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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 and no submissions were received. | 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.  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 site is not identified as being subject to salinity. Council staff have reviewed the development and are satisfied that potential salinity can be managed in accordance with the Camden DCP’s requirements through the recommended conditions of consent. | 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. |
| **B1.12 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 a preliminary site investigation (phase 1) for the site together with additional testing in support of the DA. This assessment found the site to be suitable for the development from a contamination perspective. Council staff have reviewed the assessment, 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. |
| **B1.16 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, subject to the imposition of standard noise control conditions.  A standard condition to manage construction noise levels is also 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 with 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. | The development is consistent with the Heritage Provisions in Camden DCP. The nearest heritage item is approximately 75 m from the site and located within a separate visual catchment. | Yes. |
| **B3.2 Aboriginal Culture and Heritage**  An Aboriginal Heritage Impact Permit is required where development will impact upon any Aboriginal objects and places. | No aboriginal objects or places are recorded within the site. The site has previously been heavily impacted by the construction of the existing depot and that the natural soil structure and landforms have already been removed. The potential to find Aboriginal objects on the site is low and therefore it is considered that the development can proceed with caution. Council staff have reviewed the proposal and recommend the imposition of standard conditions to manage any unexpected finds during works. | Yes. |
| **B5.1 Off-Street Car Parking Rates/Requirements**  No numerical car parking requirements are outlined for depots. Off-street car parking requirements for depots 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. | 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 internally and does not create any on-street conflicts.  The car parking spaces will be sufficiently integrated into the surrounding landscape. | Yes. |
| **D4.2.1 Lot Sizes & Proportions**  Industrial development shall generally not be carried out on any allotment of industrially zoned land having an area of less than 2000m².  The minimum width of such allotments, at the building line shall be 32m.  A front building line setback of 7.5m shall be provided.  Side and rear setbacks will be assessed on the merits of the application and subject to the requirements of the Building Code of Australia. | The site has an area of 38,000sqm and a combined frontage of 102.4m to Millwood Avenue.  There are no buildings within 7.5m of the Millwood Avenue frontage.  A minimum 3m setback to the adjoining allotments is proposed. | Yes. |
| **D4.2.2 Building Materials & Appearance**  All elevations and roof surfaces are to be constructed predominantly in masonry, textured pre-cast concrete panels or colorbond metal cladding. Non-reflective roof surfaces are mandatory. Reflective materials such as mirror glass, colorbond white or off-white metal colours will not be permitted. The reflectivity index for glass used externally in the construction of a building (as a curtain wall or the like) shall not exceed 20%.  Development, which is free standing or abutting adjoining buildings, must avoid large, blank wall surfaces when viewed from a public place or a residential area. Substantial elevations must be articulated by either structural variation and/or a blend of external finishes and colours and decorative elements.  Colonnades, verandahs and awnings shall be provided along pedestrian areas, particularly for buildings that will experience high volumes of pedestrian movement.  While a variety of building designs and materials is encouraged, some continuity of style should be maintained.  All roof mounted plant/equipment shall be designed and screened in a manner that complements the parent buildings. | Metal sheet cladding (Colorbond) and metal deck roofing is proposed for all new buildings.  The rear wall of the mechanical workshops will present as relatively blank wall surfaces. However, two of these buildings are existing. The new four bay workshop will also present a blank wall to the adjoining residential properties. However, the colour scheme and materials present a unified appearance and are screened to some extent by the existing acoustic fence and landscape buffer.  The choice of materials and colours is consistent across the site, utilising Colorbond metal cladding and roof sheeting in Pale Eucalypt, Woodland Grey and Classic Cream. | Yes. |
| **D4.2.4 External Storage**  Council does not encourage external storage. Where such storage is proposed, Council requires applicants to have regard to the following provisions:  (a) Where any materials or products are to be stored outside buildings, detail must be provided with the development application.  (b) External storage areas are to be effectively screened and must not be visible from any public areas.  (c) In the case of development applications which do not include buildings, screen walls and/ or landscaping or other approved screen devices are to be erected in order to effectively prevent the use of the land being viewed from a public road, nearby public reserve, or dwelling.  (d) Screening devices are to be designed to harmonise with any existing or proposed landscaping. Landscaping should be used to break up large expanses of screen walls.  (e) In the case of development applications for the repair and/or wrecking of motor vehicles, the operation of junk yards, or recycling of metal and other waste materials, Council may impose special conditions on outdoor storage. In such cases, early consultation with Council (before the development application is lodged) is advisable.  (f) Screen walls are to incorporate finishes which match or are compatible with external finishes of the industrial building elsewhere on site.  (g) Any materials to be stored that can impact water quality must be covered or runoff water must be treated. | Due to the nature of the proposal and existing operations on the site as a depot, there are some elements of external storage. This predominantly relates to bins storage for Council’s waste services and landscaping materials such as gravel and soils.  It is noted that a number of existing external storage components of the site are proposed to be consolidated, moved or removed from the site. All external storage areas are located to the rear of the site and / or are appropriately screened by other structures and are not visible from Millwood Avenue.  The storage of landscaping supplies has been reviewed in relation to water quality by Council’s Development Engineer. The sediment controls and water quality measures are acceptable for the storage of landscape supplies. | Yes. |
| **D4.2.5 Fencing**  **1.** Front fencing shall be designed to complement the development and form an important security role taking into account safer by design principles.  **2.** The maximum height of fencing is 2.1 metres.  **3.** The location of the front fencing will be dependent upon the type of fencing.  **4.** Decorative metal or a combination of decorative metal and masonry shall be setback a minimum of 1 metre from the property boundary.  **5.** A combination decorative metal and masonry fence with a landscape screening buffer planted in front must comply with the following;  (a) the ratio of the masonry component to decorative metal component must fall within the range of between 1 part masonry to 6.5 – 7 parts metal panels.  (b) the metal panels must not exceed 3 metres in length nor be less than 1.8 metres in length.  (c) any masonry plinth established along the bottom of the fence must be not more than 600 mm high.  (d) green or black plastic coated chain wire fencing may be erected behind the designated landscape area.  (e) galvanised chain wire, untreated metal, colourbond, wooden or barbed wire fencing will not be permitted as fencing in front of the building line or where visible from a public place.  **6.** All fencing proposed shall not restrict the function of existing and proposed overland flow paths.  **7.** All gates within the area covered by this DCP must be located behind the designated landscape area and must not swing towards the roadway. | The fencing of the site is generally existing and proposed to be retained and/or repaired where necessary. New front fencing is open in style, 1.8m in height and consistent with safer by design principals.  The front fencing is offset from the front boundary by 1m with a grassed setback and new tree plantings. | Yes. |
| **D4.2.6 Environmental Management Plans**  For an existing use, a development application for the use of premises will require the preparation of environmental management plans to accompany the development application which details the environmental impact of the use and the method to control and mitigate those impacts. Such plans will need to detail the use, storage and disposal of materials, liquids and chemicals on the site. | The application is accompanied by an Environmental Management Plan, Pollution Incident Response Management Plan, Emergency Plan and Stormwater Management Plan that each set out specific requirements and management strategies relating to on-site environmental management and emergency response. | Yes. |
| **D4.2.7 Stormwater**  Industrial development in all areas except Smeaton Grange requires the use of on-site detention systems.  Water quality strategies must be incorporated to manage water generated from the site.  Council encourages the collection of roof stormwater into tanks which would serve as a detention and retention system.  The water in the retention system would be available for use for non-potable uses such as the watering of landscaped areas and use in toilet. | An on-site detention (bio-retention) system is proposed.  MUSIC modelling has been performed to identify an appropriate stormwater quality treatment train. The modelling has shown that the water quality objectives can be achieved, including the desired water quality objectives of 85% TSS, 65% TP and 45% TN reduction.  Roof water is collected into the detention system. | Yes. |
| **D4.2.8 Liquid & Solid Waste**  No liquids (including water) discharged from the site shall contain pollutants above acceptable levels. Acceptable levels for given parameters for individual proposals will be determined at the time of development assessment, in conjunction with the Department of Environment, Climate Change and Water (DECCW).  A license to discharge may be required from the DECCW. It is the applicant’s responsibility to liaise with the DECCWto determine whether this is required and to provide Council with a copy of:  (a) correspondence received from the DECCW; and if required,  (b) a copy of any license issued by the DECCW.  Certain liquids (in addition to sewerage) may be discharged into the sewer provided a Trade Waste agreement is entered into with Sydney Water. Applicants shall consult with Sydney Water regarding the need for a trade waste discharger’s license, and a copy of any such license shall be provided to Council.  Developments associated with the repair, servicing or maintenance of motor vehicles shall provide a separate vehicular wash down bays. Details of such bays shall be provided with the development application and shall be subject to Sydney Water requirements.  Waste storage facilities must be properly sited and constructed to avoid negative impacts to the soil and water resources in the area.  Incinerators are not permitted for waste disposal. Liquid waste storage shall be covered and appropriately bunded. | A separate vehicle wash down bay is provided on-site. The bay is to be relocated from its current position but will be reinstalled to Sydney Water requirements.  Waste storage facilities are properly sited and constructed to avoid negative impacts to the soil and water resources in the area.  Incinerators are not proposed for waste disposal. Liquid waste storage is covered and appropriately bunded. | Yes. |
| **D4.2.9 Recycling and Waste Management**  All industrial developments shall consider adopting more environmentally friendly processes into their daily operations such as the recycling of waste and or products produced on site.  Developments, which consume high volumes of water in their operation, shall incorporate recycling initiatives in the operation of the plant to reduce the demand on water. Council may be able to assist with water saving measures.  All Industrial development shall comply with Council’s Waste Management Policy and the provisions of chapter B1.9 of this DCP. | The management strategy for demolition and construction waste adheres to the principles of ‘reduce, reuse, recycle’, rather than disposal to landfill. | Yes. |
| **D4.2.10 Noise and Vibration**  Development shall comply with the acoustic criteria contained within Camden Council’s Environmental Noise Policy.  Any noise generated shall not be offensive in accordance with the provisions of the Protection of the Environment Operations Act 1997.  Where it is considered that a development may have an adverse noise impact on nearby residential areas or adjoining properties, an acoustic assessment undertaken by a qualified acoustic consultant shall be submitted to Council with the development application. The assessment must be in accordance with Council’s Environmental Noise Policy.  Where it is considered that a development may have an adverse vibration impact on nearby residential areas or adjoining properties, an assessment of vibration by a qualified consultant shall be undertaken and submitted to Council with the development application. The assessment must be in accordance with DECCW’s Assessing Vibration: A Technical Guideline.  The industry shall operate in a manner to avoid unreasonable noise and interference to adjoining industrial occupations. Special precautions must also be taken to avoid nuisance to neighbouring residential areas and other sensitive land uses, particularly from warning sirens, public address systems, heavy duty compressors and the like. | A Noise Impact Assessment has been submitted with the application and concludes that the ongoing operation of the Depot will meet the requirements of Council’s Environmental Noise Policy.  No noise generated at the Depot will constitute an offensive noise under the POEO Act.  The continuing operation of the Depot will not have an unreasonable impact on adjoining residential premises. | Yes. |
| **D4.2.11 Air Quality**  The emission of air impurities is to be strictly controlled in accordance with the Clean Air (Plant & Equipment) Regulation and must not exceed the prescribed standard concentration and emission rates.  Where there are no standards prescribed by the Regulation, any activity, or the operation of any plant, must be carried out by such means necessary to prevent or minimise air pollution.  Applications for new development must include full plans and specifications of any required air pollution control equipment. The application must demonstrate that the development meets the requirements of the Regulations or other relevant standards. Council may also require monitoring of an activity to verify that the emission of air impurities complies with the relevant requirements.  In accordance with the Protection of the Environment Operations Act and Regulations, some developments may require a license with respect to air emissions from the DECCW. | The activities that occur on the site will generally have minimal impacts on air quality. Any stockpiled landscaping materials are proposed to be covered or otherwise watered down during use to ensure that the air quality is maintained to an appropriate standard. | Yes. |
| **D4.2.12 Hazardous Goods and Materials**  Where a development involves the storage and/or use of dangerous goods, full details of the quantities and types of goods and chemicals are to be submitted with the development application, together with the storage locations, mediums and the use intended for the goods and chemicals. | An Environmental Management Plan has been submitted as part of the proposal. The plan identifies the type and quantity of hazardous materials. It is noted that the areas on the site that store these materials are bunded.  Other areas used for vehicle repair or washing discharge to a wastewater treatment unit before being discharged to sewer. | Yes. |
| **D4.3.1 Landscaping**  Appropriate and sufficient landscaping is essential for all Industrial/commercial developments, as it provides shade and amenity, as well as having many other environmental, financial and social benefits.  Areas for landscaping are to be clearly identified on development application plans. As a condition of development consent, applicants will be required to submit detailed plans of the proposed landscaping. The detailed landscaping plans are to be prepared by a qualified landscape architect, or a suitably qualified landscape designer for approval prior to the issue of the Construction Certificate. | A Landscape Plan was submitted with the proposal, which proposes a number of trees around the perimeter of the site. More dense plantings are proposed to be established along the south western boundaries to create a buffer for the adjoining residential lots. | Yes. |
| **D4.3.2 Lighting**  The design of outdoor lighting poles and fixtures must be such as to minimise visual impact during daylight.  Bollard lights and wall mounted lights may be used at entrances to buildings and in setbacks along street frontages.  Choice of material for poles should be related to other building materials, and may include cell cured pine, pre-cast concrete or hollow aluminum.  The design of internal lighting and spotlighting is to be such as will ensure no adverse impact on approaching vehicles in terms of glare, blinding effects or driver confusion.  All lighting must comply with AS 1158 - Lighting for Roads and Public Spaces and AS 4282 - Control of the obtrusive effects of outdoor lighting. Lighting in public space must have timer switches installed for managing time of operation and power consumption. | No lighting poles or bollards are proposed as part of the development. External lighting will be limited to the walls of the buildings and the lighting that is existing on the site.  An appropriate condition of consent is recommended for compliance with this control. | Yes. |
| **D4.4 Parking and Access**  The car parking requirements are to comply with the controls as set out in Chapter B5 of the DCP. The requirement for compliance with Council’s Engineering Specification and Australian Standards is not required in this section. The references are already provided in the revised Chapter B5.  All parking shall be provided off-street and shall be appropriately line marked. A sign indicating customer parking shall be displayed at the entrance to the development. The number of parking spaces shall be in accordance with the car parking requirements referred to in Chapter B5 of this DCP.  Note: Designated car parking areas are not to be used for storing vehicles under repair, or for any other storage function.  A maximum of one access driveway is permitted per lot frontage where the frontage is less than 60m.  Multiple access driveways servicing a single lot are limited to a maximum of two (2) driveways per lot frontage which must have a minimum separation distance of 30m, measured from the inside edge of each driveway crossover.  All loading and unloading shall take place within the loading docks for eachbuilding. Where practical, loading facilities or vehicular entries to buildings shall not be provided on any street elevation. Where such facilities can only be provided to street frontages, they shall be screened by suitable landscaping.  Car parking on individual sites shall be located to integrate with proposed landscaping.  Access driveways shall be constructed as a kerb return not as a splay and shall otherwise be designed generally in accordance with Australian Standard 2890.2.  Table D19 requires the minimum size of service vehicle that must be provided for industrial/warehousing developments. For GFA >300 m2 the minimum service vehicle size is a HRV.  Consideration should also be given to providing parking, access and manoeuvring for B-double size service vehicles. Council encourages provision for these types of service vehicles, particularly on larger development sites. | Off-street car parking arrangements for the development are detailed in the assessment report.  An appropriate condition of consent is recommended to ensure that all car parking space comply with Australian Standards and the DCP controls.  The plans demonstrate maneuverability of heavy rigid vehicles with independent areas for smaller and personal vehicles. This arrangement ensures that there are minimal conflicts between plant/service vehicles and private vehicles with all servicing and deliveries able to be conducted onsite.  The combined frontage is greater than 60m and contains two entry driveways, separating visitors and staff from heavy vehicle and plant entry. | Yes. |