

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 retaining walls are to be of masonry construction (or the like).</p> <p>All retaining walls proposed are to be identified in the DA.</p> <p>The maximum height of a single retaining wall is 1m. A variation to the maximum height may be considered if in Council's opinion, supporting information adequately demonstrates that the development will not have adverse impacts on adjoining properties and overall local amenity.</p> <p>Retaining walls may be built on the boundary provided that a section 88B instrument is created on the affected lots to support the walls.</p> <p>Where retaining walls are not on the boundary the retaining wall and associated infrastructure are to be wholly contained within the allotment.</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>The applicant has submitted amended plans in support of the DA that introduce additional retaining walls and limit the extent of the proposed battering to a reasonable degree. It is accepted that some further sculpting of the lots can be supported during the design of future industrial developments thereon and that this can easily be accommodated on lots of the sizes proposed. It is noted that industrial lots do not need to be completely flat and that non-building elements such as landscaped areas, driveways and car parks can be located on more sloping areas if required. Council's engineer has reviewed the amended plans and is satisfied that the proposed mix of retaining walls and batters is a balanced response to the competing demands of providing relatively flat lots on a sloping site and complying with Council's engineering specifications for the design of public roads and drainage.</p> <p>All retaining walls will be of masonry construction.</p> <p>The retaining walls will range in height up to 4.4m. This is supported in this instance as the development is for an industrial subdivision that will accommodate future industrial developments. Large side and rear retaining walls will not negatively impact upon the area as they will be largely screened by substantial industrial buildings.</p> <p>A standard condition is recommended that requires the creation of easements for maintenance and support for the retaining walls where required by the principal certifier (i.e., Council).</p> <p>All retaining walls that will be offset from the site's boundaries will be wholly contained within the site.</p> <p>A standard condition is recommended that requires the development to only use VENM.</p>	<p>Yes.</p>