of signs comply with the Australian Standards.</p> <p>One pylon sign is proposed which has a maximum height of 6m.</p>	<p>Yes</p> <p>Yes</p>
B5 Access and Parking	<p>Vehicle Sales Premises:</p> <p><i>0.75 spaces per 100sqm of display site area, plus</i></p> <p><i>6 spaces per service work bay</i></p> <p>2576sqm (internal and external display area) $25.76/100 \times 75 =$ <u>19 spaces required</u></p> <p>18 service bays*6 = <u>108 spaces required</u></p> <p>Vehicle Body Repair Workshop:</p> <p><i>4 car parking spaces per service work bay for up to 2 bays, plus</i></p> <p><i>6 car parking spaces per service bay for each additional bay.</i></p> <p>10 work bays: $2 \times 4 = 8$</p>	<p>A total of 199 car spaces are required for this development.</p> <p>A total of 204 car spaces are proposed which includes 30 parking spaces on the ground floor associated with the showroom and administration staff and 174 spaces on the lower ground floor for the basement service workshop.</p>	Yes

Control	Requirement	Provided	Compliance
	<p>8*6 = 48 <u>Total of 56 spaces required</u></p> <p>Office Component (first floor):</p> <p><i>1 car space per 40sqm of GFA</i> 637sqm of GFA/40 = <u>16 spaces required</u></p>		
D4.2.1 Lot sizes and proportions	<p>Industrial developments should generally not be carried out on lots less than 2000m².</p> <p>The minimum width of such allotments at the building line shall be 32m.</p> <p>Side and rear setbacks to be assessed on its merits and subject to BCA requirements.</p>	<p>Lot area is 1.3560ha</p> <p>The width of the lot is 96.5m to Anderson Road and 127.09m to Camden Valley Way.</p> <p>The basement is built to the boundary. Council's building surveyors have reviewed the proposal and have recommended standard conditions to ensure compliance with the BCA.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
D4.2.2 Building Materials & Appearance	<p>Elevations and roof surfaces to be constructed predominately of masonry, textured pre-cast concrete panels or Colorbond metal cladding.</p> <p>Reflectivity index for glass shall not exceed 20%.</p> <p>Avoid blank walls viewed from a public place. Substantial elevations must be articulated.</p> <p>Colonnades, verandahs and awnings shall be provided along</p>	<p>The building incorporates a combination of aluminium perforated metal and masonry and is satisfactory.</p> <p>A standard condition is recommended to address this.</p> <p>The proposed motor showroom is well articulated providing glazing and various building materials on all elevations.</p> <p>The basement level includes an 18.7m deep covered customer drop off area for customers accessing the</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

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	<p>pedestrian areas, particularly for buildings that will experience high volumes of pedestrian movement.</p> <p>Continuity of building design to be encouraged.</p> <p>Roof mounted plant/equipment shall be designed and screened to complement the building.</p>	<p>facility including entry to the service reception. The ground floor to the showroom also includes three separate pedestrian entries which include canopies over these entries for weather protection.</p> <p>The design of the building is consistent across all elevations and is satisfactory.</p> <p>There is no visible roof mounted plant equipment. Notwithstanding this, a standard condition is recommended to address this.</p>	Yes
D4.2.4 External Storage	<p>External storage areas are to be effectively screened and must not be visible from any public area.</p> <p>In the case of development applications for the repair and/or wrecking of motor vehicles, Council may impose special conditions on outdoor storage.</p>	<p>There is no external storage proposed.</p> <p>The service centre and vehicle body repair sections are contained within the building on the basement level. This workshop provides sufficient space for general storage, parts storage and a waste room. Notwithstanding this, standard conditions are recommended to ensure there is no storage of vehicle parts, equipment or waste outside of the building.</p>	<p>Yes</p> <p>Yes</p>
D4.2.5 Fencing	<p>Front fencing to complement the development and form an important security role. Maximum height is 2.1m.</p> <p>Decorative metal or a combination of decorative metal and masonry shall be setback a minimum of 1m from the</p>	<p>A 1.8m high palisade fence is proposed along the Dunn Road frontage and an existing chain wire fence is proposed to be retained on the property boundary to the east.</p> <p>The palisade fence is setback 5m from the property boundary on Dunn Road.</p>	<p>Yes</p> <p>Yes</p>

Control	Requirement	Provided	Compliance
	<p>property boundary.</p> <p>Must be located behind landscape area and not swing towards the roadway.</p>	Fencing is located behind the 5m landscape strip. The fence incorporates a sliding gate and does not swing towards the roadway.	Yes
D4.2.6 Environmental Management Plan	A geotechnical report shall be prepared.	A satisfactory salinity management plan was submitted with the DA. A condition is recommended which requires the development to comply with this plan.	Yes
D4.2.7 Stormwater	Water quality strategies must be incorporated to manage water generated on site.	The proposed stormwater treatment will consist of a rainwater harvesting tank, a gross pollutant trap and a proprietary stormwater filter device to remove pollutants from the stormwater runoff.	Yes
	Industrial development in all areas except Smeaton Grange requires the use of on-site detention systems.	An on-site detention system has been incorporated into the proposal.	Yes
	Water quality strategies must be incorporated to manage water generated from the site.	Council's engineer has reviewed the stormwater plans and water quality measures and confirms that the proposal achieves the water quality objectives.	Yes
	Council encourages the collection of roof stormwater into tanks which would serve as a detention and retention system.	The proposed harvesting tank and water reclaim system will reduce the demand on potable water supply and improve the water efficiency of the development.	Yes
	The water in the retention system would be available for use for non-potable uses such as the watering of landscaped areas and use in toilet.	The harvesting tank and water reclaim system will be used for non-potable uses.	Yes

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D4.2.8 Liquid and solid waste	<p>Developments associated with the repair, servicing or maintenance of motor vehicles shall provide a separate vehicular wash down bay.</p> <p>No liquids (including water) discharged from the site shall contain pollutants above acceptable levels. Acceptable levels for given parameters for individual proposals will be determined at the time of development assessment, in conjunction with the Department of Environment, Climate Change and Water (DECCW).</p>	<p>Three wash bays are proposed included one automated and two manual bays in conjunction with the work bays.</p> <p>Standard conditions will be included to address this.</p>	<p>Yes</p> <p>Yes</p>
D4.2.9 Recycling and Waste Management	All development to comply with Council's Waste Management Policy and Section B1.9 of the DCP.	Waste management plan submitted with the DA identifies disposal of construction and ongoing waste and is satisfactory.	Yes
D4.2.10 Noise and Vibration	Compliance with Council's Environmental Noise Policy.	The development will comply with Council's Environmental Noise Policy and is subject to a condition of consent as discussed above.	Yes
D4.2.11 Air Quality	Any activity must be carried out to prevent or minimise air pollution.	The proposed development will not impact on air quality. A mechanical exhaust system will be provided for the spray booths and a condition is recommended which ensures that they comply with the Australian Standards.	Yes
D4.2.12 Hazardous Goods and Materials	Full details of the quantities and types of goods and chemicals are to be submitted with the development	The proposal does not include any hazardous uses.	Yes

Control	Requirement	Provided	Compliance
	application.		
D4.3.1 Landscaping	Landscaping plans must be provided.	A landscape plan was provided with the DA which is satisfactory subject to conditions as discussed above.	Yes
D4.3.2 Lighting	Lighting must comply with AS 1158 – Lighting for Roads and Public Spaces and AS 4282 – Control of the obtrusive effects of outdoor lighting.	A standard condition is recommended to address this.	Yes
D4.4 Parking and Access	The car parking is to comply with DCP Section B5.	The car park complies with Section B5 of the DCP.	Yes
	All parking shall be provided off street and be appropriately line marked.	All parking is located within the boundaries of the development.	Yes
	Multiple access driveways servicing a single lot are limited to a maximum of two driveways per lot frontage which must have a minimum separation distance of 30 metres.	The proposal entails a driveway servicing Anderson Road and a driveway servicing Dunn Road. The driveway locations are satisfactory.	Yes
	All loading and unloading shall take place wholly within the loading docks for each building. Where practical, loading facilities shall not be provided on any street elevation.	Satisfactory loading zones have been nominated for the delivery of new vehicles, delivery of damaged vehicles to the workshop, used tyre collection, waste collection, and general deliveries. Loading/unloading arrangements are discussed within the panel report in more detail.	Yes
	Carparking shall be located to integrate with proposed landscaping.	Adequate landscaping is proposed to screen hardstand/car parking areas.	Yes
	Access driveways to	The driveway configurations	Yes

Control	Requirement	Provided	Compliance
	<p>comply with AS 2890.2.</p> <p>Consideration to be given to parking, access and manoeuvring for B-double size vehicles.</p>	<p>have been reviewed by Council's traffic and are satisfactory. A standard condition is recommended to address this.</p> <p>Consideration has been given to access and manoeuvring for an articulated heavy vehicle. Swept paths were provided with the architectural plans. Council's traffic engineer has reviewed the plans and is satisfied that the proposal complies.</p>	Yes
D4.5.2 Smeaton Grange	<p>The road verge must be turfed and planted with selected trees at a rate of 1 tree per 7 metres.</p> <p>30m setback from Camden Valley Way of which 15 metres must be utilised for landscaping.</p> <p>15m setback from Anderson Road of which 10m must be utilised for landscaping.</p> <p>10m setback from Dunn Road of which 5m must be utilised for landscaping.</p> <p>Buildings should not dominate the skyline and should include roof lines and facades which</p>	<p>The existing mulched garden bed with native shrubs along the Camden Valley Way frontage is proposed to be retained. Planting within the verge is provided on the Camden Valley Way frontage. A condition is recommended to ensure the Anderson Road verge is planted with 1 tree per 7 metres.</p> <p>30.4m setback to the building and 15m landscape setback provided.</p> <p>16m setback to the building and 10m landscape setback.</p> <p>>10m to the building and 5m landscape setback provided.</p> <p>Building does not dominate the skyline and the scale of the building is consistent with other buildings in the Smeaton Grange Industrial</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

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	<p>provide visual interest and an appropriate sense of scale.</p> <p>Roof mounted equipment not permitted to protrude above the general roof line.</p>	<p>estate.</p> <p>A standard condition is recommended to address this.</p>	Yes