

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Compliance?
2.1 Earthworks 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). Subdivision and building work must be designed to ensure minimal cut and fill is required for its construction phase. 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>The site slopes from south to the north and the building respects this by being cut into the hill to reduce its overall height. The earthworks associated with the building, car park and entry plaza are considered reasonable given the slope of the site and the need to achieve an accessible building platform.</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.
2.2 Salinity Management Salinity must be appropriately managed in accordance with the Camden DCP's requirements. Sediment and erosion controls must be installed prior to the commencement of any works and maintained throughout the course of construction.	<p>A condition is recommended that requires the development to be carried out in accordance with the salinity control measures in Council's engineering specifications. This will achieve the intent of the Camden DCP.</p> <p>Standard conditions are recommended that require the installation and maintenance of sediment and erosion controls throughout construction.</p>	Yes.
2.3 Water Management Stormwater management must be provided in accordance with Council's engineering specifications.	<p>Subject to the recommended conditions, the development will comply with Council's engineering specifications including on-site detention and water quality control.</p>	Yes.
2.4 Trees and Vegetation Tree removal requires Council approval. Council must consider a range of matters including the aesthetic, botanical, ecological, cultural and heritage importance of the trees.	<p>The development will include the removal of 34 trees in order to facilitate the construction of the new building and the car park works. It is noted that the removal does not trigger the biodiversity offsets scheme and that the vegetation is not significant as it has been historically thinned, is severely weed infested and is isolated from other patches of vegetation. However, the removal will be offset by the planting of 117 new trees and an appropriate mix of shrubs, grasses and groundcovers. This is a superior outcome for the site as it will result in more trees in appropriate locations that will provide better softening and microclimate control for the school buildings and car park. This will also include replacement tree planting to offset the trees removed along the western boundary of the car park that borders existing residential properties in Currans Hill.</p>	Yes.
2.7 Bushfire Risk Management	<p>The northern part of the site, outside of where the new building will be constructed, is</p>	Yes.

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Development on land identified as bush fire prone on Council's Bush Fire Prone Land Map must address the bush fire protection measures in the NSW Rural Fire Service publication Planning for Bush Fire Protection 2019.	mapped as bush fire prone land. The development is therefore classed as integrated development as it is a special bush fire protection purpose pursuant to Section 100B(6)(a) of the <i>Rural Fires Act 1997</i> . The applicant has provided a bush fire report in support of the DA and the DA was referred to the NSW Rural Fire Service (RFS) for comment. The RFS has granted a Bush Fire Safety Authority for the development subject to conditions that require the establishment of an asset protection zone (APZ), compliance with bush fire resistant construction standards and other requirements related to access, water and utility services, landscaping and emergency and evacuation planning. A condition is recommended that requires compliance with the RFS's Bush Fire Safety Authority.	
<p>2.9 Contaminated and Potentially Contaminated Land Management</p> <p>The contamination status of land must be considered and contamination investigations and remediation actions plans must be submitted where relevant.</p>	<p>The applicant has submitted a detailed contamination assessment in support of the DA. This assessment found the site to be suitable for the development from a contamination perspective. Council staff have reviewed the assessment, agree with its findings and are satisfied that the site is suitable for the development.</p> <p>A standard contingency condition is recommended that requires any contamination found during works to be managed with development consent obtained for remediation if required.</p>	Yes.
<p>2.12 Acoustic Amenity</p> <p>Development applications for child care centres and educational establishments must be accompanied by an acoustic report. These developments must meet the Camden DCP's noise criteria.</p>	The applicant has submitted an acoustic report and related information in support of the DA. Council staff have reviewed the report and information and are satisfied that, subject to the recommended conditions, the development will not have an unreasonable adverse impact upon surrounding properties. The recommended conditions will impose requirements relating to construction, mechanical plant operation, limiting the number of students in the western plaza/outdoor play area to a maximum of 250 at any one time and requiring a short term noise monitoring program to be completed.	Yes.
<p>2.14 Waste Management</p> <p>A waste management plan must be submitted for all new development, including demolition, construction and ongoing use.</p>	The applicant has submitted an adequate waste management plan in support of the DA. Council staff are satisfied that the plan will achieve the intent of the Camden DCP and a standard condition is recommended to ensure compliance with it.	Yes.
<p>2.15 Development Adjoining Upper Canal System</p> <p>Development applications are to refer to the 'Guidelines for Development Adjacent</p>	A small part of the development (the reconfigured playing courts on the eastern side of the site) is within 'affected land' as defined by State Environmental Planning Policy (Transport and Infrastructure) 2021. The	Yes.

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to the Upper Canal and Warragamba Pipelines'	development is considered to be consistent with the 'Guideline for Development Adjacent to the Upper Canal and Warragamba Pipelines'. The development was referred to WaterNSW for comment and no objections were raised with standard construction management conditions being recommended.	
<p>2.17.1 General Requirements for Signs</p> <p>The location, quantity, type, colour, design and size of all signage must not detract from the amenity and character of the land or building to which it relates.</p> <p>All signage must be consistent with the scale of the building or the property on which it is located.</p> <p>All signage must align with an approved or exempt land use being conducted on the land to which the sign is displayed.</p> <p>All signage must remain within the property boundary except in the case of a sign attached to an awning over the footpath.</p> <p>The location of signs must not obscure views of traffic signs or traffic signals or have the potential to cause confusion with traffic signs or traffic signals.</p> <p>The location of signs must not interfere with the view of oncoming vehicles, pedestrians or a road hazard or obstruction which should be visible to drivers or other road users.</p> <p>Signs must not be located at a major intersection, pedestrian crossing or at merging or diverging lanes.</p> <p>Signs must not consist of flashing, electronic, running or moving signs or signage with an intensity of lighting sufficient to impair driver vision or distract driver attention.</p>	<p>The proposed free-standing signs include:</p> <ol style="list-style-type: none"> 1. A1: 2.5m x 6.3m building identification sign. 2. A2: 2.5m x 4.95m building identification sign. 3. B: 3.15m x 0.6m building identification sign. <p>The signs will be located adjoining the ancillary car park within the site, will display the school and church names and logos and signs A1 and A2 will include illuminated digital boards. These signs are of an appropriate scale for the site and will only be readily visible from within it. They will not detract from the amenity or character of the site or surrounding area.</p> <p>The signs will not obscure views of any traffic signs or signals or cause confusion with them. Similarly, the signs will not interfere with the views of motorists and pedestrians given that two of them will be set back within the entry plaza, the third sign will be located to the side of the driveways and the entire area is a series of slower speeds, private driveways.</p> <p>The signs will not be located at a major intersection, pedestrian crossing or at merging or diverging lanes.</p> <p>Whilst illuminated signs and digital boards are proposed, these will not impair driver vision or attention. The signs are located off a series of slower speed private driveways, digital board signs for schools are a common feature in the Camden LGA and a standard condition is recommended to ensure that the illumination will comply with AS 4282 and AS 1158.</p>	Yes.
<p>2.17.5 Residential, Rural and Environmental Zones</p> <p>Only one business identification sign with a maximum area of 0.7m² must be permitted for an approved or exempt land use.</p> <p>Pole or pylon signs must not exceed 2m above ground level.</p>	<p>Sign A1 will have an area of 10.5m² (excluding the frame) and use sheet metal and an illuminated digital board. Sign A2 will have an area of 6.5m² (excluding the frame) and use sheet metal and an illuminated digital board. Sign B will have an area of 1.89m² and use concrete and metal lettering. The larger signs are supported as the site contains an established school and is capable of accommodating larger signs without negatively</p>	No. Variation supported.

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<p>The location, type, colour, design and size must not detract from the amenity and character of the area.</p> <p>All signs must be located wholly within the property boundaries.</p> <p>Illuminated signs are not permitted.</p>	<p>impacting the character and amenity of the site and surrounding area.</p> <p>The signs will have heights of 6.3m, 4.95m and 0.6m but are supported as they will not dominate the skyline or reduce the quality of any vistas.</p> <p>The signs will be located adjoining the ancillary car park within the site, will display the school and church names and logos and signs A1 and A2 will include illuminated digital boards. These signs are of an appropriate scale for the site and will only be readily visible from within it. They will not detract from the amenity or character of the site or surrounding area.</p> <p>Whilst illuminated signs and digital boards are proposed these are supported as digital board signs for schools are a common feature in the Camden LGA and a standard condition is recommended to ensure that the illumination will comply with AS 4282 and AS 1158.</p>	
<p>2.18.2 Off-Street Car Parking Rates/Requirements</p> <p>Education establishments require:</p> <ol style="list-style-type: none"> 1 car parking space per full time equivalent staff member. 1 car parking space per 100 students. 1 car parking space per 5 students in Year 12. 1 bicycle space for every car parking space in excess of the first 25 car parking spaces. <p>On street car parking cannot be considered as a parking.</p> <p>Adequate space is also required for delivery vehicles, a drop off / pick up area and buses as appropriate.</p>	<p>The car parking requirements for this development are:</p> <ol style="list-style-type: none"> 110 staff = 110 car parking spaces. 1,300 students = 13 car parking spaces. Year 12 students = $92 / 5 = 18.4$ car parking spaces. Total car parking spaces required = 141.4 (142) spaces. Total car parking spaces proposed = 175 general spaces and 13 kiss and drop spaces. Bicycle parking required = $150 / 25 = 6$ bicycle park spaces. Total bicycle parking spaces proposed = No spaces are shown on the proposed plans however a condition is recommended to ensure that a minimum of 6 bicycle parking spaces are provided. <p>A condition is recommended to ensure that deliveries only occur outside of core school hours so there will be ample space for delivery vehicles within the car park. The proposed entry plaza will provide a spacious drop-off/pick-up area adjacent to the 13 kiss and drop spaces. Two dedicated bus parking spaces are proposed.</p>	Yes.
2.18.3 Car Parking Design Criteria	A dedicated waste storage and collection area	Yes.

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<p>Waste storage and collection areas should be conveniently located and designed so as not to cause unacceptable on-street conflicts. Information should be gained from Council regarding specific garbage collection requirements for the site.</p> <p>Landscaping shown on a landscaping plan should be used to soften car parks. This should involve trees and shrubs with planting encouraged between parking spaces to maximise shaded areas and enhance the appearance of the car park.</p>	<p>separate to the car park is proposed.</p> <p>Landscaping plans have been submitted in support of the DA. The plans detail landscaping for the car park, including landscaped areas between parking spaces and at the end of parking aisles to maximise shading and enhance the appearance of the car park. The landscaping has also been designed considering the presence of TransGrid's overhead electricity transmission line.</p>	
<p>2.19 Landscape Design</p> <p>A landscape plan is to be submitted for all development that, in Council's opinion, will significantly alter the existing and intended landscape character of the land.</p>	<p>Landscaping plans have been submitted in support of the DA. The plans detail landscaping for the car park and other areas of the site including the planting of 117 trees as an offset to the removal of 34 existing trees. Council staff have assessed the landscaping plans and consider them appropriate for the site and development.</p>	<p align="center">Yes.</p>