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| **Control** | **Assessment** | **Compliance?** |
| **A2 Notification and Advertising Requirements**  DAs are to be publicly exhibited in accordance with the Camden DCP. | The DA was publicly exhibited in accordance with the Camden DCP. | Yes. |
| **B1.1 Erosion and Sedimentation**  Development must incorporate erosion and sediment control measures.  An erosion and sediment control plan must be submitted with DAs.  Appropriate dust suppression measures must be implemented during all construction works. | The applicant has submitted a suitable erosion and sediment control plan in support of the DA.  A standard condition is recommended to address dust suppression. | Yes. |
| **B1.2 Earthworks**  Development should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill and incorporating split level design.  Only virgin excavated natural material (VENM) should be used as fill material.  DAs must be accompanied by supporting information that addresses the management of land and water and the rehabilitation of the site following earthworks. | The proposed earthworks are considered reasonable and will maintain the broad west to east downward slope of this part of the broader garden site.  A standard condition is recommended to ensure that only VENM is used as fill material.  The DA has been accompanied by sufficient information regarding the management of land and water and the rehabilitation of the site following the earthworks. | Yes. |
| **B1.3 Salinity Management**  Groundwater recharge is to be minimised in accordance with the Camden DCP.  Development must incorporate erosion and sediment control measures.  Where salinity is identified as a hazard it must be appropriately managed in accordance with the Camden DCP. | The applicant has submitted a suitable erosion and sediment control plan in support of the DA.  The applicant has submitted a salinity assessment and management plan in support of the DA. The assessment identifies some mild salinity constraints for the site and the management plan provides recommendations on appropriate management strategies. Council staff have reviewed the assessment and management plan, agree with their recommendations and are satisfied that the site’s salinity constraints can be managed consistent with the Camden DCP’s requirements. | Yes. |
| **B1.4 Water Management**  Development must comply with Council’s Engineering Specifications in terms of on-site stormwater detention, drainage and water sensitive urban design. | The development has been designed in accordance with Council’s engineering specifications and incorporates appropriate drainage and water quality measures. | Yes. |
| **B1.8 Environmental and Declared Noxious Weeds**  Weed dispersion must be minimsed, weed infestations must be managed and machinery entering or leaving the site must be clean and free of noxious weed material.  DAs for development on or adjacent to environmentally sensitive land must be accompanied by a weed eradication and management plan. | A standard condition is recommended to address weed dispersion, infestation management and machinery cleanliness. This condition will also satisfactorily regulate ongoing weed eradication and management. | Yes. |
| **B1.9 Waste Minimisation and Management**  DAs must be accompanied by a waste management plan that addresses the applicable waste management controls of the Camden DCP.  Waste management criteria for particular development types must be complied with. | The DA has been accompanied by sufficient waste management related information.  Subject to the recommended conditions, the development will comply with the Camden DCP’s waste management controls for this particular development type. | Yes. |
| **B1.10 Bush Fire Risk Management**  DAs for development on bush fire prone land must be accompanied by a bush fire report that demonstrates consistency with the NSW Rural Fire Service publication ‘Planning for Bush Fire Protection 2006.’ | The applicant has submitted a bush fire protection assessment in support of the DA. The assessment identifies the need for asset protection zones (APZs) between 10m and 25m wide and demonstrates that the development will be provided with APZs of between 23m and 92m wide which more than comply with Planning for Bush Fire Protection 2006. The assessment also recommends that the building is constructed to bush fire attack level 12.5. Council staff have reviewed the assessment and agree with its findings. | Yes. |
| **B1.12 Contaminated and Potentially Contaminated Land**  Council must consider whether the site is contaminated and if it is suitable for the development in accordance with State Environmental Planning Policy No 55 - Remediation of Land. | The applicant has submitted previously completed phase two detailed contamination assessments for the site together with additional testing in support of the DA. These assessments found the site to be suitable for the development from a contamination perspective. Council staff have reviewed the assessments, agree with their findings and are satisfied that the site is suitable for the development.  A standard contingency condition is recommended that requires any contamination found during construction to be managed in accordance with Council's Management of Contaminated Lands Policy. | Yes. |
| **B1.14 Development Adjoining the Water NSW Upper Canal**  Development adjacent to or bordering the Upper Canal must be prepared in liaison with Water NSW and include appropriate security/delineation fencing and/or other mitigation strategies. | Water NSW has provided owners consent for the lodgement of the DA. The DA was also referred to Water NSW for comment. Water NSW has provided recommendations regarding the need for an updated lease agreement, separate consent for construction access and damage rectification. A condition is recommended that requires compliance with Water NSW’s recommendations. | Yes. |
| **B1.16 Acoustic Amenity**  An acoustic report, prepared by a suitably qualified acoustic consultant and addressing a number of matters listed by the Camden DCP, including background noise levels and potential impacts, must be submitted with the DA.  Noise attenuation measures must not adversely impact upon passive surveillance, active street frontages and energy efficiency.  Noise from the construction of commercial developments must be assessed and managed in accordance with the NSW Environment Protection Authority’s Interim Construction Noise Guideline 2009. | The applicant has submitted an acoustic assessment in support of the DA. The assessment demonstrates that the development will comply with the Camden DCP’s acoustic criteria. Council staff have reviewed the assessment and agree with its findings, taking into account the separation distance between the development and the nearest residential properties in Mount Annan and subject to the imposition of a standard noise control condition.  A standard condition to manage construction noise levels is recommended. | Yes. |
| **B2 Landscape Design**  A landscape plan is to be submitted for DAs for development other than single dwelling houses or minor alterations to an existing building.  Natural features of the site should be retained and incorporated into the design of the development.  Landscaping design is to address a number of matters listed by the Camden DCP, including integration with the existing landscape character of the street and sensitivity to the site attributes, existing landscape features, streetscape view and vistas. | The applicant has submitted a landscape plan in support of the DA and it is considered to be acceptable and consistent with the controls of the Camden DCP.  The development does not propose to significantly alter any important natural features on the site. | Yes. |
| **B3.1.1 General Heritage Provisions**  All development in areas with heritage significance is to comply with a number of requirements listed by the Camden DCP. | It is considered that the development is consistent with the Camden DCP’s requirements.  The applicant has submitted a heritage impact statement in support of the DA. Council staff, including Council’s heritage officer, have reviewed the statement and are satisfied that the development is unlikely to have any unreasonable adverse impacts on the heritage significance of the Upper Canal property (a State heritage item).  The development is classed as nominated integrated development in that it proposes development within the Upper Canal property. The Heritage Council of NSW has provided general terms of approval for the development. | Yes. |
| **B3.2 Aboriginal Culture and Heritage**  An Aboriginal Heritage Impact Permit is required where development will impact upon any Aboriginal objects and places. | The applicant has submitted an Aboriginal cultural due diligence assessment in support of the DA. The assessment notes that the site has previously been heavily impacted by the construction of the existing plant nursery facilities and that the natural soil structure and landforms have already been removed. The assessment concludes that the potential to find Aboriginal objects on the site is low and that the development can proceed with caution. Council staff have reviewed the assessment, agree with its findings and recommend the imposition of standard conditions to manage any unexpected Aboriginal or European heritage finds during works. | Yes. |
| **B5.1 Off-Street Car Parking Rates/Requirements**  Off-street car parking requirements for research stations are to be assessed on their merits taking into consideration staffing, servicing and other requirements.  Provision for service vehicles is at Council’s discretion. | Off-street car parking arrangements for the development are detailed in the assessment report.  A loading dock is proposed along the western side of the building and will adequately accommodate deliveries to and from the development. Waste collection will occur along the western side of the building in an open yard area in between the development and the existing propagation buildings to the west. | Yes. |
| **B5.2 Car Parking Design Criteria**  Waste storage and collection areas should be conveniently located and designed so as not to cause unacceptable on-street conflicts.  Landscaping of car park areas must comply with a number of matters listed by the Camden DCP including softening the appearance of large paved areas and suitable species selection. | Waste storage and collection will occur along the western side of the building in an open yard area in between the development and the existing propagation buildings to the west.  The two proposed accessible car parking spaces will be sufficiently integrated into the surrounding landscape by the existing vegetation on the site. | Yes. |