

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 RE2 Private Recreation zone objectives for this site are:</p> <ul style="list-style-type: none"> • To enable land to be used for private open space or recreational purposes. • To provide a range of recreational settings and activities and compatible land uses. • To protect and enhance the natural environment for recreational purposes. 	<p>The development is consistent with the RE2 Private Recreation zone objectives. The proposed seeks approval for a new registered club and associated golf operations which provide a new recreational setting for the residents in the area and continues to protect and enhance the natural environment, without causing adverse impacts on adjoining land uses or the natural environment.</p>	<p>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 subject site has no specified height limit.</p>	<p>The proposed building height is 12.64m to the highest point of the building from natural ground level.</p>	<p>Yes.</p>
<p>5.10 Heritage conservation</p> <p>Before granting development consent in respect of a heritage items or a heritage conservation area, the consent authority must consider the effect of the proposed development on the heritage significance of the item or area concerned.</p> <p>The consent authority may require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the item or heritage conservation area concerned. The submission of a heritage conservation management plan may also be required.</p> <p>Before granting consent to the carrying out of development on an archaeological site the consent authority must notify the Heritage Council of its intention to grant consent and take into consideration any response received within 28 days after the notice is sent.</p>	<p>The site does not contain any listed heritage items; however, the site is adjacent to Gledswood Homestead and the Sydney Water Upper Canal which are both listed as State heritage items.</p> <p>The club is located approximately 840m to the southwest of Gledswood Homestead and 415m to the west of the Canal. Accordingly, the proposed development is a significant distance away from the State heritage listed items and poses minimal impact on the heritage significance of these items.</p> <p>An Aboriginal Heritage Impact Permit has been obtained for part of Lot 50 DP1175424 under previous consents and applies to the land. As such considerations of Aboriginal cultural heritage items have been made.</p>	<p>Yes</p>

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

<p>Before granting consent to the carrying out of development in an Aboriginal place of heritage significance the consent authority must:</p> <p>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</p> <p>(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p> <p>Before granting consent to the demolition of a State heritage item the consent authority must:</p> <p>(a) notify the Heritage Council about the application, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p> <p>Development consent may be granted for any purpose of a building that is a heritage item or the land on which such a building is erected, or for any purpose on an Aboriginal Place of Significance if the consent authority is satisfied as to a number of matters listed by this clause; including if the conservation of the item or place is facilitated by the granting of consent.</p>		
<p>6.2 Public utility infrastructure</p> <p>Development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.</p>	<p>As development is occurring to the immediate south of the proposed development, with plans to ultimately connect the site via connecting roads to The Hermitage Way, the development will have the ability to connect to established public utility infrastructure.</p> <p>Accordingly, it is considered that adequate arrangements exist to make infrastructure available for when it is required.</p>	<p>Yes</p>
<p>6.3 Development control plan</p>		

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

<p>Development consent must not be granted for development on land in an urban release area that unless a development control plan has been prepared for the land and addresses a number of matters listed in this clause; including a staging plan and stormwater and water quality management controls.</p> <p>The above does not apply to certain minor development types listed by this clause.</p>	<p>The site is located within the El Caballo Blanco and Gledswood Precinct and is subject to Schedule 7 of the Camden DCP 2019 which provides a site specific DCP for the precinct.</p>	<p>Yes</p>
<p>7.4 Earthworks</p> <p>Before granting development consent for earthworks the consent authority must consider the following matters:</p> <ul style="list-style-type: none"> (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality, (b) the effect of the proposed development on the likely future use or redevelopment of the land, (c) the quality of the fill or the soil to be excavated, or both, (d) the effect of the proposed development on the existing and likely amenity of adjoining properties, (e) the source of any fill material and the destination of any excavated material, (f) the likelihood of disturbing relics, (g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area. 	<p>The proposed earthworks to facilitate the construction of the new club will not result in detrimental impact on the existing drainage patterns or soil stability at the site. Earthworks are required under the club building to create a building platform, particularly for the lower car park level, with excavation proposed up to 3.5m on the western side of the building. The remainder of the building responds to the topography of the land.</p> <p>The application proposes erosion and sediment control measures to address the movement of sediment upon the site.</p>	<p>Yes</p>