

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Compliance?
<p>2.3 Zone objectives and land use table</p> <p>The land use table for each zone sets out what development is permitted without consent, permitted with consent and prohibited.</p> <p>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.</p> <p>The zone objectives for the R3 zone are:</p> <ul style="list-style-type: none"> <i>To provide for the housing needs of the community within a medium density residential environment.</i> <i>To provide a variety of housing types within a medium density residential environment.</i> <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i> <i>To encourage redevelopment of land for medium density housing in locations close to main activity centres within the Camden local government area.</i> <i>To minimise conflict between land uses within the zone and land uses within adjoining zones.</i> <p>The zone objectives for the B2 zone are:</p> <ul style="list-style-type: none"> <i>To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.</i> <i>To encourage employment opportunities in accessible locations.</i> <i>To maximise public transport patronage and encourage walking and cycling.</i> <i>To ensure that mixed use developments present an active frontage to the street by locating business, retail and community uses at ground level.</i> <i>To minimise conflict between land uses within the zone and land uses within adjoining zones.</i> <i>To enable other land uses that are complementary to and do not</i> 	<p>The proposal is consistent with the objectives of the R3 Medium Density zone in that it provides for the housing needs of the community and allows for a variety of housing types within a medium density residential environment.</p> <p>The proposal also delivers medium density housing in close proximity to the Narellan Town Centre.</p> <p>The only development proposed within the B2 zone is the private access road. No residential development is proposed within this zone. The proposal does not contravene the objectives of the B2 zone.</p>	<p>Yes</p>

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<i>detract from the viability of retail, business, entertainment and community uses within the zone.</i>		
2.7 Demolition requires development consent Development consent is required to demolish a building or work (unless the demolition is exempt or complying development under another environmental planning instrument).	The existing dwellings on the site, with the exception of the dwelling house at 40 Somerset Avenue, have been approved for demolition under DA/2017/1364/1. The subject DA seeks consent to demolish the dwelling house at 40 Somerset Avenue. The demolition of this dwelling house is supported subject to appropriate conditions.	Yes
4.3 Height of buildings Maximum building heights must not exceed the maximum building height shown on the Height of Buildings Map. The maximum building height for this site is 15.5m, 12.5m and 9.5m.	There are three different height of buildings development standards applying to the site varying from 9.5m to 15.5m. The proposed development responds to the varying height standards by stepping up from two storeys at the Somerset Avenue frontage to a maximum height of 4 storeys at the rear of the site. The proposed development complies with the maximum building heights prescribed under the LEP.	Yes
7.4 Earthworks A consent authority must consider likely disruption of, or any detrimental effect on nearby properties and infrastructure	The earthworks proposed are reasonable for this style of development. It is noted that excavation is required for the basement car parking and lower ground floors. Overall it is considered that the proposal responds to the natural topography of the site and earthworks are minimized as far as reasonable.	Yes