

Camden Development Control Plan 2011

Control	Requirement	Provided	Compliance
B1.1 Erosion and Sedimentation	Erosion, sediment and dust control measures	Appropriate erosion and sedimentation control measures have been proposed, which include sediment fencing, sediment traps and shaker grids.	Yes
B1.2 Earthworks	Minimise Cut and fill Use only clean fill	Minor earthworks and grading are proposed for the formation of the building and associated stormwater infrastructure. The levels created are considered to respond to the existing topography of the site. Standard conditions of consent will apply to address any fill material imported to the site.	Yes
B1.3 Salinity Management Plan	Salinity resistant construction	Consideration of salinity has been +made within the past subdivision and development of land subject to DA/2003/1127/1.	Yes.
B1.4 Water Management	Ensure compliance with Council's engineering specifications for controls relating to detention, drainage and water sensitive design	The applicant has submitted details of storm water management for the development which have been reviewed by Council staff and are considered to be acceptable. Conditions are recommended to ensure that the proposal complies the Council's Engineering Design Specifications.	Yes. Subject to conditions.
B1.5 Trees and Vegetation	Approval required for the removal of trees and vegetation	The site is vacant. No significant vegetation is located on the subject site.	NA
B1.6 Environmentally Sensitive Land	Development on land mapped as environmentally sensitive must address any impacts on the native vegetative community, habitats, habitat corridors, wetlands and biodiversity values within a reserve.	The site is not mapped as containing areas of environmentally sensitive land.	NA
B1.7 Riparian Corridors	All uses with the exception of environmental protection works, drainage and crossings are prohibited with the core riparian and vegetation buffer zones. Wherever possible and practicable, infrastructure and utility services should be located outside the riparian corridor	No works or uses are proposed within the adjoining Kenny Creek drainage reserve.	NA

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B1.8 Environmental and Declared Noxious Weeds	All applications for development, subdivision and bulk earthworks are to consider the need to minimise weed dispersion and to ensure weed infestations are managed during the stages of development.	A standard condition is recommended requiring noxious weeds management in accordance with the DCP.	Yes. Subject to conditions.
B1.9 Waste Management Plan	A waste management plan shall be submitted with any development application seeking consent for development that is likely to generate waste during construction and / or during the ongoing operation of the development.	A suitable waste management plan has been provided with the application.	Yes
B1.10 Bushfire Risk Management	<p>1) A Bushfire Protection and Assessment Report must form part of all development applications on land identified as Bushfire Prone Land on Camden Council's Bushfire Prone Land Map. The report must be in accordance with the requirements of the NSW RFS Planning for Bushfire Protection Guidelines and must outline the proposed development's consistency with:</p> <ul style="list-style-type: none"> a) RFS Planning for Bushfire Protection Guidelines, b) Australian Standard AS 3959 Construction of Buildings in Bush Fire Prone Areas, c) RFS Building in Bushfire Prone Areas Single Dwelling Applicants Kit for any detached dwelling house or alterations and additions to a dwelling house, and d) Building Code of Australia <p>2) Asset Protection Zones must be contained wholly within the subdivision they are designed to protect. The asset protection zones are to be placed as restrictions on the burdened allotments. No habitable buildings or storage structures are permitted within those zones.</p>	<p>The DA was referred to the NSW Rural Fire Service under Section 4.14 of the <i>Environmental Planning and Assessment Act, 1979</i>.</p> <p>Suggested conditions were provided, including; asset protection zones, utilities and hydrant requirements, property access, evacuation plan, design and construction requirements and landscaping to comply with the principles of Appendix 5 of Planning for Bushfire Protection 2006.</p> <p>The suggested conditions from the NSW Rural Fire Service form part of the recommended conditions of consent for the development.</p> <p>The development is required to be managed as an inner protection area. No asset protection zones are proposed or are required to be located upon neighbouring land.</p>	<p>Yes. Subject to conditions.</p> <p>Yes</p>

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	3) Asset Protection Zones, fire trails and perimeter roads are not permitted on land that is considered or zoned environmentally sensitive.	No asset protection zones, fire trails or perimeter roads are proposed to be provided on environmentally sensitive land.	Yes
B1.12 Contaminated and Potentially Contaminated Land Management	An assessment is to be made by the applicant under SEPP No. 55 as to whether the subject land is contaminated prior to the submission of a Development Application.	Please refer to comments within State Environmental Planning Policy – No. 55 Remediation of Land made within earlier sections of this report.	Yes
B1.16 Acoustic Amenity	Subdivision or development for residential purposes near roads, airports, and industrial / commercial uses, shall include a program of appropriate noise attenuation measures to reduce traffic or other noise that potentially will affect residential properties. For roads, noise attenuation measures must be prepared in accordance with Council's Environmental Noise Policy. The program shall predict noise levels for a ten year period and any noise attenuation measures shall address these noise levels.	An acoustic report has been submitted with the DA to consider noise impacts associated with the proposal. Council's Environmental Health Officers have reviewed the acoustic report and are satisfied that the proposal will not have a negative impact upon adjoining residential amenity subject to conditions.	Yes. Subject to conditions.
B2 Landscape Design	A landscape plan is to be submitted for all development that, in Council's opinion, will significantly alter the existing and intended landscape character of the land.	A landscape plan has been submitted. Council's landscape officer has reviewed the plans and has confirmed that the proposed landscaping is satisfactory subject to recommended conditions.	Yes. Subject to conditions.
B5.1 Off-street car parking rates and requirements	1 car parking space per 300m ² GFA $7,361.40\text{m}^2 / 300\text{m}^2 = 24.54$ 25 carspaces required 1 bicycle and 1 motorcycle space per 25 car parking spaces in excess of the first 25 car parking spaces	34 carspaces 2 bicycle spaces are provided, however are not required to be provided.	Yes

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D4.2.1 Lot sizes and proportions	<p>1) Industrial development shall generally not be carried out on any allotment of industrially – zoned land having an area of less than 2000m². The minimum width of such allotments, at the building line shall be 32m.</p> <p>2) A front building line setback of 10m shall be provided.</p> <p>3) Sides and rear setbacks will be assessed on the merits of the application and subject to the requirements of the Building Code of Australia.</p>	<p>Area - 2.111 hectares Width – 152.4m</p> <p>22.645m</p> <p>North – 6.485m South – 32.305m East – 32.295m</p>	<p>Yes Yes</p> <p>Yes</p> <p>Yes</p>
D4.2.2 Building materials & appearance	<p>1) All elevations and roof surfaces are to be constructed predominately in masonry, textured pre-cast concrete panels or colourbond metal cladding.</p> <p>2) Development, which is free standing or abutting adjoining buildings, must avoid large, blank wall surfaces when viewed from a public place or a residential area. Substantial elevations must be articulated by either structural variation and / or a blend of external finishes and colours and decorative elements.</p> <p>4) While a variety of building designs and materials is encouraged, some continuity of style should be maintained.</p> <p>5) Proposed buildings on site adjoining land zoned for open space and / or riparian areas shall have regard to the visual and functional opportunities of the location.</p>	<p>Walls will be constructed of coloured pre-cast concrete and colorbond cladding. The roof surface is proposed to be colorbond.</p> <p>Walls are treated with coloured colourbond cladding and painted pre-cast concrete panels, with glazed elements and articulated walls. Suspended awnings and architecturally framed windows are provided along the northern elevation to minimise the presentation of blank walls.</p> <p>The building has been designed to provide for a modern contemporary appearance.</p> <p>The southern adjoining Kenny Creek drainage reserve is zoned IN1 General Industrial. Established vegetation adjoining the creek shields the development from view from Anderson Road. In addition, the land adjoining the southern adjoining drainage reserve significantly falls towards Kenny Creek,</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

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	6) All roof mounted plant / equipment shall be designed and screened in a manner that complements the parent buildings.	<p>limiting functional opportunities for activity and integration.</p> <p>No external roof mounted plant or equipment is proposed.</p>	NA
D4.2.5 Fencing	<p>1) Front fencing shall be designed to complement the development and form an important security role taking into account safer by design principles.</p> <p>2) The maximum height of fencing is 2.1 metres.</p> <p>3) The location of the front fencing will be dependent upon the type of fencing.</p> <p>4) Decorative metal or a combination of decorative metal and masonry shall be setback a minimum of 1 metre from the property boundary.</p> <p>6) All fencing proposed shall not restrict the function of existing and proposed overland flow paths.</p> <p>7) All gates within the area covered by this DCP must be located behind</p>	<p>A 2.7m palisade fence is proposed. The style of fencing will enable the site to be secured, whilst enabling casual surveillance to be undertaken of the street due to the open style fencing proposed.</p> <p>2.7m.</p> <p>Palisade fencing is considered a suitable type of fencing.</p> <p>14.27m from the front property boundary.</p> <p>Fencing proposed will not obstruct existing or proposed overland flow paths.</p>	<p>Yes</p> <p>No. The proposed height of fencing exceeds DCP requirements, however is considered supportable in this instance to protect and secure the site given the sensitive nature of data storage and the need to demonstrate that the site is highly secure. In addition, the fencing is located behind mass planting and will not be visibly apparent.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p>

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	the designated landscape area and must not swing towards the roadway.	Sliding gates are proposed in line with the proposed fencing setback. Sliding gates will not swing towards the roadway.	
D4.2.6 Environmental Management Plans	2) For the construction of a new building, a geotechnical report shall also be prepared for the land so as to determine potential constraints in terms of land stability, soil types, slopes and existing ground water levels.	A geotechnical report has been submitted with the application, which concludes that there is no constraint to building works subject to specific measures being met.	Yes. Subject to conditions.
D4.2.7 Stormwater	2) Water quality strategies must be incorporated to manage water generated from the site. 3) Council encourages the collection of roof stormwater into tanks which would serve as a detention and retention system.	The development's proposed WSUD system demonstrates that Council's water quality targets can be met A condition is recommended to be imposed to allow for the collection of roof stormwater to be used for non-potable uses such as the watering of landscaped areas.	Yes. Yes. Subject to conditions.
D4.2.8 Liquid & solid waste	1) No liquids discharged from the site shall contain pollutants above acceptable levels. 5) Waste storage facilities must be properly sited and constructed to avoid negative impacts to the soil and water resources in the areas.	The development demonstrates that Council water quality targets will be met. Standard conditions will be imposed restricting the discharge of any pollutants in accordance with the requirements of the <i>Protection of the Environment Operations Act, 1997</i> . Waste storage areas are recommended to be located within the loading dock to avoid conflicts with vehicle movements on site.	Yes. Subject to conditions. Yes
D4.2.9 Recycling and waste management	1) All industrial developments shall consider adopting more environmentally friendly processes into their daily operations such as the recycling of waste and or products produced on site.	A waste management plan has been submitted with the DA, which demonstrates appropriate management of waste and recycling during the operational phase of the development and waste collection points for ongoing waste management. Council's waste officer has confirmed that waste management for this proposal is satisfactory.	Yes

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D4.2.10 Noise and vibration	1) Development shall comply with the acoustic criteria contained within Camden Council's Environmental Noise Policy.	An acoustic report has been submitted with the DA to consider noise impacts associated with the proposal. Council's Environmental Health Officers have reviewed the acoustic report and are satisfied that the proposal will not have a negative impact upon adjoining residential amenity subject to conditions.	Yes. Subject to conditions
D4.5.2 Smeaton Grange	6) Development must provide a minimum setback of 10 metres from any minor road of which 5 metres must be utilized for landscaping. 7) In assessing any application, Council will consider the visual impact of the height, bulk and scale of a proposed building to ensure that a high quality appearance is achieved, particularly as viewed from Turner Road, Camden Valley Way and Smeaton Grange Road. 8) Industries whose principal function is the storage and / or processing of goods and materials not enclosed within a building, shall not be located on land which fronts a spine road or land adjoining Camden Valley Way, Turner Road or Smeaton Grange Road	22.645m to Bluett Drive Landscaping – 14.27m Please refer to comments within likely impacts of the development made later within this report. No external storage is proposed. The storage of data is entirely contained within the building envelope of the development.	Yes Yes Yes Yes