

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Compliance?
<p>2.1 Earthworks</p> <p>Subdivision and building work should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill (e.g. for steep land houses will need to be of a 'split level' design or an appropriate alternative and economical solution).</p> <p>Subdivision and building work must be designed to ensure minimal cut and fill is required for its construction phase.</p> <p>All land forming operations should involve the use of clean fill (also known as Virgin Excavated Natural Material or 'VENM'). The VENM must also meet the same salinity characteristics of the receiving land. Council may consider alternatives to VENM on merit.</p>	<p>This site crests in its middle before falling gently to either side. The development will create a consistent ground floor building level of RL 96.00 which is considered reasonable for a large commercial development. This will involve only relatively minor changes to the site's existing topography and is supported.</p> <p>A standard condition is recommended that requires the development to only use VENM if the importation of any fill material becomes necessary.</p>	Yes.
<p>2.18.2 Off Street Car Parking Rates/Requirements</p> <p>Parking must comply with the rates provided by the Camden DCP.</p> <p>The development requires provision for 10 service vehicles.</p>	<p>Parking has been assessed in the 'Camden Development Control Plan 2019' section of the assessment report.</p> <p>10 service vehicle parking spaces for vehicles of different sizes will be provided across the development.</p>	No. Variation supported.
<p>2.18.3 Car Parking Design Criteria</p> <p>The design of parking areas should take into account the likely visual impact of these areas in the context of the surrounding development and streetscape. Landscaping is the most effective means of 'softening' the appearance of large paved surfaces and multiple rows of vehicles, as well as providing shade for users and assisting with surface water run-off. A landscape plan is required to be prepared by a suitably qualified person and submitted with the DA, showing the proposed layout of each design.</p> <p>A minimum 1m landscaping strip is to be providing along the boundary (the 1m landscaping strip can be included in any front or secondary landscaping requirement).</p> <p>Landscaped areas for car parks must be provided in the form of tree planting, garden beds, mounding, shrubberies, lawns and the like</p>	<p>The proposed at grade parking area along the site's northern frontage will be softened by the communal, landscaped 'break-out' space and the deep soil landscaping therein. This has been adequately demonstrated by landscaping plans submitted by the applicant in support of the DA.</p> <p>A 3m wide landscaping strip will be provided along the interface of the at grade car park and the site's boundary.</p> <p>The landscaped areas around the at grade car park will contain a suitable mix of trees, garden beds and shrubs.</p>	Yes.