

Camden Development Control Plan 2011 (Camden DCP) Assessment Table

Control	Assessment	Compliance?
<b>A2 Notification Requirements -</b> DAs are to be publicly exhibited in accordance with the Camden DCP	The DA has been publicly exhibited in accordance with the Camden DCP	Yes
<b>B1.1 Erosion and Sedimentation</b> -Appropriate erosion, sediment and dust control measures must be implemented	Standard conditions are recommended to address this matter	Yes.
<b>B1.2 Earthworks -</b> Cut and fill should be minimized	Only earthworks that are considered reasonable to facilitate the proposed development are proposed.	Yes.
Only virgin excavated natural material should be used as fill	A standard condition is recommended to address this matter	Yes.
<b>B4.1 General Requirements for Signs</b> The location, number, type, colour, design and size shall not detract from the amenity and character of the land to which it relates  All advertising signs must relate directly to an approved or exempt land use being conducted on the land on.  All advertising signs are to be displayed in the English language  All outdoor advertising must be maintained in good repair and in a clean and tidy condition at all times.  Except in the case of a sign attached to an awning over the footpath all advertising signs shall be kept within the property boundaries.  The size and nature of outdoor advertising shall relate to the scale of the development on the site and in the vicinity.  Signs are prohibited if they impact on the safety of the travelling public.  Consent will not be granted to inappropriate advertisements.	The proposed scale of signage is relatively small in comparison the building itself. The design is unlikely to detract from the amenity and character of the area.  All signs relate directly to the proposed land use.  All signs are in English.  A condition of consent is recommended with respect to this section.  All signs are located within the property boundaries with the exception of Sign 02 which is attached to an awning over the footpath.  The size and nature of signage relates the scale of the development and the desired future character.  The proposed signage will not obscure or interfere with the traveling public.  No advertisements in the form listed under this control are proposed. It is noted that three above awning business identification signs are proposed.	Yes.  Yes.  Yes.  Yes.  Yes.  Yes.  Yes.
<b>B4.4 Commercial and Mixed Use Zones</b> The total combined display area of all signage on the land shall not exceed 20% of visible wall area.  The number of advertising signs permitted shall not exceed two per elevation that is visible from a public place.	The combined display area is well below 20% of visible wall area.  No more than two advertising signs are visible per elevation visible from a public place. It is noted that the signage plan identifies a number of minor signs for the purpose of wayfinding. These are not	Yes.  Yes.

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<p>All Illumination must comply with AS 1158 - Lighting for Roads and Public Spaces and AS 4282 - Control of the obtrusive effects of outdoor lighting .</p> <p>Window signs shall be affixed to the window and not exceed 20% of the visible wall area.</p> <p>A maximum of one pole or pylon sign per street frontage, not exceeding 6m above natural ground level is permitted.</p>	<p>considered to be advertising signs.</p> <p>An ongoing use condition has been recommended to address this control.</p> <p>No window signs proposed.</p> <p>The proposal has four street frontages and provides 4 pylon signs ranging in height between 1.5m and 3m.</p>	<p>Yes.</p> <p>Yes.</p> <p>Yes.</p>
<p><b>B5.1 Off-Street Car parking rates/requirements –</b></p> <p>Parking is to be provided for a development in accordance with Table B8 and B9 – Schedule of car parking requirements.</p> <p>Council may consider variations to parking rates in certain circumstances that do not warrant demand and may be supported by a car parking and traffic impact assessment study submitted with a development application.</p> <p>Council will also give consideration to other features of the development such as proposed maximum staffing levels, expected customer levels etc. where warranted.</p>	<p><u>Required</u></p> <p>The required car parking rates have been calculated using the parking rates found in Tables B8 &amp; B9 of the Camden DCP. The calculations for which are found in Table 1 below.</p> <p><u>Provided</u></p> <p>Onsite at-grade carpark: 45 spaces, Onsite basement car park: 138 spaces, Temporary at-grade car park: 112 spaces</p> <p>Total Provided: 295 Total Required: 791</p> <p>Despite this, a car parking and traffic impact assessment study was submitted in support of the application which found that the provided car parking will exceed the pub's peak car parking demand.</p> <p>Council planners and traffic engineers have reviewed the application including the above-described car parking and traffic impact assessment and support their findings. This non-compliance has been assessed in detail within the main body of the report.</p>	<p>No, see discussion in Report.</p>

Table 1: Camden DCP Car Parking Requirement Calculations					
Land Use	Rate	Type	Scale	Car Parking Required	
Pub / Registered club / Restricted Premises	1 car parking space per 2sqm GFA of public bar area, plus	Lounge Bar and Restaurant	526.1m <sup>2</sup>	105.2	
		Dining Room	192.2m <sup>2</sup>	38.4	
	1 car parking space per 5sqm GFA of lounge, beer garden, auditorium, billiard room, restaurant, plus	Garden Terrace/ Atrium	517m <sup>2</sup>	103.4	
		TAB	253.3m <sup>2</sup>	63.3	
		Gaming Room	148.9m <sup>2</sup>	37.2	

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	25 car parking spaces per 100sqm of remaining public floor area.	Sports Bar	278.9m <sup>2</sup>	139.5
		Garden Terrace	123m <sup>2</sup>	24.6
		Small Bar	307m <sup>2</sup>	153.5
Restaurants and Cafés:	1 car parking space per 30sqm of GFA	Cafe	86.4	2.9
Take away food and drink premises	12 spaces per 100sqm GFA.	Wood Fire Kitchen	66m <sup>2</sup>	2.2
Cinema	<p>A detailed Car Parking and Traffic Impact Assessment Study may be required to be prepared for the proposed development.</p> <p>A traffic report was submitted in support of the application which recommended a parking rate for cinemas of 1 space per 5 seats.</p> <p>Council's Traffic Engineers have reviewed the report and are satisfied with this parking rate.</p>	Cinema	80 seats	16
Function Centre	15 car parking spaces per 100sqm GFA room; or	Function Room	443.4m <sup>2</sup> / 198 seats	66
Education establishment (tertiary institution)	1 car parking space per 3 seats (whichever is greater). 1 car parking space per 5 seats or 1 space per 10sqm GFA, whichever is the greater.	Training Rooms	375.26m <sup>2</sup> 190 seats	38
			<b>Total:</b>	<b>791</b>