

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

An assessment table against the Camden DCP is provided below. The variations identified in the assessment table are discussed in the main report.

<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Part 2 – General Land Use Controls</b>			
<b>Part 2.1 Earthworks</b>	<p>Cut and fill should be minimized.</p> <p>Only virgin excavated natural material should be used as fill.</p>	DA 1122/2013 dated 6 May 2014 approved bulk earthworks on the site. This application does not involve major earthworks and has been designed to respond to the slope of the land.	Yes
<b>Part 2.2 Salinity Management</b>	Appropriate erosion, sediment and dust control measures must be implemented.	Standard conditions are recommended to address this matter	Yes - Subject to conditions.
<b>Part 2.3 Water Management</b>	Compliance with the relevant provisions of Council's Engineering Specifications including requirements for detention, drainage and water sensitive urban design.	Council's development engineer has reviewed the application and is satisfied with the water management subject to conditions. These conditions have been included in the recommendation.	Yes - Subject to conditions.
<b>Part 2.4 Trees and Vegetation</b>	Notify Council if tree removal is proposed.	No trees are proposed for removal.	Yes
<b>Part 2.12 Acoustic Amenity</b>	<p>An acoustic report is required.</p> <p>Noise is to be assessed and managed in accordance with the relevant noise criteria.</p>	An acoustic report has been submitted with the application demonstrating the construction measures to ensure the relevant noise criteria are met. Furthermore, conditions have been included in the recommendation to ensure the construction is consistent with the approved acoustic report.	Yes - Subject to conditions.
<b>Part 2.14 Waste Management</b>	Waste Management Plan (WMP) must be submitted for all new development illustrating waste storage locations and the path of travel	<p>A waste management plan has been submitted with the application.</p> <p>Conditions have been included in the recommendation to ensure adequate waste measures are implemented.</p>	Yes - Subject to conditions.
<b>Part 2.17 Signage</b>	Signage must not detract from the amenity or character of the building.	The proposal includes flush wall mounted signs and projecting wall signs which are appropriately incorporated into the	Yes - Subject to conditions.

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	<p>Signage must not interfere with road safety.</p> <p>Signage must not exceed 20% of the building elevation.</p> <p>Illumination of signage is to comply with the relevant standards.</p>	<p>building design. One sign is proposed on each elevation and they do not exceed 20% of the elevation area.</p> <p>Conditions have been included in the recommendation to ensure the illuminated signage will comply with the Australian Standards.</p>	
<p><b>Part 2.18.2</b></p> <p><b>Off Street Car parking rates/requirements - Recreation facility (indoor or outdoor) - other recreation uses</b></p>	<p>Council may require a Car Parking and Traffic Impact Assessment Study for recreation uses other than those listed above.</p> <p>Developments must also accommodate: 1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and 1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces.</p>	<p>The Camden DCP does not prescribe a numerical parking rate for community indoor recreation facilities. Assessment is to be based on merit taking into consideration the proposed uses and rates for similar uses.</p> <p>A Traffic and Parking Assessment was submitted with the application. The report demonstrates that an adequate amount of car parking (156 spaces) is proposed to service the needs of the community, with a surplus of car parking provided within the Oran Park Civic Precinct adjacent to the subject site.</p> <p>16 bicycle spaces and 5 motorcycle spaces are proposed which complies with the numerical requirements contained within the Camden DCP.</p> <p>Refer also to the detailed assessment beneath the table.</p>	<p>Yes.</p> <p>See discussion under DCP variation 2.</p>