



PPSSWC-27 Addendum - Attachment 2
Revised 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 6m for the church lower ground floor (RL 95.25 to 89.5 plus slab), 4.5m for the plaza (RL 97.8 to 93.5 plus slab), and 2.5m for the hall (RL 96.3 to 93.5 plus slab).</p> <p>Fill is proposed to a maximum height of 1.75m near the eastern boundary at the top of the entry ramp. Transition from fill is proposed with a mixed treatment of retaining walls and batters.</p> <p>This variation is addressed in the main body of the report.</p>	<p>No – DCP Variation</p>
<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</p>	<p>12. Retaining walls have been identified on the plans. All walls will be in place prior to the issue of an occupation certificate. Retaining walls are identified on the plans near the car park and surrounding the covered area on the lower ground floor of the church. The retaining wall surrounding the</p>	<p>Yes</p>

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approved retaining walls are to be in place prior to the issue of an occupation certificate	church will be a maximum of 4.04m high (near the northern most stairs). The retaining walls facing the boundaries around the car park will be a maximum of 1.4m high near the top of the entry ramp and will be co-located with the proposed 1.8m acoustic barrier. Below this retaining wall, a 1.5m high retaining wall is proposed as part of the bio-retention basin. Apart from the top of the entry ramp, the retaining walls will have a maximum height of 750mm and will generally be less than 450mm in height.	
13. All retaining walls and footings are to be wholly contained within the allotment.	13. The retaining walls will be setback at least 3.95m from the boundary and wholly within the subject allotment.	Yes
14. A section 88B instrument is to create an easement for support on the subject lot and adjoining land.	14. An easement for maintenance and support is not required for the proposal due to the boundary setbacks.	Yes
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.	15. A condition of consent is recommended to require retaining walls to be of masonry construction and designed by a practicing structural engineer.	Yes
B1.2 Earthworks Use of Virgin Excavated Natural Material (VENM) 19. Only virgin excavated natural material (VENM) should be used as fill material.	A condition of consent could be imposed requiring only VENM be utilised.	Yes. Subject to conditions.
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	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	Yes. Subject to conditions.

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subject to the scope and extent of the proposed earthworks.	development. Compliance with the Engineering Specification is required by a recommended condition of consent.	
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.	An appropriate salinity management plan has been submitted with the application to the satisfaction of Council's Environmental Health Officer. Conditions of consent are recommended that require compliance with the management strategies in the salinity management plan.	Yes. Subject to conditions.
B1.4 Water Management Ensure compliance with Council's engineering specifications for controls relating to detention, drainage and water sensitive design	The proposal has been assessed to the satisfaction of Council's Land Development Engineer, subject to non-standard conditions of consent.	Yes
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.	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.	Yes. Subject to conditions.
B1.8 Environmental and Declared Noxious Weeds 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.	While no noxious weeds were identified onsite, a standard condition of consent regarding the management of noxious weeds is recommended.	Yes. Subject to conditions.
B1.9 Waste Management Plan	An appropriate waste management plan has been lodged with the application. Council's Waste Officer	Yes. Subject to conditions.

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	that recommends in Section 5.2.1 the implementation of shrubbery planting in the landscape buffer, and the provision of some visual variety to the acoustic barrier. This visual variety could take the form of battens stained in a different tone, variety in timber species, or the combination of vertical and horizontal palings. These measures will be enforced by a recommended condition of consent.	
<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 NPfI.</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 Construction Noise Guideline 2009.</p>	<p>Based on the acoustic assessment of the original proposal, a solid acoustic barrier was 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 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>  <p>This barrier was not supported by Council staff due to the adverse visual impacts that it would have on neighbouring development.</p> <p>As such following the deferral of the matter by the Panel on 2 February 2021, the application has been amended such that the child care facility is no longer proposed, and the onsite traffic emissions have been</p>	Yes

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	<p>remodelled as a result. The amended remodelled on-site traffic movements are predicted to cause exceedances up to 6dB for traffic generated during the church services and hall functions. A solid fence with a height of 1.8m is required to limit the exceedance at R01 (146 Dwyer Road) and R02 (300 Dwyer Road) to 1dB, which is considered negligible.</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 negligible.</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</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>Landscaping has been proposed to create a screening effect for visually</p>	<p>Yes. Subject to conditions</p>

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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.	obtrusive land uses or building elements. Additional screen landscaping is required in close proximity to the retaining walls and acoustic barrier. The proposal is satisfactory with respect to the other matters in the DCP. A condition of consent is 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.	600 seats = 100 car parking spaces and 3 motorcycle spaces.	Yes
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.	 53m (S) and 67m (E) 19.5m (N) and 26.0m (W) The proposed buildings are visually unobtrusive in the surrounding rural landscape as a result of the proposed earthworks, landscaping, acoustic barrier and visual mitigation recommendations. The roof form of the proposal complements the rolling hills of the surrounding landform, and the proposed density of landscaping complements and dense pockets of vegetation characteristic of the locality.	 Yes Yes Yes Yes

Requirement	Provided	Complies
<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>Fill has been kept to a minimum, while cut is limited to parts of the site that are not perceptible from outside its boundaries.</p> <p>The roofline is consistent 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.</p> <ul style="list-style-type: none"> • Church – Textured and mid-tone masonry, off-form concrete, timber-look soffit. • Hall – as above with dark grey window frames, timber-look battens, and mid-grey expressed rib metal cladding. 	<p>Yes</p> <p>Yes</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>Chain wire fencing is proposed to the northern and western boundaries (to a height of 1.8m), with solid lapped and capped timber fencing proposed atop a vegetated buffer and retaining wall as an acoustic barrier at an alternating setback of 4 to 5 metres.</p> <p>Additionally, 1.2m high palisade fencing is proposed to the street frontages (being the southern and eastern boundaries). This front fencing will be setback 900mm.</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 be as desirable 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, SK04 Rev. H).</p>	<p>Yes</p>

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	<p>Per the proposed landscaping plans, the acoustic barrier will be partially concealed by a 4 to 5 metre wide landscaped buffer. This buffer will include native trees (<i>Corymbia maculata</i> (spotted gum), <i>Eucalyptus tereticornis</i> (red gum), or <i>Eucalyptus citriodora</i> (lemon scented gum)), as well as grasses and hedges (<i>Lomandra</i>, <i>Isolepis</i>, <i>Dianella</i>, <i>Westringia</i>, <i>Doryanthes</i>, and <i>Callistemon</i>).</p> <p>The proposed acoustic barriers will be on top of retaining walls that have a maximum height of 1.4m (although generally less than 450mm), and as such, a condition of consent is recommended requiring additional shrubbery in their proximity to ensure that these retaining walls do not eliminate the intended mitigation of visual impacts of the proposed landscaped buffer.</p> <p>As such, the proposed retaining wall/fencing combination is not considered to adversely impact the preservation of the rural qualities and the overall amenity of the area.</p>	