| **Control** | **Assessment** | **Compliance?** |
| --- | --- | --- |
| **2. General Land Use Controls** |  |  |
| **2.1 Earthworks**General1. Subdivision and building work should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill (e.g. for steep land houses will need to be of a ‘split level’ design or an appropriate alternative and economical solution).
2. Subdivision and building work must be designed to ensure minimal cut and fill is required for its construction phase.

Retaining Walls and Engineering works During Subdivision1. All retaining walls are to be of masonry construction (or the like).
2. All retaining walls proposed are to be identified in the development application.
3. The maximum height of a single retaining wall is 1 metre. A variation to the maximum height may be considered if in Council’s opinion, supporting information adequately demonstrates that the development will not have adverse impacts on adjoining properties and overall local amenity.
4. Where terraced retaining walls are proposed the minimum distance between each step is 1 metre.
5. Retaining walls may be built on the boundary provided that a section 88B instrument is created on the affected lots to support the walls. Retaining walls are to be designed and constructed to allow for installation of boundary fencing without impact on the structural soundness of the retaining wall and its footings.
6. Where retaining walls are not on the boundary the retaining wall and associated infrastructure are to be wholly contained within the allotment.
7. Retaining walls that front a public place are to be finished with anti-graffiti coating.

Steep/Unstable Land1. Development on land having a natural gradient of 1:6.7 (15%) or greater must not be approved unless a geotechnical study, including guidelines for structural and engineering works on the land, has been considered by Council.

Use of Virgin Excavated Natural Material (VENM)1. All land forming operations should involve the use of clean fill (also known as Virgin Excavated Natural Material or ‘VENM’). The VENM must also meet the same salinity characteristics of the receiving land. Council may consider alternatives to VENM on merit.
 | Earthworks are minimal and limited to excavation for the OSD tank located within the landscaped setback to Oxley Street and the construction of a pedestrian access ramp on the southern side of the building to / from the car park. The excavation is not likely to expose saline soils. | Yes. |
| **2.2 Salinity Management**1. Groundwater recharge is to be minimised by:
	1. directing runoff from paved areas (roads, car parks, domestic paving etc) into lined stormwater drains rather than along grassed channels.
	2. lining of ponds and water sensitive urban design water bodies to avoid groundwater recharge.
	3. encouraging on site detention of roof runoff and use of low water demanding plants.
	4. encouraging tree planting, especially adjacent to watercourses.
2. For road works within areas identified as a salinity hazard:
	1. disturbance of subsoil should be minimised.
	2. engineering designs incorporating considerations of salinity impacts are required.
	3. subsoil drainage is to be installed along both sides of all roads.
	4. roads should run along or perpendicular to the contours as much as possible.
	5. alternative footpath treatments will be considered if the proposal will reduce the need for watering.
3. All development, where saline and sodic soils are identified, must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. Soil and Water Management Plans, prepared in accordance with *Managing Urban Stormwater – Soils and Construction* are to be submitted with each subdivision DA.
4. All sediment and erosion controls are to be installed prior to the commencement of any works and maintained throughout the course of construction until disturbed areas have been revegetated/ established. Certification is required to be submitted to Council prior to commencement of construction.
5. Salinity assessment of soil and ground water must be undertaken and submitted to Council with the development application for subdivision. Investigations and sampling for salinity should be conducted in accordance with the requirements of the Heritage (Department of Premier and Cabinet) booklet [*Site Investigations for Urban Salinity*](https://www.environment.nsw.gov.au/research-and-publications/publications-search/site-investigations-for-urban-salinity)*.*

Note: A salinity assessment may be requested for development applications on land that does not have a salinity management plan restriction on title.1. Where salinity is identified on the site and a salinity report is prepared the report must also contain a Salinity Management Plan having regard to the following issues and construction requirements from Australian Standards:
	1. What impact will the development have on existing salinity levels in the soil and ground water,
	2. What impact will salinity have on the type of construction proposed which may include the method of construction, water treatment devices, etc,
	3. AS 2159: Piling Design and Installation,
	4. AS 3600 Supp1: Concrete structures,
	5. AS 3700: Masonry Structures,
	6. AS 2870: Residential Slabs and Footings,
	7. any other relevant standard or provision referred to for salinity under the BCA, and
	8. Council’s Engineering Design Specifications.

In the absence of a salinity management plan, all works proposed on the land must be designed to achieve the requirements of Council’s current Engineering Design Specification.1. Where a development site is considered a salinity hazard:
	1. Cut and fill must be minimised.
	2. Subsoil drainage should be installed along both sides of roads.
	3. Upgrade from Council’s standard stormwater requirements to suit the saline environment.
	4. Building works are to be in accordance with Councils current Engineering Design Specification, or in accordance with a salinity assessment which demonstrates an acceptable solution to manage salinity impact on building works.
	5. Reference should also be made to the WSROC Salinity Code of Practice (as amended).
2. For service installation within areas identified as a salinity hazard, the following must occur:
	1. Ensure that no leakage occurs from water, sewer and stormwater pipes.
	2. Services should be joint trenched where possible.
	3. Where services cross roads, conduit at least should be laid at the time of the road construction.
	4. Transverse service connections (across roads) must be laid in conduits placed at the time of road construction if the service is not laid out at that time.
	5. Water supply pipes must be copper or a non metal acceptable to Sydney Water.
	6. Sewer pipes must be unplasticised Poly Vinyl Chloride (PVC) or other material acceptable to Sydney Water.
	7. The use of recycled waste water for the watering of domestic gardens should be minimised and in some cases will not be permitted.
3. For public / private infrastructure, including but not limited to parks, roads, stormwater systems and utility installations, in the absence of a salinity report, all works proposed must be designed to achieve the requirements of Council’s current Engineering Design Specification.
 | Earthworks are minimal and limited to excavation for the OSD tank located within the landscaped setback to Oxley Street and the construction of a pedestrian access ramp on the southern side of the building to / from the car park. The excavation is not likely to expose saline soils. | Yes. |
| **2.3 Water Management**1. All development must demonstrate compliance with the relevant provisions of Council’s Engineering Specifications including requirements for detention, drainage and water sensitive urban design.
 | Stormwater plans were submitted with the application and referred to Council’s Development Engineer who raised no objection and recommended suitable conditions that have been included in the draft recommended conditions. | Yes. |
| **2.4 Trees and Vegetation**1. A person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy a tree or vegetation without approval from Council authorising such works.This control extends to a public authority except in relation to the pruning of a tree growing on, overhanging or encroaching onto land owned by Council or which is under its care, control and management.If the Council receives an application to remove a tree, it must notify adjoining land owners in accordance with Part 1 of this DCP if, in Council’s opinion, it may significantly impact on local amenity.
2. This DCP does not apply to or in respect of:
	1. routine pruning of trees or shrubs that form a continuous hedge;
	2. a tree that is confirmed dead by a qualified arborist, provided that the tree does not contain hollows or habitat resources;
	3. a tree that harbours fruit fly;
	4. Any tree identified as a noxious weed (or similar) and includes the following trees:
		1. Privet (*Ligustrum sp.*);
		2. African Olive (*Olea africana*);
		3. Honey Locust (*Gleditsia triacanthos*);
		4. Cocos Palm (*Syagrus rhomanzofianum*);
		5. Chínese Celtis *(Celtis sinensis)*
	5. the destruction or removal of a tree, within 0.5 metre of the boundary between land owned or occupied by different persons, for the purpose of enabling a survey to be carried out along that boundary by a registered surveyor; and
	6. Minor pruning of branches no greater than 50mm diameter provided that:
		1. pruning is undertaken in a way that does not impact on plant health; and
		2. if the tree is located on a neighbouring property, the permission of the owner has been sought prior to pruning work.
3. Council must not grant an approval unless it has taken into consideration:
	1. the aesthetic, botanical, ecological, cultural and heritage importance of the tree/s or vegetation (refer to the Heritage Provisions within this DCP for more information).
	2. whether the tree presents or is likely to present a health or safety hazard to persons.
	3. where action is required to restrain or prevent damage to property.
	4. the extent to which the tree prevents solar access.
	5. whether the tree obstructs is likely to obstruct accessways, footpaths, roads, utility services, drainage lines or the like or would otherwise cause a nuisance to, or endanger the movement of, persons or their vehicles.
	6. the impact of the action or work on the appearance, health or stability of the tree and the general amenity of the surrounding area.
	7. in the case of an application for approval to remove a tree:
		1. whether the pruning of the tree would be a more practical and desirable alternative.
		2. whether a replacement tree or trees and of a certain type should be planted.
	8. Suitability of the site, matters could include slope, waterfront land, soil instability etc.
	9. to previous approvals that may contribute to cumulative impact
4. If an approval is granted for the removal of a tree or vegetation, up to four (4) replacement trees are required to be planted for every tree removed. This control does not apply to a tree or other vegetation, where Council is satisfied, is dying or dead, is not required as the habitat of native fauna and/or is a risk to human life or property.
5. Approval cannot be issued under this DCP for the removal of a tree or other vegetation:
	1. that is, or forms part of a heritage item or that is within a heritage conservation area, or
	2. that is, or forms part of an Aboriginal object or that is within an Aboriginal place of heritage significance, unless the Council is satisfied that the proposed activity:
	3. is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area, and
	4. would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.
 | The application proposes the removal of six (6) trees. The application and accompanying reports including an Arborist Report were referred to Council’s Urban Tree and Landscaping Officer who raised no objection and recommended suitable conditions that have been included in the draft recommended conditions. | Yes. |
| **2.5 Environmentally Sensitive Land** | The land is not Environmentally Sensitive Land. | Yes. |
| **2.6 Riparian Corridors** | The land is not affected by any Riparian Corridors. | Yes. |
| **2.7 Bush Fire Risk Management** | The land is not Bush Fire Prone Land. | Yes. |
| **2.8 Flood Hazard Management**1. Development on flood prone land must comply with Council’s [*Engineering Design Specifications*](https://www.camden.nsw.gov.au/development/preparing-a-da/development-guidelines-and-policies/) and [*Flood Risk Management Policy*](https://www.camden.nsw.gov.au/assets/pdfs/Environment/Flood-Information/General/Flood-Risk-Management-Policy-2006-Superseded-Maps.pdf)*.*
 | The application was referred to Council’s Stormwater and Floodplain Engineering who raised no objection and recommended suitable conditions that have been included in the draft recommended conditions. | Yes. |
| **2.9 Contaminated and Potentially Contaminated Land Management**1. An assessment is to be made by the applicant under[*State Environmental Planning Policy (Resilience and Hazards) 2021*](https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0730) (or equivalent) as to whether the subject land is contaminated prior to the submission of a development application.
2. If contamination is present on the land, Council must consider whether the proposed land use is suitable or, if not suitable, can the land be made suitable following remediation pursuant to [*State Environmental Planning Policy (Resilience and Hazards) 2021*](https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0730). Where land is proposed to be remediated, appropriate documentation is to be presented to Council supporting the works to be undertaken to achieve suitability.
3. Where development is proposed on a site where the Council suspects that contamination may be present or for applications proposing a change of use to a more sensitive land use (e.g. residential, education, public recreation facility etc), a Site Contamination Investigation must be submitted with the DA. Depending on the outcome of the investigation, more detailed Environmental Site Investigations may also be required.
4. All contamination investigations (Stage 1 or 2), remediation (Stage 3) and validation work (Stage 4) must be undertaken by a suitably qualified consultant and in accordance with the protocols of Council’s Policy – Management of Contaminated Lands and the NSW EPA Contaminated Sites Guideline Booklets or NEPM (2013 Amended), where relevant.
5. Development applications for land subdivision and sensitive land uses must be accompanied by a contamination investigation report as required by Council’s Policy - [*Management of Contaminated Lands*](https://www.camden.nsw.gov.au/assets/pdfs/Council/Policies/Management-of-Contaminated-Lands-P2.0054.3.pdf).
	* If a preliminary (Stage 1) contamination investigation identifies contamination, then a detailed (Stage 2) investigation will also be required. Where the detailed investigation triggers a requirement for remediation then a Remediation Action Plan (Stage 3) must also be submitted with the development application. All required remediation works will require development consent before works can commence.
 | The application and accompanying reports including Geotechnical Investigation Report were referred to Council’s Specialist Support Environmental Health Officer who raised no objection and recommended suitable conditions that have been included in the draft recommended conditions. | Yes. |
| **2.10 Development near Camden Airport** | The land is not near Camden Airport. | Yes. |
| **2.11 Development affected by the Western Sydney Airport** | The land is not affected by the Western Sydney Airport. | Yes. |
| **2.12 Acoustic Amenity**ACOUSTIC AMENITY (GENERAL)1. Acoustic reports (where required), must be prepared by a suitably qualified consultant. As a minimum an acoustic report must: identify receivers; determine background noise levels (where required); establish noise criteria; provide predicted noise levels (including relevant assumptions); assess potential impacts; and consider reasonable and feasible mitigation measures.Council may consider a preliminary assessment from a suitably qualified acoustic consultant, justifying why an acoustic report is not required.
2. Bedrooms, main living areas and principal private open spaces must be located away from noise sources (Refer to Figure 2-1).
3. Noise attenuation measures must not adversely impact upon passive surveillance, active street frontages and energy efficiency.
4. Residential plant and equipment must not generate a noise level greater than 5dBA above background noise level as measured at the boundary of a noise sensitive property during the hours of 7.00am to 10.00pm. Noise from plant and equipment must not be audible in habitable rooms of adjoining noise sensitive properties during the hours of 10.00pm to 7.00am.
5. Physical noise barriers such as noise walls or solid fencing (other than earth mounds) are not generally supported along sub-arterial, transit boulevards or collector roads. Measures to attenuate noise through subdivision layout, building setbacks, building orientation, building design and materials selection should be implemented to achieve compliant noise levels.
6. The use of physical noise barriers (i.e. noise walls or solid fencing) may be supported on arterial roads where it can be demonstrated that the following mitigation measures, in the listed order, are not able to adequately attenuate the noise source:
	1. Locating less sensitive land uses between the noise source and the sensitive receivers;
	2. Using the built form to act as noise barriers;
	3. Optimising the subdivision layout to maximise shielding of principle private open space;
	4. Incorporating noise mitigating building façade treatments and locating bedrooms, main living areas and principle private open space areas away from the noise source;
7. Where noise barriers are required, they must be of a neutral recessive colour and design which blends in with the natural environment. In addition, barriers are to be screened from the road by a landscape strip of at least 1m.

ROAD AND RAIL NOISE1. Development applications for residential development and other noise sensitive uses such as places of public worship, hospitals, child care centres and educational establishments must be accompanied by an acoustic report where the development is:
	1. adjacent to existing (or proposed) railway line, arterial, sub-arterial roads, transit boulevards; or
	2. adjacent to a collector road that is within a 100m radius of the centre of the intersection the above roads (Refer to Figure 2-2).

NEW AND UPGRADED ROADS / RAILWAY LINES AND TRAFFIC GENERATING DEVELOPMENT NEAR RESIDENTIAL AND OTHER SENSITIVE LAND USES1. Where new and upgraded roads or traffic generating developments are proposed near residential and other noise sensitive land uses, acoustic assessments are to be undertaken in accordance with the [NSW EPA Road Noise Policy.](https://www.epa.nsw.gov.au/~/media/EPA/Corporate%20Site/resources/noise/2011236nswroadnoisepolicy.ashx)
2. Where new and upgraded railway lines are proposed near residential and other noise sensitive land uses, acoustic assessments are to be undertaken in accordance with the [NSW EPA Rail Infrastructure Noise Guideline (2013).](https://www.epa.nsw.gov.au/publications/noise/20130018eparing)

AIRCRAFT NOISE1. Any noise sensitive development, including but not limited to residential developments and schools, within the ANEF 20 contour (or higher) are considered to be potentially affected by aircraft noise and will require an acoustic assessment to be undertaken to demonstrate compliance with [Australian Standard 2021 – 2015 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.](https://www.standards.org.au/standards-catalogue/sa-snz/transportandlogistic/ev-011/as--2021-colon-2015)

NOISE FROM INDUSTRIAL DEVELOPMENT OR COMMERCIAL DEVELOPMENT (INCLUDING COMMUNITY FACILITIES AND RELIGIOUS DEVELOPMENTS)1. An acoustic assessment will be required for industrial and commercial development where the development:
	1. Has the potential to impact on residences or noise sensitive receivers (defined as a LAeq, 15min level of more than background or more than the recommended amenity criteria within the NSW Environmental Protection Authority's Noise Policy for Industry (NPfI) minus 10 dB); or
	2. Is located within a 100m radius from, or has a direct line of site of a distance of 150m to, residences or noise sensitive receivers; or
	3. Proposes to operate anytime between 10pm and 6am.
2. Noise emissions from industrial development must be assessed in accordance with the NSW EPA Noise Policy for Industry (NPfI).
3. Noise emissions from commercial development must be assessed in accordance with the Noise Guide for Local Government and must be consistent with the methodology within the NSW EPA NPfI.
4. Noise from the construction of industrial and commercial developments must be assessed and managed in accordance with the NSW Environmental Protection Authority’s [Interim Construction Noise Guideline 2009.](https://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/interim-construction-noise-guideline)

NOISE ATTENUATION OF PUBLIC OPEN SPACE1. Public open space areas are to be designed to sensitively locate passive recreation areas away from noise sources without compromising the overall functionality of the area.
2. Physical noise barriers (other than earth mounds) for public open space areas will not be supported.
 | Having regard to the scope of work proposed in the subject application and the local context including surrounding non-residential or sensitive land uses, the proposed development poses no potential for acoustic amenity impacts. | Yes. |
| **2.13 Air Quality and Odour** | The development is not likely to result in the emission of atmospheric pollutants or be impacted upon by atmospheric pollutants and/or odours from existing land uses. | Yes. |
| **2.14 Waste Management**1. A Waste Management Plan (WMP) must be submitted for all new development, including demolitions, construction and the ongoing (or change of) use. A WMP outlines the waste that will be generated and how the development proposes to manage the waste.

Additional controls below provide guidance for specific development types.Commercial DevelopmentsControls1. The WMP must show:
	1. The location of the designated waste and recycling storage room(s) or areas, sized to meet the waste and recycling needs of all tenants (refer to Council’s Waste Management Guideline);
	2. The location of temporary waste and recycling storage areas within each tenancy. These are to be of sufficient size to store a minimum of one day’s worth of waste;
	3. An identified collection point for the collection and emptying of waste bins;
	4. The path of travel for moving bins from the storage area to the identified collection point. There must be step-free access between the point at which bins are collected/emptied and the waste/recycling storage room(s) or area(s); and
	5. The on-site path of travel for collection vehicles (if collection is to occur on-site).
 | The application and accompanying reports including the Waste Management Plan were referred to Council’s Waste Strategy Officer who raised no objection and recommended suitable conditions that have been included in the draft recommended conditions. | Yes. |
| **2.15 Development adjoining Upper Canal System** | The development does not adjoin the Upper Canal System. | Yes. |
| **2.16 Environmental Heritage****2.16.1 Aboriginal Culture and Heritage**1. Development applications must identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that are to be retained and protected (and identify the management protocols for these).
 | The application was accompanied by a Heritage Impact Statement prepared by John Oultram Heritage & Design which has been independently peer reviewed by City Plan who raised no objection and recommended suitable conditions that have been included in the draft recommended conditions. | Yes. |
| **2.16.3 General Heritage Provisions**Design1. New buildings must be of a simple, contemporary design that avoids “heritage style” replication of architectural or decorative detail.
2. New work must be easily identified as such and is required to be sympathetic to the heritage place.
3. When alterations or additions are proposed, the removal of any existing unsympathetic elements is encouraged.
4. Where significance permits modification, alterations to the original room layout of a heritage item is permissible provided the original details such as joinery, plasterwork and wall nibs and can still be interpreted.
5. New development must be designed to interpret and complement the general form, bulk, scale, height, architectural detail and other significant elements of the surrounding heritage place.
6. Where an addition is not visible from a street or public place, greater flexibility in design may be considered.
7. The significant internal and external fabric and building elements of the principal building are to be retained and conserved.

Siting1. Alterations and additions to a heritage item or within a conservation area will be sited and designed to retain the intactness and consistency of the streetscape and the significance of the conservation area;
2. Additions to buildings in the conservation area are to be predominantly to the rear of the existing building. Additions should not visually dominate the existing building.
3. Additions to the side of existing buildings will be considered where it is substantially set back from the front building alignment and the style and character of the building or conservation area will not be compromised.
4. Where there is a uniform building front setback, new development must recognise this.
5. The existing informal and irregular pattern of rear property building alignments is to be retained.

Roofs And Roofscape1. The existing pattern, pitch, materials and details of original roof forms within the Heritage Conservation Area must be retained.
2. Secondary roof forms should be subservient in form, scale and location to the main roof.
3. Missing roof elements must be reinstated when unsympathetic roofs are replaced.

Verandas And Balconies1. Original verandas and balconies are not to be removed, altered or enclosed.
2. Verandas and balconies may be reinstated on street front elevations where historical evidence supports their previous existence. In such circumstances, the detail and design should be representative of the original.
3. Verandas and balconies on new buildings should generally be of a contemporary design and materials that respond to the character, scale and from setting of the heritage place.

Height1. Additional floor space may be permitted within attic roof space where no significant external changes are made to the existing wall heights and roof forms.
2. Dormers with traditional proportions and sympathetic detailing that complements the style and details of the roof may be considered.
3. Loft type structures in the conservation area may be appropriate only where the bulk, size and scale does not overwhelm the existing or surrounding buildings and can be included in the roof space of a pitch that reflects surrounding existing development.

Materials and Finishes1. Surviving original materials, finishes, textures and details must be retained and conserved where appropriate.
2. Materials, finishes, and textures must be sympathetic to the historic context of the original significant buildings within the streetscape.
3. Contemporary materials are permitted where their proportions, detailing and quantities are compatible with the character of the area. Large expanses of glass and reflective wall and roof cladding are not appropriate.
4. The significant original internal elements of a building, such as distinctive joinery, fireplaces, decorative plasterwork are generally to be retained and conserved in heritage places.
5. Reconstruction or restoration of missing significant elements is encouraged and should be based on documentary evidence when available.

Colours1. Colour schemes on heritage items must be appropriate and sympathetic to the building type period and architectural style.
2. New buildings need not employ traditional colour schemes, but should use colours sympathetic to surrounding development and contribute to the cohesiveness of the Heritage Place. A material and colour palette sheet must be provided to Council for assessment.
3. Original significant masonry that is unpainted or unfinished must not be rendered, bagged, painted or otherwise refinished in a manner inappropriate to the architectural style of the building.

Fences And Gates1. Existing fences that have been identified as being significant or that contribute to the overall setting or character of a heritage place are to be retained, rather than replaced.
2. New fences should be sympathetic to the original fencing in terms of design, materials, colour and height. If the original fence type is not known, it should be representative of the architectural period of the heritage building. Old photographs or inspection of remaining fabric can often reveal the original fence type.
3. Removal of unsympathetic fences and reinstatement with fencing appropriate to the architectural era is encouraged.
4. Traditional fence heights and styles that do not obscure heritage items or visually dominate Heritage Conservation Areas are to be used.
5. On sloping sites fences and walls should be stepped down the slope.

Landscaping1. Front gardens should predominately be landscaped in a style appropriate to the building type and to embellish the street front elevation.
2. Landscaping in a heritage place should, retain the original design elements, paths, significant trees and established gardens.

Garages, Carports and Outbuildings1. Garages, carports and outbuildings must be simple, ancillary structures, that are designed and sited so that they do not dominate the principal building and not detract from the Heritage Conservation Area.
2. Parking structures are not to be located in the front setback area, unless documentary evidence of their location in the front setback exists.

Vehicle Access1. Vehicle access must not impact adversely upon the architectural character and significance of buildings or the streetscape.
2. Driveways should be constructed of gravel, crushed sandstone, bricks or plain concrete or be designed as separated wheel strips. Stencilled concrete is generally not appropriate.
3. Hard stand areas should be kept to a minimum.

Signage1. Refer to Part 2.15 of this DCP for signs on Heritage Items or in Heritage Conservation Areas.

Associated Structures1. Where shutters and grills are considered necessary for property protection, they must be designed to suit the character of the building, be set back from the face of the surrounding wall, be of an open nature and have minimal impact on the existing building fabric.
2. Appropriate external lighting may be used to highlight the architectural features of significant buildings.
3. Skylights, air conditioning units, antennas, solar panels, satellite dishes etc. must not be visible from the street.

Demolition1. The demolition of a heritage place is contrary to the intent of heritage listing. It will only be considered as a last resort, where a Heritage Impact Statement is submitted covering the following:
	1. Documentation that all alternatives for retention have been investigated and ruled out.
	2. It can be satisfactorily demonstrated that the building does not satisfy the criteria for listing established by the NSW Heritage Branch.
	3. It has been sufficiently documented and justified that the structure is considered incapable of repair.
2. Where consent is issued for demolition, or part demolition, of a heritage place a comprehensive diagrammatic and photographic archival record is to be made of the structure to be demolished. This must be submitted to Council’s satisfaction prior to commencement of any demolition works.  A heritage consultant experienced in the preparation of an archival recording is required to undertake the recording.

Minor Works and Maintenance1. CLEP 2010 defines maintenance of heritage places. Routine maintenance, and minor work which is “like for like” or which Council considers will not impact on the heritage significance of the place; may be carried out without consent. Council must be contacted in this regard and approval issued in writing before work is carried out. See [Clause 5.10](https://www.legislation.nsw.gov.au/#/view/EPI/2010/514/part5/cl5.10) of the CLEP 2010.
2. All maintenance must involve use of traditional materials or those that will not have an adverse impact on the heritage significance. Guidelines for the use of traditional material and conservation methods can be found on the Office of Environment website using the following link:<http://www.environment.nsw.gov.au/Heritage/publications/index.htm>
 | Design1. The proposed additions are a contemporary design that is consistent with the existing building.
2. The new work will be easily identified as such and sympathetic to the heritage place.
3. There are no existing unsympathetic elements that require removal.
4. The application does not relate to a heritage item.
5. The development interprets and complements the general elements of the surrounding heritage place.
6. The addition will be visible from the street and is consistent with the design of the existing building.
7. The application does not relate to a heritage item.

Siting1. The proposed alterations and additions do not disrupt the intactness and consistency of the streetscape and the significance of the conservation area.
2. The proposed additions include an addition to the south-western corner that is small in scale and will not visually dominate the existing building.
3. The style and character of the building or conservation area will not be compromised as a consequence of the proposed development which is minor in nature.
4. There is no uniform building front setback in the area.
5. The site does not have a rear property building alignment given it is a corner lot.

Roofs And RoofscapeThe application maintains the pattern, pitch, materials and details of the existing roof.Verandas And BalconiesThe application does not propose any verandas or balconies.Height1. The application does not propose additional floor space within the attic of roof space.
2. The application does not propose dormers.
3. The application does not propose a loft.

Materials and Finishes and ColoursThe application was accompanied by a Heritage Impact Statement prepared by John Oultram Heritage & Design which has been independently peer reviewed by City Plan who raised no objection and recommended suitable conditions that have been included in the draft recommended conditions.Fences And GatesThe application does not propose any fences and gates.Landscaping1. Front gardens should predominately be landscaped in a style appropriate to the building type and to embellish the street front elevation.
2. Landscaping in a heritage place should, retain the original design elements, paths, significant trees and established gardens.

Garages, Carports and OutbuildingsThe application does not propose any garages, carports or outbuildings.Vehicle AccessThe application does not propose any changes to existing vehicle access to the site.Signage1. Refer to Part 2.15.

Associated StructuresThe application does not propose any shutters and grills. Appropriate conditions have been recommended that will ensure external lighting, air conditioning units, antennas, solar panels, satellite dishes and the like will not be visible from the street.Demolition1. The application does not seek consent for demolition of a heritage place.
2. A condition requiring a photographic archival record is included in the recommended conditions.

Minor Works and MaintenanceThe application does not propose maintenance of a heritage place.  | Yes. |
| **2.16.4 Camden Heritage Conservation Area**1. Views associated with the St John’s Church spire must not be compromised.
2. The tree lined “gateway” entrances to the township must be retained and embellished.
3. The rural-urban interface must be sensitively addressed in new development proposals.
4. The strong street grid must be maintained and not compromised by closures and/or permanent malls.
5. Opportunities for enhanced pedestrian linkages must be sensitively promoted
6. Additional development on the fringe of the town should complement and not detract from the viability of the “main street”.
7. Original uses of significant buildings should be encouraged and facilitated. Where this is no longer possible, appropriate adaptive re-use opportunities can be used to facilitate the conservation of these buildings.
8. Existing cottage dominated streetscapes must be retained, new development such as extensions/additions should be compatible with the existing streetscape.
9. A two storey height limit must prevail except for significant architectural features incorporated into the design of buildings in significant locations.
10. Large built forms in cottage dominated precincts must be avoided through the use of various roof forms and pitches, wall openings and recesses, materials, recessive colours and landscaping
11. Development of the flood affected fringes of the town must not compromise the prevailing character.
12. In commercial areas where historical evidence exists, awnings and/or veranda’s must be provided on the front elevation and must complement existing awnings and verandahs on adjacent buildings.
 | The application was accompanied by a Heritage Impact Statement prepared by John Oultram Heritage & Design which has been independently peer reviewed by City Plan who raised no objection and recommended suitable conditions that have been included in the draft recommended conditions. | Yes. |
| **2.16.5 View Street Workers Cottages** | N/A | Yes. |
| **2.16.6 Struggletown Heritage Conservation Area, Narellan** | N/A | Yes. |
| **2.16.7 St Thomas Chapel, Narellan – View Corridors** | N/A | Yes. |
| **2.16.9 Culturally Significant Places** | N/A | Yes. |
| **2.17 Signage****2.17.1 General Requirements for Signage**1. The location, quantity, type, colour, design and size of all signage must not detract from the amenity and character of the land or building to which it relates.
2. All signage must be consistent with the scale of the building or the property on which it is located.
3. All signage must align with an approved or exempt land use being conducted on the land to which the sign is displayed. Signs or banners approved by Council under [*Policy 2.8 Signs and Banners*](https://www.camden.nsw.gov.au/assets/pdfs/Council/Policies/Signs-and-Banners-Policy-Adopted-24-February-2015.pdf) are exempted.
4. All signage must remain within the property boundary except in the case of a sign attached to an awning over the footpath.

Signs and Road Safety1. Signage must not interfere with road and pedestrian safety and must adhere to the following controls:
	1. The location of signs must not obscure views of traffic signs or traffic signals or have the potential to cause confusion with traffic signs or traffic signals.
	2. The location of signs must not interfere with the view of oncoming vehicles, pedestrians or a road hazard or obstruction which should be visible to drivers or other road users.
	3. Signs must not be located at a major intersection, pedestrian crossing or at merging or diverging lanes.
	4. Signs must not consist of flashing, electronic, running or moving signs or signage with an intensity of lighting sufficient to impair driver vision or distract driver attention.
 | The proposed signage does not detract from the amenity and character of the land or building to which it relates. The proposed signage will be discreet and will integrate into the site and building while providing effective communication and wayfinding.The proposed signage is compatible with the scale of the building and will not overwhelm or dominate the building.The signage and use are not exempt.All signage is proposed within the property boundary.Signs and Road SafetyThe proposed signage will not interfere with road and pedestrian safety given the scale and positioning of the signs and that the signage provides building and business identification and wayfinding. | Yes. |
| **2.17.2 Commercial and Mixed Use Zones**1. The total combined signage area on a building elevation must not exceed 20% of that building elevation that is visible from a public place.
2. With the exception of under awning signs, all signs must be located wholly within the property boundaries.
3. All Illumination signage must comply with AS 1158 - Lighting for Roads and Public Spaces and AS 4282 - Control of the Obtrusive Effects of Outdoor Lighting.
4. Window signs must be affixed to the inside of the window. The total combined window signage area must not exceed 20% of the visible window area.
5. A maximum of one pole or pylon sign per street frontage, not exceeding 6m above existing ground level is permitted.
6. In multiple tenancy developments:
	1. Not more than one business identification sign per tenancy must be permitted;
	2. Such signage may only display the business name, unit number, address and/or any associated logos or graphics;
	3. Signage must not exceed 20% of the visible wall area of the primary elevation of the unit or tenancy;
	4. All signage visible from a public place must be of a complementary size, shape and style throughout the development;
	5. Directory board signage for the tenancies must be designed using one pole or pylon sign not exceeding 6m above ground level.
 | The total area of the new entry feature sign comprising the words ‘CAMDEN CIVIC CENTRE’ is 1.15m2 on a total awning fascia area of 18.2m2 which represents 6.3%.The total area of the banners on the Oxley Street western building façade is 21.78m2 on a total façade area of 154.4m2 which represents 14.1%.All signage is proposed to be located wholly within the property boundaries.All Illumination will comply with AS 1158 - Lighting for Roads and Public Spaces and AS 4282 - Control of the Obtrusive Effects of Outdoor Lighting by way of conditions included in the draft recommended conditions.All proposed window signage is proposed to be affixed to the inside of the windows and has areas not exceed 20% of the respective visible window area.No pole or pylon signs are proposed.The site does not contain multiple tenancies. | Yes. |
| **2.17.4 Signage on Heritage Items or in Heritage Conservation Areas**1. Council may require a Heritage Impact Statement to accompany a development application for signage on a heritage item or in a heritage conservation area prior to the granting of development consent.
2. The development application will be required to demonstrate that the proposed signage will complement the historic character of the building or conservation area in terms of colour, material, proportion, positioning and font.
3. The number of signs permitted must not exceed two per elevation that is visible from a public place.
4. New signage should have minimal impact on the character of the heritage item or heritage conservation area.
5. Signage should be appropriately designed and located, to allow the character of the building or conservation area to remain prominent.
6. The design and location of new signage should not dominate or obscure the architectural details of a heritage item. For example, signage should not break the parapet or roofline of a building or buildings, be placed on cast iron balustrades or in front of cast iron verandah frieze work or on top of awnings.

Location Controls1. Signage should be located in areas of the building which have been traditionally used for signage. If such areas do not exist, signage may be considered inappropriate.
2. Opportunities for new signage located on the side of a building are limited and may only be considered where it is surface painted and of a complementary design.
3. Painted signs on windows should be discreet, and not clutter or dominate the shop window.

Design Controls1. The design of new signs should be in harmony with the character of the heritage item and heritage conservation area.
2. The design should incorporate traditional materials, colours, fonts and size, with a high standard of materials, construction and graphics.
3. Materials for new signage should be sympathetic to the character of the heritage item and heritage conservation area, and preferably be of a painted surface finish.
4. Fixings for new signage should be designed to allow for easy installation and removal, causing minimal damage to building fabric.

Lighting Controls1. External surface illumination should be discreet or concealed and is the preferred method for signage illumination.
2. External surface illumination fittings should have minimal impact on the external fabric and be consistent with the character of the building.
3. Internally illuminated signage is restricted to under awning signs only.
4. Neon, flashing, pulsing or moving signage is not permitted.

Other Controls1. Original and early signs should be conserved and not be covered or painted over by new signs.
2. Building name signs on the pediments and parapets of the facades are to be encouraged where appropriate, and historically accurate.
3. Temporary signage such as promotional or ‘special offer’ signage is to complement permanent commercial signage and the character of the heritage item and/or conservation area.
4. Corporate and franchise signage is not appropriate unless it is in harmony with the character of the heritage item or conservation area. Standard corporate signage is usually not considered appropriate in the context of the character of heritage items and heritage conservation areas and may require some modifications to suit the location.
5. Pole signs are preferred over pylon signs. Pole and pylon signs, if appropriate, must not exceed the predominant roof height of the conservation area or heritage item or 6m above ground level, whichever is the lesser.
 | The application was accompanied by a Heritage Impact Statement prepared by John Oultram Heritage & Design which has been independently peer reviewed by City Plan who raised no objection and recommended suitable conditions that have been included in the draft recommended conditions.The proposed signage will complement the historic character of the conservation area in terms of colour, material, proportion, positioning and font and will be discreet and integrated into the site and building while providing effective communication and wayfinding.Given the above, the proposed signage will have minimal impact on the character of the heritage conservation area.Location ControlsThe location of the proposed signage is acceptable and appropriate for the building and heritage conservation context.The proposed banner signage located on the Oxley Street façade of the building is considered appropriate given the size of the façade and that the signage will provide effective communication of cultural and entertainment events held at the Civic Centre.No painted signs are proposed.Design ControlsThe proposed signage is compatible with and sympathetic to the character of the heritage conservation area as detailed elsewhere.Subject to the conditions contained in the draft recommended conditions, the materials, colours, fonts and size are appropriate for the site and heritage conservation area.Lighting ControlsNo external surface illumination, neon, flashing, pulsing or moving signage is proposed.The illumination would not result in any unacceptable glare nor would affect the safety for pedestrians, vehicles or aircraft.There is no residential accommodation in the vicinity of the subject site.The illuminated signage will have dimmer control to adjust light output, switched and controlled from inside the building. Illumination will be controlled by a timer to allow scheduled on/off and with manual override.Other ControlsThere are no original and early signs, building name signs on the pediments and parapets of the façades of the building or site.The application does not propose temporary signage, corporate and franchise signage or pole or pylon signs. | Yes. |
| **2.18 Traffic Management and Off-Street Parking****2.18.1 Access to Classified Roads and Sub Arterial Roads** | The site does not have direct access to any Classified Roads and Sub Arterial Roads. | Yes. |
| **2.18.2 Off Street Car parking rates/requirements**Public Administration Buildings and Community FacilitiesAssessment to be based on merit taking into consideration the proposed uses and equivalent rates for similar uses as prescribed in this DCP.1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces. | No changes are proposed to the existing parking areas or car parking spaces on the site. | Yes. |
| **2.18.3 Car parking design criteria**Parking for Visitors1. Visitor parking spaces should be clearly marked and conveniently located to encourage their use by their intended users. Spaces should be freely accessible, preferably in front of the building.

Coaches and Car/Taxi Set-down1. Taxi, private vehicle and coach drop-off/set-down areas should be provided for larger developments in a convenient off-street location close to pedestrian entrances, with consideration given to the design of the front of the building, safely and interruption to traffic.
2. The use of on-street space for set-down areas may be possible if off-street provision is impractical or detrimental to pedestrian amenity. However, this would be subject to negotiation with Council.

Public Transport1. Access to public transport services from developments should be maximised.

Garbage Vehicles1. Garbage storage and collection areas should be conveniently located and designed so as not to cause unacceptable on-street conflicts. Information should be gained from Council regarding specific garbage collection requirements for the site. Refer to *Council’s Waste Management Guideline.*

Landscaping and AestheticsGeneral Appearance and Design Considerations1. The design of parking areas should take into account the likely visual impact of these areas in the context of the surrounding development and streetscape. Landscaping is the most effective means of “softening” the appearance of large paved surfaces and multiple rows of vehicles, as well as providing shade for users and assisting with surface water run-off.  A landscape plan is required to be prepared by a suitably qualified person and submitted with the development application, showing the proposed layout of each design.

Planting Principles1. The planting of trees and shrubs can improve the appearance of car parks considerably and enhance user amenity through sun control. Species should be selected and located to avoid maintenance problems such as interference with overhead wires, underground conduits, damage to paved areas by root systems, and leaf and branch litter.
2. Trees to avoid for parking areas are those with large surface roots, excessive girth, brittle limbs, fruits which drop and trees which attract large numbers of birds. In most cases landscaping can be integrated into parking layouts without the need for additional area or loss of spaces.
3. Car parks that are highly visible from the public domain must comply with the following requirements:
	* provide a 2.5m wide landscape bay between every 6-8 car parking spaces,
	* provide a minimum 1m landscaping strip at the end of parking aisles, and
	* be landscaped generally in accordance with the Figure 2-12.

Figure 2-12 Design features of car parkFIGURE 2-12 DESIGN FEATURES OF CAR PARK1. A minimum 1 metre landscaping strip is to be providing along the boundary (the 1 metre landscaping strip can be included in any front or secondary landscaping requirement e.g. Smeaton Grange).

Planting Preparation1. Planting areas should be prepared with quality growing media to a minimum depth of 1 metre and have appropriate sub surface drainage. The planted area should be covered with weed free organic mulch to a depth of 100mm.

Landscaping Provision1. Landscaped areas for car parks must be provided in the form of tree planting, garden beds, mounding, shrubberies, lawns and the like.
2. In multi-storey parking facilities, the use of planter boxes on the external face of the parking structure is encouraged. Likewise, exposed retaining walls may be planted with suitable trailing or climbing species.
3. Planting is also encouraged between parking spaces to maximise shaded areas and to further enhance the appearance of the car park. Trees should, where possible, be planted every four car parking spaces. To ensure greater sight distances, tree species should have thin trunks with high canopies and garden beds should include low shrubs.

Basement Car parking1. Where basement car parking extends beyond the building envelope, a minimum soil depth of 1.0m is to be provided, measured from the top of the slab and will not be calculated as part of the deep soil zone.
 | No changes are proposed to the existing parking areas or car parking spaces on the site. | Yes. |
| **2.19 Landscape Design**1. A landscape plan is to be submitted for all development that, in Council’s opinion, will significantly alter the existing and intended landscape character of the land. In general, all development applications other than single dwelling house or minor alterations to an existing building will require the lodgement of a landscape plan.
 | The application is accompanied by a comprehensive Landscape Plan that was referred to and reviewed by Council’s Urban Tree & Landscaping Office who raised no objection and recommended suitable conditions that have been included in the draft recommended conditions. | Yes. |
| **5. Employment Zones Development** |  |  |
| **5.1 Introduction and Employment Zone Hierarchy**1. The proposed development must support the role and desired character of the relevant centre within the centres hierarchy identified in this DCP, and established by the Camden Centres and Employment Lands Strategy and the Camden Local Strategic Planning Statement.
2. The proposed development must complement the existing network of centres and not adversely impact centres identified within the centres hierarchy with regard to their role, function, identity, character, and scale.
 | The proposed development will retain the existing community and public administration land uses that will continue to support the role and desired character of the local centre. | Yes. |
| **5.2 General Controls Applying to all Centres and Commercial Uses**FUNCTION AND USES1. Development within business zones must incorporate a range of local retail, commercial, entertainment, childcare, residential and community uses to serve the needs of the local community.

LAYOUT/DESIGN1. The layout and location of business zone uses must consider potential future noise and amenity conflicts for both the subject development and adjoining/nearby development.
2. Where development fronts the street or any other public place (including car parking areas and pedestrian thoroughfares) the development must be designed so that it addresses the street or public place.
3. New development must not detract from significant existing views and vistas.

BUILT FORM AND APPEARANCE1. Buildings should have a similar mass and scale to create a sense of consistency. Within business zones, generally there will be gradation of massing from a dense inner core to a less dense outer edge to provide an appropriate interface with land uses in the adjoining zones and symmetry to the building.
2. Business development must feature high quality architectural design and a built form that promotes a ‘sense of place’ and contemporary character for all business zones
3. Development in business zones must be compatible with surrounding business development in terms of appearance, type, bulk and scale, design and character.
4. Building wall planes must contain variations and architectural design features in their front facades in order to provide visual interest.
5. Where multiple tenancies are located within the one building, each tenancy must be defined by appropriate architectural design features (e. g. the integration of vertical elements into the façade).
6. Consideration is to be given to the interface where the building and awning abuts an adjoining development to ensure compatibility.
7. Roof forms should be appropriately designed to respond to the built form of other nearby business development. The design of roofs may adopt traditional forms found in the immediate locality, or alternatively they may adopt a more contemporary appearance to a juxtaposition to traditional roof forms. However, it must be clearly demonstrated that the proposed roof form relates appropriately to the existing adjoining development.
8. New development must not cause significant overshadowing or overlooking of public places, relative to the patterns of usage of those places.
9. Where a building addresses a corner:
	1. the entrance should be on or near the corner;
	2. the building should have positive frontage to both streets (i.e. windows and doors that overlook the streets and provide passive surveillance); and
	3. the corner should be emphasised through a built form element such as a landmark feature.
10. Buildings on corner lots may have feature elements that exceed the building height limit prescribed in CLEP 2010 subject to compliance with Clause 5.6 of the CLEP 2010.
11. Where a building addresses a public space, buildings must always address and embellish that public space. Public spaces may include a street, any form of urban open space (e.g. courtyard, plaza, etc), or any form of landscaped open space. This must also help contribute towards place-making.
12. Service infrastructure such as air conditioning and other plant must be screened from public view and must be incorporated into the design of the building.
13. Site facilities such as loading, waste storage, servicing and other infrastructure must be designed to minimise the visual impact on the public domain and impacts on neighbours.
14. Security devices must be integrated with the design of the building and must enable design features to be interpreted outside centre trading hours.

PEDESTRIAN AMENITY1. Business development must be designed to facilitate high levels of pedestrian amenity and permeability, including access and facilities for cyclists.
2. Development is to incorporate appropriate measures for convenient, weather sheltered access for pedestrians, including access to other land.
3. Buildings should be designed to minimise overshadowing of pedestrian thoroughfares and footpaths wherever possible.

PUBLIC DOMAIN1. Development must include a high quality landscape design including a co-ordinated package of street furniture and lighting that enhances the character of the business zone. The design of landscaping and the public domain must be generally in accordance with Council’s Landscape and Streetscape Elements Manual (or equivalent).
2. The building and landscape design is to be complementary to ensure legible, safe, comfortable and easy access for pedestrian from the street frontages, within the business zone and to adjoining land, where appropriate.
3. Street tree and open space plantings are to provide generous shade for pedestrians.
4. All signage and advertising is to be designed in a coordinated manner.

PARKING AND ACCESS1. The visibility of parking areas at street frontages must be minimised through parking layout and design, building location and design and landscaping treatments. Bitumen and cars are not to be the dominant features of the landscape.
2. Parking areas must be designed to enable legible, safe, comfortable and easy access for pedestrians from the street frontages, within the centre and to adjoining land, where appropriate
3. Car parking must be provided in accordance with Part 2 of this DCP.

WASTE MANAGEMENT1. A detailed Waste Management Plan (WMP) must be submitted for the ongoing use of the site. A WMP must outline the waste that will be generated from the site and proposed arrangements for managing waste onsite and for collection.
2. The site plan and floor plans must show:
	1. the location of temporary waste and recycling storage areas within each tenancy;
	2. the location of designated waste and recycling storage room(s) or areas that are sized to meet the waste and recycling needs of all tenants (refer to *Council’s Waste Management Guidelines* for generation rates);
	3. an identified collection point for the collection and emptying of waste, recycling and other waste bins; and
	4. the path of travel for moving bins from the storage area to the identified collection point (if collection is to occur away from the storage area). There must be step-free access between the point at which bins are collected/emptied and the waste/recycling storage room(s) or area(s).
3. A swept path analysis must be prepared by a suitably qualified professional in accordance with AS2890.2. It must be demonstrated that a Heavy Rigid Vehicle:
	1. can enter, manouvre and exit the site in a forward direction;
	2. perform collections in a safe manner; and
	3. is provided with adequate height and width clearance to safely access the site.
4. Temporary waste and recycling storage area/s must be provided within each tenancy. At a minimum, the storage area should have a sufficient size to store waste generated within a day (refer to Council’s *Waste Management Guidelines* for generation rates).
5. Between collection periods, all waste/recyclable materials generated on site must be kept in enclosed bins with securely fitting lids and stored in designated waste/recycling storage room(s) or area(s).
6. The number of bins to be provided must be calculated based on waste generation rates in Council’s Waste Management Guidelines;
7. Development must include designated communal general waste and recycling storage area/s. Storage area/s must:
	1. provide a convenient area for separation of recyclable material, general waste and other waste;
	2. provide convenient access to each commercial area/tenancy of the development;
	3. provide for storage of all bins required;
	4. have a floor area at least 50% larger than the size of the bins and/or equipment;
	5. have a smooth graded ground surface;
	6. be well lit, built in accordance with the Building Code of Australia and well ventilated in accordance with AS 1668.4 (AS 1668.2 for buildings requiring mechanical ventilation);
	7. allow for each bin to be readily accessed and manoeuvred in and out of the area, providing a minimum 1.6m wide unobstructed walkway and a minimum 1.8m wide door/doorway (doors must be able to be locked open);
	8. be suitably enclosed, covered and maintained so as prevent polluted wastewater runoff and unpleasant odour;
	9. provide an external water tap adjacent to the storage area;
	10. provide a drain in the bin storage area discharging to a sewer connection (where relevant);
	11. be sealed sufficiently to prevent vermin;
	12. be adaptable to changes in waste generation rates and type of waste produced;
	13. developments may require a bin tug device or a goods hoist where bin storage and waste collection areas are on different levels or not within close proximity to each other;
	14. in cases where chute systems are not used, be located in a convenient location that is accessible to all residents; and
	15. in cases where chute systems are installed, ensure that access to the discharge point/s is restricted.
8. Onsite collection must be provided for commercial developments. The development must be designed:
	1. to provide safe access and manoeuvrability for a Heavy Rigid Vehicle in accordance with AS2890.2.
	2. allow waste collection vehicles to enter and exit the site in a forward direction, without impeding access for other users. Reversing onsite must only be done in the vicinity of a turning bay as private driveways or carparks are not permitted to be used as turning areas.
9. In exceptional circumstances where onsite collection cannot be achieved, waste/recycling containers should be collected from a kerbside, rear laneway or service passage. Waste collection should not be provided along shop frontages.
10. Premises that discharge trade wastewater must do so only in accordance with a written agreement from Sydney Water.
11. Where premises generate at least 50L of meat, seafood or poultry waste per day, that food waste must be collected daily and stored in a designated, refrigerated waste storage area until collection.
12. Arrangements must be provided for regular maintenance of waste management facilities.
13. All commercial tenants must keep written evidence on site of a valid contract with a licensed waste contractor for the regular collection and disposal of the waste and recyclables that are generated on site.
 | FUNCTION AND USESThe proposal maintains and enhances the existing entertainment and community uses of the site.LAYOUT/DESIGNThe layout and location of the existing building poses minimal noise and amenity conflicts for both the subject site and adjoining/nearby development.BUILT FORM AND APPEARANCEMinor changes are proposed to the mass and scale of the existing built form.The architectural quality of the development has been independently peer reviewed by City Plan and considered acceptable subject to suitable conditions that have been incorporated into the draft development consent.The overall appearance, type, bulk and scale, design and character of the existing building will remain largely unchanged as a result of this proposal.Banner signs are proposed on the Oxley Street building wall plane that will assist in providing variation in order to provide visual interest on an otherwise blank brick wall plane.The proposed works will not cause overshadowing or overlooking of public places.No changes are proposed to the building address. Although it would be preferable for the building to address and provide an entrance from the Oxley and Mitchell Street corner, the internal configuration of the building prevents this, particularly given the flood affectation of the land at that point.The proposed works help the building better address and embellish the adjoining public space.All service infrastructure, site facilities and security devices are appropriately screened from public view and incorporated into the building.PEDESTRIAN AMENITYThe proposed development and signage will enhance pedestrian amenity and permeability, including access.The proposed development maintains and enhances appropriate measures for convenient, weather sheltered access for pedestrians.The proposed works in this application will not overshadow pedestrian thoroughfares and footpaths.PUBLIC DOMAINThe landscape design includes furniture and lighting that will enhances the character of the building and setting, particularly towards John Street. The proposed landscape design will ensure legible, safe, comfortable and easy access for pedestrian from the street frontages into and within the site and buildings.The existing and proposed open space plantings provide generous shade for pedestrians.All signage has been designed in a coordinated manner as discussed elsewhere.PARKING AND ACCESSNo changes are proposed to the existing parking areas.WASTE MANAGEMENTNo changes to existing waste management arrangements are proposed. | Yes. |
| **5.3 Camden Town Centre Development Controls****5.3.1 Camden – E1 Local Centre**LAYOUT/DESIGN1. New development should complement or reinforce the retail functions of the centre, particularly along Argyle Street frontages and associated pedestrian accessways.
2. Buildings should maintain and enhance the historic character of Argyle, Hill and John Streets in the town centre.
3. Buildings fronting Argyle Street should incorporate awning structures into their front facades in a manner consistent with the prevailing character of existing buildings. These awnings will convenient and sheltered access for pedestrians at the frontage of the premises.

HERITAGE AND CHARACTER1. The Camden township is located within the Camden Heritage Conservation Area. Reference must be made to Part 2 of this plan, with specific regard to Chapter 17.
2. Development within the E1 Local Centre zone at Camden must be consistent with the [Camden Town Centre Urban Design Framework.](https://www.camden.nsw.gov.au/assets/pdfs/Major-Developments/Camden-Town-Centre-Urban-Design-Framework/Final-Camden-Town-Centre-Urban-Design-Framework.PDF)
 | LAYOUT/DESIGNThe development proposes minimal change to the existing layout and design of the building with only minor additions sought to the south-eastern corner of the building within the site and the north-western corner at the intersection of Oxley and Mitchell Streets. The additions are minor and will integrate to the overall layout and design of the existing building while maintaining and enhancing the historic character of John Street in the town centre with the Memorial Garden works.HERITAGE AND CHARACTERThe application was accompanied by a Heritage Impact Statement prepared by John Oultram Heritage & Design which has been independently peer reviewed by City Plan and considered acceptable. Suitable conditions have been recommended which have been incorporated into the draft development consent. | Yes. |
| **5.3.2 Camden Heritage Conservation Area – E1 and MU1 Zoned Land****5.3.3 Camden – MU1 Mixed Use** | This section applies to the MU1 zoned land which fringes the E1 zoned land at Camden. The site is zoned E1 and therefore this Section does not apply to the subject site as per Figure 5-2. | Yes. |
| **5.4 Narellan – Town Centre** | N/A | Yes. |
| **5.5 Industrial Land Uses** | N/A | Yes. |
| **5.6 Site Specific Industrial Controls** | N/A | Yes. |
| **6. Specific Land Use** | The development is not for any of the following:* Child Care Centres
* Restricted Premises
* Sex Service Premises
* Exhibition Homes and Villages
* Home Business & Home Industry
* Domestic Solid Fuel Burning Appliances (Wood Fired Heaters)
 | Yes. |