Camden Local Environmental Plan 2010

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| **Clause** | **Control** | **Proposed** | **Compliance** |
| **Clause 2.6**  **Subdivision – consent requirements** | 1. Land to which this Plan applies may be subdivided, but only with development consent. | Development consent is sought for the subdivision of land. | Yes |
| **Clause 4.1A**  **Exceptions to minimum lot sizes for certain residential development use** | 1. This clause applies to land in Area 1 at Spring Farm and to land in Area 2 at Elderslie, as shown edged heavy blue on the Lot Size Map. 2. Despite Clause 4.1, development consent may be granted to the subdivision of a lot on land to which this clause applies on which development for any of the following purposes is proposed to be carried out if the area of each resulting lot is equal to or greater than the area specified for that purpose: 3. Attached dwelling – 180 square metres, 4. Semi-attached dwelling on land in Area 1 at Spring Farm or Area 2 at Elderslie – 200 square metres. | Stage 1  Proposed Lot 100 – 1260m2  Proposed Lot 101 – 3875m2  Proposed Lot 102 – 7039m2  Proposed Lot 103 – 2.815ha (Residue Lot)  Stage 2  Proposed Lot 103.1 – 7,425m2  Proposed Lot 103.2 – 19,115m2  Stage 3  Proposed Lot 1 to 28 – 221m2 to 355m2 | Yes |
| **Clause 4.3**  **Height of buildings** | (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.  J – 9.5 metres | Stage 1  **Child care facility**  9.125m  **Residential Aged Care Facility**  8.3m  Stage 2 - Concept Approval  **Seniors Housing Apartments**  2 – 3 storeys proposed. Section plans demonstrate that concept building will be lower than 9.5m in height.  Stage 3 - Concept Approval  **Semi-attached dwellings**  1 – 2 storeys proposed. Proposed semi-attached dwellings will not exceed a height of 9.5m. | Yes |
| **Clause 6.1**  **Arrangements for designated State Public infrastructure** | (2) Development consent must not be granted for the subdivision of land in an urban release area:   1. If the subdivision would create a lot smaller than the minimum lot size permitted on the land immediately before the land became, or became part of, an urban release area   Unless the Director-General has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to that lot. | A standard condition is recommended to address this matter. SIC will be imposed upon the development consent. | Yes, subject to conditions. |
| **Clause 6.2**  **Public utility infrastructure** | 1. Development consent must not be granted for development on land in an urban release area unless the Council 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. | Correspondence has been received from Sydney Water advising that the site is capable of being connected to a reticulated water system and can dispose of wastewater via new extensions to the existing sewer carrier. | Yes |
| **Clause 6.3**  **Development Control Plan** | 1. Development consent must not be granted for development on land in an urban release area unless a development control plan that provides for the matters specified in subclause (3) has been prepared for the land. | A development control plan has been prepared. | Yes |
| **Clause 7.4**  **Earthworks** | 1. Before granting development consent for earthworks, the consent authority must consider the following matters: 2. The likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality, 3. The effect of the proposed development on the likely future use or redevelopment of the land, 4. The quality of the fill or the soil to be excavated, or both, 5. The effect of the proposed development on the existing and likely amenity of adjoining properties, 6. The source of any fill material and the destination of any excavated material, 7. The likelihood of disturbing relics, 8. The proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmental sensitive area. | The matters listed by this Clause have been considered. Subject to the recommended conditions, the proposed earthworks are considered to be acceptable. | Yes |
| **Clause 7.8**  **Residential Development at Spring Farm** | 1. Before granting consent for the subdivision of the urban release area shown as ‘Spring Farm’ on the Urban Release Area Map, the consent authority must consider whether: 2. Remnant vegetation and bush corridors will be protected, enhanced and managed, and 3. Adverse odour impacts from the Macarthur Resource Recovery Park will be mitigated, and 4. Adverse noise and dust impacts from the sand mining operations will be mitigated. | 1. The proposed development proposes to dedicate land zoned E2 – Environmental Conservation to Council. This will allow for the adjoining bushland to be managed and protected. 2. As per Figure C18 within Camden DCP 2011, the odour buffer does not extend into this part of Spring Farm. 3. The site is a significant distance away from mining operations. Accordingly, it is not expected that significant noise and dust impacts will arise and impact this section of the site. | Yes |