

Camden Development Control Plan 2011 (Camden DCP) Assessment Table

Requirement	Provided	Complies
<p>B1.1 Erosion and Sedimentation</p> <p>Developments must incorporate erosion and sediment control measures.</p> <p>An erosion and sediment control plan must be submitted with DAs.</p> <p>Appropriate dust suppression measures must be implemented during all construction works.</p>	<p>Appropriate erosion, sediment and dust control measures have been proposed. A condition of consent could be implemented to ensure this is followed.</p>	<p>Yes.</p>
<p>B1.2 Earthworks</p> <p>General</p> <p>1. Development should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill.</p> <p>2. Subdivision and building work shall be designed to ensure minimal cut and fill is required for its construction phase.</p>	<p>Cut is proposed to a maximum depth of 6.0m for the church, 4.0m for the plaza, 3.0m for the hall, and 2.75m for the child care centre playground.</p> <p>Fill is proposed to a maximum depth of 1.75m for the walkway between the child care centre and Dwyer Road. Fill is also proposed on the boundary, to a maximum height of 1.4m in the north-western corner and 2.05m on the eastern boundary at the top of the entry ramp. The fill will be retained by walls.</p> <p>The proposed quantum of earthworks is not considered to be an appropriate response to the natural topography of the site, despite the steep slope of the site and large footprint required for the proposed use. The proposal does not appropriate address or satisfy the objectives of the controls in it does not:</p> <ul style="list-style-type: none"> • minimise cut and fill through site sensitive subdivision, road layout, infrastructure and building design; • enhance the use and character of land; • conserve the landscape; • protect and enhance the aesthetic quality and amenity of 	<p>No</p>

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	<p>the area by controlling the form, bulk and scale of land forming operations to appropriate levels; or</p> <ul style="list-style-type: none"> ensure that retaining walls are constructed in a manner that is aesthetically compatible with the surrounding environment. 	
<p>B1.2 Earthworks</p> <p>Cut and Fill and Retaining Walls – Subdivision and Engineering works</p> <p>12. All retaining walls proposed are to be identified in the development application. Those affecting adjoining properties i.e. adjacent to property boundaries are to be available for inspection prior to the internal linings of the house being installed. All other approved retaining walls are to be in place prior to the issue of an occupation certificate</p> <p>13. All retaining walls and footings are to be wholly contained within the allotment.</p> <p>14. A section 88B instrument is to create an easement for support on the subject lot and adjoining land.</p> <p>15. All retaining walls that are proposed as part of a subdivision or building work shall be designed by a practicing Structural Engineer and be of masonry construction.</p>	<p>12. Retaining walls have been identified on the plans. Elevations for the retaining walls are shown on Dwg. DA206 of the architectural plans. All walls would be in place prior to the issue of an occupation certificate.</p> <p>13. Sections have been provided to demonstrate the retaining walls will be wholly within the subject allotment.</p> <p>14. An easement for maintenance and support is required for the proposal but is not considered to be appropriate to support development on a site that is 2.37ha in Zone RU4 Primary Production Small Lots.</p> <p>15. Retaining walls are proposed to be of masonry construction and have been designed by a practicing structural engineer.</p>	<p>Yes</p> <p>Yes</p> <p>No.</p> <p>Yes</p>
<p>B1.2 Earthworks</p> <p>Use of Virgin Excavated Natural Material (VENM)</p>	<p>A condition of consent could be imposed requiring only VENM be utilised.</p>	<p>Yes. Subject to conditions.</p>

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19. Only virgin excavated natural material (VENM) should be used as fill material.		
B1.2 Earthworks Earthworks Management 20. Development applications which involve earthworks must be accompanied by supporting information which addresses some or all of the identified issues subject to the scope and extent of the proposed earthworks.	<p>The proposed earthworks are considered to have been suitably supported with respect to the matters identified under the subheadings 'Land', 'Water', and 'Rehabilitation'. Where information has not been provided by the applicant, Council's Engineering Specifications contain sufficient provisions to control the development. Compliance with the Engineering Specification would be required by a condition of consent.</p>	<p>Yes. Subject to conditions.</p>
B1.3 Salinity Management Plan Groundwater recharge is to be minimised in accordance with the DCP. Where salinity is identified as a hazard, a salinity assessment must address how it will be managed in accordance with the DCP.	<p>An appropriate salinity management plan has been submitted with the application to the satisfaction of Council's Environmental Health Officer. Conditions of consent could be recommended requiring compliance with the management strategies it recommends.</p>	<p>Yes. Subject to conditions.</p>
B1.4 Water Management Ensure compliance with Council's engineering specifications for controls relating to detention, drainage and water sensitive design	<p>The proposal has been assessed to the satisfaction of Council's Land Development Engineer, subject to non-standard conditions of consent</p>	<p>Yes</p>
B1.5 Trees and Vegetation Development consent for the removal of trees and vegetation must only be granted if a number of matters listed by the DCP have been considered, including the aesthetic, botanical, ecological, cultural and heritage importance of the trees and the need for replacement tree planting.	<p>Consent is sought for the removal of 44 trees associated with the proposal. An Arborist Report was provided with the application and the matters listed for consideration by the DCP have been considered by Council's Urban Tree & Landscape Officer who has determined that the proposed tree removal can be supported, subject to conditions.</p>	<p>Yes. Subject to conditions.</p>


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<p>B1.8 Environmental and Declared Noxious Weeds</p> <p>All applications for development, subdivision and bulk earthworks are to consider the need to minimise weed dispersion and to ensure weed infestations are managed during the stages of development.</p>	<p>While no noxious weeds were identified onsite, a standard condition of consent could be imposed regarding the management of noxious weeds.</p>	<p>Yes. Subject to conditions.</p>
<p>B1.9 Waste Management Plan</p> <p>A waste management plan shall be submitted with any development application seeking consent for development that is likely to generate waste during construction and / or during the ongoing operation of the development.</p>	<p>An appropriate waste management plan has been lodged with the application. Council's Waste Officer has confirmed that the development is able to be serviced by Council's waste collection vehicle. Conditions of consent could be recommended to address the management of construction waste.</p>	<p>Yes. Subject to conditions.</p>
<p>B1.12 Contaminated and Potentially Contaminated Land Management</p> <p>An assessment is to be made by the applicant under SEPP No. 55 as to whether the subject land is contaminated prior to the submission of a Development Application.</p>	<p>A Contamination Assessment has been submitted, including a number of data gaps. A supplementary assessment was provided closing all of these data gaps with the exception of the dwelling footprint. No remediation is required onsite and the dwelling footprint could be tested following demolition via appropriate conditions of consent</p>	<p>Yes. Subject to conditions.</p>
<p>B1.16 Acoustic Amenity</p> <p>Acoustic Amenity (General)</p> <p>1. Acoustic reports (where required), must be prepared by a suitably qualified consultant. As a minimum an acoustic report must address the matters identified</p> <p>7. Where noise barriers are required, they shall be of a neutral recessive colour and design which blends in with the natural environment. In addition, barriers</p>	<p>1. An acoustic report is required and has been prepared by a suitably qualified consultant, as detailed in the cell below.</p> <p>7. The acoustic barriers are required by the acoustic report, to a height of 2.5m, as detailed in the cell below. The barrier is proposed to be lapped and capped timber fencing that is setback 900mm from the top of the</p>	<p>Yes</p> <p>No.</p>

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are to be screened from the road by a landscape strip of at least 1m.	<p>proposed retaining walls. This setback will include a strip of landscaping.</p> <p>The proposed fencing is not recessive and will not blend in with the natural environment. Additionally, when considering the barriers in conjunction with the proposed retaining walls (addressed previously), it is not anticipated that the 900mm wide landscaping will be sufficient to satisfactorily screen the proposed 2.5m high barriers from adjoining development. The maximum total height of retaining walls and acoustic fencing will be 4.05 metres, which will have a significant visual impact.</p>	
<p>B1.16 Acoustic Amenity</p> <p>Noise from Industrial Development or Commercial Development (including Community Facilities and Religious developments)</p> <p>1. An acoustic assessment will be required for industrial and commercial development in certain instances.</p> <p>3. Noise emissions from commercial development must be assessed in accordance with the Noise Guide For Local Government and must be consistent with the methodology within the NSW EPA NPfl.</p> <p>4. Noise from the construction of industrial and commercial developments must be assessed and managed in accordance with the NSW Environmental Protection Authority's Interim</p>	<p>An acoustic report has been provided with the application, considering the impact of the church, hall, child care facility, mechanical plant and onsite traffic movements.</p> <p>An addendum to the report with regard to on-site traffic movements was provided at Council's request. The remodelled on-site traffic movements are predicted to cause exceedances up to 6dB for traffic generated during the church services and hall functions.</p> <p>A solid acoustic barrier has been required on the northern and western boundaries for the proposal to comply with the recommended amenity criteria. It was found that, for a solid fence to achieve the desired reduction, its height should be 2.0 metres where marked red and 2.5m where marked blue. The fence should have no gaps and should have a minimum surface density of 15 kg/m2.</p>	Yes

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<p>Construction Noise Guideline 2009.</p> <p>Noise from Child Care Centres and Educational Establishments</p> <p>1. Development applications for child care centres and educational establishments must be accompanied by an acoustic report.</p> <p>2. Child care centres and educational establishments are to be designed to not exceed the identified noise levels.</p>	 <p>The fencing is proposed to be set back 900mm from the boundary.</p> <p>R03 (141 Dwyer Road) will not benefit from the noise barrier as it has direct line of sight to the southern site entrance. The exceedance at R03 is 1dB, which is considered marginal.</p> <p>The proposal has been assessed and supported by Council's Specialist Support Environmental Health Officer.</p>	
<p>B2 Landscape Design</p> <p>Ornamental Landscaping</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>Natural features of the site should be retained and incorporated into the design of the development. Landscaping design is to address a number of matters listed by the DCP, including integration with the existing landscape character of the street and sensitivity to the site attributes, existing landscape features, streetscape view and vistas.</p>	<p>A suitable landscaping plan has been submitted with the application.</p> <p>The proposed landscaping attempts to integrate the development with the existing landscape character of the street and develop a canopy through the selection of large gums and native species. Internally, some feature species have been selected.</p> <p>While the DCP states that landscaping solutions are to be used to create a screening effect for visually obtrusive land uses or building elements, only the proposed acoustic barrier will be partially concealed by a 900mm wide hedge atop the proposed retaining walls, meaning that the retaining walls will be visually obtrusive.</p>	<p>Yes. Subject to conditions</p>

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	The proposal is satisfactory with respect to the other matters in the DCP. A condition of consent could be recommended requiring street tree planting.	
B5 Access and Parking <u>Place of Assembly / Place of Public Worship</u> 1 car parking space per 6 seats. 1 bicycle and 1 motorcycle space per 25 car parking spaces in excess of the first 25 car parking spaces. <u>Child Care Centre</u> 1 car parking space per 4 children. 1 of the car parking spaces shall be designed for people with a disability.	600 seats = 100 car parking spaces and 3 motorcycle spaces. 90 children = 23 spaces The applicant has stated that the church and child care centre will not operate concurrently and therefore the entire car park will be available for use when the church is proposed to operate.	No - DCP Variation
D1 Rural Land Uses <i>While Chapter D1 largely does not explicitly apply to the proposed development – in that it is not a rural dwelling, outbuilding, farm building, or rural industry – an assessment against its provisions is useful for understanding the proposal's integration with the locality.</i> D1.1 Rural Accommodations, Dwellings and Outbuildings Minimum front setback of 20m Minimum side and rear setback of 5m Buildings should be visually unobtrusive in the overall landscape Buildings should complement the characteristics of the landform. Cut and fill shall be kept to a minimum.	20m to ELC, 7.59m to pump room 19.5m (N) and 26.0m (W) The proposed buildings are visually obtrusive in the surrounding rural landscape. The bulk of the proposal, particularly the church building, does not complement the rolling hills and dense pockets of vegetation characteristic of the surrounding landform. Cut and fill has not been kept to a minimum.	No Yes No No

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<p>The roofline of buildings should reflect the land profile within the vicinity of the development.</p> <p>The colours of roof and wall cladding shall be generally low reflective neutral/earth tones, compatible with authorised existing development on the site and environmentally sensitive, so as to minimise any possible adverse impact on the amenity of the area.</p>	<p>The roofline is inconsistent with the land profile when viewed from Dwyer Road to the south and the adjoining property to the west.</p> <p>Generally, neutral tones have been proposed., with the exception of the church:</p> <ul style="list-style-type: none"> • Church – White textured masonry with dark grey window frames. • Hall – as above with timber-look battens & soffit, plus mid grey rib metal cladding. • ELC – timber-look battens, mottled earth-colour masonry, rustic soffit, dark grey window frames. 	<p>Yes</p> <p>No</p>
<p>D1.5.2 Rural Fences</p> <p>1. Council will consider a development application for rural fencing which exceeds the development standards specified in the Codes SEPP based on the merits of the application.</p> <p>2. Where screening of a building or item is needed, a solid fence may be provided behind intensive landscaping.</p>	<p>Solid lapped and capped timber fencing is proposed to the northern and western boundaries as an acoustic barrier. Additionally, 1.2m high palisade fencing is proposed to the street frontages (being the southern and eastern boundaries). All fencing will be setback 900mm, except for the retaining walls.</p> <p>The proposed palisade fencing is an improvement on the existing colorbond and chain wire fencing and is replicated across the road (at 141 Dwyer Road). While it may not as desirable in the locality as post-and-wire or post-and-rail fencing, it will be backed by boundary hedges, and partially concealed by native grasses and ground covers (per the proposed landscaping plans).</p> <p>Per the proposed landscaping plans, the acoustic barrier will be partially concealed by a 900mm wide landscaped buffer. While this buffer will include hedges alternating with climbers on trellises, the proposed landscaping will be on top of retaining</p>	<p>No</p>

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	<p>walls that have a maximum height of 2.05m. As such, these retaining walls will largely eliminate the intended mitigation of visual impacts, presenting a blank wall topped by landscaping to adjoining neighbours.</p> <p>As such, the proposed retaining wall/fencing combination is not considered to satisfactorily preserve and enhance the rural qualities and the overall amenity of the area.</p>	