|  |  |  |  |
| --- | --- | --- | --- |
| **Camden Local Environmental Plan 2010 - All Buildings** | | | |
| **Clause** | **Standard** | **Assessment** | **Compliance?** |
| 4.3  Height of Buildings |  |  | Select |

|  |  |  |  |
| --- | --- | --- | --- |
| **Camden Development Control Plan 2019 - Outbuildings** | | | |
| \*To be read in conjunction with area specific controls (refer to Schedules 1-13) | | | |
| **Section** | **Control** | **Assessment** | **Compliance?** |
| 4.2.1  Site Analysis | A site analysis plan must be provided |  | Select |
| 4.2.2  Cut and Fill | ≤1m cut and fill |  | Select |
| Fill >300mm within 1m of a boundary contained by a drop edge beam |  | Select |
| Drop edge beam ≤1m above existing ground level |  | Select |
| Retaining walls and associated infrastructure must be contained within property boundaries |  | Select |
| Height of voids ≤3m (refer to Figure 4-1) |  | Select |
| 4.2.5  Height, Site Coverage and Siting | Compliance with the Camden LEP height of buildings development standard |  | Select |
| Ground floor level ≤1m above finished ground level unless no adverse impacts |  | Select |
| For lots <450m², ≤60% site coverage for single storey development |  | Select |
| For lots <450m², ≤50% ground floor and ≤35% upper floor site coverage for two storey development |  | Select |
| For lots ≥450m², ≤50% site coverage for single storey development |  | Select |
| For lots ≥450m², ≤50% ground floor and ≤30% upper floor site coverage for two storey development |  | Select |
| 4.2.6  Landscaped Area | ≥30% landscaped area (refer to Figure 4-5) |  | Select |
| 4.2.7  Principal Private Open Space (PPOS) | PPOS must be located behind the building line and directly accessible from a habitable room (other than a bedroom) |  | Select |
| PPOS ≥4m wide, ≥4m deep and ≤1:10 gradient |  | Select |
| For lots ≤10m wide, ≥16m² PPOS |  | Select |
| For lots >10m wide, ≥24m² PPOS |  | Select |
| 4.2.8  Solar Access | ≥1 living area must receive ≥3 hours direct sunlight between 9am and 3pm on 21 June |  | Select |
| Direct sunlight must reach ≥50% of the PPOS of the subject dwelling and any adjoining dwelling for ≥3 hours between 9am and 3pm on 21 June |  | Select |
| ≥1 window to a living area of neighbouring dwellings must receive ≥3 hours sunlight between 9am and 3pm on 21 June |  | Select |
| 4.2.9  Visual and Acoustic Privacy | Active recreation facilities (e.g. swimming pools) should be located away from the bedroom areas of adjoining dwellings |  | Select |
| 4.7  Colours and Materials (R5 Large Lot Residential Zones) | Materials and colours for buildings (including ancillary structures) must adopt neutral/earthen colours and tones such as greys, grey-greens, blue-greys, browns or fawns. Bright colours, stark whites and blacks must be avoided |  | Select |
| Non-reflective materials for external use must be utilised |  | Select |
| 4.10  Outbuildings | Outbuildings should be sited to retain existing vegetation on site and in a location where the future growth of vegetation can be retained and protected |  | Select |
| Unless otherwise approved by Council, the use of the outbuilding must be of domestic storage and hobby use only, which is ancillary to the use of the dwelling on the site |  | Select |
| Outbuildings should be sited so as they are not to encroach or impact on any existing service infrastructure, onsite sewerage management systems and associated effluent areas |  | Select |
| For lots <300m², 36m² floor area |  | Select |
| For lots ≥300m² and <600m², 45m² floor area |  | Select |
| For lots ≥600m² and <900m², 60m² floor area |  | Select |
| For lots ≥900m², 100m² floor area |  | Select |
| ≤4.8m high |  | Select |
| Single storey structure with an attic permitted provided ≤5.4m high, amenity to adjacent sites is maintained and ≤45º roof pitch |  | Select |
| ≤4.5m high for 121 Raby Road (refer to Schedule 12) |  | Select |
| Stormwater discharge must be disposed of solely within the property boundary without causing any nuisance to the adjacent properties |  | Select |
| For outbuildings >20m² floor area, stormwater must be collected and discharged to existing stormwater lines, a collection tank with an overflow connected to the existing on-site stormwater lines or absorption trenches/an existing watercourse as deemed suitable by Council |  | Select |
| All outbuildings must be planned and organised in a group and must be located behind the building line, so they are predominantly hidden from view from the public domain |  | Select |
| All outbuildings must comply with the relevant outbuilding setback provisions within State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 |  | Select |
| ≤36º roof pitch |  | Select |
| The external wall cladding of outbuildings should be of masonry, metal sheet or other approved material which is compatible with surrounding development in terms of profile, colour and finish |  | Select |
| The roof cladding of outbuildings should be of tiles, metal sheet or other approved material which is compatible with surrounding development in terms of profile, colour and finish |  | Select |
| The colours of roof and wall cladding should generally be of low reflective natural earth and vegetation tones |  | Select |

|  |
| --- |
| **Disclaimer** |
| These assessment tables are designed to be read in conjunction with Camden Local Environmental Plan 2010 (Camden LEP), Camden Development Control Plan 2019 (Camden DCP) and all other applicable environmental planning instruments.  Council has prepared the tables in good faith to aid you in the preparation of development applications. Council will make every reasonable effort to ensure that the tables are accurate and kept up to date.  Notwithstanding, Council does not guarantee, and accepts no legal liability for, the accuracy of the tables. Users should refer to the Camden LEP, the Camden DCP and all other applicable environmental planning instruments and consider seeking independent and professional advice prior to using the tables.  By using the tables you acknowledge that you have read and accept this disclaimer. |