

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

| Clause | Assessment | Complies |
|---|--|---|
| <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> <ul style="list-style-type: none"> • To enable sustainable primary industry and other compatible land uses. • To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature. • To minimise conflict between land uses within this zone and land uses within adjoining zones. | <p>A 'place of public worship' and a 'centre-based child care facility' are permitted with consent in the RU4 Zone as "any other development not specified in item 2 or 4" (innominate land use).</p> <p>Concern was raised with the applicant that the proposed hall could be viewed as a 'recreation facility (indoor)', which is prohibited development. The applicant has indicated that the hall will function as an ancillary facility for the proposed church and will therefore operate at the same time and capacity as the church.</p> <p>While the proposed hall is ancillary to the place of public worship and is considered to be permissible, the proposal is not considered to be compliant with the objectives of the RU4 zone in that the siting, bulk, and scale of the proposed development is not a compatible with primary industry uses.</p> <p>A more detailed assessment of the proposal is provided in the main body of the report and the DCP & Education SEPP assessment tables.</p> | <p align="center">No</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 for demolition is sought with this application</p> | <p align="center">Yes</p> |
| <p>4.3 Height of buildings</p> <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>Church: 11.25m (RL106.5 over RL95.25) (<i>amended from 14.08m</i>)</p> <p>Hall: 9.25m (RL103.5 over RL94.25) (<i>amended from 12.0m</i>)</p> <p>Childcare: 9.5m (RL97.10 over RL87.60)</p> <p>Pump rooms: 1.7m (RL90.30 over RL88.60)</p> | <p align="center">No – Clause 4.6 Written Request Provided</p> |

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

| | | |
|---|---|--|
| | A detailed assessment, including an assessment of the proposal against the objectives of the clause, is provided in the main body of the report. | |
| <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> | A clause 4.6 written request has been provided. An assessment of this request against the provisions of the LEP is provided in the main body of the report. | See cl.4.6 Ass'ment. in main body |
| <p>7.4 Earthworks</p> <p>The objectives of this clause are to ensure that earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land, and requires consideration of matters relating to effects on drainage patterns, fill quality and amenity of adjoining properties.</p> | <p>The proposed earthworks are detailed in the DCP assessment. The quantum of fill proposed to the boundaries is considered to have adverse impacts on the existing and likely amenity of adjoining properties, pursuant to cl.7.4(3)(d). Additionally, the quantum of fill to the boundary could potentially alienate or preclude future use or redevelopment of adjoining land, pursuant to cl.7.4(3)(b).</p> <p>Further to other matters for consideration, the proposed earthworks are not considered to result in:</p> <ul style="list-style-type: none"> (a) the disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality, (c) the likely discovery or introduction of soil contaminants, (e) the use of anything other than Virgin Excavated Natural Material (subject to appropriate conditions on any consent granted), (f) the disturbing of relics, (g) adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area. | No |