

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 zone objectives for this site are:</p> <p>R2 Low Density Residential</p> <ul style="list-style-type: none"> • To provide for the housing needs of the community within a low-density residential environment. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To allow for educational, recreational, community and religious activities that support the wellbeing of the community. • To minimise conflict between land uses within the zone and land uses within adjoining zones. 	<p>Educational establishments are permitted with consent in the R2 Zone. The proposed expansion of the educational establishment is in accordance with the R2 zone objectives in that the works aim to service the day to day needs of residents and is a use which supports the wellbeing of the community.</p>	<p>Yes</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>The demolition of a number of existing buildings and structures on site is proposed as per the site demolition plan. Assessment of this is contained within the report and associated attachments.</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 maximum building height for this site is 10.88m.</p>	<p>The two-storey administration/library building has an overall maximum height of 10.11m (RL 84.70m AHD) which exceeds the building height by 0.61m (6.42%). The proposed learning block reaches a maximum height of 10.88m (RL 84.70m AHD) when measured from ground level, exceeding the prescribed maximum height by 1.38m (14.53%). The exceedance is limited to part of the raised roof element at the center of the building, which extends less than half the length of the overall building.</p> <p>Further discussion is contained under clause 4.6</p>	<p>No, see clause 4.6</p>
<p>4.6 Exceptions to development standards</p> <p>Development consent may be granted for development that contravenes a development standard imposed by the</p>	<p>Clause 4.3 is not excluded from the operation of this clause.</p>	<p>Yes, see report for more detail.</p>

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<p>LEP or any other environmental planning instrument.</p> <p>The consent authority must consider a written request from the applicant that seeks to justify the contravention by demonstrating that:</p> <ul style="list-style-type: none"> (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and (b) that there are sufficient environmental planning grounds to justify contravening the development standard. <p>Development consent must not be granted unless:</p> <ul style="list-style-type: none"> (a) the consent authority is satisfied that: <ul style="list-style-type: none"> (i) the applicant's written request has adequately addressed the matters required to be demonstrated, and (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and (b) the concurrence of the Secretary has been obtained. <p>This clause prohibits the approval of development standard contraventions for certain subdivisions of land in some rural and environmental zones.</p>	<p>The application has submitted a written request that seeks to justify the contravention of the development standard.</p> <p>It is considered that the applicant's written request has adequately demonstrated that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case as it is consistent with the objectives of the zone and the height standard, and that there are sufficient environmental planning grounds to justify contravening the development standard.</p> <p>The applicant's written request has adequately addressed the matters required to be demonstrated.</p> <p>The development is considered to be in the public interest because it is consistent with zone objectives and objectives of the height standard.</p> <p>The assumed concurrence is issued for variations to clause 4.3 (Department of Planning circular PS 18-003, issued 21 February 2018).</p>	
<p>5.10 Heritage conservation</p> <p>Before granting development consent in respect of a heritage item 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</p>	<p>The site is not identified as a heritage item, nor is it located in a heritage conservation area.</p> <p>To the north-east of the subject site is the State heritage listed homestead 'Harrington Park'. 'Harrington Park' was once a much larger estate that has more recently been subdivided for residential purposes.</p> <p>The applicant has submitted a Heritage Impact Statement in support of the DA. The Statement concludes that the proposed development will not have an adverse impact on the heritage values of this item. Council staff, including Council's Heritage</p>	<p>Yes</p>

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<p>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>Before granting consent to the carrying out of development in an Aboriginal place of heritage significance the consent authority must:</p> <ul style="list-style-type: none"> (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 (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>Before granting consent to the demolition of a State heritage item the consent authority must:</p> <ul style="list-style-type: none"> (a) notify the Heritage Council about the application, and (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent. <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>Officer, have reviewed the statement and are satisfied that the development is unlikely to have any unreasonable adverse heritage and/or character impacts. The proposal features a design which complements the existing school building and surrounding area.</p>	
<p>7.1 Flood planning</p> <p>Development consent must not be granted to development on land at or below the flood planning level unless the consent authority is satisfied to a number of matters</p>	<p>The site is affected by flooding from the Nepean River and Narellan Creek local catchment. A Flood Assessment Report has been prepared for the site and documents the flood risk at the site during</p>	

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<p>listed by this clause; including compatibility with the flood hazard of the land.</p>	<p>events up to and including the Probable Maximum Flood (PMF).</p> <p>The report confirms that all the new buildings adopt appropriate floor levels above the Probable Maximum Flood (PMF) level to manage the site's flooding risks. The report also recommends a flood evacuation strategy detailing protocols, actions and contact numbers for staff in the instance of a flood event.</p> <p>Councils Stormwater and Flood Engineer has reviewed the proposal and is satisfied that the proposal has adequately addressed site flooding subject to a condition of consent for a Flood Emergency Response Plan to be prepared in accordance with the Flood Assessment Reports recommendations.</p>	
<p>7.4 Earthworks</p> <p>Before granting development consent for earthworks the consent authority must consider a number of matters listed by this clause; including the impact on the existing and likely amenity of adjoining properties.</p>	<p>1.2m fill has been proposed.</p> <p>Bulk filling is proposed to raise the new buildings floor level above the PMF Level. Minor excavation is also proposed to establish the building footings and install the proposed underground on-site detention tank. The extent and quantity of fill is considered acceptable given the sites constraints. Appropriate fill conditions have been recommended.</p>	<p>Yes</p>