

PPSSWC-27 Addendum - Attachment 1
Revised 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' is permitted with consent in the RU4 Zone as "any other development not specified in item 2 or 4" (innominate land use).</p> <p>During assessment 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>As the proposed hall is ancillary to the place of public worship it is considered to be permissible. A condition of consent is recommended to limit use of the hall accordingly.</p>	Yes
<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>	Consent for demolition is sought with this application	Yes
<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: 8.95m (RL103.2 over RL94.25) (<i>amended from 11.25m</i>)</p> <p>The church will also include an "off-form concrete free-standing vertical element" to a height of approximately RL104, which will be approximately 7.5m about existing ground level (RL 96.5).</p>	Yes

	Hall: 9.25m (RL103.5 over RL94.25) (<i>unchanged</i>)	
7.4 Earthworks 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.	The proposed earthworks are not considered to result in: (a) the disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality, (b) alienate or preclude future use or redevelopment of the land, (c) the likely discovery or introduction of soil contaminants, (d) adverse impacts on the existing and likely amenity of adjoining properties, (e) the use of anything other than Virgin Excavated Natural Material (subject to appropriate conditions on any consent granted), (f) the disturbing of relics, or (g) adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.	Yes