

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Compliance?
<p>2.3 Zone objectives and Land Use Table</p> <p>The land use table for each zone sets out what development is permitted without consent, permitted with consent and prohibited.</p> <p>The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within a zone.</p> <p>The zone objectives for this site are:</p> <ol style="list-style-type: none"> 1. To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. 2. To maintain the rural landscape character of the land. 3. To provide for a range of compatible land uses, including extensive agriculture. 4. To protect and enhance areas of scenic value by minimising development and providing visual contrast to nearby urban development. 5. To maintain the visual amenity of prominent ridgelines. 6. To permit non-agricultural uses (including tourism-related uses) that are compatible with the agricultural, environmental and conservation values of the land. 	<p>The site is zoned RU2 Rural Landscape. The development is characterised as 'building identification signs' and an 'educational establishment' by the Camden LEP. The development is permitted with consent in the RU2 zone.</p> <p>The development is consistent with the relevant zone objectives in that it will:</p> <ol style="list-style-type: none"> 1. Maintain the rural landscape character of the land, in the context of the site containing an established school and church, due to it being clustered with other school buildings, cut into a hill, having its bulk ameliorated by 'fracturing' and using varied but appropriate earthy, warm materials and finishes. 2. Provide a compatible land use noting that the development is for the further development of an established school site. 3. Minimise visual impacts as the building will be clustered with other school buildings, be cut into a hill, have its bulk ameliorated by 'fracturing' and use varied but appropriate earthy, warm materials and finishes. This will ensure that views of the Campbelltown Scenic Hills to the east will not be adversely impacted and that the overall site will still provide a visual contrast to denser residential development in Currans Hills to the west. 4. Not adversely affect views of the Campbelltown Scenic Hills to the east. 5. Provide a non-agricultural land use compatible with the values of the land, noting that the development is for the further development of an established school site. 	<p>Yes.</p>
<p>2.7 Demolition requires development consent</p> <p>Development consent is required to demolish a building or work (unless the demolition is exempt or complying development under another environmental planning instrument).</p>	<p>Consent is sought for the demolition of existing school buildings with this application.</p>	<p>Yes.</p>
<p>4.3 Height of buildings</p>	<p>The development will have a maximum building height of 10.4m. This</p>	<p>No. Variation supported.</p>

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<p>Maximum building heights must not exceed the maximum building height shown on the Height of Buildings Map.</p> <p>The maximum building height for this site is 9.5m.</p>	<p>development standard contravention is assessed in the "Camden Local Environmental Plan 2010" section of the assessment report.</p>	
<p>4.6 Exceptions to development standards</p> <p>Development consent may be granted for development that contravenes a development standard imposed by the LEP or any other environmental planning instrument.</p> <p>The consent authority must consider a written request from the applicant that seeks to justify the contravention by demonstrating that:</p> <ol style="list-style-type: none"> 1. That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case. 2. That there are sufficient environmental planning grounds to justify contravening the development standard. <p>Development consent must not be granted unless:</p> <ol style="list-style-type: none"> 1. The consent authority is satisfied that: <ol style="list-style-type: none"> a. The applicant's written request has adequately addressed the matters required to be demonstrated. b. The proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out. 2. The concurrence of the Planning Secretary has been obtained. <p>This clause prohibits the approval of development standard contraventions for certain subdivisions of land in some rural and environmental zones.</p>	<p>The development standard contravention is assessed in the "Camden Local Environmental Plan 2010" section of the assessment report.</p>	<p>Yes.</p>
<p>7.4 Earthworks</p>	<p>The matters listed by this clause have been considered and, subject to the</p>	<p>Yes.</p>

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<p>Before granting development consent for earthworks the consent authority must consider the following matters:</p> <ol style="list-style-type: none"> 1. the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality, 2. the effect of the proposed development on the likely future use or redevelopment of the land, 3. the quality of the fill or the soil to be excavated, or both, 4. the effect of the proposed development on the existing and likely amenity of adjoining properties, 5. the source of any fill material and the destination of any excavated material, 6. the likelihood of disturbing relics, 7. the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area. 	<p>recommended conditions, the DA is considered to be acceptable in terms of them.</p>	