

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

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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 subject site is zoned IN1 General Industrial. The proposed development (i.e. 'educational establishment') is ordinarily a prohibited use in the IN1 General Industrial zone. Notwithstanding, the proposed works are permitted with consent by virtue of cl. 35(3) of the Education SEPP.</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>	<p>Consent is sought for the demolition of existing basketball courts and cricket nets with this application.</p>	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 height of buildings development standard for the site is 11m. The proposed development has a maximum height of 10.896m. The height of the proposed development is considered reasonable.</p>	Yes
<p>4.4 Floor space ratio</p> <p>Maximum floor space ratios must not exceed the floor space ratio shown on the Floor Space Ratio Map.</p>	<p>A maximum FSR of 1:1 is prescribed for the site.</p> <p>The existing school has a Gross Floor Area (GFA) of 10,956m² and a site area of 102,426m² resulting in an FSR of 0.107:1.</p> <p>The GFA for the proposed hall is 1,641m². Following development of the hall the site will have an overall GFA of 12,597m² and an FSR of 0.12:1 thereby satisfying this clause.</p>	Yes
<p>5.10 Heritage conservation</p> <p>Before granting development consent in respect of a heritage items or a heritage conservation</p>	<p>A Heritage Impact Statement has been provided in support of the proposal.</p>	Yes

<p>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>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>The development of the school to date has incorporated the three heritage buildings on the site and incorporates the heritage buildings into the operation of the school. The homestead being adapted into the administration building for the school and the cottage and stables converted into a Careers Office and Gallery. The homestead can be viewed from Smeaton Grange Road. The cottage and stables are not visible from Smeaton Grange Road, Sedgwick Street or Hartley Road as they are enclosed by the central courtyard in the school.</p> <p>The proposed building does not directly adjoin the heritage items and will not obscure views to the homestead as viewed from Smeaton Grange Road. No demolition or alterations are proposed to the heritage buildings.</p> <p>The new development follows the architectural language of the existing contemporary development on the school site and does not detract from the significance of the heritage buildings.</p> <p>The proposal is not anticipated to disturb archeological relics given its location on the site of existing basketball courts and cricket nets, however contingency conditions regarding unexpected archeological finds have been recommended.</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>The proposed development includes earthworks that are satisfactory with respect to provisions of this clause.</p>	<p align="center">Yes</p>