



# Camden Council

## Attachments

**Ordinary Council Meeting**  
**22 November 2016**

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**Camden Council**  
**Administration Centre**  
**70 Central Avenue**  
**Oran Park**





# ORDINARY COUNCIL

## ATTACHMENTS - ORDINARY COUNCIL

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## ORDINARY COUNCIL

**ORD04**

**SUBJECT:** DEMOLITION OF AN EXISTING DWELLING AND CONSTRUCTION OF A SINGLE STOREY MEDICAL CENTRE, CAR PARK, SIGNAGE, DRAINAGE, LANDSCAPING AND ASSOCIATED SITE WORKS - 7 PARK STREET, CAMDEN

**FROM:** Director Planning & Environmental Services  
**TRIM #:** 16/132578

**APPLICATION NO:** DA105/2016  
**PROPERTY ADDRESS:** 7 Park Street, Camden  
**APPLICANT:** Clive Lucas, Stapleton and Partners

### PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for the demolition of an existing dwelling and construction of a single storey medical centre, car park, signage, drainage, landscaping and associated site works at 7 Park Street, Camden.

The DA is referred to Council for determination as there remain ten (10) submissions (from 8 property addresses) objecting to the proposal. 4 submissions and 2 petitions (34 signatures) were received in support of the application.

### SUMMARY OF RECOMMENDATION

That Council determine DA 105/2016 for the demolition of an existing dwelling and construction of a single storey medical centre, car park, signage, drainage, landscaping and associated site works pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions contained in this report.

### THE PROPOSAL

DA 105/2016 seeks approval for the demolition of an existing dwelling and construction of a single storey medical centre, car park, signage, drainage, landscaping and associated site works.

Specifically the proposed development involves:

- Demolition of an existing dwelling and associated outbuildings;
- Construction of a purpose built medical centre containing 2 theatres, recovery area, administration areas, amenities, and service rooms;
- Construction of a carpark at the rear of the building to accommodate 10 vehicles (including 1 disabled space);
- Removal of 7 trees;
- Erection of signage;
- Drainage, landscaping and associated site works.

This is the report submitted to the Ordinary Council held on 24 May 2016

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The centre will be open from 8:00am until 5:00pm, Monday to Friday. There will be a maximum of 6 staff at the premises at any one time and there will be up to 12 procedures conducted per day.

The services offered by the medical centre relate to:

- Gastroscopy;
- Colonoscopy;
- Minor ear/nose/throat procedures;
- Excision of skin lesions;
- Minor urological procedures e.g. vasectomy; and
- Minor gynaecological procedures and the like.

The cost of works is \$670,500.

**A copy of the proposed plans is provided as attachment 1 to this report.**

### THE SITE

The site is commonly known as 7 Park Street, Camden and is legally described as Lot 11 DP 4542.

The site is located on the northern side of Park Street, Camden. The property is part of the Camden Heritage Conservation area and contains a cross fall from east to west. The allotments to the east and west contain dwellings with the western dwelling being Heritage listed. Adjacent properties to the north (rear boundary) comprise a music conservatorium and a physiotherapy practice. Opposite is public open space (Macarthur Park).



A photo of the subject site as viewed from Park Street is shown below.



**KEY DEVELOPMENT STATISTICS**

The development has been assessed against the relevant planning controls and is compliant. Below is a summary of the key development statistics associated with the DA.

	Standard	Proposed	Compliance
<b>Camden Local Environmental Plan 2010 (LEP)</b>			
<b>4.3 Height of Building</b>	Maximum permitted height is 7m.	6.3m.	<b>Yes</b>
<b>5.10 Heritage Conservation</b>	The heritage significance of the area must be considered.	<p>The site is within the Camden Heritage Conservation Area. The existing building is dilapidated and does not significantly contribute to the conservation area. Therefore, its demolition is not of significant concern.</p> <p>The proposed building has been designed having regard to the streetscape character and two existing trees within the frontage are to remain. The heritage significance of the area will therefore be protected and arguably</p>	<b>Yes</b>

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		enhanced by the replacement of the dilapidated building.	
<b>Camden Development Control Plan 2011 (DCP)</b>			
<b>Front Setback</b>	No setback requirement for commercial building.	6.5m (consistent with adjacent dwellings).	N/A
<b>Rear Setback</b>	No setback requirement for commercial building.	29.4m.	N/A
<b>Side Setbacks</b>	No setback requirement for commercial building.	East – 600mm. West – 3.6m.	N/A
<b>B1.16 Acoustic Amenity</b>	For commercial development, noise must be assessed in accordance with Council's Environmental Noise Policy to determine if an acoustic assessment is required.	An acoustic report was not considered necessary given the proposed hours of operation are outside of sensitive times (8:00am until 5:00pm, Monday to Friday).  A 1.8m high solid boundary fence is recommended as a condition of consent to the perimeter of the car park and the vehicular access to assist in the attenuation of noise.	<b>Yes - subject to condition</b>
<b>B3 Environmental Heritage</b>	A Heritage Impact Statement should be prepared detailing likely impacts and mitigation measures.  New development must have regard to the existing heritage character of the area.	A satisfactory Heritage Impact Statement was submitted.  The building has been designed to read as a dwelling, which is sympathetic to existing dwellings in Park Street. The form and setbacks are consistent with the dwelling to be demolished.	<b>Yes</b>  <b>Yes</b>
	Buildings should	A 6.5m front setback is	<b>Yes</b>

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	reflect any uniform front boundary setback.	proposed (7.1m existing). The setback is consistent with adjacent dwellings which are setback 6.5m and 7m.	
<b>B5.1 Off-street Car Parking Rates and Requirements</b>	For a medical centre 4 parking spaces per 100m <sup>2</sup> gross floor area.	The medical centre has a gross floor area of 225m <sup>2</sup> . 9 parking spaces are required. 10 parking spaces are provided.	<b>Yes</b>

## ASSESSMENT

### **Zoning and Permissibility**

Zoning:	B4 Mixed Use
Permissibility:	<p>Demolition, construction of a medical centre, car park, signage, drainage, landscaping and associated site works are permitted with consent in the B4 zone.</p> <p><i>medical centre means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services.</i></p> <p>This application is proposing surgical treatments to out-patients only. There will be no in-patient services, which differentiates a medical centre from a hospital.</p>

### **Environmental Planning and Assessment Act 1979 – Section 79(C) Matters for Consideration**

State Environmental Planning Policy(s) - S79C(1)(a)(i)	SEPP 55 - Remediation of Land - Compliant with conditions recommended where necessary. SEPP 64 – Advertising Signage - Compliant with conditions recommended where necessary. Deemed SEPP 20 – Hawkesbury-Nepean River - Compliant with conditions recommended where necessary.
Local Environmental Plan - S79C(1)(a)(i)	Camden LEP 2010 - Compliant with conditions recommended where necessary.
Draft Environmental Planning Instrument(s) - S79C(1)(a)(ii)	None applicable.
Development Control Plan(s) - S79C(1)(a)(iii)	Camden DCP - Compliant with conditions recommended where necessary.
Planning Agreement(s) - S79C(1)(a)(iiia)	None.
The Regulations - S79C(1)(a)(iv)	Impose prescribed conditions.
Likely Impacts - S79C(1)(b)	No significant impacts.
Site Suitability - S79C(1)(c)	The site is suitable for development and the site attributes are conducive to development.

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Submissions - S79C(1)(d)	Ten (10) submissions were received which are discussed in the Submissions section of this report.
Public Interest - S79C(1)(e)	The development is in the public interest.

#### ***Compliance with Plans or Policies***

The proposed development fully complies with the requirements of the Camden LEP and DCP.

#### ***Key Issues***

The key issues associated with the DA are limited to the heritage considerations and the submissions issues discussed in this report.

#### ***Heritage***

The B4 zone does not contain specific assessment criteria with respect to building envelope controls. Most of the controls within this zone require an assessment relating to the design features of the building and how this will relate to the Heritage Conservation Area.

The existing building is dilapidated and does not significantly contribute to the conservation area. Therefore, its demolition is not of significant concern.

The proposed building has been designed having regard to the streetscape character. The heritage significance of the area will therefore be protected and arguably enhanced by the replacement of the dilapidated building.

#### ***Submissions***

The DA was publicly exhibited for 14 days in accordance with the DCP. The exhibition period was from 8 February 2016 to 22 February 2016. Ten (10) submissions were received from 8 property addresses (2 submissions were received from a planning consultant on behalf of the Park Street residents) objecting to the proposed development. 4 submissions and 2 petitions (34 signatures) were received in support of the application.

Council staff contacted the submission writers to discuss their concerns and held 2 meetings with submitters, however were unsuccessful in resolving the issues raised in the submissions.

The following discussion addresses the issues and concerns raised in the submissions.

- 1. Parking is inadequate and vehicles will be required to park on the street limiting the availability of parking for Macarthur Park opposite. Parking calculations do not accurately reflect the reality/nature of the proposed use. The gross floor area of the development is not dimensioned on plans. It appears there is approximately 252m<sup>2</sup> GFA, which would require more than 10 parking spaces for a medical centre.*

#### ***Officer comment:***

The car parking rate for a Medical Centre use as required by the Camden Development Control Plan and the Roads and Maritime Services (RMS) "Guide to Traffic Generating Development" is based on gross floor area. The requirement for both the Camden DCP



and the RMS guide is 4 parking spaces per 100m<sup>2</sup> of gross floor area for a medical centre. Council staff have confirmed the gross floor area of the building as 225m<sup>2</sup> (measured from the internal face of external walls). This proposal therefore requires 9 parking spaces. 10 parking spaces are provided.

2. *Vehicles cannot safely reverse from car park. A dedicated set-down and pick-up area is required and an ambulance parking bay.*

Officer comment:

Council's Traffic Engineer has assessed the application including the submitted Traffic and Parking Impact Assessment and concludes there is sufficient area in the carpark for vehicles to enter and exit the site in a forward direction. A condition is recommended so that "Give Way" signage is placed at the rear of the property requiring vehicles leaving to give way to entering vehicles, and that vehicles must enter and exit the site in a forward direction.

For a medical centre, a dedicated set-down and pick-up area and an ambulance parking bay are not required.

3. *The entrance to Park Street off Broughton Street is narrow due to parked cars either side near the entrance. Relocated "no parking" signage further away from the intersection may fix this problem.*

Officer comment:

A Traffic and Parking Impact Assessment was submitted with the application, which concludes the existing intersection at Broughton Street has spare capacity to accommodate the expected number of additional vehicles during peak hours. Council's Traffic officer has reviewed the DA and raised no objection subject to conditions.

4. *The development will set an undesirable precedent for commercial development in the street.*

Officer comment:

A medical centre is permitted with consent in the B4 Mixed Use zone in accordance with the Camden Local Environmental Plan 2010. The proposed development is compliant with the planning controls. The design of the development is respectful of its location, having regard to the Heritage Conservation Area.

The location of the B4 Mixed Use zone is intended to support the adjacent commercial centre as part of the B2 Local Centre zone. The proposed development is considered to be appropriately located given its proximity to the commercial centre and will fulfil the intent of the zone, which is to provide support to the B2 Local Centre zone.

5. *The proposed use will result in safety and privacy issues, with patients regularly visiting the site.*

Officer comment:

A medical centre is permitted with consent in the B4 Mixed Use zone in accordance with the Camden Local Environmental Plan 2010.



The medical centre provides specialist medical procedures, which are booked in advance resulting in a reduced patronage with respect to the number of 'walk-in' patients. The proposed hours of operation are within standard business hours being 8:00am until 5:00pm, Monday to Friday, with no trade on the weekend or public holidays. This will reduce the amenity impact on the adjoining properties, which are presently residences.

A condition is recommended requiring a gate to be installed on the driveway between the side boundary and western elevation. The gate is to be secured outside of the business hours to prevent access to the rear of the site. Further a condition is recommended requiring security lighting to be installed.

The site will be suitably sign posted to ensure easy identification of the premises.

6. *The proposed development will exacerbate existing stormwater issues due to more concentrated water flow to the street.*

Officer comment:

On-site detention will be provided to ensure post-development flows discharging from the site do not exceed pre-development flows which are in accordance with Council's pollutant reduction targets.

Stormwater discharge from the proposed development will be managed in accordance with Council's Engineering Design Specifications.

7. *The proposed development will impact the heritage values of the street. The building will have a decreased setback to the eastern side boundary that is less than other side boundary setbacks in Park Street. The existing building should not be demolished.*

Officer comment:

The subject site forms part of the Camden Heritage Conservation Area (HCA). The existing dwelling is considered to be in a dilapidated state, and given its style does not contribute to the HCA. As such the loss of the dwelling is not considered to adversely impact the HCA. The proposed building is consistent with the style of surrounding development with respect to design, materials and setbacks.

The proposed development maintains the current side boundary setback to the adjacent heritage item located at 9 Park Street. The eastern side setback of the proposed building is marginally reduced from 720 to 600mm. This decreased setback will not have a detrimental impact on the HCA particularly given the adjacent zero lot line of an existing carport on the eastern boundary at 5 Park Street.

The proposed building is considered to be an acceptable infill development within the HCA and demolition of the existing dwelling is supported.

8. *The hours of operation were not specified. The proposal will affect residential amenity during sensitive hours.*

Officer comment:

The proposed hours of operation were confirmed by the applicant as being from 8:00am to 5:00pm Monday to Friday. The proposed hours are outside of sensitive



hours with respect to residential amenity and therefore the proposed development will not have adverse acoustic impacts. A 1.8m high solid boundary fence is recommended as a condition of consent along the driveway commencing at the façade of the building and to the perimeter of the car park area to assist in noise attenuation.

9. *The number of staff proposed will be inadequate and will be much higher.*

Officer comment:

The number of staff (6 proposed) will be restricted by the size of the medical centre and the provision of only 2 theatre rooms.

10. *The surrounding properties will be devalued.*

Officer comment:

This is not a consideration under the provisions of Section 79C of the *Environment Planning and Assessment Act 1979*.

11. *The medical practice will be in breach of regulations relating to public health requirements.*

Officer comment:

The applicant was requested to demonstrate the internal layout of the building can accommodate the necessary equipment for the services provided in accordance with the *Private Health Facilities Act 2007* and the *Private Health Regulation 2010*. The internal layout of the building was amended to ensure compliance is achieved. A3 plans were provided to the submitters illustrating the internal changes. The applicant has confirmed the internal layout of the building will be in accordance with the *Private Health Facilities Act 2007* and the *Private Health Regulation 2010*.

Conditions will be provided to reinforce the medical procedures carried out within the premises are conducted by a health practitioner registered under the Health Practitioner Regulation National Law (i.e. Doctor and Nurse).

12. *Neighbours were never notified of the rezoning.*

Officer comment:

The "rezoning" in 2010 was a like-for-like conversion from the former Local Environmental Plan No. 45 to the Standard Instrument Camden Local Environmental Plan 2010. The B4 Mixed Use zone was previously zoned 3(f), the boundaries of the zoning were not modified. Zone 3(f) was Town Centre (Support), which is similar to the B4 zone.

The LEP was publically exhibited prior to its adoption.

13. *The existing building contains asbestos.*

Officer comment:

Conditions for preparation of a hazardous building materials assessment and demolition are recommended so that demolition is carried out by licenced contractors in accordance with WorkCover criteria.

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Standard conditions are recommended for demolition so that any unexpected finds are assessed and potential contamination identified for remediation.

14. *The prevailing residential character of the area warrants rezoning of Park Street to residential, which is more appropriate to retain the existing residential qualities of the street, directly opposite the heritage listed Macarthur Park.*

Officer comment:

A medical centre is permitted with consent within the current B4 zone. Further it is noted that medical centres are generally permitted in residential zones including R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential and R5 Large Lot Residential zones.

15. *Permissibility and compliance with planning controls should not compel Council to approve the development. Section 79C of the Environmental Planning and Assessment Act, 1979 (as amended) requires Council to assess proposals on their respective merits.*

Officer comment:

The proposed development has been assessed in accordance with the matters raised for consideration pursuant to Section 79C of the *Environmental Planning and Assessment Act, 1979* (as amended), as is demonstrated by this report.

16. *The proposed use and associated infrastructure is in conflict with Clause 1.2, 2 (a) of the Camden LEP, challenging the traditional residential qualities and character of the residential precinct. In particular, with respect to vehicular movements and kerbside parking.*

Officer comment:

Clause 1.2, 2 (a) of the Camden LEP states: "to ensure Camden retains its valued traditional qualities, character and scenic landscapes while providing for sustainable urban growth."

The proposed development provides for the sustainable urban growth of the Camden Local Government Area by providing a medical facility for the growing community. The valued, traditional qualities, character and scenic landscape of Park Street will be protected given the sensitive design of the building and the proposed hours of operation.

Car parking complies with the requirements of the Camden DCP and the RMS guidelines and will be concealed behind the building at the rear, reducing impacts on the streetscape character.

17. *The proposed development is not compatible with existing residential development and is in conflict with the objectives of the B4 Mixed Use zone.*

Officer comment:

The B4 Mixed Use zone objectives seek to provide a mixture of compatible land uses; to integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage



walking and cycling; to minimise conflict between land uses within the zone and land uses within adjoining zones; and to encourage development that supports or complements the primary office and retail functions of the local centre zone.

In this regard, the proposed medical centre is accessible from the town centre and will support and compliment the office and retail functions of the adjacent B2 Local Centre zone by providing a medical service for the community.

The proposed development is considered to be compatible with future land uses permitted with consent in the B4 zone, and existing land uses. The proposed development is single storey and the proposed hours of operation are akin to standard business hours, thereby providing amenity for adjoining dwellings in the early mornings, evenings and weekends.

- 18. Patient arrival will not always strictly adhere to the proposed hours of operation, resulting in acoustic impact within sensitive hours. An acoustic report should be provided. Acoustic impacts associated with vehicle movements, waste collection, general congregation of people, movements beyond nominated hours of operation and external air conditioning units.*

Officer comment:

The proposed hours of operation (8:00am to 5:00pm Monday to Friday) are outside of sensitive hours. The proposed hours of operation will be enforced as a recommended condition of consent. It is expected that employees may utilise the premises prior to or after business hours, however the premises will not be opened to the general public outside of nominated hours.

General waste will be collected from the kerb by Council's Waste Services team, which is generally outside of sensitive hours. Medical waste will be stored at the rear of the site and will either be collected at the rear or wheeled to the frontage for collection. A condition is recommended so the removal of medical waste is not to occur before 7am or after 6pm.

Air conditioning units are shown on the site plan and will be directed towards the rear property boundary, away from adjacent residential uses. A condition is recommended to restrict the noise generation of the air conditioning unit.

- 19. The subject site is not appropriately placed in relation to distance to public transport, impracticality of walking and cycling due to topography. This is in conflict with the objectives of the B4 zone.*

Officer comment:

The site is located in close proximity to a bus stop on Broughton Street. Further, the site is adjacent to existing residential uses and surrounding commercial development that forms part of the B4 Mixed Use zone. The subject site is approximately 85 metres from the adjacent B2 Local Centre Zone, 50m from land zone R3 Medium Density Residential and is within proximity to land zoned R2 Low Density Residential. The site is therefore well placed to provide support to surrounding commercial and residential development.

The proposed development has been assessed against the objectives of the B4 zone, and is considered to be in accordance with the objectives.



20. *The proposed development is not in accordance with the objectives of the Camden DCP.*

Officer comment:

The proposed development has been assessed against the controls of the Camden DCP and fully complies. The proposed development is therefore considered to be in accordance with the relevant objectives of the Camden DCP.

21. *9 Park Street currently does not have a solid eastern boundary fence. The proposed acoustic fence along this boundary will impact residential amenity and the outlook for 9 Park Street.*

Officer comment:

The main outlook for adjacent 9 Park Street is to the south, opposite to Macarthur Park. The proposed development will not impact this outlook. A 1.8m high fence is permitted in the B4 zone.

Council's Heritage Officer and Environment and Health Officer have agreed that the acoustic fence should begin at the proposed building façade line so as not to impact the vista to the adjacent heritage item at 9 Park Street. Conditions have been recommended accordingly.

22. *The proposed development will result in increased vehicular activity, impacting the heritage conservation area. The town fringe residential character should be retained and protected.*

Officer comment:

The proposed development complies with the parking requirements. 10 parking spaces are provided off street behind the proposed building, therefore parked vehicles will not impact the streetscape character. The site was previously zoned for commercial development prior to the current Camden LEP and therefore a higher volume of traffic was always envisaged for the area. The proposed use is permitted with consent in the B4 zone.

23. *Impacts upon the heritage listed Macarthur Park opposite the site are not addressed.*

Officer comment:

The existing building is dilapidated and does not significantly contribute to the conservation area. Therefore, its demolition is not of significant concern.

The proposed building has been designed having due regard to the streetscape character and two existing trees within the frontage are to remain. The heritage significance of the area will therefore be protected and arguably enhanced by the replacement of the dilapidated building.

**FINANCIAL IMPLICATIONS**

This matter has no direct financial implications for Council.

**CONCLUSION**

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The DA has been assessed in accordance with Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. Accordingly, DA 105/2016 is recommended for approval subject to the conditions contained in this report.

### **RECOMMENDED**

**That Council approve DA 105/2016 the demolition of an existing dwelling and construction of a single storey medical centre, car park, signage, drainage, landscaping and associated site works at 7 Park Street, Camden, subject to the conditions attached.**

### ATTACHMENTS

1. Proposed Plans
2. Recommended Conditions
3. B4 Zoning Map
4. Public Exhibition and Submissions Map - *Supporting Document*
5. Submissions - *Supporting Document*

### Ordinary Council Resolution

#### **AMENDMENT**

Moved Councillor Campbell, Seconded Councillor Fischer that:

- i. the item be deferred and a further report be brought back to Council;
- ii. Council write to the NSW Department of Planning and Environment and request an amendment to the *Environmental Planning and Assessment Act 1979* to require a referral to NSW Health for developments that are regulated by NSW Health.

ORD112/16 THE MOTION ON BEING PUT WAS **LOST**

(Councillors Fischer, Campbell and Bligh voted in favour of the Amendment. Councillors Sidgreaves, Copeland, Symkowiak, Dewbery and Fedeli voted against the Amendment.)

#### **AMENDMENT**

Moved Councillor Sidgreaves, Seconded Councillor Campbell that the item be deferred and a further report be brought back to Council.

ORD113/16 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Copeland, Symkowiak, Fischer, Dewbery, Campbell, Fedeli and Bligh voted in favour of the Amendment. No Councillors voted against the Amendment.)

**Recommended Conditions:****1.0 - General Conditions of Consent**

The following conditions of consent are general conditions applying to the development.

- (1) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
Drawing No. 119980/02/N	Site Plan	Clive Lucas Stapleton and Partners	15 August 2016
Drawing No. 119980/03/I	Ground Floor Plan	Clive Lucas Stapleton and Partners	15 August 2016
Drawing No. 119980/04/H	East and South Elevations	Clive Lucas Stapleton and Partners	15 August 2016
Drawing No. 119980/05/G	West and North Elevations	Clive Lucas Stapleton and Partners	15 August 2016
Drawing No. 119980/07/A	Landscape Plan	Clive Lucas Stapleton and Partners	15 August 2016
Drawing No. 119980/06	Signage	Clive Lucas Stapleton and Partners	31 March 2016

Document Title	Prepared by	Date
Statement of Environmental Effects	Clive Lucas Stapleton and Partners	7 December 2015
Report for Camden Council (assessment against NSW Health requirements for obtaining a medical license)	Mr Tohu Wharewera (Director of Nursing/General Manager Healthwoods Day Surgery)	Not specified
Traffic and Parking Impact Assessment	Motion Traffic Engineers	September 2015
Statement of Heritage Impact	Clive Lucas Stapleton and Partners	21 December 2015
Arboricultural Impact Assessment and Tree Management Report	Glenyss Laws	10 August 2015
Waste Management Plan	Clive Lucas Stapleton and Partners	1 February 2016

- (2) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications and the relevant DCP.
- (3) **Outdoor Lighting** - All lighting shall comply with AS 1158 and AS 4282.
- (4) **Protect Existing Vegetation and Natural Landscape Features** - Approval must be sought from Council prior to the removal, pruning, impact upon or any disturbance of the existing vegetation and natural landscape features, other than any existing vegetation and/or natural landscape feature authorised for removal, pruning, impact upon or disturbance by this Consent.

The following procedures shall be strictly observed:

- a) no additional works or access/parking routes, transecting the protected vegetation shall be undertaken without Council approval; and
- b) pedestrian and vehicular access within and through the protected vegetation shall be restricted to Council approved access routes.

The protection of existing trees and other landscape features, other than any existing trees and natural landscape features authorised for removal, pruning, impact upon or disturbance by this Consent, must be carried out as specified in the Australian Standard AS 4970-2009 Protection of Trees on Development Sites.

All initial procedures for the protection of existing trees and landscape features, as detailed in AS 4970-2009, must be installed prior to the commencement of any earthworks, demolition, excavation or construction works on the Development site.

The works and procedures involved with the protection of existing trees and other landscape features are to be carried out by suitable qualified and experienced persons or organisations. This work should only be carried out by a fully insured and qualified Arborist.

Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.

- (5) **Waste Bin Collection Points** - A waste bin collection point that is clear from the positioning of driveways, tree plantings (or tree canopies), street lighting or other fixtures must be provided for each approved lot. This area is to be 3 metres long x 0.9 metres wide and provide a 3.9 metre clear vertical space to allow for the truck-lifting arm.
- (6) **Separate Approval for Signs** - A separate development application for any proposed signs additional to those signs approved as part of this development consent, shall be provided to, and approved by, the Consent Authority prior to the erection or display of any such signs.
- (7) **Signage Illumination** - Any illumination of the wall sign approved by this development consent (105/2016) must be carried out in accordance with the Camden Development Control Plan 2011.

- (8) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (9) **Shoring and Adequacy of Adjoining Property Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, the person having the benefit of the consent shall, at the person's own expense:
- a) protect and support the adjoining building, structure or work from possible damage from the excavation; and
  - b) where necessary, underpin the building, structure or work to prevent any such damage.
- This condition does not apply if the person having the benefit of the consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying
- A copy of the written consent must be provided to the PCA prior to the excavation commencing.
- (10) **Tree Removal** - The 7 trees as shown in the approved landscape plan Drawing No. 119980/07/A by Clive Lucas Stapleton and Partners dated 15 August 2016, identifying trees to be removed are approved for removal.
- This work should only be carried out by a fully insured and qualified Arborist. Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.
- Where possible all green waste generated from the approved tree work is to be recycled into mulch or composted at a designated facility. All reasonable measures must be taken to protect the remaining vegetation on the site from damage during the approved tree works.
- (11) **Roof Mounted Equipment** - All roof mounted equipment such as air conditioning units, etc., required to be installed shall be integrated into the overall design of the building and must not be visible from the street.
- (12) **Building Design** - The design of the medical centre building must be in accordance with:
- a) Heritage Impact Statement by Clive Lucas, Stapleton and Partners Pty Ltd, dated 21 Dec 2015; and
  - b) Elevations by Clive Lucas, Stapleton and Partners Pty Ltd, Drawing No. 119980/04/H and Drawing No. 119980/05/G.
- (13) **Finished Colours** - The finished colours of the building must be sympathetic to surrounding development.

- (14) **Driveway Material** - The driveway is to be constructed from unit pavers of a neutral colour.
- (15) **Acoustic Boundary Fence** – A 1.8 metre high solid acoustic fence is required surrounding the carpark and along the length of the side (western) property boundary that finishes at the building façade line as shown on the approved plans. The fence is to be timber lapped and capped and is to have no gaps.
- (16) **Location of Air-conditioner/s Units** – All mechanical plant associated with the provision of air-conditioner unit/s must be located on the north - western (rear) corner of the building facing the rear property boundary. The plant must be located at ground level.
- (17) **No In-Patients Services Permitted** – this development is for out-patient services only, there is to be no overnight stays on the premises.

## 2.0 – Prior to Issue of a Construction Certificate

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Medical Licencing** – An Approval In Principle for medical licencing must be obtained from The Private Health Care Unit of NSW Health for the proposed prescribed classes of health services, prior to demolition and/or the issue of a Construction Certificate.
- (2) **Civil Engineering Plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.  
  
**Note.** Under the *Roads Act 1993*, only the Roads Authority can approve commencement of works within an existing road reserve.
- (3) **Dilapidation Report – Council Property** - A Dilapidation Report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the subject site. Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.
- (4) **Dilapidation Report – Adjoining Properties** - A Dilapidation Report prepared by a suitably qualified person, including a photographic survey of the following adjoining properties. Details demonstrating compliance shall be provided to the Certifying Authority.
  - a) 5 Park Street, Camden; and

- b) 9 Park Street, Camden.

All costs incurred in preparing the Dilapidation Report and complying with the conditions it imposes shall be borne by the applicant.

In the event that access for undertaking the Dilapidation Report is denied by an adjoining owner, the applicant shall demonstrate in writing that all reasonable steps have been taken to obtain access to and advise the affected property owner of the reason for the survey and that these steps have failed. Written concurrence shall be obtained from the Certifying Authority in such circumstances.

- (5) **Hazardous Building Materials Assessment** - A hazardous building material assessment shall be undertaken on all buildings and structures to be demolished that identifies all hazardous components on site. A HBMA report shall be provided to the PCA and Council.

Once hazardous components are identified, all demolition works that involve the demolition and removal of the hazardous materials shall ensure that all site personnel are protected from risk of exposure in accordance with relevant NSW WorkCover Authority and NSW Demolition Guidelines. Premises and occupants on adjoining land shall also be protected from exposure to any hazardous materials.

- (6) **Traffic Management Plan** - A Traffic Management Plan (TMP) shall be prepared in accordance with Council's Engineering Specifications and AS 1742.3. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

- (7) **Stormwater Detention and Water Quality** - An on-site detention system and water quality system shall be provided for the site and designed in accordance with Council's Engineering Specifications.

A detailed on-site detention and water quality report reflecting the Construction Certificate plans shall be provided to the Certifying Authority with the Construction Certificate application.

- (8) **Soil, Erosion, Sediment and Water Management** - An erosion and sediment control plan shall be prepared in accordance with Council's Engineering Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

- (9) **Salinity** - Due to the inherent characteristics of the Camden Local Government Area, buildings erected in the area may be susceptible to soil salinity levels that may have a cumulative damaging effect over time.

Camden Council therefore requires:

- a) A salinity investigation assessment report be undertaken; OR  
 b) Compliance with the 'minimum requirements' specified in this condition.

Salinity Investigation Report

Prior to the issue of a Construction Certificate, a Salinity Investigation Report shall be prepared for the development in accordance with the requirements of "Site

Investigation for Urban Salinity (Local Government Salinity Initiative)" prepared by the Department of Land and Water Conservation (2002).

The recommendations from this report shall be followed and incorporated into the design and construction of the development and are to be approved by the Certifying Authority.

#### Minimum Salinity Requirements for Camden LGA

Where a Salinity Investigation Report is not undertaken, the following construction inclusions shall be incorporated as a minimum in the building design to reduce/prevent any detrimental affect to the building from accumulative salt deposits:

- a) **Concrete Strength:** The minimum concrete strength to bored piers, piles, strip footings and concrete floor slabs in contact with the ground shall be 32MPa; and
- b) **Damp-Proofing Membrane:** Concrete floor slabs in contact with the ground shall be provided with a damp-proofing membrane that is a 0.2mm thickness polyethylene film and of "high impact resistance" (as determined in accordance with AS2870).

The above minimum requirements shall be incorporated in the structural design and construction of the development. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

**Note:** Consideration in the design and construction of the development should also be made to the following matters (where relevant):

- a) The provision of drainage to the building perimeter (including subsoil drainage), to prevent water ponding or soil waterlogging in the building vicinity;
  - b) External finished ground levels, including pavements, should not be higher than the base of the first course of brickwork, or the brickwork and mortar below a damp proof course (DPC) should be exposure rated;
  - c) DPC material must be carried through to the face of any applied finishes;
  - d) Retaining walls should be built of salinity resistant materials; and
  - e) Porous pavement products such as cement and clay pavers may show permanent efflorescence and salt corrosion. The use of these products should be confirmed with the manufacturer as being suitable for use in a saline environment, prior to installation.
- (10) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any geotechnical report applicable to the site. A statement to that effect shall be provided to the Certifying Authority.
- (11) **Building Platform** - This consent restricts excavation or fill for the purposes of creating a building platform. The building platform shall not exceed 2.0m from the external walls of the building. Where the external walls are within 2.0m of any property boundary, no parallel fill is permitted and a deepened edge beam to natural

ground level shall be used. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

- (12) **Retaining Walls** - All retaining walls shall be designed and certified by a suitably qualified structural engineer, in accordance with Council's Engineering Specifications.
- (13) **Smoke Free Premises** - The construction and fit out of the premises shall comply with the *Smoke-Free Environment Act 2000* and *Smoke-Free Environment Regulation 2000*. Details demonstrating compliance shall be provided to the Certifying Authority.
- (14) **Mechanical Ventilation** - Any room or area not provided with natural ventilation in accordance with the relevant requirements of the Building Code of Australia must be provided with a system of mechanical ventilation that complies with the requirements of Australian Standard 1668, Parts 1 & 2. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (15) **Long Service Levy** - In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any work that cost \$25,000 or more.

### 3.0 - Prior to Commencement of Works

The following conditions of consent shall be complied with prior to any works commencing on the development site.

- (1) **Medical Licencing** – An Approval In Principle for medical licencing must be obtained from The Private Health Care Unit of NSW Health for the proposed prescribed classes of health services, prior to demolition and/or the issue of a Construction Certificate.
- (2) **Public Liability Insurance** - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of \$20 million in relation to the occupation of, and works within, public property (i.e. kerbs, gutters, footpaths, walkways, reserves, etc.) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council and the Certifying Authority.
- (3) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:
  - a) a description of the work to be carried out;
  - b) the address of the land on which the work is to be carried out;
  - c) the registered number and date of issue of the relevant development consent;
  - d) the name and address of the PCA, and of the person by whom the PCA was appointed;
  - e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and

- f) a telephone number on which the PCA may be contacted for business purposes.
- (4) **Notice Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
- a) the name and address of the person by whom the notice is being given;
  - b) a description of the work to be carried out;
  - c) the address of the land on which the work is to be carried out;
  - d) the registered number and date of issue of the relevant development consent and construction certificate;
  - e) a statement signed by or on behalf of the PCA to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
  - f) the date on which the work is intended to commence.
- (5) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a Certifying Authority;
  - b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
  - c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
  - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
  - e) the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (6) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited;
  - b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
  - c) the name, address and telephone number of the PCA.

The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.

- (7) **Performance Bond** - Prior to commencement of works a performance bond of \$5,000 must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.

**Note** – An administration fee is payable upon the lodgement of a bond with Council.

- (8) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this development consent.

Soil erosion and sediment control measures shall be maintained during construction works and shall only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

- (9) **Protection of Trees to be Retained** - Protection of trees to be retained shall be in accordance with Council's Engineering Specifications. The area beneath the canopies of the tree(s) to be retained shall be fenced. Tree protection signage is required to be attached to each tree protection zone, and displayed in a prominent position.

- (10) **Demolition Work** - Consent is granted for the demolition of the existing single storey dwelling currently existing on the property, subject to compliance with the following conditions:

- a) The developer shall notify adjoining residents of demolition works seven (7) working days prior to demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence and be placed in the letterbox of every premises (including every residential flat or unit, if any) either side, immediately at the rear of, and directly opposite, the demolition site;
- b) Prior to demolition, the applicant shall erect a sign at the front of the property with the demolisher's name, licence number, contact phone number and site address;
- c) Prior to demolition, the applicant shall erect a 1.8m high temporary fence and hoarding between the work site and any public property (footpaths, roads, reserves etc.). Access to the site shall be restricted to authorised persons only and the site shall be secured against unauthorised entry when work is not in progress or when the site is otherwise unoccupied;
- d) Suitable erosion and sediment control measures in accordance with an approved erosion and sediment control plan shall be installed prior to the commencement of demolition works and shall be maintained at all times;
- e) A Work Plan prepared by a suitably qualified person in accordance with AS 2601 'Demolition of Structures' shall be provided to the PCA for approval prior to demolition works commencing. The Work Plan shall identify hazardous materials including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials;

- f) If the property was built prior to 1987, an asbestos survey shall be carried out by a suitably qualified person prior to demolition. If asbestos is found, a WorkCover Authority licensed contractor shall remove all asbestos in accordance with the requirements of the WorkCover Authority, including notification of adjoining neighbours of asbestos removal;
  - g) The burning of any demolished material on site is not permitted and offenders will be prosecuted; and
  - h) Care shall be taken during demolition to ensure that existing services on the site (i.e. sewer, electricity, gas, phone, etc.) are not damaged. Any damage caused to existing services is to be repaired by the relevant authority at the expense of the applicant.
- (11) **Construction Management Plan** - A construction management plan that includes construction waste, dust, soil and sediment and traffic management, prepared in accordance with Council's Engineering Design Specification, shall be provided to the PCA.
- (12) **Protection of Existing Street Trees** - No existing nature strip(s), street tree(s), tree guard(s), protective bollard(s), garden bed surrounds or root barrier installation(s) shall be disturbed, relocated, removed or damaged during earthworks, demolition, excavation (including any driveway installation), construction, maintenance and/or establishment works applicable to this consent, without Council agreement and/or consent.
- The protection methods for existing nature strip(s), street tree(s), tree guard(s), protective bollard(s), garden bed surrounds or root barrier installation(s) during all works applicable to this consent, shall be installed in accordance with AS 4970-2009 'Protection of Trees on Development Sites'.
- (13) **Hazardous Building Material Clearance** – Where a Hazardous Building Materials Assessment has detected the presence of hazardous materials, written clearance from a suitably qualified and experienced environmental consultant must be provided to the PCA confirming that the site is free of hazardous building materials.
- (14) **Waste Management Plan** – The waste management plan approved as part of this development consent (105/2016) is to be updated to provide details of the licensed waste contractor and the intended location for waste disposal.

#### 4.0 - During Works

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Additional Approvals Required** - Where any works are proposed in the public road reservation, the following applications shall be made to Council, as applicable:
  - a) For installation or replacement of private stormwater drainage lines or utility services, including water supply, sewerage, gas, electricity, etc, an application shall be made for a Road Opening Permit and an approval under Section 138 of the *Roads Act 1993*;

- b) For construction / reconstruction of Council infrastructure, including vehicular crossings, footpath, kerb and gutter, stormwater drainage, an application shall be made for a Roadworks Permit under Section 138 of the *Roads Act 1993*.

**Note:** Private stormwater drainage is the pipeline(s) that provide the direct connection between the development site and Council's stormwater drainage system, or street kerb and gutter.

- (2) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (3) **Traffic Management Plan Implementation** - All construction traffic management procedures and systems identified in the approved Construction Traffic Management Plan shall be introduced and maintained during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.
- (4) **Soil, Erosion, Sediment and Water Management – Implementation** - All requirements of the erosion and sediment control plan and/or soil and water management plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.
- (5) **Removal of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines (2008) (refer to: [www.environment.nsw.gov.au/waste/envguidlms/index.htm](http://www.environment.nsw.gov.au/waste/envguidlms/index.htm))
- Once assessed, the materials shall be disposed of to a licensed waste facility suitable for that particular classification of waste. Copies of tipping dockets shall be retained and supplied to Council upon request.
- (6) **Hazardous Building Materials Assessment** - All works (including demolition and materials handling, storage, transport and disposal) shall be undertaken in accordance with the requirements outlined in the hazardous building material assessment.
- (7) **Noise During Work** - Construction Noise Levels – Noise levels emitted during construction works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA's Environmental Noise Control Manual. This manual recommends;

Construction period of 4 weeks and under:

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).

Construction period greater than 4 weeks:

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).

- (8) **Location of Stockpiles** - Stockpiles of soil shall not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect these water bodies. All stockpiles of contaminated materials shall be suitably covered to prevent dust and odour nuisance.
- (9) **Disposal of Stormwater** - Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.
- (10) **Fill Material** - Importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be provided to and approved by the Principal Certifying Authority.

The validation report and associated sampling location plan must:

- a) be prepared by a person with experience in the geotechnical aspects of earthworks;
- b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics;
- c) be prepared in accordance with;

Virgin Excavated Natural Material (VENM):

- i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity"; and
  - ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW".
- d) confirm that the fill material;
    - i) provides no unacceptable risk to human health and the environment;
    - ii) is free of contaminants;
    - iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
    - iv) is suitable for its intended purpose and land use; and

- v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

- e) less than 6000m<sup>3</sup> - 3 sampling locations;
- f) greater than 6000m<sup>3</sup> - 3 sampling locations with 1 extra location for each additional 2000m<sup>3</sup> or part thereof.

For e) and f) a minimum of 1 sample from each sampling location must be provided for assessment.

Sampling of VENM for Contamination and Salinity should be undertaken in accordance with the following table:

Classification of Fill Material	No of Samples Per Volume	Volume of Fill (m <sup>3</sup> )
Virgin Excavated Natural Material	1 (see Note 1)	1000 or part thereof

**Note 1:** Where the volume of each fill classification is less than that required above, a minimum of 2 separate samples from different locations must be taken.

- (11) **Erosion and Sedimentation Control** - Soil erosion and sedimentation controls are required to be installed and maintained for the duration of the works. The controls must be undertaken in accordance with version 4 of the Soils and Construction – Managing Urban Stormwater manual (Blue Book).
- (12) **Unexpected Finds Contingency (General)** - Should any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc.) be encountered during any stage of works (including earthworks, site preparation or construction works, etc.), such works shall cease immediately until a qualified environmental specialist has been contacted and conducted a thorough assessment.

In the event that contamination is identified as a result of this assessment and if remediation is required, all works shall cease in the vicinity of the contamination and Council shall be notified immediately.

Where remediation work is required, the applicant will be required to obtain consent for the remediation works.

- (13) **Site Management Plan** - The following practices are to be implemented during construction:
- a) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off site;

- b) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
  - c) waste shall not be burnt or buried on site, nor shall wind blown rubbish be allowed to leave the site. All waste shall be disposed of at an approved waste disposal facility;
  - d) a waste control container shall be located on the site;
  - e) all building materials, plant, equipment and waste control containers shall be placed on the building site. Building materials, plant and equipment (including water closets), shall not to be placed on public property (footpaths, roadways, public reserves, etc.);
  - f) toilet facilities shall be provided at, or in the vicinity of, the work site at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet shall:
    - i) be a standard flushing toilet connected to a public sewer; or
    - ii) have an on-site effluent disposal system approved under the *Local Government Act 1993*; or
    - iii) be a temporary chemical closet approved under the *Local Government Act 1993*.
- (14) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (15) **Excavations and Backfilling** - All excavations and backfilling associated with this development consent shall be executed safely, and be properly guarded and protected to prevent them from being dangerous to life or property, and in accordance with the design of a suitably qualified structural engineer.

If an excavation extends below the level of the base of the footings of a building on an adjoining allotment, the person causing the excavation shall:

- a) preserve and protect the building from damage;
- b) if necessary, underpin and support the building in an approved manner; and
- c) give at least seven (7) days notice to the adjoining owner before excavating, of the intention to excavate.

The principal contractor, owner builder or any person who needs to excavate and undertake building work, shall contact "Dial Before You Dig" prior to works commencing, and allow a reasonable period of time for the utilities to provide locations of their underground assets.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

- (16) **Retaining Walls** - The following restrictions apply to any retaining wall erected within the allotment boundaries:
- a) retaining walls shall be constructed a minimum of 300mm from any property boundary to ensure all associated drainage and backfill remain wholly within the subject property;
  - b) adequate provisions shall be made for surface and subsurface drainage of retaining walls and all water collected shall be diverted to, and connected to, a stormwater disposal system within the property boundaries;
  - c) retaining walls shall not be erected within drainage easements; and
  - d) retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited.
- (17) **Stormwater – Collection and Discharge Requirements** - The roof of the subject building(s) shall be provided with guttering and down pipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, conveyed to the (select option a, b, c or d):
- a) street gutter;
  - b) drainage easement;
  - c) existing drainage system;
  - d) stormwater drainage is to be installed as per the approved hydraulic drainage plan. Stormwater must be clear of and not impact upon the effluent management area as shown on the approved sustainable effluent management plan.

Connection to the drainage easement or kerb shall only occur at the designated connection point for the allotment. New connections that require the rectification of an easement pipe or kerb shall only occur with the prior approval of Camden Council.

All roofwater shall be connected to the approved roofwater disposal system immediately after the roofing material has been fixed to the framing members. The PCA shall not permit construction works beyond the frame inspection stage until this work has been carried out.

### 5.0 - Prior to Issue of an Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

- (1) **Occupation Certificate Required** - An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (2) **Waste Management Plan** - The PCA shall ensure that all works have been completed in accordance with the approved waste management plan (as amended in accordance with condition 3.13) referred to in this development consent.
- (3) **Compliance Certificate** - Once the installation of the mechanical ventilation system is completed, a Certificate of Compliance prepared by a suitably qualified mechanical

engineer with details of tests carried out shall be provided to the PCA. Verification shall be provided that the air handling system as installed has been tested and complies with the approved plans and specifications, including ventilation requirements and fire precautions.

- (4) **Completion of Landscape Works** - All landscape works, including the removal of noxious weed species, are to be undertaken in accordance with the approved landscape plan and conditions of this Development Consent.
- (5) **Vehicular Signage** – Prior to the issue of an Occupation Certificate, a "Give Way to Entering Traffic" sign must be mounted on the building facing the car park.
- (6) **Security Gate** – Prior to the issue of an Occupation Certificate, a gate to be installed on the driveway between the side boundary and western elevation and on the accessible path between the boundary and the eastern elevation. The gates must be secured outside of approved business hours to prevent access to the rear of the site.
- (7) **Security Lighting** – Prior to the issue of an Occupation Certificate, security light shall be installed. The lighting shall be directed away from adjoining neighbours so as to not be a nuisance.
- (8) **Directional signage** – Prior to this issue of an Occupation Certificate, a small discreet sign shall be erected at the front of the premises to direct cars to the carpark at the rear. The sign shall be of materials which are sympathetic to the heritage conservation area and shall be no greater than 0.7m<sup>2</sup>.

#### 6.0 – Prior to Commencement of Use

The following conditions of consent must be satisfied prior to the approved use becoming operational:

- (1) **Medical Licencing** – Full medical licencing must be obtained from The Private Health Care Unit of NSW Health for the proposed prescribed classes of health services, prior to the commencement of use.

#### 7.0 – Ongoing Use

The following conditions of consent are operational conditions applying to the development.

- (1) **Medical Waste** - Waste disposal containers with securely fitting lids shall be kept on the property for the storage of any clinical, contaminated or related waste prior to the final disposal of the material at a facility approved by the EPA.

All clinical waste is to be stored and disposed of in accordance with the NSW Health 'Waste Management Guidelines for Health Care facilities'. The removal of medical waste is not to occur before 7am or after 6pm.

The business proprietor shall enter into a commercial contract for the collection of medical waste. A copy of this agreement shall be held on the premises at all times.

- (2) **Liquid Waste** - All liquid waste shall be collected and disposed of in a manner which does not pollute waters as defined under the *Protection of the Environment Operations Act 1997*.

- (3) **Offensive Noise** - The use and occupation of the premises including all plant and equipment shall not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997* and shall comply with the NSW Industrial Noise Policy 2000 (as amended).
- (4) **Compliance with Internal Noise Levels** – During the hours of operation, the internal noise levels for theatre rooms, waiting rooms and reception rooms within the medical practice must be demonstrated to comply with internal sound levels in accordance with "AS 2107:2000- Acoustics – Recommended design sound levels and reverberation times for building interiors". Where non-compliance is determined, sufficient internal noise attenuation works must be undertaken to ensure compliance with AS2107:2000 for the above mentioned rooms.
- (5) **Amenity** - The business shall be conducted and customers controlled at all times so that no interference occurs to the amenity of the area, the footpath, adjoining occupations and residential or business premises.
- (6) **Manoeuvring of Vehicles** - All vehicles shall enter and exit the site in a forward direction (except for an ambulance).
- (7) **Removal of Graffiti** - The owner/manager of the site is responsible for the removal of all graffiti from the building and fences within 48 hours of its application.
- (8) **Hours of Operation** - The property is only to be open for business and used for the purpose approved within the following hours:

Day	Hours of Operation
Monday	8:00am till 5:00pm
Tuesday	8:00am till 5:00pm
Wednesday	8:00am till 5:00pm
Thursday	8:00am till 5:00pm
Friday	8:00am till 5:00pm
Saturday Sunday and Public Holidays	No operation permitted

- (9) **Storage or Hazardous Goods** - Dangerous and hazardous goods shall be stored in accordance with NSW WorkCover Authority requirements, dependant on the quantities stored. Any flammable or combustible liquids shall be stored in accordance with AS 1940 'The Storage and Handling of Flammable and Combustible Liquids'.
- Hazardous and/or industrial waste arising from the use shall be removed and/or transported in accordance with the requirements of the EPA and the NSW WorkCover Authority.
- (10) **Deliveries** – No van or truck deliveries are not to occur before 7am or after 6pm on any day of operation.
- (11) **Loading to Occur on Site** - All loading and unloading operations are to be carried out wholly within the building/site.
- (12) **Approved Signage Maintenance** - The approved signs shall be maintained in a presentable and satisfactory state of repair.

The level of illumination and/or lighting intensity used to illuminate the sign/s shall comply with AS 1158 and AS 4282.

- (13) **Driveways to be Maintained** - All access crossings and driveways shall be maintained in good order for the life of the development.
- (14) **Parking Areas to be Kept Clear** - At all times, the loading, car parking spaces, driveways and footpaths shall be kept clear of goods and shall not be used for storage purposes.
- (15) **Maintenance of Landscaping** - Landscaping shall be maintained in accordance with the approved landscape plan.
- (16) **Medical Procedures** - Medical procedures carried out at the premises are to be done by a health practitioner registered under the Health Practitioner Regulation National Law (i.e. Doctor and Nurse) in the course of providing a health service.
- (17) **Out-Patient Services** – This Medical Centre is only permitted to undertake out-patient services, no overnight stays are permitted.
- (18) **Ongoing Use – Environmental** - All activities associated with the use of the premises must be carried out in an environmentally satisfactory manner as defined under the *Protection of the Environment Operations Act 1997*.
- (19) **Ongoing Use – Cleanliness** - The premises must be maintained in a clean and sanitary condition at all times.
- (20) **Infection Control** - The use and operation of the premises shall comply with the requirements of the NSW Health Infection Control Policy.
- (21) **Air Conditioning Units** – The operation of air conditioning units must:
- a) Be inaudible in a habitable room during the hours of 10pm – 7am on weekdays and 10pm to 8am on weekends and public holidays; and
  - b) Not emit a sound pressure level when measured at the boundary of any neighbouring residential property at a time other than those specified in (a) above, which exceeds the background (LA90, 15 minutes) by more than 5dB(A). The source noise level shall be measured as a Leq 15 minute.
- (22) **Front Garden** - The front garden is to be retained and maintained as a domestic garden, with lawn and shrubs.
- (23) **Landscaping Maintenance and Establishment Period** - Commencing from the Date of Practical Completion (DPC), the Applicant will have for a 12 month period, the establishment and maintenance responsibility for all landscaping associated with this Consent.

The Date of Practical Completion (DPC) is taken to mean completion of existing garden bed planting and street tree installation.

The 12 month maintenance period includes the Applicant's responsibility for the successful establishment of all plantings.

At the completion of the 12 month landscaping maintenance and establishment period, all garden beds must be in an undamaged, safe and functional condition and all plantings have signs of healthy and vigorous growth.

- (24) **Staff Numbers** – The maximum number of staff on the premises at any one time shall be limited to 6.

**Reasons for Conditions:**

- (1) To ensure that the development complies with statutory requirements including the *Environmental Planning and Assessment Act 1979*, the *Environments Planning and Assessment Regulation 2000*, the *Building Code of Australia* and applicable Australian Standards.
- (2) To ensure that the development meets the aims, objectives and requirements of the environmental planning instruments, development controls plans, Council policies and Section 94 contribution plans that apply to the site and development.
- (3) To ensure that the development complies with the submitted plans and supporting documentation.
- (4) To ensure that the development will be constructed/operated in a manner that will minimise impacts upon the environment.

**Advisory Conditions:**

- (1) **Component Certificates (where Council is PCA)** - Where Council is appointed as the PCA for the development, the following component certificates, as relevant to the development, shall be provided prior to the issued of a final Occupation Certificate:
  - a) Insulation installation certificates;
  - b) Termite management system installation certificates;
  - c) Smoke alarm installation certificate from installing licensed electrician;
  - d) Survey certificate(s), prepared by a registered land surveyor, certifying that the building has been correctly and wholly located upon the subject allotment;
  - e) Certification attesting that retaining walls have been constructed in accordance with Engineers details or manufacturers specifications as applicable;
  - f) All certificates or information relating to BASIX compliance for the development;
  - g) An 'Approval to Operate a Sewage Management System' issued by Council (for areas that are not serviced by a Sydney Water sewer);
  - h) A certificate certifying that the wet areas have been waterproofed in accordance with the requirements of the Building Code of Australia;
  - i) All certificates relating to salinity, as required by conditions of the Development Consent; and

- j) Any other certificates relating to the development (for example, engineering certification for foundations, piers, reinforcing steel or hydraulic certification for all stormwater drainage works).

Where the appointed PCA is not Council, the matters listed in this condition should be regarded as advisory only.

**Note:** The above certification does not override any requirements of the *EP&A Act 1979* with respect to any required critical stage inspections.

(2) **Works in the Public Road Reserve:**

**Public Road Activity approval** - A Public Road Activity application shall be made to Council for the carrying out of any work that will impact upon a Public Road in such a manner that impact the normal vehicle movement, peak hour and school zone traffic, or immediate residents enjoyment of local amenity or pedestrian thoroughfares. The following activities on a Public Road will require an approval:

- a) New footpath, gutter crossings or stormwater kerb adaptor;
- b) Roadworks;
- c) Hoarded Zones and Truck Zones;
- d) Surveying;
- e) Outdoor Cafés;
- f) Crane / Cherry Picker / Concrete Pump operation;
- g) Shoring / Ground Anchors / Formwork; and
- h) Landscaping.

Most public road activities will require a Traffic Control Plan drawn up by a suitably qualified person. Activities involving temporary traffic control measures (e.g. diversion of traffic to alternative routes; changes to traffic control devices and on-street parking restrictions; potential impact on traffic operation of Regional and State Roads) shall be referred to Council at least two (2) months in advance of works for consideration and concurrence by the Camden Local Traffic Committee.

Public Road Activity application forms are available from Council's Customer Service Counter or downloaded from Council's website.

The Public Road Activity application shall include:

- a) Supporting information that details all proposed activities;
- b) A Certificate of Currency for an appropriate Public Liability Policy;
- c) A Traffic Control Plan prepared by a Roads and Maritime Services accredited person or organisation; and
- d) Details of the notification process to be applied, for affected street residents.

**Changes to Regulatory Signage, Line-Markings and Devices** - Permanent changes to regulatory signage, line-marking and devices are subject to the concurrence of Council's Local Traffic Committee on local roads, and the Roads and Maritime Services on State roads.

**Costs for Adjustment or Relocation of Public Utility Service** - The cost of adjustment or relocation of any public utility service shall be borne by the owner/applicant. Where the finished levels of the new works will result in changes to the existing surface levels, the cost of all necessary adjustments or transitions beyond the above scope of works shall be borne by the owner/applicant.

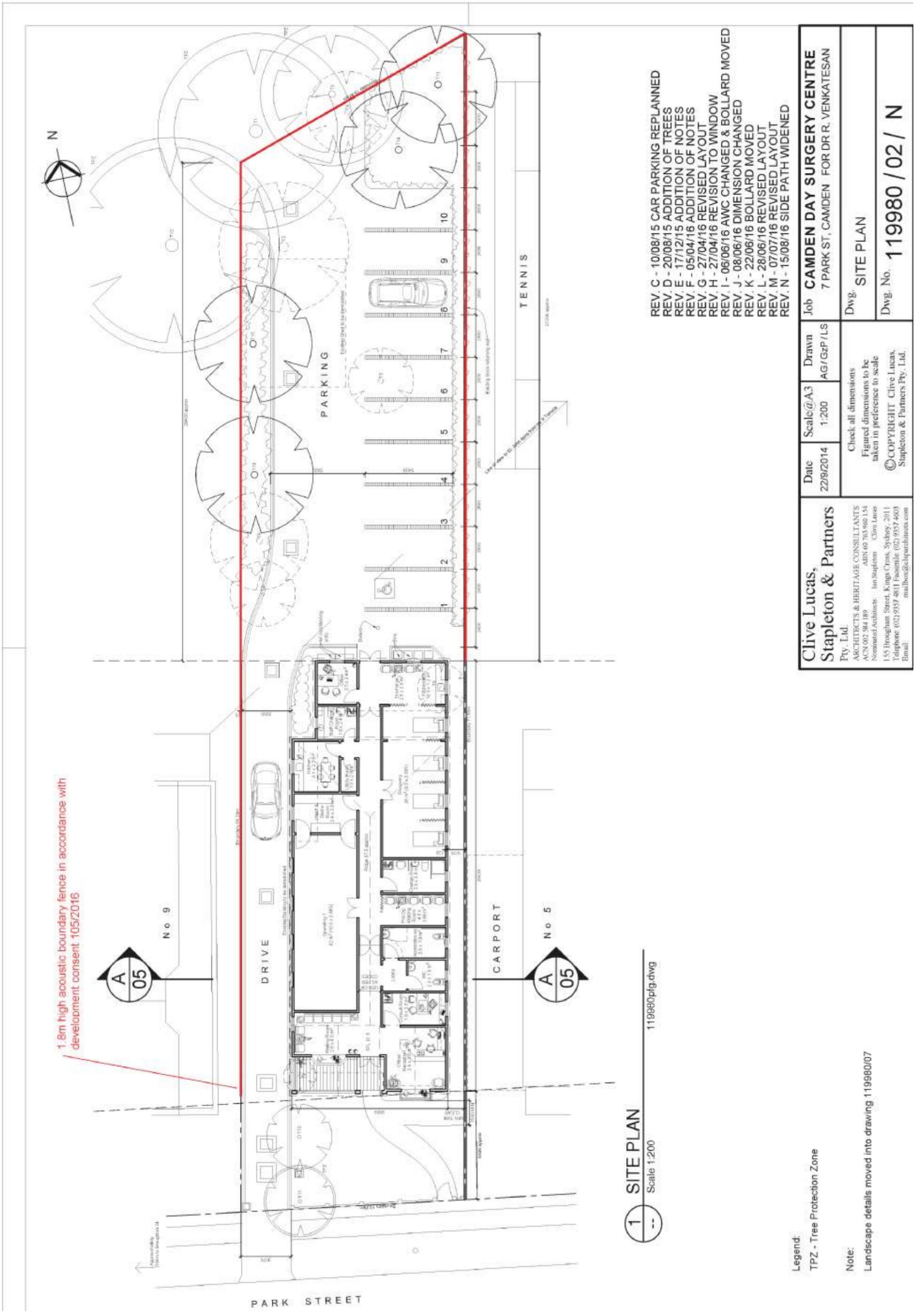
- (3) **Securing Work Sites** - If the approved work involves the erection or demolition of a building and is likely to cause pedestrian or vehicular traffic on public property to be obstructed or rendered inconvenient, or building involves the enclosure of public property, a hoarding or fence will be required to be erected between the work site and the public property.

It is noted that separate approval is required to erect a hoarding or temporary fence on public property. Approvals for hoardings and/or scaffolding on public land shall be obtained and clearly displayed on site for the duration of the works.

- (4) **Responsibility for damage for tree removal/pruning** - The applicant is responsible for any damage caused to existing public utilities, footpaths or public roads during the cutting down, grinding, removal and disposal of the timber and roots. Care must also be taken by the applicant and the applicant's agents to prevent any damage to adjoining properties. The applicant or the applicants' agent may be liable to pay compensation to any adjoining owner if, due to tree works, damage is caused to such adjoining property.







**Legend:**  
 TPZ - Tree Protection Zone

**Note:**  
 Landscape details moved into drawing 119980/07

**Clive Lucas, Stapleton & Partners**  
 Pty. Ltd.  
 ARCHITECTS & HERITAGE CONSULTANTS  
 ACN 002 384 189 AEN 60 763 900 134  
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 155 Houghton Street, Kings Cross, Sydney, 2011  
 Telephone: (02) 9537 4831 Facsimile: (02) 9537 4603  
 Email: mailbox@clivestapletpartners.com

**Date:** 22/9/2014  
**Scale @ A3:** 1:200  
**Drawn:** AG/GZP/LS  
 Check all dimensions  
 Figured dimensions to be taken in preference to scale  
 ©COPYRIGHT Clive Lucas, Stapleton & Partners Pty. Ltd.

**Job:** CAMDEN DAY SURGERY CENTRE  
 7 PARK ST, CAMDEN FOR DR R. VENKATESAN  
**Dwg. No.:** 119980 / 02 / N  
**SITE PLAN**

**Annotations for East Elevation:**  
 RIDGE APPROX 87.5'  
 ROLLED RIDGE HIPPS & BARGES ON SHILLION ROOF  
 PITCHED CORRUGATED STEEL ROOF  
 HIGH COMBUSTIBLE AWNINGS  
 CORRUGATED STEEL ROOF  
 RENDER / PAINT ON FC STUDFRAME  
 BRICK  
 DP  
 AFFL 81.50

**Annotations for South Elevation:**  
 RIDGE 87.50 APPROX  
 GARAGE NO 5  
 MIN 2000 CLEAR  
 MIN 1000 CLEAR  
 BRICK  
 CORRUGATED STEEL ROOF  
 RENDER / PAINT  
 NON COMBUSTIBLE AWNINGS  
 ABOUT 6M  
 AFFL 81.50

**Color Key:**  
 BARGES: DK BROWN  
 ROUGHCAST: CREAM-YELLOW  
 RENDER: CREAM-YELLOW  
 ROOF: COLORBOND GREY  
 WINDOWS: WHITE  
 BRICKS: POWRAL BROWN DRY PRESS  
 GABLEBOARD: LT. BROWN

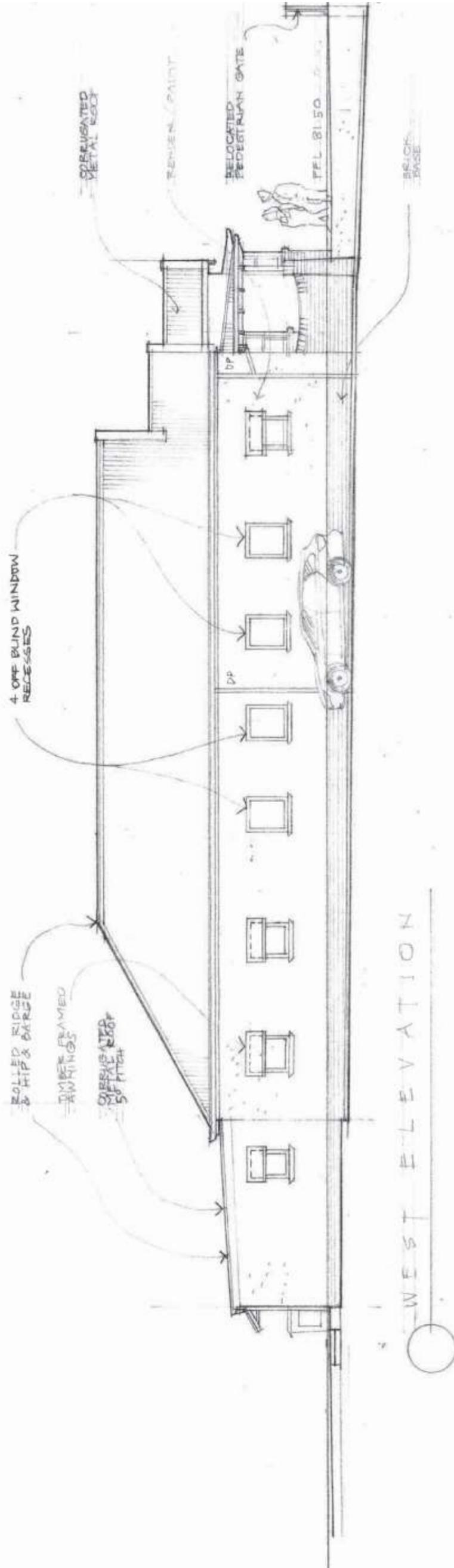
**Revisions:**  
 A 11.12.15 PREPARE FOR DA.  
 B 1.04.16 PREPARE SIGNAGE  
 C 27.03.16 REVISION TO WINDOW  
 D 26.06.16 REVISION TO WINDOW  
 E 07.07.16 REVISION TO WINDOW  
 F 08.07.16 SCALING CORRECTION  
 G 15.08.16 SIDE PATH WIDENED  
 H

**Clive Lucas, Stapleton & Partners Pty. Ltd.**  
 ARCHITECTS & HERITAGE CONSULTANTS  
 ACN 002 514 189 ABN 40 783 960 154  
 Nominated Architect: Clive Lucas  
 135 Brougham Street, Kangaroo Creek, Sydney, 2011  
 Telephone: (02) 9557 4611 Facsimile: (02) 9557 4665  
 email: info@clivelucas.com.au

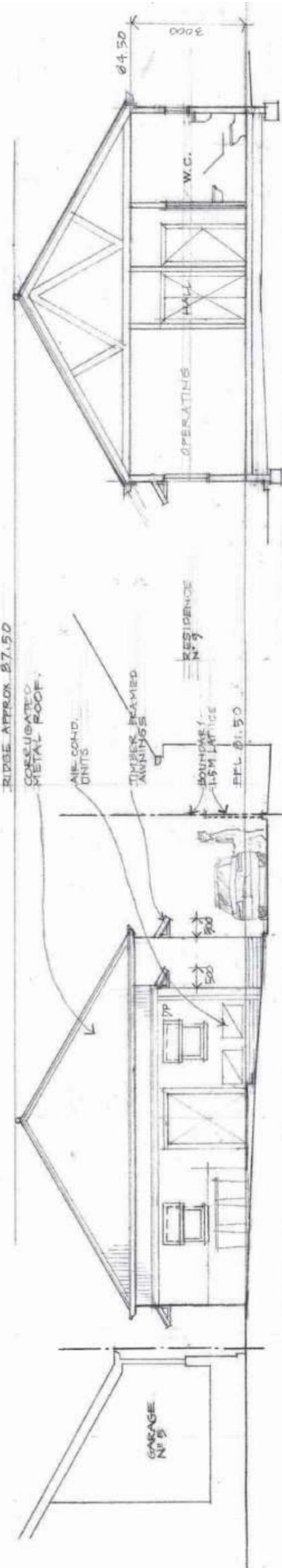
**Job:** CAMDEN PAY-SURGERY CENTRE  
 7 PARK ST CAMDEN  
 FOR DR. K. VENKATESAN

**Drawn:** EG+LS  
**Date:** 18 MCH 15  
**Scale:** @A3 1:100  
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 Figured dimensions to be taken in preference to scale

**Dwg. No:** 1.9980/04/H  
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WEST ELEVATION

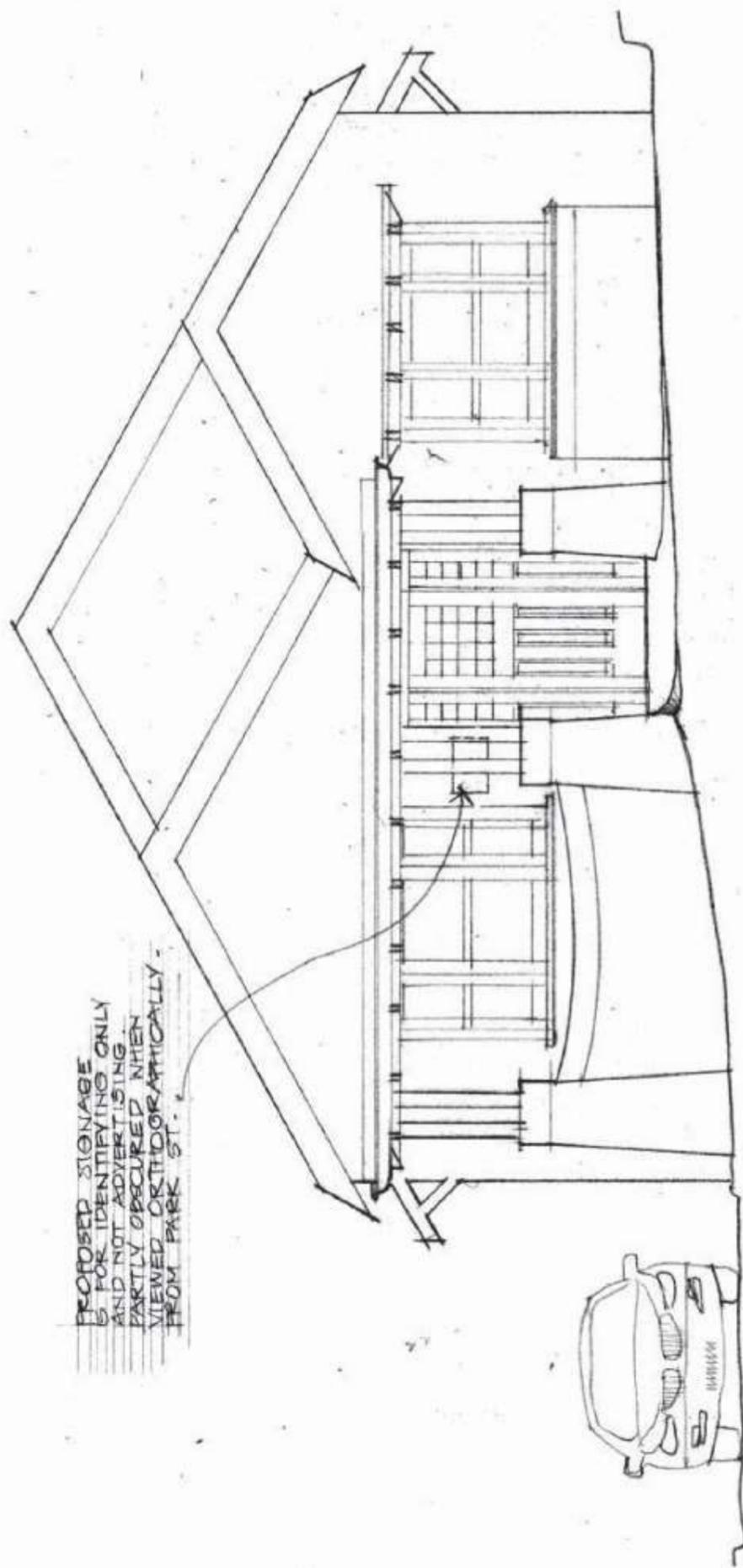


NORTH ELEVATION

SECTION A-A

<b>Clive Lucas, Stapleton &amp; Partners Pty. Ltd.</b> ARCHITECTS & HERITAGE CONSULTANTS ACN 802 584 189 Nominated Architect: Clive Lucas 155 Brougham Street, Kings Cross, Sydney, 2011 Telephone: (02) 9357 4811 Facsimile: (02) 9357 4693 Email: mail@scs.com.au		Date 15 MCH 15	Scale@A3 1:100	Drawn SS+LS	Job CAMDEN DAY-SURGERY CENTRE 7 PARK ST CAMDEN FOR DR. S. VENKATESAN.
Check all dimensions Figured dimensions to be taken in preference to scale		Dwg WEST & NORTH ELEVATIONS DEVELOPMENT APP.		Dwg. No. 119480 / 05 / G	

- A 11.12.15 PREPARE FOR DA
- B 27.01.16 REVISION TO RIMBON
- C 28.06.16 D REVISION TO WINDOW
- D 16.07.16 E SECT. A.A. ADDED
- E 08.02.16 F SCALING CORRECTION
- F 19.08.16 G SIDE PATH WIDENED



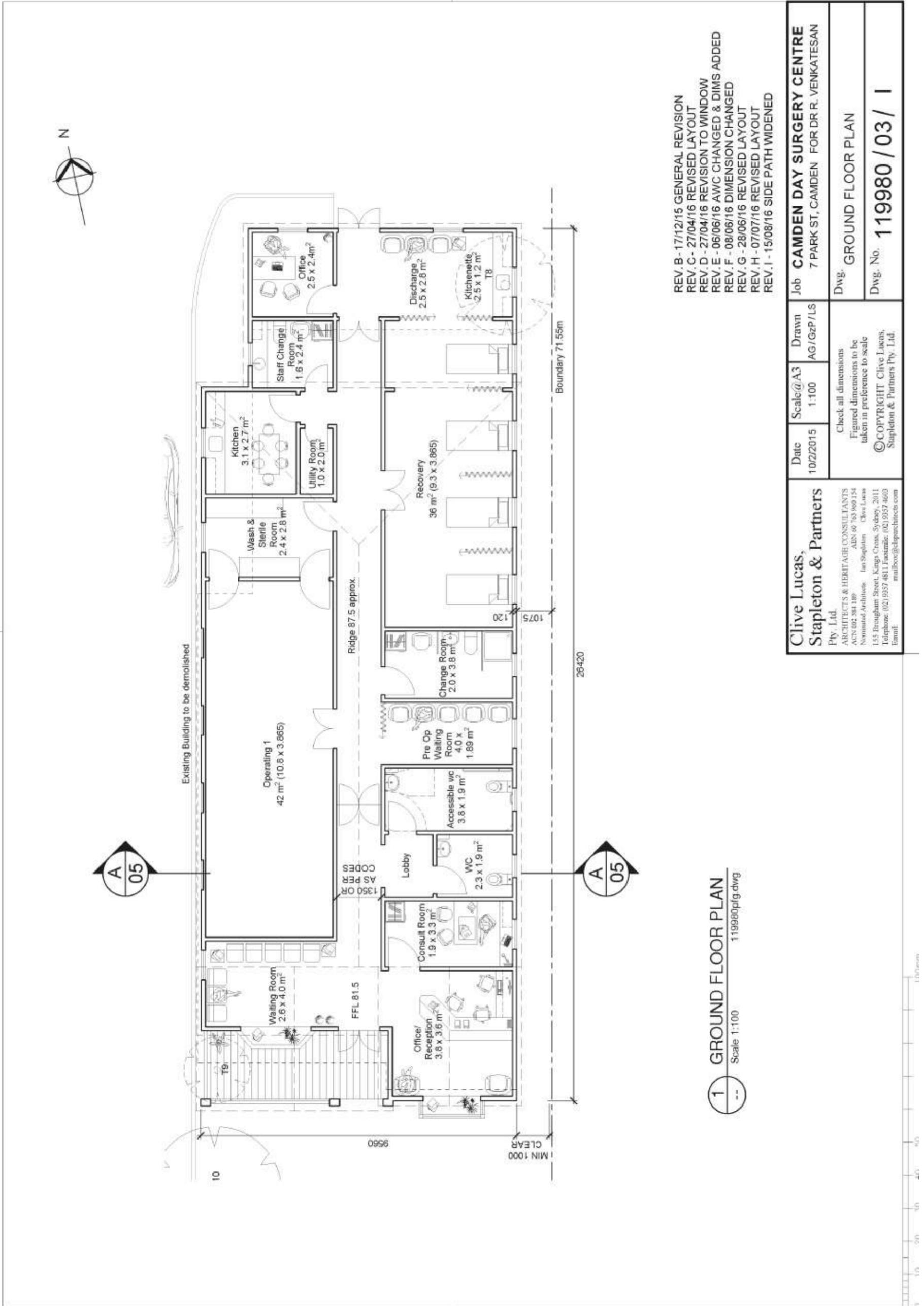
PROPOSED SIGNAGE  
IS FOR IDENTIFYING ONLY  
AND NOT ADVERTISING.  
PARTLY OBTURED WHEN  
VIEWED ORTHOGONALLY -  
FROM PARK ST.

○ ELEVATION FROM PARK STREET,  
SCALE 1:50



○ CONCEPT DETAIL  
OF IDENTIFY SIGN  
APPROX 400 X 300MM.

<b>CLIVE LUCAS STAPLETON &amp; PARTNERS</b>	Date 31.03.16	Scale AS SHOWN	Drawn GREEN	Job CAMDEN DAY SURGERY 7 PARK ST. CAMDEN FOR DR. R. VENKATESAN.
ARCHITECTS & HERITAGE CONSULTANTS ACN 002 584 189 ABN 60 763 960 154 Nominated Architect: Ian Stapleton Website: www.clsparchitects.com	Clive Lucas, Stapleton & Partners Pty Ltd 135 Brougham Street, Kingo Cross, Sydney, 2011 Australia Telephone: (02) 93574811 Email: mailbox@clsparchitects.com		Dwg. SIGNAGE	
				Dwg. No. 119980/06





# REPORT FOR CAMDEN COUNCIL - DA 105/2016

## AUGUST 16, 2016

### 1. Background and Description

This report has been prepared for Camden Council to address how the development of Camden Day Surgery (DA 105/2016 -7 Park Street) will comply with licensing standards as required under the *Private Health Facilities Act 2007 (PHFA 2007)* and *Private Health Facilities Regulation 2010 (PHFR 2010)*.

This report shall refer to the Australasian Health Facility Guidelines (AushFG) under *Schedule 1, Division 1, Environment, (Clause 4 (1) (a))* of the *PHFA 2007 & PHFR 2010* as the primary resource and guidelines for complying with licensing standards for private health facilities generally.

### 2. Credentials of Person Preparing Report

<b>Prepared by</b>	<b>Mr. Tohu Wharewera</b>
<b>Occupation:</b>	Director of Nursing/ General Manager (Healthwoods Day Surgery; Endoscopy Centre)
<b>Qualifications:</b>	Bachelors of Liberal Studies/Management Studies Diploma Comprehensive Nursing
<b>Nursing Experience:</b>	25 years
<b>Additional Services:</b>	Health Management Systems Consultant in: <ul style="list-style-type: none"> <li>- Accreditation Services for National Safety Quality Health Service Standards (NSQHSS)</li> <li>- International Organisation for Standardization (ISO)</li> <li>- Private Health Facilities Licensing</li> </ul>
<b>Involvements in developing new Private Health Facilities:</b>	2, both currently licensed and accredited Camden Day Surgery being the 3 <sup>rd</sup> .
<b>Achieved relicensing and accreditation certification of Private Health Facilities</b>	5 Private Health Facilities (Period 2014 – 2015)

### 3. Obtaining a License

Camden Day Surgery must meet all the general licensing standards set out in *Schedule 1 (1) (2) of the Private Health Facilities Regulation 2010* and any associated licensing standards that apply to each class of the facility as detailed in *Schedule 2 of the Regulation*.

There are currently 18 prescribed classes of health services. Camden Day Surgery will submit an **application for 3 classes i.e. Anaesthesia, Gastrointestinal Endoscopy, And Surgery (Minor Urology and Ophthalmic procedures)**.

#### **Submission Regarding Cosmetic Surgery**

A question was raised regarding Cosmetic Surgery. As indicated above Camden Day Surgery will be applying for 3 classes. (See above classes). NSW Health in accordance with Australian Medical Council set guidelines regarding the practices and procedures for Cosmetic Surgery. Like many medical procedures these should be performed in an approved and licensed health facility.

#### **Application for licensing**

DA approval will need to be granted before applying to the Private Health Care Unit for licensing. Once DA has been approved an application to the Private Health Care Unit, Legal and Regulatory Services will be submitted. Architectural plans will be assessed against the Australasian Facility guidelines. An application fee of \$6500 is required on submission for a license.

#### 4. Confirmation of number of procedures

It has been confirmed by the proposed owner/licensee that the maximum procedures performed on the day will be 12 procedures

Prior to the reduction of theatres it was indicated in the previous report that while there was 2 proposed theatres only one theatre will be operating at a given time. The staff ration has not changed only the amount of theatres i.e. 1 theatre: 12 procedures: 6 staff.

As the General Manager and Director of Nursing of a Day Surgery the indicated staffing levels for 1 theatre is appropriate and acceptable when operating 1 theatre for 12 procedures and 6 staff. The running of theatre is carried out through good management, coordination of services and team work.

#### **Preparation and Cleaning**

The preparation and cleaning of a theatre prior to any procedure may incur a waiting period of 10 minutes until the next procedure. Again this is related to process and procedures set down by policy. Although there may be a time delay this is very minimal and should not impact greatly on operating hours. Turnaround and operating hours could be impacted if there were complications and prolonged procedures due to unexpected delays.

#### **Procedure Expected Time and Delays**

Like many services there will always be unexpected delays. It is difficult to provide an accurate time frame of each procedure due to factors such as the doctor performing procedures, patient health and adverse events.

#### 5. Staffing Requirements

Under Schedule 1, Division 2 Clinical Care (12) Staff qualification and experience of the *Private Health Facilities Act 2007 (PHFA 2007)* and *Private Health Facilities Regulation 2010 (PHFR 2010)* a private health facility must have:

- (a) A sufficient number of qualified and experienced staff on duty, at all times, to carry out the services provided by the facility, and
- (b) Nursing staff holding qualifications and experience appropriate for the services provided by the facility, and
- (c) Nursing staff that are trained in the use of the equipment, including resuscitation equipment, provided by the facility.

The Australasian Health Facilities guidelines does not specifically mention the requirements for staffing levels. However, the Australian Academy of Medicine and Surgery recommend nurse/patient ratio for unconscious patients be one to one and for conscious, stable patients one nurse for every three to five patients, depending on patient numbers. (Reference: Day Surgery Centres In Australia Planning and Design, Dr Lindsay Roberts, FRCS FRACS. Chairman, Australian Day Surgery Council, 1990 – 2000)

#### **Staffing Levels**

As confirmed by the proposed owner/licensee there will be 6 staff in total on the premises at any one time. The roles will vary in terms of function and service specifics in maintaining effective and efficient use of resources in the delivery of safe service and achieving patient quality care.

Type of Qualification	Role	Requirement under the PHFA 2007 & PHFR 2010
Registered Nurse	Director of Nursing	Part 3 Conduct of private health facilities (13)
Registered Nurse	Theatre	Schedule 1, Division 2 Clinical Care (12)
Registered Nurse	Recovery	Schedule 1, Division 2 Clinical Care (12)
Medical Practitioner	Sedationist	Schedule 1, Division 2 Clinical Care (12)
Medical Practitioner	Procedurist	Schedule 1, Division 2 Clinical Care (12)
Administrative	Reception	

### Delivery of Service and Patient Safety

It has been confirmed by the proposed owner/licensee that all patients shall remain in theatre until fully conscious and then be transferred to recovery stage for monitoring. Establishing appropriate staffing levels is managed by the Director of Nursing and the Medical Advisory Committee.

Under the under the *Private Health Facilities Act 2007 (PHFA 2007)* and *Private Health Facilities Regulation 2010 (PHFR 2010)* the role of the MAC is to be the formal Organisational structure that ensures clinical services, procedures or interventions are provided by competent medical and nursing practitioners.

## 6. Back Up Power Supply

Under Schedule 1 (9) Camden Day Surgery must have a back-up power supply in place that is capable of maintaining essential services, including the following:

- (a) Lighting in all clinical and patient areas of the facility,
- (b) Operating theatres,
- (c) Life support systems.

An uninterruptible power supply (UPS) or battery/flywheel backup system will be the preferred method in ensuring back up supply up to 2 hours of run time. In the event of a power outage all:

- Procedures MUST cease immediately and the patient transferred to recovery stage;
- Biomedical equipment such as AED and cardiac monitors with internal battery supply will be used to monitor patient vital signs until patient is fully conscious.

UPS Specifications	Description
Rating	6 KVA
Acoustic Noise Level	<50 dBA - Loudness Comparison ≤ Quiet Urban Nighttime
Attenuation	Not required
Dimensions (W x D x H)	6 kVA Tower: Width 225mm x Depth 700mm x Height 600mm (Similar to a computer tower)
Location Storage	Theatre 1 or 2 - space requirement minimal

## 7. Ambulance Access/ Exit to the Facility

No ambulance bay is required pursuant to PHF Act & Regulations and AushFG. However, a procedure is in place in the event an ambulance is required to access the site. Therefore, the procedure is as follows:

- A designated staff member will meet the ambulance at the front of the property and guide it to the rear of the property
- *If the accessible parking space is occupied*, the ambulance will position itself as close as possible to the rear exit of the building to facilitate the transferring of the patient from the building through the rear exit and on to the ambulance vehicle. This transfer will be under direct supervision and assistance of the day facility staff who will the also then assist the ambulance driver in the manoeuvring of the ambulance vehicle so that it can exit down the driveway in a forward direction and leave the property in a forward direction, entering Park Street with the front of the vehicle pointing forward.
- *If the accessible parking space is unoccupied*, the ambulance will position itself within the accessible parking space directly allowing for the transfer of the patient from the building through the rear exit and on to the ambulance vehicle. This transfer will be under direct supervision and assistance of the day facility staff who will the also then assist the ambulance driver in the manoeuvring of the ambulance vehicle so that it can exit down the driveway in a forward direction and leave the property in a forward direction, entering Park Street with the front of the vehicle pointing forward.

### Reference to Bollard

The bollard will be designed to be removed and replaced to allow ambulance vehicle and ambulance trolley access.

### 8. Public Access to Unauthorised Areas

The following signs will apply to designated areas i.e.

- Access Only to Authorised Persons.
- Ring Bell for Assistance

Signs will be displayed in the following areas:

1. Double before entering procedure area
2. Theatre 1
3. Cleaning and Sterilising Room
4. Staff change room
5. Double doors from discharge area access point
6. Recovery Stage

### 9. Internal Layout and Dimensions

Table 1 shows the recommended dimensions set down by the Australasian Health Facility Guidelines. The information provided is in reference ONLY to the AushFG. The PHF Act and PHF Regulations do not provide specific guidelines relating to the building dimensions. The AushFG is the recommended tool to be used set down by the Private Health Care Unit when applying for Licensing. All building specifications will be assessed by the PHCU to ensure the applicant meets requirements before any approval is given.

Room/Area Type	AushFG Reference/ Code	Description	Guideline Dimensions	Planned Dimension	Comments
Recovery Stage	Ref: Patient Bay Holding 6m <sup>2</sup> Code: PBTR-H-6	A patient bed bay used for holding of patients prior to procedures, observation of patients following procedures or for assessment and treatment of patients.	9m <sup>2</sup>	36m <sup>2</sup>	It has been confirmed that 4 Bed spaces will occupy the new recovery stage. Ratio 1 theatre:4 recovery beds 9m <sup>2</sup> .  <b>Reference:</b> <i>A History of Day Surgery in Australia - Dr Lindsay Roberts, FRCS FRACS, Chairman, Australian Day Surgery Council, 1990 - 2000 Australian Day Surgery Council, Day Surgery in Australia, Revised edition, Melbourne, Australia, 2004.</i>  <b>NB:</b> 1. One theatre will operating per day with average recovery time of 30-45. 2. Turnaround depending on procedure, theatre time and adverse events.
Operating Room 1	Ref: Operating Room General, 42m <sup>2</sup> Code: ORGN	Theatre 1 is designed and designated for surgical <b>sterile</b> procedures only. A septic environment to carry out surgical and endoscopic procedures under local, regional or general anaesthetic.	42m <sup>2</sup>	42m <sup>2</sup>	The size of Theatre 1 is the recommended dimensions as per the AushFG and its purpose for performing procedures for the Centre. The 42m <sup>2</sup> was selected to ensure that procedures can be performed as per licensing. (See Sect 3). If 32.36m <sup>2</sup> was chosen this would limit what procedures could be performed due to the size of the theatre.  <b>Ceiling Height</b> Ceiling height to be confirmed at 3metres in height.  <b>Layout Sheet provided by Objector:</b>  The layout sheet is an indication of a proposed layout and will be discussed further to take into account what equipment will be needed or sourced. New technologies and the size modern equipment can have a bearing as to where to place objects. This is best left for further planning.
Discharge Area Cubicle Used for recliner chairs	Ref: Change Cubicle - Patient, 2m <sup>2</sup> Code: CHPT	Recliner chairs will be used with curtain to divide each recliner chair.	2m <sup>2</sup>	12m <sup>2</sup>	4 recliner chairs each measuring 101cm (H) x 86cm (W) x 84cm (L) will occupy a space equivalent to that of a patient change cubicle. The space is adequate for discharge area. Patient will be transferred from recovery stage 1 post theatre and settled into a recliner chair ready for refreshments prior to discharge.
Reception	Ref: Reception Clerical Code: RECL-10	A reception area where visitors can be received and immediately directed to their destination or a waiting area.	10m <sup>2</sup>	10.40m <sup>2</sup>	It is been confirmed by the project Manager that the size of the reception is acceptable given 10m <sup>2</sup> . The current size is 10.40m <sup>2</sup> . The area is allocated for two staff, 1 reception and office Manager. The office will be partitioned to allow for a dived area for the office manager.

Report for Camden Council

Room/Area Type	Reference/ Code	Description	Guideline Dimension	Planned Dimension	Comments
Sterilising Room	Ref: Sterilising Unit Code: HPU190 Service	The sterilisation and cleaning of medical devices. The importance is the flow and direction. It MUST have entry for dirty and exit for clean.	9m2	9m2	MB: The size and requirements for a Sterilizing Services Unit will vary according to jurisdictional policies and local requirements. The emphasis is on the flow from dirty zone to clean zone. The room have an entry for dirty and exit for clean. The current design allows for one directional flow to ensure reprocessing and sterilization process designated within the required areas.
Interview room Single Office	Ref: Office - Single Person, 9m2 Code: OFF-S9	Admission of patient prior to procedure	9m2	8.25	Room will be used to admit patients prior to theatre. 1 staff 10 1 or 2 persons. Size of room in adequate for admitting patients prior to procedure..
Office Discharge	Ref: Office - Single Person, 9m2 Code: OFF-S9	Single office to be used when discharging patients.	9m2	7.5m2	Room used on discharge to speak with patient prior to discharge.
Patient toilet	Ref: Toilet - Patient, 4m2 Code: WCPT	The patient toilet is a room containing a toilet and a hand basin for patients to use independently or with nurse assistance	4 m2	4.37m2	Room dimension acceptable
Patient changing area	Ref: Ensuite/ Inboard - Alternative 1, 5m2 Code: ENS-ST-A1 -	Used when required.	5m2	6.62m2	An ensuite/inboard has been in place of a large patient change room. This alternative does accommodate for shower. The shower size is adequate as normal shower cubicle is 80cm x 80cm. Room dimension acceptable
Staff Shower with toilet	Ref: Shower - Staff, 3m2 Code: SHST	Staff shower/toilet and basin	3m2	4m2	It was decided that given amount of staff the proposed change room was adequate to meet staff needs.
Staff room	Ref: Staff Room, 15m2 Code: SRM-15	Small staff room	15m2	9m2	The proposed staff code SRM15 caters for table, chairs and extra relaxation sitting area. Staff room developed for the Centre will have only 4 table chairs, a table and kitchen sink. The size for the staff was decided adequate for the amount of staff at the Centre.
Utility Room				2m2	The size of the utility room is adequate for the amount of procedures being performed. All dirty linen and streams of waste will be stored in appropriate containers or bags for immediate disposal.
Staff Station					No staff station planned or proposed. There will be a small desk in recovery stage for nurses to utilize.

### 10. Storage of Equipment and Location

Storage	Requirement	Location
Gas	AusHFG Part E 7 : 7.3	Outside of building
Controlled Drugs	Therapeutic Goods Administration (PTGA)	Locked safe in theatre secured to concrete wall as of Poisons, Therapeutic Goods Act (PTGA)
General Medication	Therapeutic Goods Administration (PTGA)	Locked cupboard in Theatre
Resus Trolley		Recovery Stage
Storage Areas	To be advise/ Further planning Due to new technologies equipment or machinery has become smaller. It was best to leave space and storage for a later planning stage.	Storage spaces will be determined and planned at a later date. To ensure maximization of storage and space it was proposed the all storage have minimum and maximum height or reachability. In addition it was not appropriate to plan where to store equipment until we knew what equipment we were to purchase and therefore implement storage specials based upon the size of equipment purchased.

### 11. Security after hours

A locked gate will secure and prevent after-hours access to the public. This will prevent unauthorised from parking at the rear of the building at night. A contracted security provider will provide security services.

### 12. Building size for this type of development

There is no requirements for minimum lot size stipulated under the AusHFG, Private Health Facilities Act or Regulations.

### 13. Response to Submissions on the 4<sup>th</sup> July

#### 1. Re: 0270 Day Surgery Procedure Unit - Reception/Administration

There is no clear indication as to what the objector is referring therefore in my assumption the objector is concerned with the control and exiting of the unit. All patients shall enter through entrance and when ready to go home will exit from the back of the building. There is a clear flow indicated from entrance to exit. The Centre does meet patient flow processes.

#### 2. Pre- Procedure Preparation and Holding area

All minor procedures in accordance with classes (see section 3) require minimal preparation and a cubicle of 2m2. The recovery stage 1 area can also use as a patient holder area. As one patient exits from theatre the other patient will be transferred into theatre. Patient flow is dependent upon processes and efficiency. A patient change is provided for ambulant patients to use when required.

Under the application for classes in sect 3 the proposed set up as indicated by the objector is not relevant for the purpose of Camden Day Surgery. The preparation for procedures are carried prior to arriving at the Centre. All that is required is the patient change into a gown and belongings placed into a basket and placed under the bed.

#### 3 Procedural Area

The size of the theatre of 42m2 does meet procedure mix. Since reducing from two to one theatre it was decided to utilize the larger of two as not to limit the Centre in the type of procedures performed. As indicated in the table under Operating 1, Ref: Operating Room General, 42m2, Code: ORGN. As per the guidelines we believe the Centre has meet this requirement.

### 3. Recovery Areas

Camden Day Surgery is limited in its operating space. Although it is small the proposed recovery areas of Recovery Stage 1 and Discharge I believe will meet licensing standards. The process of recovery is as follows →Theatre →Recovery Stage 1 →Discharge Area → Home. In addition this submission has been addressed in

1. Sect 4: Sub headings - **Preparation and Cleaning and Procedure Expected Time and Delays.**
2. Sect 5: Sub Heading - **Delivery of Service and Patient Safety**
3. Sect 8: Table 1: **Room/Area Type – Recovery Stage - Comments Section**
4. Sect 9: Table 1: **Storage of Equipment and location - Reus trolley**
5. Sect9: Table 1: **Storage of Equipment and Location – Storage Areas**

### 6. Staff Areas

A shower/change room is available for staff to use see Section 8: table 1; Staff room

### 7. Storage of Equipment

8. Planning of storage will be left for a later date as there were various factors to consider when considering storage which include;
  1. Maximizing storage effectively and efficiently
  2. Size and quantity of equipment and supplies
  3. Access/ Reach and height planned for each storage versus staff height limitations



### **Issuing an Approval in Principle and the Licence for a Private Health Facility (s7 & s9 *Private Health Facilities Act 2007*)**

Applications are assessed against the *Private Health Facilities Act 2007* and *Private Health Facilities Regulation 2010*, with particular reference to the *Australasian Health Facilities Guidelines*.

#### ***Approval in Principle***

On the Ministry's receipt of an application for a licence, the applicant is sent an acknowledgement letter advising them that their application is being processed and routine checks have commenced to ensure that the Directors/Secretary are fit and proper persons to hold a licence to operate a private health facility.

The Ministry will review the 1:100 architectural plans supplied, and recommend modifications as required. This process can delay plan approval if modifications required are extensive, or if the applicant suggests alternative solutions which require further review.

Following the consideration of all available information, a letter will be sent to the proposed licensee advising whether Approval in Principle is given. If Approval in Principle is refused, written advice stating the reason for refusal and giving details on how to seek a review of the decision will be provided. If an Approval in Principle is issued, a contact officer to assist with the process prior to licensing will be nominated in the Approval in Principle letter.

An Approval in Principle will only issue under section 7 of the *Private Health Facilities Act 2007* after:

- satisfactory assessment that the applicant is fit and proper to operate a private health facility (including National Criminal Record Check);
- consultation with the relevant Local Health District, and relevant Branches in the NSW Ministry of Health such as Health Service Planning and Investment, Mental Health and Drug and Alcohol, Integrated Care, and Government Relations, has taken place; and
- proper consideration of any submissions received from third parties following public advertisement of the proposed private health facility.

The letter of Approval in Principle will contain conditions which will need to be complied with before the licence is issued. Common conditions of an Approval in Principle will include:

- compliance with relevant building codes/Australian Health Facility Guidelines
- compliance with licensing standards
- establishment of Medical Advisory Committee/Credentialing Committee
- appointment of suitably qualified Director of Nursing
- establishment of a quality improvement program.

An Approval in Principle of an application for a licence is valid for a period of twelve months and is not transferable. The applicant may apply for an extension of the Approval in Principle, but the application for extension must be in writing, made before the twelve month period has expired, and be accompanied by the prescribed fee.

***Issue of Licence***

Before the licence is issued, a final inspection is carried out to ensure that the private health facility has been built in accordance with the approved plans and complies with the conditions of the Approval in Principle and all relevant Legislation. The following information, as relevant to the classes of health services to be provided, is required before a licence is issued:

- Copy of the certificate of classification from an authorised certifier under the Local Government Act, for the use of the premises as a BCA Class 9(a) health care building.
- Certification from the relevant manufacturer or registered professional
  - new equipment (equipment in the CSSD, dirty utility rooms, operating theatres, monitors etc.)
  - fire retardency for new furnishings, curtains and floorings
  - warm water system (thermostatic mixing valves)
  - nurse and emergency call bells
  - medical gases
  - air-conditioning
  - backup power supply
  - Infant cots
  - Laminar flow cabinets installed at chemotherapy clinics
  - EPA certification of lead lining in operating theatres.

(Certified that it has been installed and meets the relevant Australian Standard)

- Letter of notification from the applicant concerning the appointment of the Director of Nursing of the facility, indicating that the person nominated meets legislative requirements & include a copy of current Authority to Practise
- Letter of notification from the applicant of the Medical Advisory Committee (MAC) Membership details.
- Letter of confirmation from the applicant that the nursing staff have the relevant qualifications and experience for all specialties.
- For a mental health class facility, an environmental risk assessment with action plan and timeframes from a recognised mental health professional.
- Letter of confirmation from the applicant that the MAC have approved the admission criteria for each class(es).
- Letter of confirmation from the applicant that the MAC have approved the admission criteria for each class(es).
- Letter of confirmation from the applicant that there is resuscitation equipment for use in advanced life support that complies with the Standards for Resuscitation: Clinical Practice and Education published by the Australian Resuscitation Council and the Australian College of Critical Care Nurses in March 2008.

- Letter from an accredited cardiologist stating that the Guidelines on Support Facilities for Coronary Angiography and Percutaneous Coronary Intervention (PCI) published by the Cardiac Society of Australia and New Zealand are adhered to, where applicable.
- Letter from a recognised sterilizing/reprocessing consultant confirming that the reprocessing complies with the Australian and New Zealand Standard AS/NZS 4187, where applicable.
- Copy of the current formal agreement with a nearby hospital or Local Health District capable of providing a higher level of patient care in the event of an emergency transfer –relevant to new facilities and class(es). In the case of cardiac catheterisation class access to a hospital with cardiac surgery or intensive care class private health facility or a public hospital to which the patient may be transferred for cardiac surgery in less than 1 hour.
- Letter from an anaesthetist or sedationist credentialed to the facility confirming that the facility complies with the Australian and New Zealand College of Anaesthetists publications, where applicable.
- Letter signed by a registered anaesthetist or sedationist stating the level and type of anaesthetic to be used for the procedures or treatment specified.
- Copy of the notification letters from the applicant to the ambulance and fire Ministry re opening of the new facility.
- Letter from a paediatric physician agreeing to be available for consultation whenever paediatric patients are accommodated at the facility, where applicable.

At the onsite commissioning inspection, all building, fire and other relevant certification will be required. Following the successful commissioning, a licence will be issued, endorsed for the specific classes and services as specified in the application.

The new licensee is responsible for the conduct of the establishment as from the date of the licence.



## Application for a Licence for a Private Health Facility

(*Private Health Facilities Act 2007*, section 6)

### When to use this form

This form is for applicants (individuals or companies) who wish to apply for a licence for a new private health facility. If a licence is already held and you wish to renew the licence, amend the licence or make alterations or extensions to the private health facility you should use another form.

### The Building Requirements

Under the *Private Health Facilities Act 2007* the Director General of the NSW Ministry of Health can impose conditions relating to the design and construction of any building to be built for the purposes of operating a licensed private health facility.

Before any building work is commenced an applicant for a licence for a new facility must apply to and receive written approval, from NSW Ministry of Health for the plans and specifications for the facility. Submissions and architectural plans will be assessed against the Australasian Health Facility Guidelines. Designs for private health facilities that depart from the guidelines will not be approved unless clear patient and/or service benefits can be demonstrated and justified. The construction and design for new and refurbished private facilities must comply with the requirements of a class 9a building as defined in the Building Code of Australia. Copies of relevant approvals from local government authorities or independent certifiers will be required to be submitted with the completed application as evidence of compliance.

### Approval process

All applicants should familiarise themselves with the *Private Health Facilities Act 2007* (PHFA) and the *Private Health Facilities Regulation 2010* as all applications are assessed against that legislation, with particular reference to the *Australasian Health Facilities Guidelines*. The approval process will take approximately four months from the date the NSW Ministry of Health receives the completed application. This does not include the time taken to build the facility. Further details about timeframes for the approval process can be found on the "Licensing of Private Health Facilities" page of the website.

Applicants will be provided with a written Approval in Principle once all the requirements of section 7 of the PHFA have been met. The letter of Approval in Principle will contain the conditions which must be met before the licence will be issued. An approval in principle of an application for a licence is valid for a period of twelve months and is not transferable. The applicant may apply for an extension of the Approval in Principle, but the application for extension must be in writing, made before the twelve month period has expired, and be accompanied by the prescribed fee.

Before the licence is issued, a final inspection will be carried out to ensure that the private health facility has been built in accordance with the approved plans and complies with the conditions of the Approval in Principle and all relevant legislation. At the onsite commissioning inspection, all building, fire and other relevant certification will be required. Following the successful commissioning, a licence will be issued, endorsed for specific classes and services as specified in the application. The new licensee is responsible for the conduct of the establishment as from the date of the licence. Further information about the licensing process can be found on the "Licensing of Private Health Facilities" page of the website.

### Payment

The prescribed application fee for a licence for a private health facility is \$6,600. An additional application fee applies for private mental health class. The prescribed application fee for private mental health facility is \$100. Payment can be made by EFT, see EFT form for details, or cheque made payable to NSW Ministry of Health. If paying by EFT, on date of payment please send email as requested on the EFT form. Cheques should be included with the completed form.

Please return the completed form together with the required documents to the address as below.

**Regulation and Compliance Unit  
Legal and Regulatory Services  
NSW Ministry of Health  
Locked Mail Bag 961  
NORTH SYDNEY NSW 2059**

# Application for a Licence for a Private Health Facility

(Private Health Facilities Act 2007, section 6)



ORD01

## SECTION A

Applicant details			
Full name of applicant: (Individual person or company)			
Postal address:			
Suburb:	State:	Postcode:	
Details of the contact person (contact person on behalf of the applicant and in what capacity)			
Full name:		Position:	
Address:			
Suburb:	State:	Postcode:	
Phone:	Fax:	Email:	

## SECTION B

Private health facility details			
Private health facility name: (proposed business name)			
Address:			
Suburb:	State:	Postcode:	
The applicant(s) is/are/will be Owner(s) <input type="checkbox"/> Lessee(s) <input type="checkbox"/> of the private health facility. Please ✓ the relevant box.			
1. The private health facility will accommodate the following group(s) of patients: Please ✓ the relevant box(es)			
Patients who are admitted for more than 24 hours		<input type="checkbox"/>	
Patients who are not discharged on the same day that they are admitted, but are admitted for not more than 24 hours		<input type="checkbox"/>	
Patients who are admitted and discharged on the same day		<input type="checkbox"/>	
2. The private health facility will provide the following class(es): Please ✓ one or more of the relevant box(es)			
Anaesthesia	<input type="checkbox"/>	Intensive Care	<input type="checkbox"/>
Cardiac Catheterisation	<input type="checkbox"/>	Interventional Neuroradiology	<input type="checkbox"/>
Cardiac Surgery	<input type="checkbox"/>	Maternity	<input type="checkbox"/>
Chemotherapy	<input type="checkbox"/>	Medical	<input type="checkbox"/>
Cosmetic Surgery	<input type="checkbox"/>	Mental Health <sup>1</sup>	<input type="checkbox"/>
Emergency	<input type="checkbox"/>	Neonatal	<input type="checkbox"/>
Gastrointestinal Endoscopy	<input type="checkbox"/>	Paediatric	<input type="checkbox"/>
		Radiotherapy	<input type="checkbox"/>
		Rapid Opioid Detoxification	<input type="checkbox"/>
		Rehabilitation	<input type="checkbox"/>
		Renal Dialysis	<input type="checkbox"/>
		Surgical	<input type="checkbox"/>
3. The private health facility will have the following number of procedure rooms <sup>#</sup> :			
<sup>#</sup> Procedure room means a room in which medical or surgical procedures are conducted, and includes an operating theatre, labour room or other room prescribed by the Regulations.			
List the type and number of procedure room(s) including operating theatre and labour rooms.			
Room Type	No.	Room Type	No.

<sup>1</sup> A separate application fee of \$100 is required for a licence for a private mental health facility (section 115 (2)(b) of the Mental Health Act 2007).

Attachment 5



8. A copy of the certificate of registered or business name of the private health facility from ASIC.
9. Details of the Medicare Benefits Schedule (MBS) item numbers and description for each class of licence sought. In addition, for applications for rehabilitation and mental health class details of the proposed rehabilitation and mental health programs are required.
10. A letter is required signed by a registered specialist anaesthetist stating the level and type of anaesthetic to be used for the procedures or treatment specified includes Electroconvulsive Therapy (ECT), if applicable. An anaesthetist is a medical practitioner and specialist anaesthetist registered under the Health Practitioner Regulation National Law or in the period before that law came into effect a fellow of the Australian and New Zealand College of Anaesthetists. If a specialist anaesthetist is not available certification may be from a registered medical practitioner experienced in the delivery of sedation or anaesthesia.
11. Provide a detailed business case to establish the need for the private health facility services in the proposed location. The business case should include: <ol style="list-style-type: none"> <li>details of the clinical specialties, type and level of service to be provided,</li> <li>current availability of these services in the public and private sector within the estimated catchment area,</li> <li>likely demand for the proposed services in the catchment area or target population, and</li> <li>projected demographic and other factors that may affect demand for the proposed services.</li> </ol>
12. If the private health facility is leased, a copy of the lease with a description of the proposed lease agreement.
13. If the private health facility is owned, provide evidence of ownership.
14. A copy of the current development application or approval with/by the applicable consent authority, or certification from an authorised certifier, for the use of the premises as a Building Code of Australia (BCA) Class 9(a) health care building. For premises used for chemotherapy or renal dialysis class treatment accommodating day only patients then a development application or certification for use of the premises as a BCA Class 5 building applies.
15. Two (2) copies of architectural plans, drawn to a scale of 1:100 showing the dimensions of each part of the facility, fittings and furnishings. Submissions and architectural plans will be assessed against the Australasian Health Facility Guidelines (HFG). A copy can be downloaded from <a href="http://www.healthfacilityguidelines.com.au">www.healthfacilityguidelines.com.au</a>

**SECTION D****Declaration by applicant or agent on behalf of applicant**

If signing on behalf of the applicant please state in what capacity.

I declare that all the information I have given on this application form is true to the best of my knowledge and belief.

I understand this application and information provided with it may be distributed to relevant NSW Local Health Districts and within the NSW Ministry of Health and other appropriate agencies for review and comment to assist the assessment of the application.

I enclose the prescribed application fee.

Print Name:	Position:
Signature:	Date:

NB: all sections of this application form must be completed

Please return the completed form together with the required documents as listed in Section C to the address as below. If paying by EFT, on date of payment please send email as requested on the EFT form. Cheques should be included with the completed form:

**Regulation and Compliance Unit  
Legal and Regulatory Services  
NSW Ministry of Health  
Locked Mail Bag 961  
NORTH SYDNEY NSW 2059**

## Clive Lucas, Stapleton & Partners Pty. Ltd.

ARCHITECTS AND HERITAGE CONSULTANTS

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 Telephone: 61 (02) 9357 4811 Facsimile: 61 (02) 9357 4603 Email: mailbox@clsarchitects.com

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**Camden Day Surgery Centre, 7 Park Street, Camden**

**Demolition of existing dwelling and construction of a new medical day centre with on-site car parking.**

### STATEMENT OF HERITAGE IMPACT

Prepared for Dr R. Venkatesan

Issue: 21<sup>st</sup> December 2015

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#### Introduction

This Statement of Heritage Impact (SOHI) provides an analysis of a development proposal for the site at 7 Park Street, Camden.

This report was prepared by Alice Stapleton of this office with review by Sean Johnson. The site was inspected by Alice Stapleton on 10<sup>th</sup> June 2015 and by Sean Johnson in August 2014, on 10<sup>th</sup> June and 5<sup>th</sup> November 2015.

This report follows generally the methodology recommended by the NSW Heritage Office in *Statement of Heritage Impact (Revised 2002)*.

#### Description

##### Locality

The subject property is located in the township of Camden, New South Wales, within the local government area of Camden Council. The site at 7 Park Street, Camden is located on the north side of Park Street, which runs between Menangle Road and Broughton Street, in an area that is predominantly residential. On the south side of the street is a large recreational park, Macarthur Park. Although this section of Park Street is predominantly residential, there are several commercial sites in the vicinity (Refer to Figures 11 and 12 below).

The subject site is a rectangular allotment with a north-south orientation. The site is 935.8m<sup>2</sup> in size and is bound by single storey residential dwellings to the east and west. To the north is a single storey medical consulting room at 16 Broughton Street.

The site is located at street level and has small fall of about a metre from the north-east to the south-west. The street frontage to Park Street is 13.79m and a site length of approximately 67.97 (average). (refer to Figures 2 and 3 below).

The real property definition of the land is Lot 11 DP 4543 (refer to Figure 3).

The subject site contains a single storey dwelling, constructed in fibre cement faux weatherboard cladding with terracotta tiled and metal corrugated roof. The house is set back from the footpath and

the rear garden contains a garage, constructed in Fibro sheeting, and a few trees amongst a lawn garden. The front garden also contains a lawn garden with concrete path with vegetation.

The property is unfenced along the Park Street frontage. The side fences are a mixture of timber, painted steel and a low brick retaining wall on the eastern boundary.



**Figure 1:** Street map showing location of subject property (indicated with an arrow). (Source: Google Maps <http://maps.google.au/>)



**Figure 2:** Aerial view of the subject property (outlined). (Source: Google Maps <http://maps.google.au/>)

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**Figure 3:** Cadastral plan of the subject property (outlined in red) (Source: NSW Department of Lands Spatial Information eXchange [SIX] viewer, <http://imagery.maps.nsw.gov.au/>)

## Physical Description

An inspection of the subject property was undertaken in November 2015 and recorded as follows:

### Description of House's Exterior

The house is of timber framed construction. Walls are clad externally in fibre cement faux weatherboards supported on tall brick piers. There is a plain brick chimney and concrete front verandah which appear to date from the post-war 'Austerity' period of the late 1940s and 1950s. The roof is a low hipped form clad in terra cotta coloured Marseilles tiles. A separate low hipped tiled roof covers the rear portion of the house with a metal deck roof over the junction. Windows in the front part of the house are double hung, spiral balance type which could date from the period 1930s-60s. Windows in the rear portion are aluminium sliding type of the late 20th century with some modern timber double hung windows with glazing bars in the rear elevation. There are several items of older fabric which may have been recycled from an earlier building: French windows to the enclosed yard area opposite the kitchen on the eastern side of the house and a stained glass fixed light immediately north of the kitchen. The concrete front verandah has a painted railing and columns composed of thin section steelwork. The ceiling is fibre cement sheet, as are the eaves soffits generally.

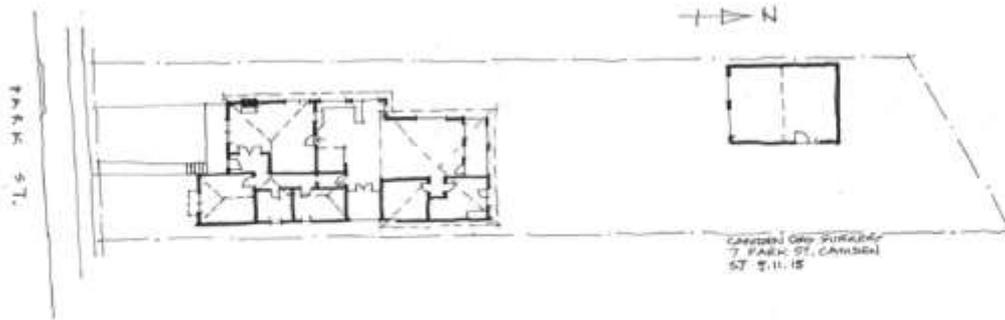
### Garage

The double garage in the rear garden is timber framed and clad in fibre cement sheets (probably containing asbestos). Documentary evidence indicates a date of 1935. The walling and side door may be original but the entry doors are late 20th century roller doors. The building appears to be disused and is in poor condition.

### Description of House's Interior

Ceiling and wall finishes are generally plasterboard in good condition and appear to be of recent date. The floor in the front part of the house is pine tongued and grooved boarding. The fireplace in the front room has an Austerity style brick surround and a modern gas fire. Doors are generally either flush or faux paneled type from the mid to late 20th century. There is one doorway that is possibly earlier in the corridor from the front door. This has no door leaf but has a fanlight. The rear portion of the house is clearly a late 20th century addition.

- 4 -



**Figure 4:** Hand drawn plan of existing house

In conclusion, the house appears to date for the last half of the 20<sup>th</sup> century. It is in poor exterior condition but has been comprehensively renovated internally. It does not contribute nor does it detract from the values of the conservation area.

**Recent Photographs**



**Figure 5:** View of subject house from Park Street.



**Figure 6:** Front elevation of subject house.



**Figure 7:** View of driveway facing north.



**Figure 8:** View of north-west corner of subject house.



Figure 9: Rear elevation of subject house



Figure 10: View of rear yard from the north-east corner.



Figure 11: Rear garage.



Figure 12: Existing rear garage structure.



Figure 13: View of rear garden at No. 7 looking across to the rear of N. 9 Park Street.



Figure 14: View of Park Street looking east.



Figure 15: Interior



Figure 16: View of Interior



**Figure 17:** Example of a commercial business in the locality of the subject site.



**Figure 18:** Example of a commercial business in the locality of the subject site.

## Heritage Status

7 Park Street is not identified as a heritage item. It is however located within the Camden Conservation Area included in the Camden Council Local Environment Plan (LEP) 2010.

The subject site is also located within the vicinity of the following heritage items included on the Camden Council LEP:

- 9 Park Street, Camden, Listing No. I76.
- Macarthur Park, 13 - 13A Menangle Road, Camden, Listing No. I66.

The place is also located in the vicinity of two Potential Heritage Items – 1 and 3 Park Street, Camden as identified in Table B4 of the Camden DCP.

## Statements of Significance

The listing for the place on the NSW Heritage Inventory cites the following statement of significance for the following places, located in the vicinity of the subject property.

### **9 Park Street, Camden, Listing No. I76.**

*An excellent example of a Federation Queen Anne cottage in the Camden area, associated with a notable citizen of Camden.*

*High quality, tangible evidence of the settlement pattern & built character of Park Street, which occurred as part of the early growth of Camden town.*

### **Macarthur Park, 13 - 13A Menangle Road, Camden, Listing No. I66.**

*The park is significant for the landscaped qualities and for its War memorials*

### **Camden Town Centre Conservation Area**

*Camden Township maintains tangible evidence of its growth and development from private town influence and origins in 1841 to the present day. Many built forms, cultural landscape features and township layout contribute to the character which is held in high esteem.*

*The juxtaposition of the relatively clear floodplain, with the small scale, articulated nature of the Town, leading up to St John's Church spire and along Menangle Road ridge to the vicinity of the Camden Hospital, provides a rare and possibly unique setting given the history of its origins.*

*The extent of relatively intact remnant building stock from c.1841 to the mid-20th Century, together with the important communal open spaces of the showground and Macarthur Park, and the visually important exotic and native plantings which soften the built forms, contribute in a major way to the valued character of the Town.*

*While some built forms within the Township outside the generally important c. 1841 to mid-20th Century period, provide less than contributory values, they remain in a minority, yet act as reminders for the Town's abilities to grow, albeit with a need for respect to its significant qualities.*

*Whereas most towns on the 'Sydney Plain' were designed by the government, Camden was planned privately by the Macarthur family. Its layout signified the social composition of the area.*

*Camden has had a mixed population with many descending [sic] from convicts, assisted migrants, gentry, small farmers, traders and retailers and small industrialists. Despite demographic changes, many families have maintained an unbroken existence in the area for some generations*

Further to the above, the Camden DCP also designates the following Character Elements for the Camden Heritage Conservation Area:

The distinguishing natural and built character elements of the Camden Heritage Conservation Area include:

1. Distinct tree lined visual gateways as viewed from rural floodplain on the fringes of Camden town
2. A topographical form which rises from the floodplain
3. A town which is surrounded by rural hinterland containing transitional community uses
4. Prominent landmark buildings dominated by St John's Church and in particular its spire
5. Cowpasture Bridge which opened land to the west of the Nepean River
6. A strong grid street network of Camden town
7. A pronounced "High Street" in Argyle Street, performing a traditional shopping and commerce role and thoroughfare function
8. A distinctive tree lined and landscaped medium strip with minimal landscaping fronting the shops along Argyle Street
9. Street lights delineating the carriageway and communicating "seasonal" festive and event information
10. Buildings covering a range in stylistic periods reflecting the evolution of the town centre and reflecting a diverse palette of building materials and finishes.
11. Uniform single to two storey shop fronts along a wide main street
12. An important historical, visual and social axis is formed by John Street.
13. A cluster of civic and community buildings in lower John Street.
14. A range of residential premises, from the stately to workers cottages, largely converted to commercial functions; but still some with a residential use
15. A unique roofscape of smaller roof forms viewed throughout the town.

16. Remnants of a rural service town, particularly in Edward Street
17. A modest workers cottage precinct in View Street, transitioning into large middle class housing in Alpha Road.
18. Federation cottages and interwar bungalows radiating out from the town centre, with adaptive reuse of these in Broughton Street.
19. A health precinct surrounding Camden Hospital
20. A series of informal pathways linking parking precincts.
21. The grand Macarthur Park is on the fringe of the Town Centre<sup>1</sup>.

## The Proposal

### Documents Describing the Proposal

The proposed works are described in the following documents:

- Clive Lucas Stapleton & Partners, Site Plan Drawing No. 119980/02/E, Floor Plan Drawing No. 119980/03/B, East & South Drawing No. 119980/04/B, West & North Drawing No. 119980/05/B
- Survey plan by PK Surveys, No.57666, dated 25 July 2014;
- Statement of Environmental Effects, written by Clive Lucas, Stapleton & Partners, dated 21<sup>st</sup> December 2015.
- Arboricultural Impact Assessment by Glenyss Laws dated 10 August 2015
- Traffic Assessment Plan, by Motion Traffic Engineers Pty Ltd, N1514182A, N1514182 (Report 1a), dated September 2015
- Stormwater Management Plans:
  - Soil Erosion and Sediment Control Plan by Siteplus, No. 15213DA, dated September 2015
  - Drainage details and Water Quality Measures by Siteplus, No. 15213, dated September 2015
  - Swept Paths Plan by Siteplus, No. 15213, dated September 2015

### Summary of Proposal

In brief, the proposal is for the demolition of the existing one storey dwelling and construction of a new one storey commercial building, designed to appear as a residential dwelling, in a Californian Bungalow style, to be used as a medical day surgery with on-site car parking.

The existing building is to be demolished to provide a building which is purpose built to suit the requirements of a medical day surgery, that is, a commercial building, constructed in masonry.

The day surgery will consist of the following:

One consulting room, with two theatres, and one recovery room, a waiting room and three WCs. Ten car parking spaces have been provided at the rear of the site with landscaping at the north eastern corner of the site and along the western side of the car parking spaces. The front garden has been retained with a path leading from the south-east corner to the front entrance.

<sup>1</sup> Camden Development Control Plan 2011, Section B3.1.2, pB50.

## Assessment Methodology

An appropriate assessment methodology is to consider the details of the proposal and to compare it with a properly prepared Statement of Significance in order to determine whether the proposal detracts from or diminishes the significance of the place.

In this case, the proposal will be assessed in three parts: a general discussion and analysis of the broader impacts of the proposal against the General Heritage Provisions in Section B3.1.1 of the Camden DCP; a discussion of the impacts of the proposal against the objectives and controls relating to development within The Camden Heritage Conservation Area in Section B3.1.2.; and an assessment of the proposal against the heritage items in the vicinity.

## Assessment Part 1

In this assessment, aspects of the proposal will be evaluated against the **General Heritage Provisions** in Section B3.1.1 of the Camden DCP. In this case, the objectives which apply to this proposal are as follows:

### Compatibility of new work:

*10. Ensure development is based on, and sympathetic to, an understanding of the heritage significance of the place.*

*11. Ensure that any development within a heritage conservation area is compatible with and sympathetic to the significant characteristics of the conservation area as a whole and make a positive contribution to the area.*

*12. Ensure that the development in the vicinity of a heritage place is undertaken in a manner that does not detract from the heritage significance of the place.*

In considering this proposal against the above objectives, it is understood that the vicinity of 7 Park Street is characterised by low-scale, single residential allotments, with buildings dating from the early to mid-Twentieth Century. The subject house however, is thought to have been constructed in the last half of the Twentieth Century, and is not considered to be a good example of this type of building, having been altered and without any notable features, historic or social associations. The building makes little contribution to the conservation area but is at least compatible in size and scale with the residential pattern along the street.

The proposal for a new building has been designed to be compatible and sympathetic to the form and pattern along Park Street. It retains the low scale nature of the area and has been designed to appear as a residential building, following the same setbacks, roofline and height as the other buildings on the street.

The proposed developed has also been designed with the Camden Conservation Area in mind – that is, as an area set on the fringe of the Conservation Area, the proposed building is modest in size, with a compatible roof form and is designed as a contemporary interpretation of a Californian Bungalow, examples of which are seen in the vicinity. The proposal retains the historic pattern of development on the street, it is to be a single storey structure, which retains the existing front setback as well as the side and rear setbacks. The proposal also includes retaining the existing front landscaping, without impacting on the tree-lined street or any views in the area.

With regards to the adjacent heritage items, this is addressed below in Part 3 of the assessment.

The relevant controls which apply to this proposal are addressed as follows:

<b>Controls</b>	<b>Comment</b>
<b>Design:</b>	
<i>1. New buildings shall be of a simple, contemporary design that avoids "heritage style" replication of architectural or decorative detail.</i>	The proposed design for the subject site is a contemporary version of a traditional style of building which is compatible to the area. The proportions and form of the building are sympathetic to the surrounding buildings. The proposed design is based on a Californian Bungalow but it avoids being a pastiche heritage style replication because on close inspection it will be clearly modern in its detailing.
<i>2. New work must complement the existing building, but it should be possible to tell the new from the old.</i>	
<i>5. New development must be designed reflecting the general form, bulk, scale, height, architectural elements and other significant elements of the surrounding heritage items and heritage conservation areas.</i>	The proposal will have no impact on the significance of the surrounding heritage items and the conservation area.  The proposed building reflects the bungalow/cottage form along the street, and retains the single storey scale, height and bulk of the existing house on the property.
<b>Siting:</b>	
<i>11. Where there is a uniform building front setback, new development must recognise this.</i>	No impact - setbacks and pattern are retained.
<i>12. The existing informal and irregular pattern of rear property building alignments is to be retained.</i>	The proposal seeks to retain the existing front setback on the property at 7 Park Street.  The proposal retains the traditional pattern of alignment of the street. The building will be largely placed at the front of the property, allowing open space at the rear.
<b>Roofs and Roofscape:</b>	
<i>13. The existing pattern, pitch, materials and details of original roof forms within the Heritage Conservation Area shall be retained.</i>	No impact - traditional roof forms are retained.
<i>14. Secondary roof forms should be subservient in form, such as low skillion extensions and verandah roofs.</i>	The proposed new roof form and materials are designed to be sympathetic with the existing roof pattern in the area. That is, the bungalow-style roof is gabled at the front and hipped at the rear. This includes the use of a front verandah roof and a rear skillion roof, as would have been traditionally built at the rear of this style of building, which is subservient to the main roof.
<b>Verandahs and Balconies:</b>	
<i>18. Verandahs and balconies on new buildings should generally be of a contemporary design</i>	Minimal impact on significance. The proposal includes a front verandah designed in the style of

*and materials that respond to the relevant aspects of the historic context.*

a Californian bungalow, to complement the rest of the building. The proportions of this element of the building are carefully designed to traditional forms which are complementary to the existing streetscape and therefore are considered to be the most suitable design for the proposal.

#### Materials and Finishes:

*23. Materials, finishes, and textures must be appropriate to the historic context of the original significant buildings within the streetscape.*

Minimal impact on significance.

*24. Contemporary materials are permitted where their proportions, detailing and quantities are in keeping with the character of the area. Large expanses of glass and reflective wall and roof cladding are not appropriate.*

As it is not possible for a commercial building to have combustible exterior finishes on its side walls, the proposal is for a painted cement rendered exterior finish to replace the existing building. More detail is added to the front elevation to emulate the style of building seen throughout the Camden Conservation Area.

The materials and finishes have therefore been designed to complement the Californian Bungalow style cottage, as much as possible, with brick piers and rendered facades to ensure the continuation of authentic character within the streetscape.

#### Colours:

*28. 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.*

No impact on significance. A traditional colour scheme is proposed, including cream render, brown barge boards and detailing and white painted timber window frames. This colour scheme has been designed to complement the colours of the surrounding building and have been detailed in the drawings accompanying this application.

*29. Colour schemes can be used to enhance significant building features and to reduce intrusive elements.*

#### Fences and Gates:

*31. Where possible, 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.*

No impact on the significance of the area. The existing property does not have a front fence, as is common for buildings constructed in the early to mid-Twentieth Century. This proposal does not seek to add a new fence.

*32. New fences should match as closely as possible the original fencing in terms of design, materials, colour and height. If the original fence type is not known, it should relate to the architectural period of the heritage building. Old photographs or inspection of remaining fabric can often reveal the original fence type.*

#### Landscaping:

*36. Front gardens should predominately be landscaped in a style appropriate to the building type and to embellish the street front elevation.*

No impact on the significance of the front garden as the proposal seeks to retain the existing landscaping in the front garden. A path is included in the proposal in order to provide easier

37. Landscaping should, where possible, retain the original design elements, paths, significant trees and plantings.

#### Garages, Carports and Outbuildings:

39. Parking structures are generally not appropriate in the front setback area.

#### Vehicle Access:

41. 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.

42. Hard stand areas should be kept to a minimum.

#### Signage:

43. Refer to Section B4.2 of this DCP - Signs on Heritage Items or in Heritage Conservation Areas

#### Associated structures:

45. Appropriate external lighting may be used to highlight the architectural features of significant buildings.

46. Skylights, air conditioning units, antennas, solar panels, satellite dishes etc. shall not be visible from the street.

#### Demolition:

47. 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:

(a) Documentation that all alternatives for retention have been investigated and ruled out.

(b) It can be satisfactorily demonstrated that the building does not satisfy the criteria for listing established by the NSW Heritage Branch.

(c) It has been sufficiently documented and justified that the structure is considered incapable of repair.

48. 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

access for visitors. The impact of the new path is thought to be minimal on the significance of the place.

A majority of the existing trees on the subject site are being retained.

No impact on the heritage significance of the area. In this case, the proposal seeks to retain and expand the existing car parking location at the rear of the subject property.

Minimal impact on significance. This proposal seeks to retain the existing driveway location and to provide a mixture of pervious and impervious pavement and pavers as detailed on the *Swept Paths Plan* accompanying this application. Hard stand areas have been kept to a minimum where possible.

This proposal seeks to have minimal signage on the site and therefore will have minimal impact on the significance of the area. As shown on the drawing accompanying the application, a small sign is proposed on the front wall of the building, next to the front door.

No impact on significance. Any exterior lighting will be low key domestic type lights on the front verandah.

No impact on significance. This proposal does not seek to have any associated structures

The subject building has been examined and described in the report above. The conclusion is that "The form and scale of the house match the other buildings along the street, however the fabric and the details of the building have been so greatly altered that the building does not represent a good example of a house from the early to mid-Twentieth Century and would therefore be considered neutral in its contribution to the streetscape".

The applicant is aware there may be some conditions required to document the place, if necessary.

*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.*

## **Assessment Part 2**

This part of the assessment examines the proposal against the relevant objectives and controls of the *Camden Heritage Conservation Area*. In this case, the relevant objectives are:

### **Objectives**

- 1. Retain the unique heritage significance of Camden town, recognising it as a rare and distinctive area*
- 3. Retain the cohesive character particularly evident in the scale of development in each street.*
- 5. Seek to foster a balance between historic character and sensitive contemporary development*

The proposal seeks to retain the heritage significance of Camden town, by allowing for the continuation of the character elements for the area. That is, the proposal respects the tree-lined streets, the grid pattern and the residential forms in the area. The proposal is also low scale, allowing St John's Church to remain the dominant landmark in the area and does not detract from the other building forms along the street. The roof form reflects similar roof forms in the area and the change in use to a day surgery is compatible with Camden town being a health precinct.

The proposal also retains the cohesive character of Park Street, as it retains the form and height and scale of the existing building. When viewed as part of the street, the proposal will blend in with the setting.

The proposal is also considered sensitive to the historic character of the area as the proposed design is a contemporary interpretation of a Californian Bungalow style building. It will not appear as an obvious new building in the historic streetscape.

The relevant controls for the Camden Conservation Area are addressed as follows:

<b>Controls</b>	<b>Comment</b>
<i>1. Views associated with the St John's Church Spire shall not be compromised.</i>	All retained – no impact. The single storey, low scale design of the proposal has been designed to maintain any views to St John's Church.
<i>4. The strong street grid shall be maintained and not compromised by closures and/or permanent malls.</i>	Street grid maintained - no impact.
<i>6. Additional development on the fringe of the town should complement and not detract from the viability of the "main street".</i>	No impact.
<i>8. Existing cottage dominated streetscapes shall be retained and complemented with compatible extensions/additions and new developments.</i>	Proposed development is compatible with the streetscape. No impact.
<i>9. A two storey height limit shall prevail except for significant architectural features incorporated in the design of buildings in significant locations.</i>	Proposal is single storey – no impact.
<i>10. Large built forms in cottage dominated precincts shall be avoided through the use of various roof forms and pitches, wall openings and recesses, materials, recessive colours and landscaping</i>	Proposal retains the cottage form along the street – no impact.

### **Assessment Part 3**

In this part of the assessment, the proposal is compared against the heritage items in the vicinity. The subject property is adjacent to a heritage item, No. 9 Park Street and is opposite Macarthur Park. The property is also located in the vicinity of two Potential Heritage Items – 1 and 3 Park Street.

In all cases, the proposal will not impact on these items for the following reasons:

The proposed development is for a single storey building, which is set back at the western side. The setbacks and the orientation of the building on the site will therefore not cause any additional overshadowing on the neighbouring properties. The design also retains the front setbacks and existing alignment of the current building and therefore will not overwhelm in terms of bulk and height along the streetfront.

The architectural design of the proposal is also compatible with the style of the adjacent items. The Californian bungalow style design is cohesive with the existing design and forms along the street.

Views to St John's spire will also be retained. (Also see View Analysis Diagrams accompanying this development application).

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The proposal also seeks to minimise any potential damage to the trees in the neighbouring property. An arboricultural report has been undertaken to seek advice on the impact of the proposal and the design of the rear car parking has been amended accordingly, to allow more deepsoil landscaping and areas of protection around the significant trees.

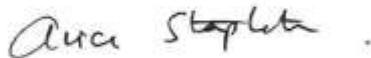
## **Conclusion**

### **Generally**

The proposed development at 7 Park Street Camden involves the replacement of a relatively insignificant dwelling with a functional, sympathetic building which respects the surrounding built form as well as contributes to employment and the economy of Camden. The proposal has been carefully designed to be compatible with the surrounding Conservation Area as well as respect the significance of the adjacent heritage items. The changes are being proposed to improve the use of the site and create a building which facilitates commercial, in this case, medical use. The proposed building at 7 Park Street is capable of being carried out in a sympathetic manner and will not detract from the historical and architectural significance of the Camden Conservation Area.

### **Recommendations**

Consequently, in the view of this firm the proposal has a minimal impact on the significance of the locality and **should be** approved by Camden Council, the consent authority.



Alice Stapleton  
Clive Lucas, Stapleton & Partners Pty. Ltd.  
Architects and Heritage Consultants

Encls.

Drawings of proposal  
CV

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L.F.R.A.I.A.  
Registered Architect No. 2502

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Nominated Architect

Sean Johnson, B.A., Dip.Arch., M.Sc.(Arch.Cons.), R.A.I.A.  
Registered Architect No. 4728

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### CURRICULUM VITAE

**Alice Stapleton**, B.A. (Communication), MURP, is a heritage planner with a background in Communication and a Master of Urban and Regional Planning from the University of Sydney.

Since joining Clive Lucas, Stapleton & Partners, Alice has been involved in heritage planning for conservation plans, heritage reports and the preparation of development applications and heritage assessments for a number of historic places, including:

#### *Conservation Management Plans*

- Booby Island Lighthouse, Torres Strait
- The Mining Museum, George Street, The Rocks
- Kent Street properties, Millers Point
- NSW Parliament House, Macquarie Street, Sydney
- Donald Bradman's boyhood home, 52 Shepherd Street, Bowral

#### *Heritage Studies and Assessments*

- Ku-ring-Gai Council Review of Draft and Potential Heritage Items, 2014
- Hunter Region Heritage Study, 2013
- 8 Wilona Avenue, Lavender Bay
- George Street (Tudor) Gatehouse, Parramatta Park, Parramatta, 2013

#### *Development Applications (Statements of Environmental Effect)*

- Burrawang Café, Burrawang
- 11 Elizabeth Place, Paddington
- Grosvenor Cottage, Wahroonga
- 'Ravensworth', 8 Fern Street, Pymble

Prior to Clive Lucas, Stapleton & Partners, Alice developed her planning and heritage experience at Chapman Planning, GHD Consultants, and the City of Sydney Council.

#### **May 2015**

**Details of Conditions:****1.0 - General Conditions of Consent**

The following conditions of consent are general conditions applying to the development.

- (1) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (2) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications and the relevant DCP.
- (3) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
Sheet 1/12 Rev B	Site Plan	DJL Architectural Design Pty Ltd	10 June 2016
Sheet 2/12 Rev C	Ground Floor Plan	DJL Architectural Design Pty Ltd	10 June 2016
Sheet 3/12 Rev B	First Floor Plan	DJL Architectural Design Pty Ltd	16 February 2016
Sheet 4/12 Rev B	Existing Floor Plan	DJL Architectural Design Pty Ltd	10 June 2016
Sheet 5/12 Rev C	Elevations	DJL Architectural Design Pty Ltd	10 June 2016
Sheet 6/12 Rev C	Elevations	DJL Architectural Design Pty Ltd	10 June 2016
Sheet 7/12 Rev A	Demolition Plan	DJL Architectural Design Pty Ltd	20 June 2016
Sheet 8/12 Rev A	Streetscape Plan	DJL Architectural Design Pty Ltd	20 June 2016
Sheet 9/12 Rev A	Shadow Diagram 3pm 21 <sup>st</sup> June	DJL Architectural Design Pty Ltd	20 June 2016
Sheet 10/12 Rev A	Shadow Diagram 12 Noon 21 <sup>st</sup> June	DJL Architectural Design Pty Ltd	20 June 2016
Sheet 11/12 Rev A	Shadow Diagram 9am 21 <sup>st</sup> June	DJL Architectural Design Pty Ltd	20 June 2016

Sheet 12/12 Rev A	Car & Pedestrian Plan	DJL Architectural Design Pty Ltd	21 June 2016
Sheet 13/15 Rev A	Shadow Diagram 3pm 21 <sup>st</sup> June	Submitted with DA documentation	11 July 2016
Sheet 14/15 Rev A	Shadow Diagram 12pm 21 <sup>st</sup> June	Submitted with DA documentation	11 July 2016
Sheet 15/15 Rev A	Shadow Diagram 9:00am 21 <sup>st</sup> June	Submitted with DA documentation	11 July 2016
Sheet 1/6	Erosion and Sediment Control Plan	DJL Architectural Design Pty Ltd	27 January 2016
151187-1.dwg Sheet1 of 1	Plan Showing Detail and Levels Over Land at No. 14 Hill Street, Camden Being Lot 4, Sec 3 in DP 193308 in Camden LGA	John McDonald Group Land, Engineering & Construction Surveyors	18 November 2015
16036 Rev B	Drainage Concept Plan	D&M Consulting Pty Ltd	18 June 2016
16036 Rev B	Driveway Plan	D&M Consulting Pty Ltd	18 June 2016
16036 Rev B	ILSAX Calculation Summary Sheet	D&M Consulting Pty Ltd	18 June 2016

Document Title	Prepared by	Date
Amended Request under Clause 4.6 of Camden LEP 2010	Hawes and Swan Planning Pty Ltd	Submitted with DA Documentation
Heritage Impact Statement	Stedinger Associates Archaeology & Heritage	March 2016
External Finishes by, Revision A	Distinguished Interiors	8/7/2016

- (4) **Separate Approval for Signs** - A separate development application for any proposed signage, shall be provided to, and approved by, the Consent Authority prior to the erection or display of any such signs.
- (5) **Conservation work** - Generally, all original fabric is to be retained, patch repaired and restored where possible; including plastered wall finishes, ceilings, doors, windows, roof sheeting and brickwork.
- (6) **Heritage Significance** -

- (a) **Roof:**
- i. Existing roof sheeting should be repaired if possible. If replacement is required, it should be in Zinculum (not colorbond as indicated on the plans).
  - ii. All guttering must be sound and downpipes connected to a stormwater system. If replaced they should be with round Zinculum downpipes.
- (b) **Dampness:**
- i. The dampness and encroachment of the neighbouring garden on the southern side of the cottage shall be rectified.
  - ii. Salt should be removed from sound bricks by means of a poultice and a new damp proof course inserted in all walls of the cottage.
- (c) **Render:**
- i. Bricks of the cottage should only be replaced where they are unsound and will be rendered over. The northern wall shall only be rendered below the window sills. This will ensure that the decorative brickwork above the window sills is retained, including the two red bands of brick work. Salvage bricks shall be used in repairs to this upper section.
  - ii. Remove all existing hard cement from brickwork. All new render and mortar should be compatible with the composition of the bricks so as to not exacerbate the dampness issues.
- (d) **Façade:**
- i. The three turned veranda posts shall either be reconstructed or sourced from a second hand dealer.
  - ii. The twin windows in the façade shall be separated by either a timber mullion or 230mm brickwork.
  - iii. The brick infills on lower portion of façade should closely resemble brickwork.
- (e) **Colour scheme**
- i. The external paint scheme shall be in accordance with Schedule of Finishes External by Distinguished Interiors, Revision A, dated 8/7/2016.
- (f) **Fence and front garden**
- i. The picket fence shall be built based on the photographic evidence (see fig 1 - referral dated 28/6/2016). The side gate shall be compatible with the timber picket fence.
  - ii. The area within front paling fence shall include a cottage garden.
- (g) **Air conditioning units**
- i. Remove all air conditioning units and repair window frames, glazing and

brickwork.

(h) **Archaeology**

- i. In accordance with Section 146 of the NSW Heritage Act 1977, the accidental discovery of relics, other than those discussed in the Heritage Impact Statement prepared by Stedinger Associates, dated March 2016, must be reported immediately to the Office of Environment and Heritage (Heritage Division).
- ii. Should any Aboriginal objects be discovered during the proposed works, or otherwise, then their accidental discovery must be reported to the Chief Executive or the Office of Environment and Heritage (Country Culture Heritage Division) and the relevant permits should be obtained under Section 91 of the *National Parks and Wildlife Act 1974*.

## 2.0 – Prior to Issue of a Construction Certificate

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any geotechnical report applicable to the site. A statement to that effect shall be provided to the Certifying Authority.
  - (2) **Civil Engineering Plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- Note.** Under the *Roads Act 1993*, only the Roads Authority can approve commencement of works within an existing road reserve.
- (3) **Dilapidation Report – Council Property** - A Dilapidation Report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the subject site. Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.
  - (4) **Premises Standards** - Prior to the issue of a Construction Certificate details shall be provided to the Principal Certifying Authority demonstrating compliance with the requirements of *Disability (Access to Premises – Buildings) Standards 2010*.
  - (5) **Traffic Management Plan** - A Traffic Management Plan (TMP) shall be prepared in accordance with Council's Engineering Specifications and AS 1742.3. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
  - (6) **Retaining Walls** - All retaining walls shall be designed and certified by a suitably qualified structural engineer, in accordance with Council's Engineering Specifications.

- (7) **Soil, Erosion, Sediment and Water Management** - An erosion and sediment control plan shall be prepared in accordance with Council's Engineering Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (8) **Environmental Management Plan** - An Environmental Management Plan (EMP) prepared in accordance with Council's Engineering Design Specification shall be provided to the Certifying Authority.  
The Environmental Management Plan shall address the manner in which site operations are to be conducted and monitored to ensure that adjoining landuses and the natural environment is not unacceptably impacted upon by the proposal. The Environment Management Plan shall include but not be necessarily limited to the following measures:
- a) Measures to control noise emissions from the site;
  - b) Measures to suppress odours and dust emissions;
  - c) Soil and sediment control measures;
  - d) Measures to control air emissions that includes odour;
  - e) Measures and procedures for the removal of hazardous materials that includes waste and their disposal;
  - f) Any other recognised environmental impact; and
  - g) Community Consultation.
- (9) **Demolition, Construction and Operational Waste Management Plans** – demolition, construction and operational waste management plans must be written to manage demolition, construction and future business waste generated from activities conducted on the site. A copy of each plan must be kept on the premises during the relevant works.
- (10) **Archival Recording** - An archival record of the existing building shall be completed and provided to the Certifying Authority and Council for the following properties:
- a) 14 Hill Street, Camden.
- The recording shall be in accordance with the NSW Heritage Office guidelines "Photographic Recording of Heritage Items using Film or Digital Capture" (2006) (or as amended).
- (11) **Car parking** - Car space number 8 must be removed from the plans and a shared space indicated to ensure compliance with AS 2890.6. The accessible parking space and shared space must comply with AS 2890.6 - Parking for people with a disability.
- (12) **Car parking signage** - A sign advising motorists to watch for pedestrians should be installed for motorists exiting the driveway.

### 3.0 - Prior to Commencement of Works

The following conditions of consent shall be complied with prior to any works commencing on the development site.

- (1) **Demolition Work** - Consent is granted for the demolition of the west corner of the existing dark brick front addition to the façade, rear brick addition, fibro extension and carport currently existing on the property and as per the approved plans, subject to compliance with the following conditions:
  - a) The developer shall notify adjoining residents of demolition works seven (7) working days prior to demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence and be placed in the letterbox of every premises (including every residential flat or unit, if any) either side, immediately at the rear of, and directly opposite, the demolition site;
  - b) Prior to demolition, the applicant shall erect a sign at the front of the property with the demolisher's name, licence number, contact phone number and site address;
  - c) Prior to demolition, the applicant shall erect a 1.8m high temporary fence and hoarding between the work site and any public property (footpaths, roads, reserves etc). Access to the site shall be restricted to authorised persons only and the site shall be secured against unauthorised entry when work is not in progress or when the site is otherwise unoccupied;
  - d) Suitable erosion and sediment control measures in accordance with an approved erosion and sediment control plan shall be installed prior to the commencement of demolition works and shall be maintained at all times;
  - e) A Work Plan prepared by a suitably qualified person in accordance with AS 2601 'Demolition of Structures' shall be provided to the PCA for approval prior to demolition works commencing. The Work Plan shall identify hazardous materials including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials;
  - f) If the property was built prior to 1987, an asbestos survey shall be carried out by a suitably qualified person prior to demolition. If asbestos is found, a WorkCover Authority licensed contractor shall remove all asbestos in accordance with the requirements of the WorkCover Authority, including notification of adjoining neighbours of asbestos removal;
  - g) The burning of any demolished material on site is not permitted and offenders will be prosecuted; and
  - h) Care shall be taken during demolition to ensure that existing services on the site (i.e. sewer, electricity, gas, phone, etc) are not damaged. Any damage caused to existing services is to be repaired by the relevant authority at the expense of the applicant.
- (2) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:

- a) a description of the work to be carried out;
  - b) the address of the land on which the work is to be carried out;
  - c) the registered number and date of issue of the relevant development consent;
  - d) the name and address of the PCA, and of the person by whom the PCA was appointed;
  - e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
  - f) a telephone number on which the PCA may be contacted for business purposes
- (3) **Notice Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
- a) the name and address of the person by whom the notice is being given;
  - b) a description of the work to be carried out;
  - c) the address of the land on which the work is to be carried out;
  - d) the registered number and date of issue of the relevant development consent and construction certificate;
  - e) a statement signed by or on behalf of the PCA to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
  - f) the date on which the work is intended to commence.
- (4) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a Certifying Authority;
  - b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
  - c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
  - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and

the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.

- (5) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited;
  - b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
  - c) the name, address and telephone number of the PCA.

The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.

- (6) **Sydney Water Approval** - The approved development plans shall be approved by Sydney Water.
- (7) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction (the blue book)' and any Sediment and Erosion plans approved with this development consent.

Soil erosion and sediment control measures shall be maintained during construction works and shall only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

- (8) **Public Liability Insurance** - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of \$20 million in relation to the occupation of, and works within, public property (i.e. kerbs, gutters, footpaths, walkways, reserves, etc) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council and the Certifying Authority.
- (9) **Performance Bond** - Prior to commencement of works a performance bond of 5,000 must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.

**Note** – An administration fee is payable upon the lodgement of a bond with Council.

#### 4.0 - During Works

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.
- (2) **Demolition/Construction Noise Levels** – Noise levels emitted during demolition and construction works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA's Environmental Noise Control Manual. This manual recommends;

Construction period of 4 weeks and under:

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).

Construction period greater than 4 weeks:

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).

- (3) **Salinity Management for Construction of Buildings and Landscaping** – all buildings and landscaping proposed to be constructed on the site must be built in accordance with "Mandatory Building Requirements" contained within Camden Council's– "Building in Saline Prone Environment" policy.
- (4) **Fill Material** - Importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be provided to and approved by the Principal Certifying Authority.

The validation report and associated sampling location plan must:

- a) be prepared by a person with experience in the geotechnical aspects of earthworks;
- b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics;
- c) be prepared in accordance with;

Virgin Excavated Natural Material (VENM):

- i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity"; and
  - ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW".
- d) confirm that the fill material;
- i) provides no unacceptable risk to human health and the environment;
  - ii) is free of contaminants;
  - iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of

Land and Water Conservation publication "Site investigation for Urban Salinity");

- iv) is suitable for its intended purpose and land use; and
- v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

- e) less than 6000m<sup>3</sup> - 3 sampling locations;
- f) greater than 6000m<sup>3</sup> - 3 sampling locations with 1 extra location for each additional 2000m<sup>3</sup> or part thereof.

For e) and f) a minimum of 1 sample from each sampling location must be provided for assessment.

Sampling of VENM for Contamination and Salinity should be undertaken in accordance with the following table:

Classification of Fill Material	No of Samples Per Volume	Volume of Fill (m <sup>3</sup> )
Virgin Excavated Natural Material	1 (see Note 1)	1000 or part thereof

**Note 1:** Where the volume of each fill classification is less than that required above, a minimum of 2 separate samples from different locations must be taken.

- (5) **Erosion and Sedimentation Control** - Soil erosion and sedimentation controls are required to be installed and maintained for the duration of the works. The controls must be undertaken in accordance with version 4 of the Soils and Construction – Managing Urban Stormwater manual (Blue Book).
- (6) **Location of Stockpiles** - Stockpiles of soil shall not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect these water bodies. All stockpiles of contaminated materials shall be suitably covered to prevent dust and odour nuisance.
- (7) **Disposal of Stormwater** - Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.
- (8) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (9) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.

- (10) **Excavations and Backfilling** - All excavations and backfilling associated with this development consent shall be executed safely, and be properly guarded and protected to prevent them from being dangerous to life or property, and in accordance with the design of a suitably qualified structural engineer.

If an excavation extends below the level of the base of the footings of a building on an adjoining allotment, the person causing the excavation shall:

- a) preserve and protect the building from damage;
- b) if necessary, underpin and support the building in an approved manner; and
- c) give at least seven (7) days notice to the adjoining owner before excavating, of the intention to excavate.

The principal contractor, owner builder or any person who needs to excavate and undertake building work, shall contact "Dial Before You Dig" prior to works commencing, and allow a reasonable period of time for the utilities to provide locations of their underground assets.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

- (11) **Additional Approvals Required** - Where any works are proposed in the public road reservation, the following applications shall be made to Council, as applicable:

- a) For installation or replacement of private stormwater drainage lines or utility services, including water supply, sewerage, gas, electricity, etc, an application shall be made for a Road Opening Permit and an approval under Section 138 of the *Roads Act 1993*;
- b) For construction / reconstruction of Council infrastructure, including vehicular crossings, footpath, kerb and gutter, stormwater drainage, an application shall be made for a Roadworks Permit under Section 138 of the *Roads Act 1993*.

**Note:** Private stormwater drainage is the pipeline(s) that provide the direct connection between the development site and Council's stormwater drainage system, or street kerb and gutter.

- (12) **Traffic Management Plan Implementation** - All construction traffic management procedures and systems identified in the approved Construction Traffic Management Plan shall be introduced and maintained during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.

- (13) **Site Signage** – A sign shall be erected at all entrances to the subdivision site and be maintained until the subdivision has reached 80% occupancy. The sign shall be constructed of durable materials, be a minimum of 1200mm x 900mm, and read as follows:

*"WARNING UP TO \$1,500 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (02 4654 7777) – Solution to Pollution."*

The wording shall be a minimum of 120mm high and the remainder a minimum of 60mm high. The warning and fine details shall be in red bold capitals and the remaining words in dark coloured lower case letters on a white background, surrounded by a red border.

- (14) **Soil, Erosion, Sediment and Water Management – Implementation** - All requirements of the erosion and sediment control plan and/or soil and water management plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.
- (15) **Building Height** - A survey report prepared by a registered land surveyor confirming that the building height complies with the approved plans or as specified by the development consent, shall be provided to the PCA prior to the development proceeding beyond frame stage.

### 5.0 - Prior to Issue of an Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

- (1) **Occupation Certificate Required**- An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (2) **Fire Safety Certificates** - A Fire Safety Certificate shall be provided to the PCA in accordance with the requirements of the EP&A Regulation 2000.
- (3) **Positive Covenant – OSD / On Site Retention / Water Quality Facility** - A positive covenant shall be created under Section 88E of the *Conveyancing Act 1919* burdening the owner(s) with a requirement to maintain the on-site detention, water quality facility and on-site retention/re-use facilities on the property, prior to the issue of an Occupation Certificate.

The terms of the Section 88E instrument with positive covenant shall include the following:

- a) the Proprietor of the property shall be responsible for maintaining and keeping clear all pits, pipeline s, trench barriers and other structures;
- b) the proprietor shall have the facilities inspected annually by a competent person;
- c) the Council shall have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order the facilities; and
- d) The registered proprietor shall indemnify the Council and any adjoining land owners against damage to their land arising from the failure of any component of the OSD and OSR, or failure to clean, maintain and repair the OSD and OSR.

The proprietor or successor shall bear all costs associated in the preparation of the subject Section 88E instrument. Proof of registration with Land and Property Information shall be provided to and approved by the PCA prior to the issue of an Occupation Certificate.

- (4) **Waste Disposal** - The building owner shall ensure that there is a contract with a licensed contractor for the removal of all waste. No garbage is to be placed on public land (e.g. footpaths, roadways, plazas, reserves etc.) at any time.

### 6.0 – Ongoing Use

The following conditions of consent are operational conditions applying to the development.

- (1) **Offensive Noise** - The use and occupation of the premises including all plant and equipment shall not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997* and shall comply with the NSW Industrial Noise Policy 2000 (as amended).
- (2) **Manoeuvring of Vehicles** - All vehicles shall enter and exit the site in a forward direction.
- (3) **Hours of Operation** - The property is only to be open for business and used for the purpose approved within the following hours:

Day	Hours of Operation
Monday	7:00am-6:00pm
Tuesday	7:00am-6:00pm
Wednesday	7:00am-6:00pm
Thursday	7:00am-6:00pm
Friday	7:00am-6:00pm
Saturday	Closed
Sunday and Public Holidays	Closed

- (4) **Parking Areas to be Kept Clear** - At all times, the car parking spaces, driveways and footpaths shall be kept clear of goods and shall not be used for storage purposes.
- (5) **Amenity** - The business shall be conducted and customers controlled at all times so that no interference occurs to the amenity of the area, the footpath, adjoining occupations and residential or business premises.

### Reasons for Conditions:

- (1) To ensure that the development complies with statutory requirements including the *Environmental Planning and Assessment Act 1979*, the Environmental Planning and Assessment Regulation 2000, the Building Code of Australia and applicable Australian Standards.
- (2) To ensure that the development meets the aims, objectives and requirements of the environmental planning instruments, development controls plans, Council policies and Section 94 contribution plans that apply to the site and development.
- (3) To ensure that the development complies with the submitted plans and supporting documentation.
- (4) To ensure that the development will be constructed/operated in a manner that will minimise impacts upon the environment.

**Advisory Conditions:**

- (1) **Securing Work Sites** - If the approved work involves the erection or demolition of a building and is likely to cause pedestrian or vehicular traffic on public property to be obstructed or rendered inconvenient, or building involves the enclosure of public property, a hoarding or fence will be required to be erected between the work site and the public property.

It is noted that separate approval is required to erect a hoarding or temporary fence on public property. Approvals for hoardings and/or scaffolding on public land shall be obtained and clearly displayed on site for the duration of the works.

- (2) **Disability Discrimination Act** - Your attention is drawn to the existence of the Disability Discrimination Act. Please be advised that the application may not comply with the requirements of the Disability Discrimination Act. Compliance with the provisions of this Act is the sole responsibility of the owner/applicant.

**Responsibility for Other Approvals / Agreements**

The applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

**Appeals**

The applicant has the right to appeal to the Land and Environment Court under Section 97 of the *Environmental Planning and Assessment Act, 1979*. The right to appeal is only valid for a development application within 6 months after the date on which the applicant received this notice.

**Appeals – Third Party**

A third party right to appeal to this development consent is available under Section 123, subject to Section 101, of the *Environmental Planning and Assessment Act, 1979*.

**Determination Review**

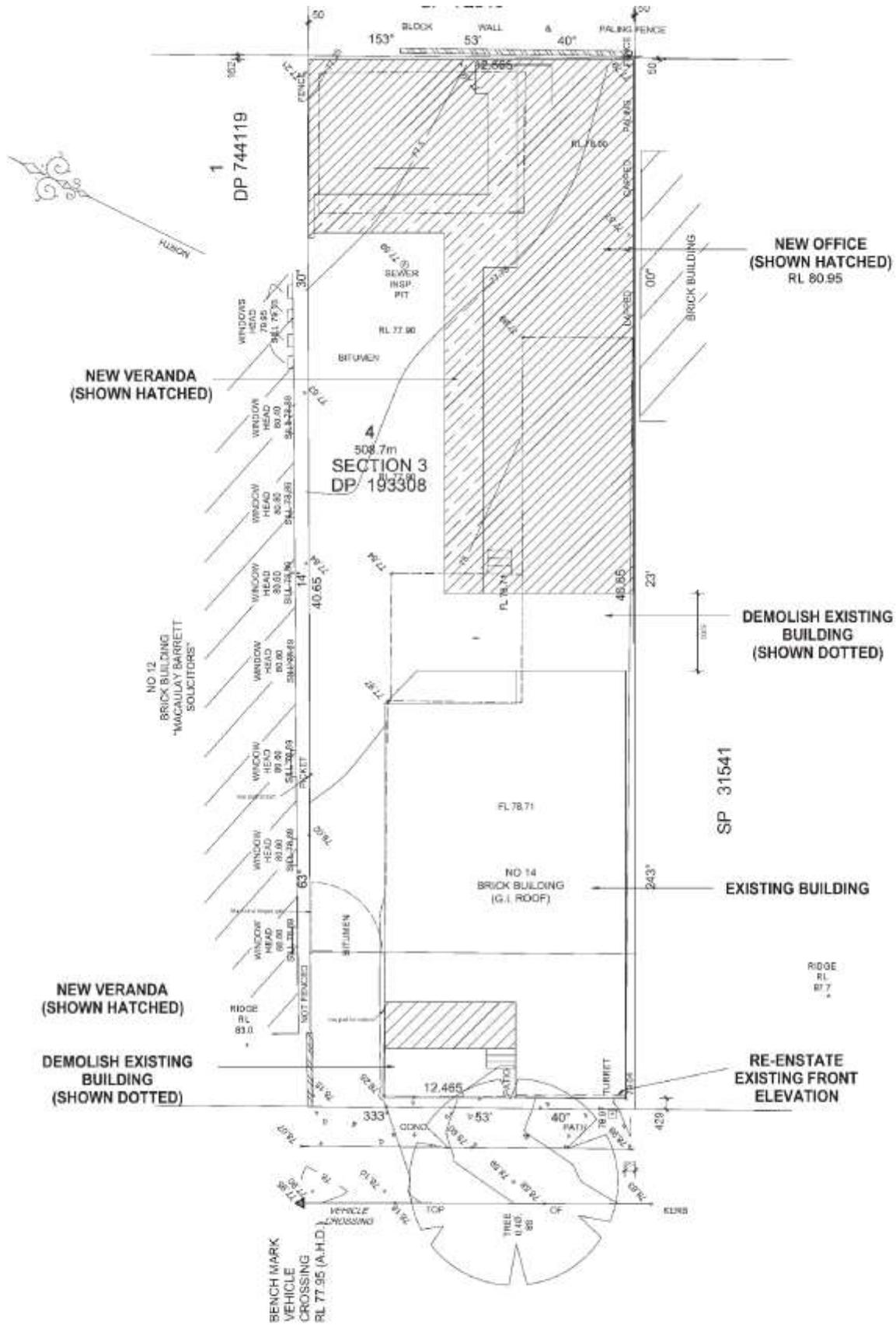
**If you are an applicant** and you are dissatisfied with the determination, you may within 6 months from the date of determination, request Council, in writing, to review the determination.

**Legal Notices**

Any advice or notice to the consent authority shall be served on the General Manager of Camden Council.

ORD02

Attachment 2



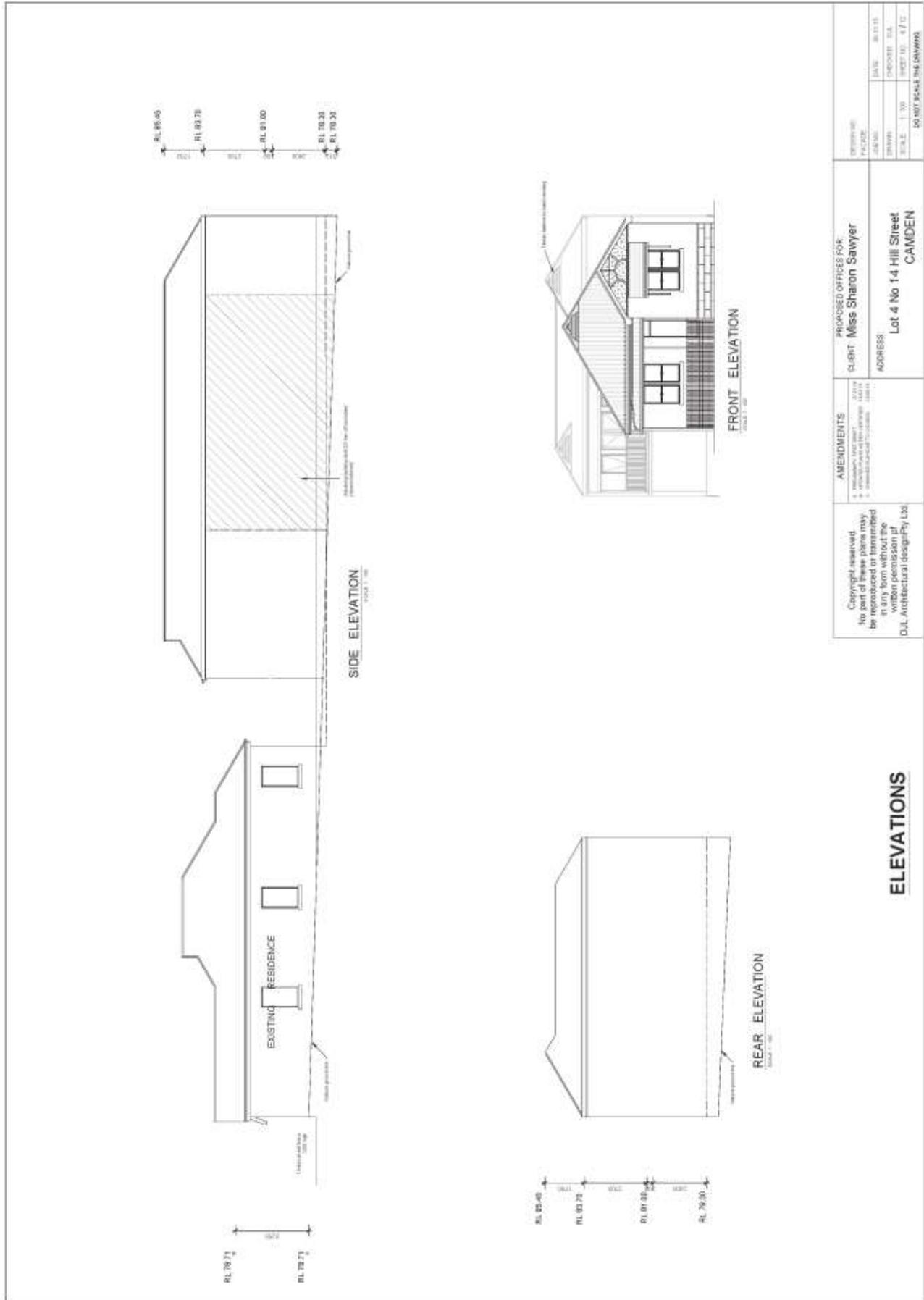
**SITE PLAN**

**HILL**

**STREET**

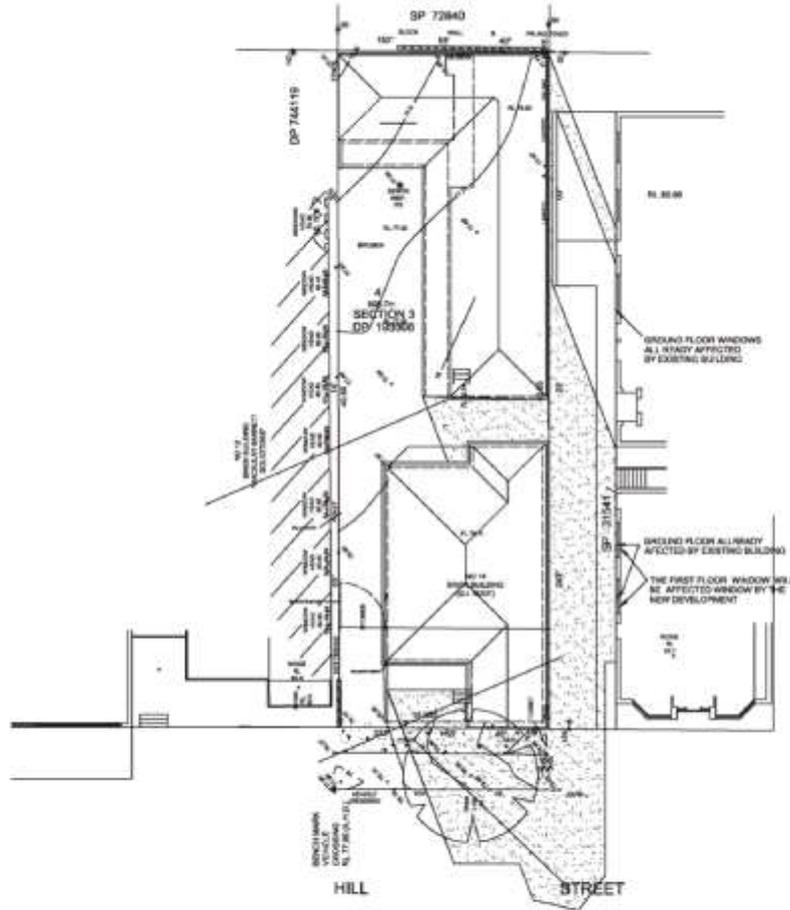
JE <small>UNLESS INDICATED OTHERWISE, ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</small>	AMENDMENTS	DATE	Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission from D.J.L. Architectural design Pty Ltd.	<b>DJL ARCHITECTURAL DESIGN PTY LTD</b> 156 Pitt Town Road Kamburra 2154 0417224342 <small>ABN: 62 000 000 000</small>	PROPOSED ADDITION TO EXISTING FOR:	MILLER DESIGNING FACADE DATE: 03/11 CHECKED: — SHEET NO: 1/1
	<small>UNLESS INDICATED OTHERWISE, ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.</small>				CLIENT Miss Sharon Sawyer	







**SECTION**



**SHADOW DIAGRAM 9 AM 21 st JUNE**

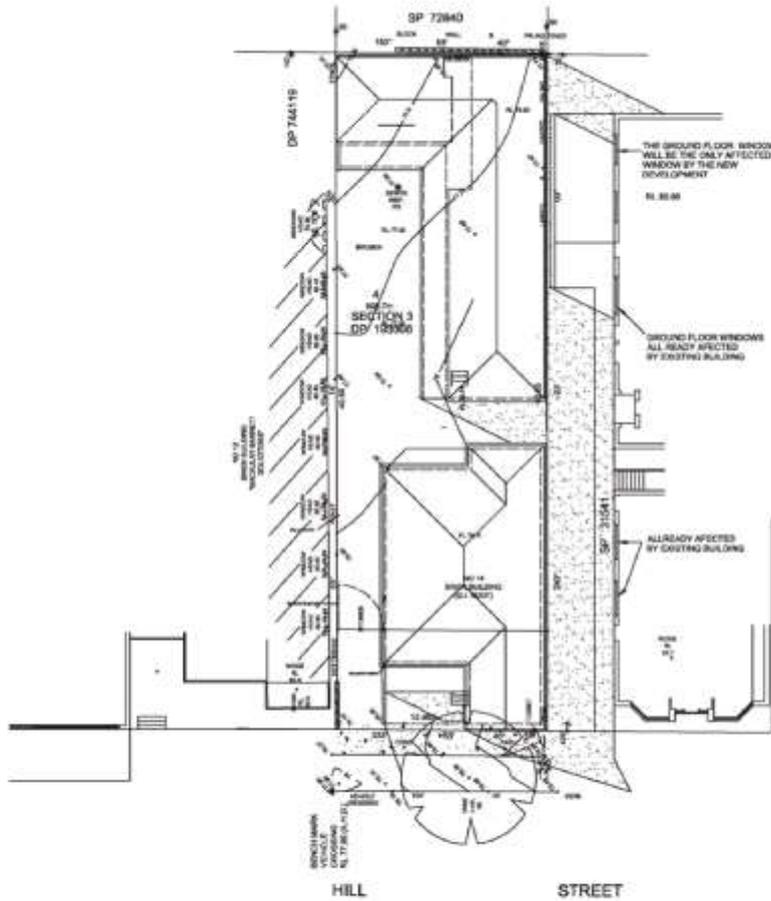
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	PRELIMINARY FIRST DRAFT	21.06.16			CLIENT: Miss Sharon Sawyer		JOB NO.
					ADDRESS: Lot 4 No 14 Hill Street	DRAWN: S.S.	CHECKED: --
						SCALE: 1:400	SHEET NO: 11 / 1

ORD02

Attachment 2



**SECTION**

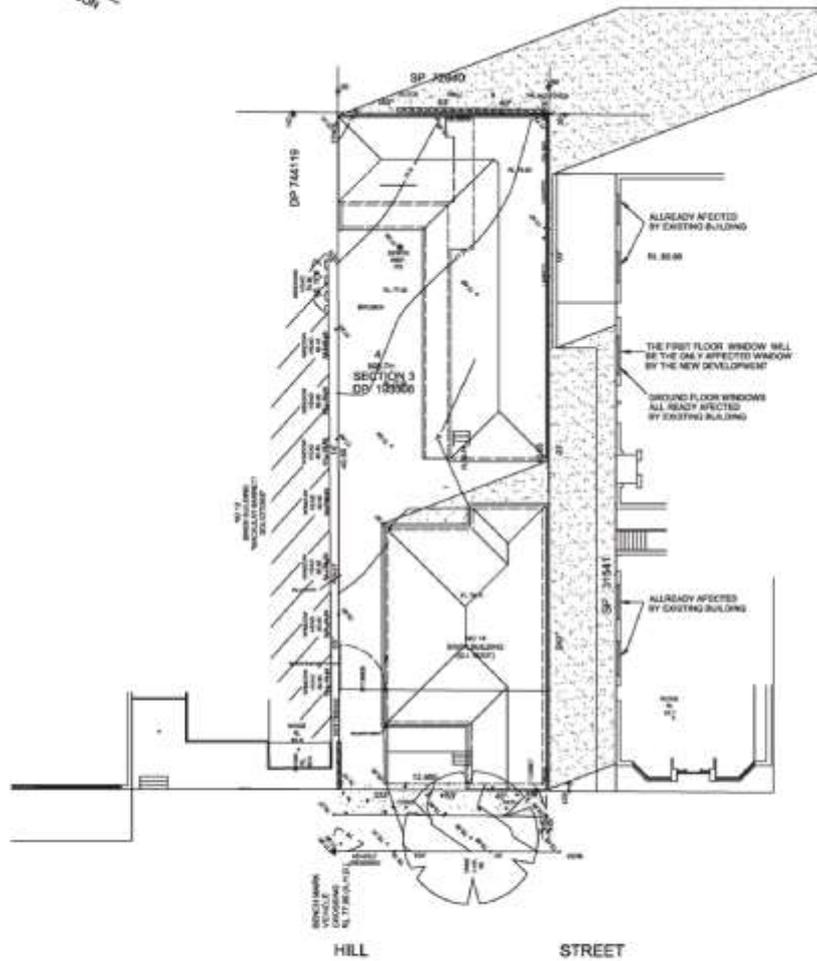


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	PRELIMINARY FIRST DRAFT	2016-06-08			CLIENT: Miss Sharon Sawyer	DESIGN NO:
					ADDRESS:	PACKAGE:
					Lot 4 No 14 Hill Street	JOB NO:
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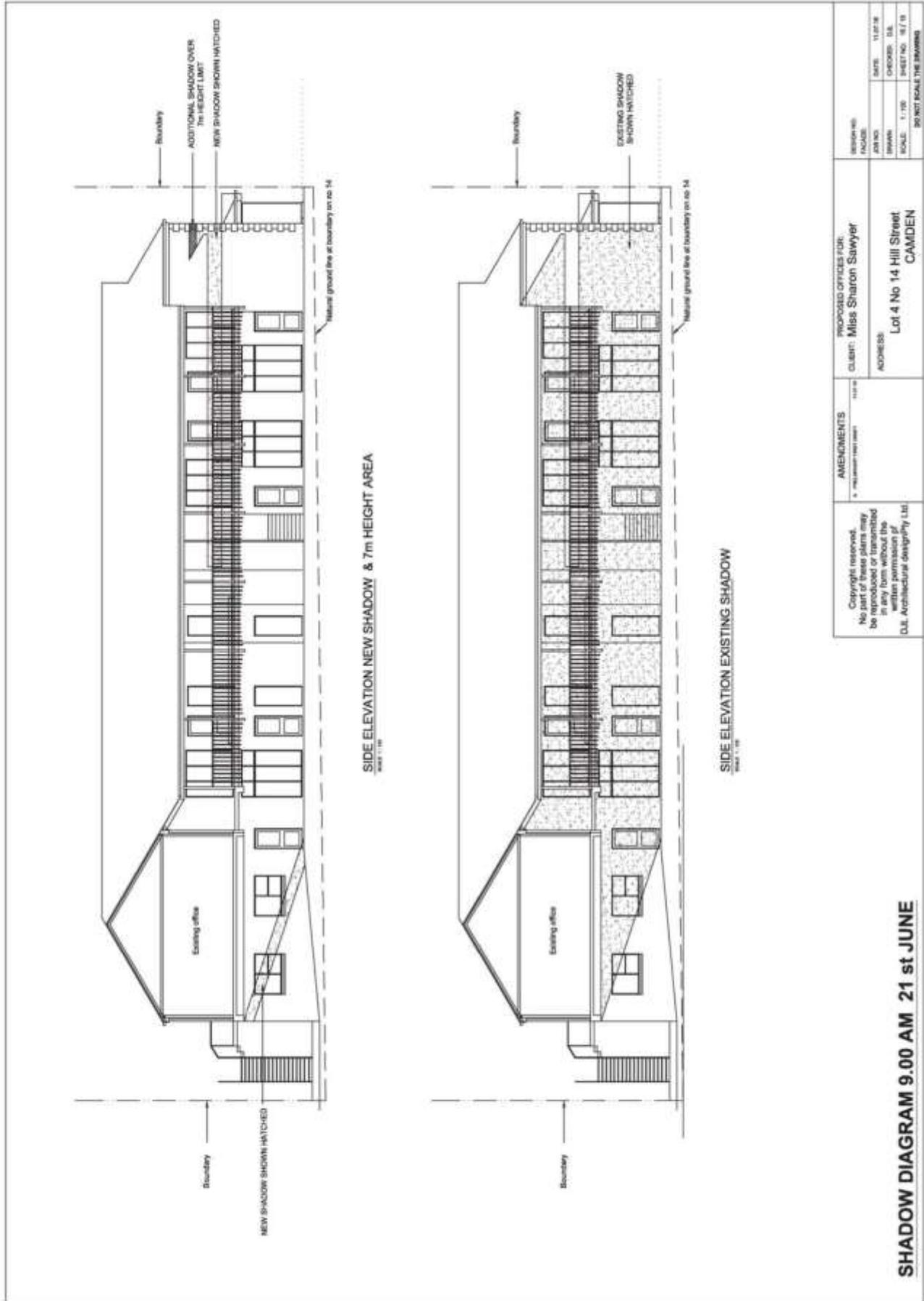


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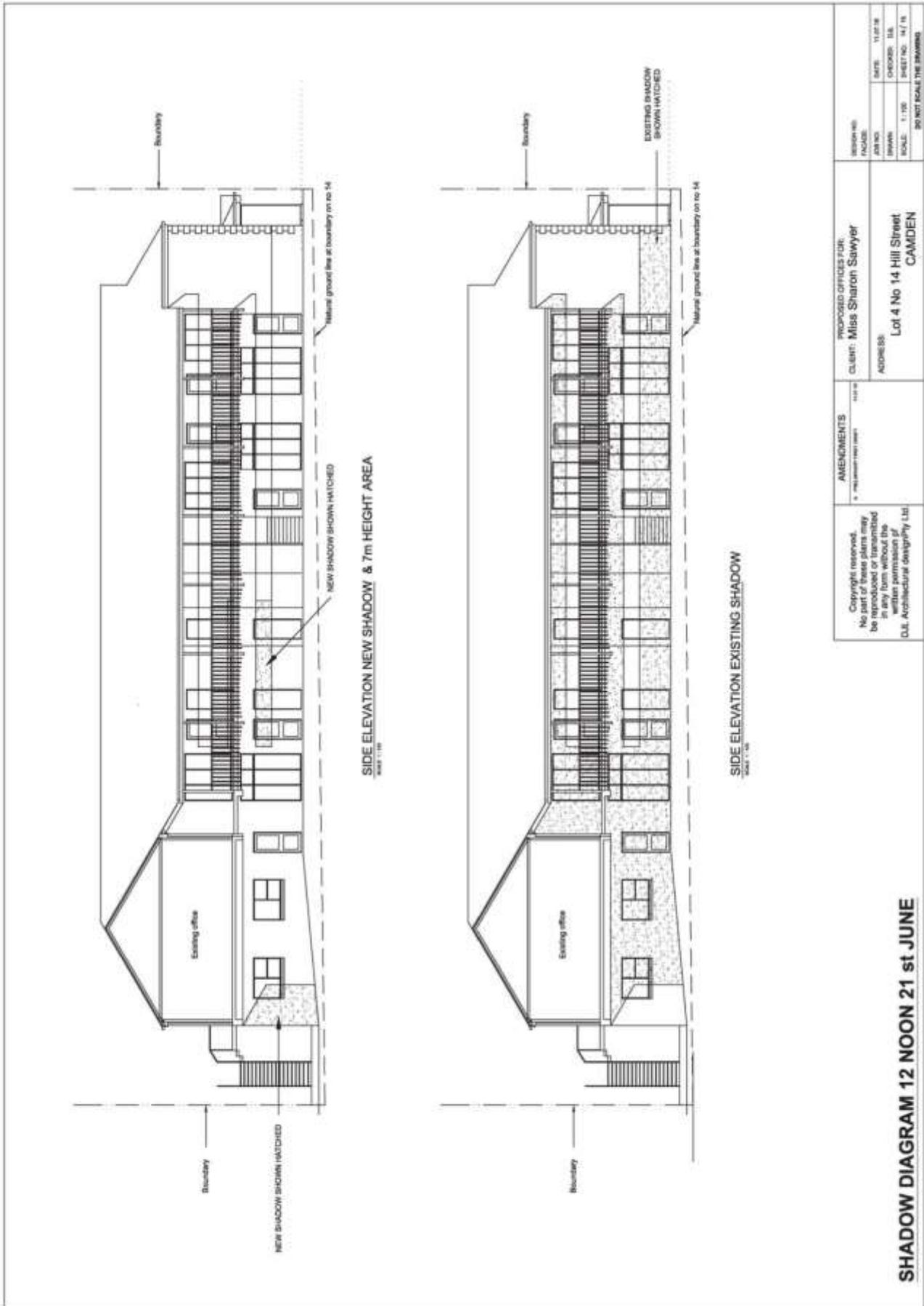
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	PRELIMINARY FIRST DRAFT	21/06/16			CLIENT: Miss Sharon Sawyer		JOB NO.
					ADDRESS: Lot 4 No 14 Hill Street	DRAWN: S.S.	CHECKED: —
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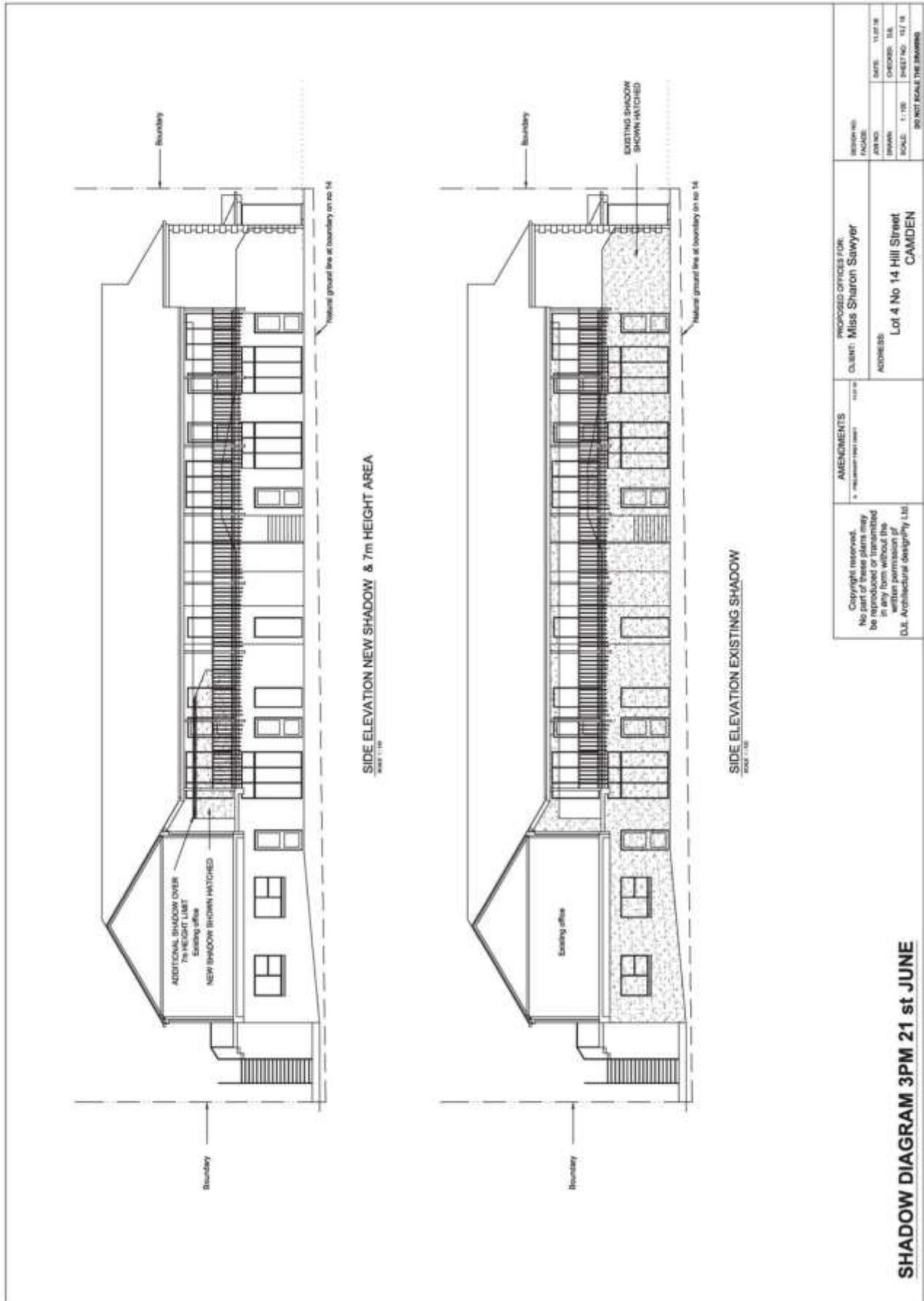


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	PROJECT NO: CHECKED: DJS	SHEET NO: 14/19	DRAWN:
	SCALE: 1:100	SHEET NO: 14/19	DRAWN:
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**SHADOW DIAGRAM 3PM 21 st JUNE**

**STREETSCAPE**

**PLAN**

**AMENDMENTS**

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PROPOSED OFFICES FOR:  
 CLIENT: Miss Sharon Sawyer  
 ADDRESS: Lot 4 No 14 Hill Street CAMDEN

DESIGNER: D.J.L.	DRAWN: D.J.L.	CHECKED: D.J.L.	DATE: 20/08/16
SCALE: 1:100	SHEET NO. 3 / 3		DO NOT SCALE THE DRAWING

ORD02

Attachment 4



The brick to the right side is Bowal Blue facebrick for the walls of the rear suites

**14 Hill Street, Camden.  
Heritage Impact Statement.**

March 2016



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**For**

**Ms Sharon Sawyer**

13 Hill Street, CAMDEN, NSW 2570

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14 Hill Street Camden, SOHI, 2016.



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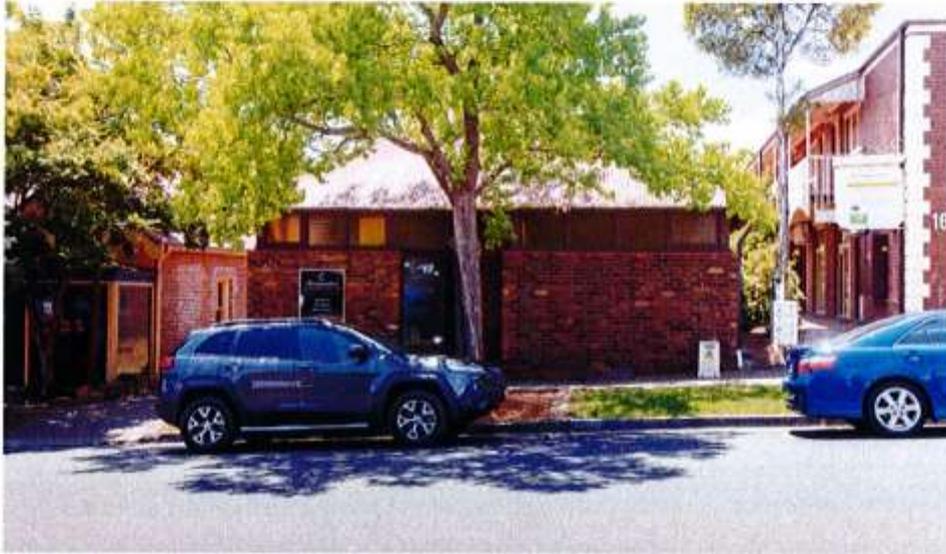
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14 Hill Street Camden, SOHI 2016.



**14 Hill Street, Camden.**  
**Statement of Heritage Impact.**

***1. INTRODUCTION.***



*Image 1.1.* Residence at 14 Hill Street Camden. Facing northeast. Stedinger Associates 2015.

***1.1. Project Brief and Objectives.***

This report was commissioned by Hawes and Swan Planning, on behalf of the property owner on the 6<sup>th</sup> of November 2015. It is a Statement of Heritage Impact for the construction of commercial offices at the rear of 14 Hill Street in Camden. The property is listed as an item of environmental heritage in the Camden Local Environmental Plan (LEP) 2010 (Schedule 5) and is situated within Camden's Town Centre Conservation Area. This assessment discusses the heritage significance of the residence, its site and its place within the conservation area. It then identifies potential impacts of the proposed development on heritage significance and presents recommendations and mitigating measures to minimise identified negative impacts.

***1.2. Location of 14 Hill Street.***

No.14 Hill Street (Lot 4, DP1104886) is located in the commercial centre of Camden, New South Wales. It lies approximately 200 metres from the Post Office and 52

14 Hill Street Camden, SOHI, 2016.



kilometres southwest of Sydney. The former residence is situated in the local government area of Camden, the Parish of Camden and the County of Camden. It is bounded by Hill Street to the southwest, the rear of No.5 View Street to the northeast, a brick cottage at No.12 to the northwest and a two storey brick building at No.16 on its southeast side. The Nos 15 and 17 are adjacent across Hill Street.

Hill Street is a prominent major cross street running southeast from Argyle Street, the town's main road leading through central Camden (Figure 1.1). It is sided by several cottages or bungalows modified for commercial use.

### ***1.3. Methodology.***

This Statement of Heritage Impact has been prepared in accordance with the NSW Heritage Management System described in the *NSW Heritage Manual* and follows procedures and approaches outlined in *Statements of Heritage Impact and Assessing Heritage Significance*.<sup>1</sup> It supports the principals and practices of the *Australia ICOMOS Charter for Places of Cultural Significance* (The Burra Charter) and has regard for statutory requirements.<sup>2</sup>

As a Statement of Heritage Impact, this report includes:

1. A brief historical context of the residence at 14 Hill Street Camden and its immediate local area;
2. A description of the residence, its fabric, condition, physical context, landscape, setting, and association with heritage in the immediate vicinity;
3. An assessment of the heritage significance of the residence and its site;
4. An assessment of the impact of the proposed development on its heritage significance and that of the wider area;
5. Measures to mitigate or minimise negative impacts of the proposed development on the heritage values of the subject site, its streetscape and heritage in the vicinity;
6. Recommendations in accordance with heritage significance and statutory obligations; and
7. A bibliography of primary and secondary research sources used.

<sup>1</sup> NSW Heritage Office and Department of Urban Affairs and Planning. 1996. *NSW Heritage Manual*. HO/DUAP, Sydney. *Statements of Heritage Impact* (update, 2001).

NSW Heritage Office. 2001. *Assessing heritage significance*. NSW Heritage Office, Parramatta.

<sup>2</sup> Australia ICOMOS. 1999. *The Burra Charter. The Australia ICOMOS Charter for Places of Cultural Significance*. Australia ICOMOS Inc.

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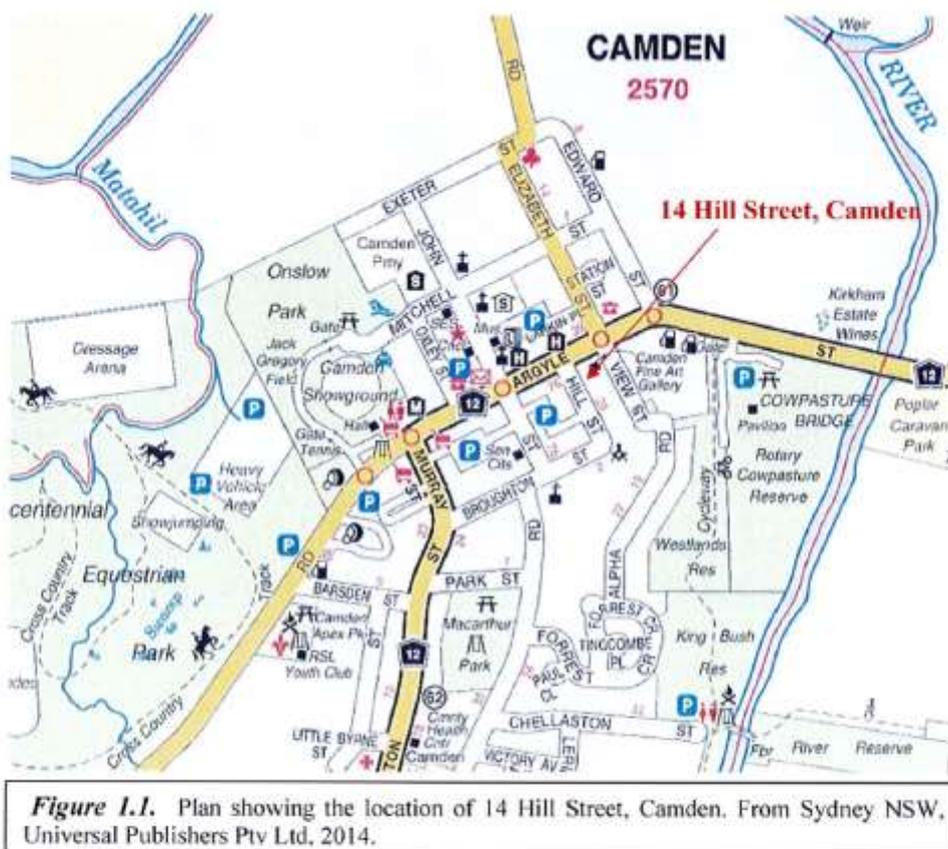


#### 1.4. Limitations.

The history written for this report is a contextual summary. It is not intended to be a definitive or detailed work.

#### 1.5. Author Identification.

Dr Louise Steding (PhD) and Mr Gerald Steding (M.herit.cons.) of Stedinger Associates carried out an inspection of the residence and its site on the 24<sup>th</sup> of November 2015 and the 7<sup>th</sup> of March 2016. This report was written and photographs taken by Louise and Gerald Steding. We would like to extend our thanks and appreciation to Sharon Sawyer (Owner), Jeremy Swan (Hawes and Swan Planning), Lisa Howard (Camden Council) and the Camden Historical Society for their assistance during this project.



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## **2. HERITAGE STATUS AND OBLIGATIONS.**

### **2.1. Camden Local Environmental Plan 2010.**

The subject allotment and bungalow are located within the Camden Town Centre Conservation Area in the Camden Local Environmental Plan (LEP) 2010 (Figure 1.3). The former residence, including its allotment, is listed as individual item of environmental heritage in the Camden Local Environmental Plan 2010 (Schedule 5, Item 28). A number of items listed in Hill Street are considered to be 'heritage in the vicinity'. They include:

1. Cottages along northwest side of Hill Street (No.12, 18, 20, 22 and 24) ( Lot 1, DP 744119, Lot 6, Section 3, DP 193308, Lot 7, DP 996202, Lot 1, DP 196232, and Lot 24, DP 1010071) (LEP Items 27, 29, 30, 32, 33);
2. Former Presbytery No.28 Hill Street (Lot 2, DP 531945) (LEP Item 36);
3. Brookfield House Nos. 30-32 (Lot 90, DP 1077100 and Lot 10, DP 731597) (LEP Items 38 and 39);
4. Rear of View Street Workers' Cottages No. 5-13 View Street (Lot 17, DP 1068640; Lot 16, DP 735998; Lot 15, DP 742232, Part Lot 14, DP 193308; Lot 13, DP 827061)(LEP Item 77).
5. Cottages along southeast side of Hill Street (No.21, 25, 27, 29 and 33) (Lot 101, DP 845949, Lot 5, DP 243170, Lot 6, DP 243170, Lot 10, Sec 2, DP 193308 and Lot 12, Section 2, DP 193308) (LEP Items 31, 34, 35, 37, 40);
6. Corner commercial building shop No.64 Argyle Street (Lot A, DP 163540) (LEP Item 7); and
7. Corner Commercial building Whiteman's No.76-100 Argyle Street (Lot 1, DP 1027952) (LEP Item 9).

The Masonic Lodge at No.36 Hill Street (Lot 2, DP1078184) (LEP Item 41) and St John's Church and cemetery at 6-22 Menangle Road are out of view (Lot 1, DP 1024949; Lot 56, DP 2399467) (LEP 63). They are not considered to be heritage in the immediate vicinity. The Plough & Harrow Inn at 75-79 Argyle Street (Lot 18, DP 228845) (LEP 8) is also considered to be too distant to be impacted by the proposed development.

The subject site at No.14 Hill Street has not been entered on the State Heritage Register, nor does it exist on any other statutory registers or within conservation areas known to the author other than those described above.

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The following sections of the *Camden Local Environmental Plan (LEP) 2010* are relevant to the subject site and the proposed changes. Under Part 5.10 (Heritage Conservation) Clause 2, it is stated that development consent is required for:

- (b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area, including (in the case of a building) making changes to the detail, fabric, finish or appearance of its exterior,
- (c) altering a heritage item that is a building by making structural changes to its interior,
- (f) erecting a building on land on which a heritage item is located or that is within a heritage conservation area (refer to Figure 2.1 below)

Under Clause 4 (Effect on heritage significance), before granting consent Camden Council must consider the effect of the proposed development on the heritage significance of the heritage item or heritage conservation area concerned.

In accordance with Clause 5 (Heritage impact assessments) the consent authority has requested that a heritage impact statement be prepared, before granting consent to the proposed development. This present report fulfils this request.

## **2.2. *Camden Development Control Plan 2011.***

### **Camden Development Control Plan 2011.**

A Development Control Plan is a town-planning document which provides detailed guidance for the design and assessment of development proposals. No.14 Hill Street is part of a Camden Heritage Conservation Area shown in the *Camden DCP 2011* (B.3.1.2., Figure 2.2 below).

Part B (3.1 European Heritage) of the *Camden DCP 2011* lists controls that are in place for heritage Items, Heritage Conservations Areas, Potential Heritage Items (Built Environments, Cultural and Visual Landscapes, European Archaeological Sites) and controls for development in the vicinity of Heritage Places. Relevant to the subject heritage item, under Clause 3.3.1, objectives of the General Heritage Provisions are presented below.

14 Hill Street Camden, SOHI, 2016.



**Conservation:**

1. Retain and conserve heritage items and their significant elements and settings.
2. Retain where possible, the significant character of heritage conservation areas, and of the cultural and visual landscapes.
3. Retain original elements such as verandahs, balconies, characteristic roof forms, traditional materials, finishes and associated details and traditional planting schemes.
4. Retain potential heritage items if they are found to have heritage significance.
5. Encourage new uses of buildings to conserve their heritage significance.
6. Protect and conserve heritage in accordance with the principles of the Burra Charter.<sup>3</sup>
7. Ensure that development is undertaken in a manner that acknowledges and protects sites of archaeological significance.
8. Encourage routine maintenance for the ongoing conservation of heritage places
9. Ensure that adequate consideration is given to the significance of a heritage place and all alternative options, where the demolition of a heritage place is proposed.

Specific controls under 3.1.1 (General heritage provisions) and those for the Camden Heritage Conservation Area under B3.1.2 are listed in the Development Control Plan 2011. Those which are relevant to the proposed development at 14 Hill Street are discussed in Chapter 6 (Heritage Impact and Mitigating Measures).

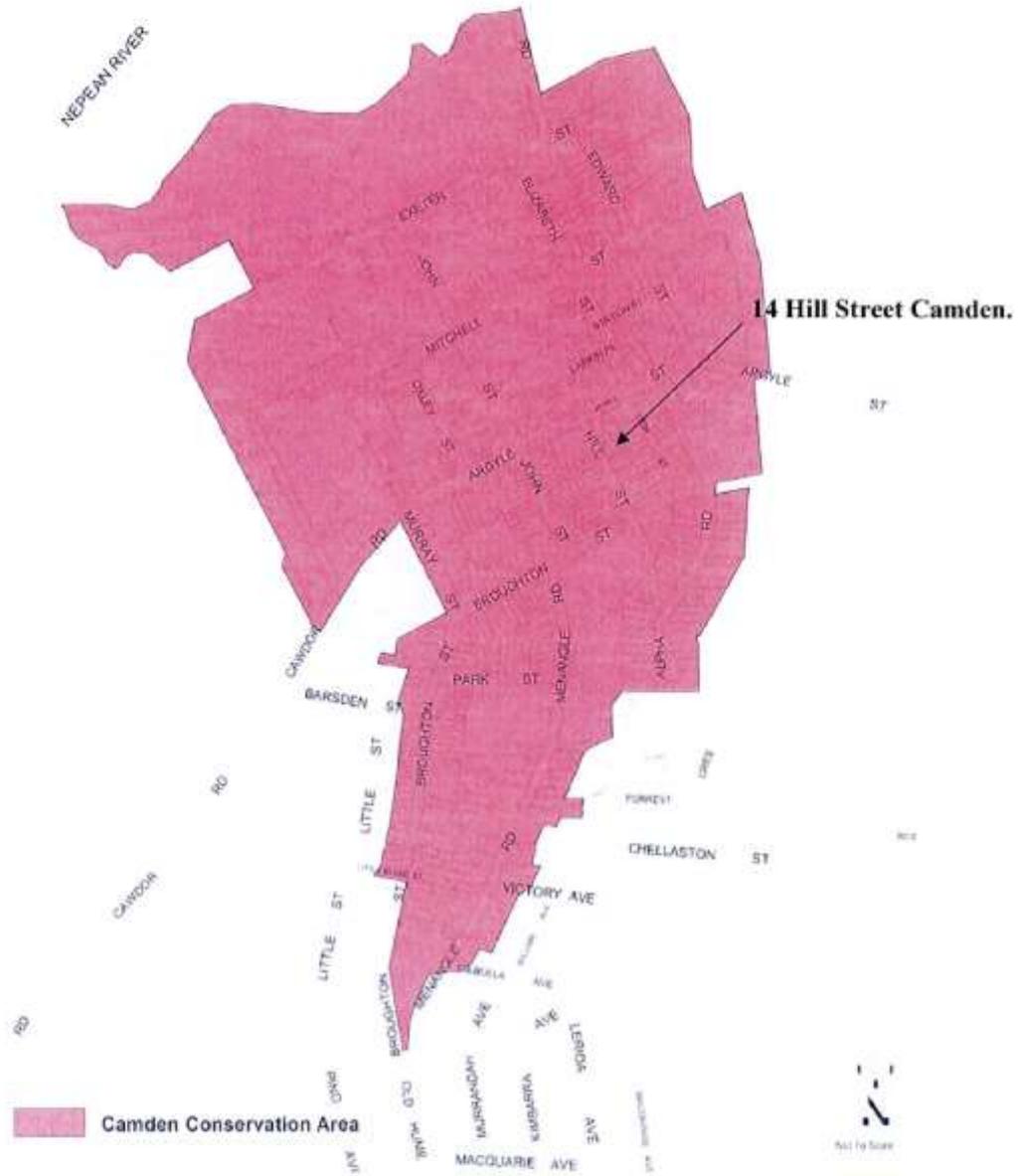
<sup>3</sup> Australia ICOMOS, 1999, *The Burra Charter. The Australia ICOMOS Charter for Places of Cultural Significance*, Australia ICOMOS Inc.

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**Figure 2.1.** Plan showing the Camden Heritage Conservation Area. No. 14 Hill Street is located within this area. Camden LEP 2010 (Heritage Map No.010).

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**Figure 2.2.** Plan showing the Camden Heritage Conservation Area. No. 14 Hill Street is located within this area. Camden DCP 2011 (Part B, Figure B4).

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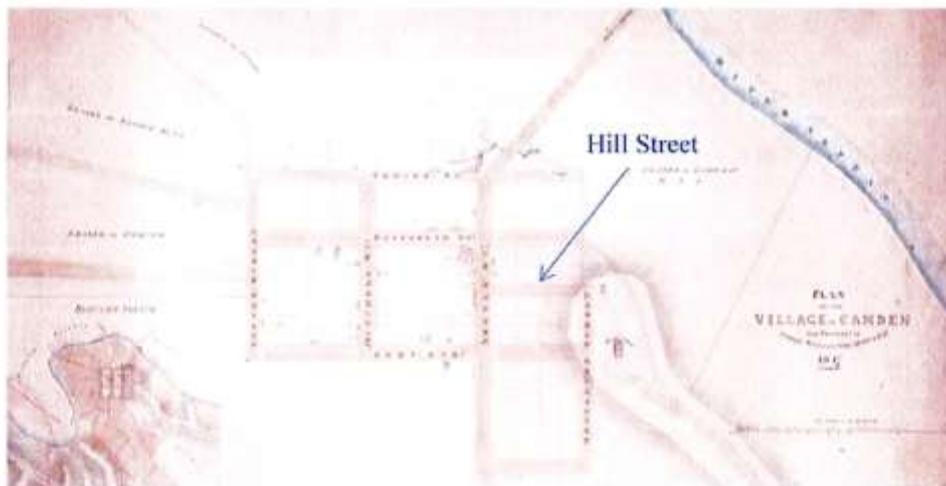


### 3. *HISTORICAL CONTEXT.*

This chapter is a history of the former residence at 14 Hill Street in context with its surrounds and early Camden. It describes historic persons, places, developments and processes that are associated with the residence and the local area.

#### 3.1. *Hill Street and Early Camden.*

In 1805 John Macarthur received the first land grant of the district. It was 5000 acres, which he and Elizabeth used to promote the Colonial wool industry. They named their property Camden Park. Twenty five years passed before the governor was petitioned by settlers to establish a town near the Nepean River. Surveyor General Major Mitchell, requested that John Macarthur donate 320 acres of his land for this purpose. Although among the largest landowner in the area, Macarthur refused. However, just two years after his death, in 1834 his sons James and William Macarthur had the area surveyed. Camden itself was laid out by the Macarthurs with St John's Church sited on an elevation overlooking the town centre. By the time 100 town allotments were offered for sale in 1840, construction of the church was underway.



*Figure 3.1. Plan of Camden Village. The Property of James and William Macarthur. 1847.*

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Hill Street was included within James and William Macarthur's plan of Camden dated 1847. It was a prominent side street branching southeast from Argyle Street, the main route through the town, and was beside and parallel to John Street, the main cross road which led uphill to St John's Anglican Church. By 1871 Argyle Street was established as Camden's main commercial street. Its cross road John Street contained a court house, police station and St Paul's Church.

In 1878 General storekeeper C.T. Whiteman opened his shop in Argyle Street, not far from the corner of Hill Street. Two years later a two storey brick residence was built at the top of Hill Street (No.33) by local bricklayer Walter Charles Furner.<sup>4</sup> Like Whiteman, he was also a local storekeeper. Some eight years later, the Methodist Church purchased Furner's residence for their Parsonage.

Upon the hill, the Methodist Parsonage soon overlooked rows of 'worker's cottages'. The arrival of a steam train, the 'Pansy', increased access to and from the town from 1882. New cottages were built fronting Hill, John and View Streets, in the 1880s and 1890s. Consistent in quality, form and style, they were typically modest weatherboard cottages set close together on narrow allotments. Each had a small front garden, picket fence and a large rear yard often containing a timber shed and rear outhouse.

The houses along Hill Street, as well as others in John Street and View Street, were central to the early residential development of the dairy town. Farmers delivered milk to local cottages, filling 'billy-cans' placed on front verandas. The dairy industry grew rapidly from the 1880s as Camden supplied milk to the Sydney market. Francis Macarthur-Onslow became a director of the Camden Park Estate, Camden Vale Milk Co. and the Dairy Farmers' Co-operative Milk Company from the 1920s and by 1936 Camden Park had seven dairies.

Also in 1889, drink water was piped to town residences<sup>5</sup> and Camden became a Municipality. Yet at this time houses in Camden had no sewerage system and the unsealed streets were lit by gaslights. The population of the town was only 342 people.

<sup>4</sup> after Camden Area Family Historical Society Inc. 2008. *Camden Pioneer Register. 1800-1920* (3<sup>rd</sup> Edition), Camden Area Family Historical Society Inc. p.115.

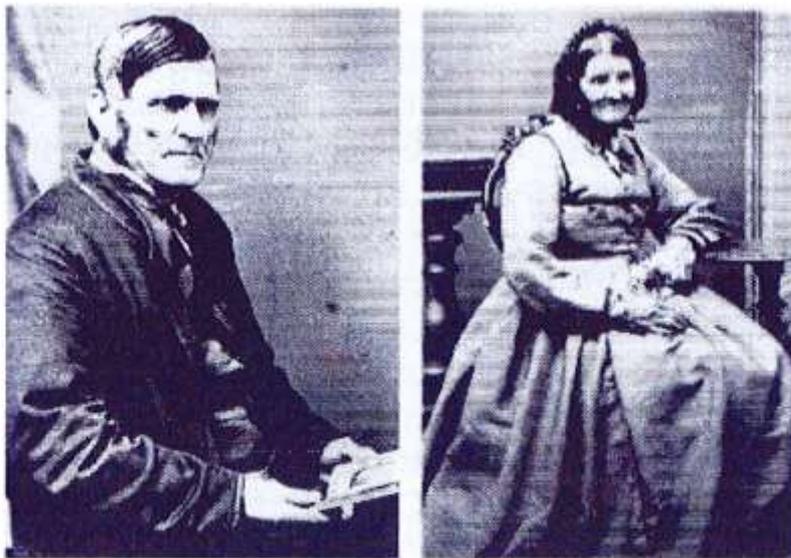
<sup>5</sup> Wrigley, John. 2007. *A History of Camden*. Camden Historical Society. p.13.

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### 3.2. 14 Hill Street and the Veness Family.

No.14 Hill Street was occupied by the Veness family. John Veness (b.1808) and Ann Britt (b.1817) married in 1836. The couple then migrated from England arriving as free settlers in 1839. They lived in Razorback and worked as local florists. Their family was large, including seven sons and six daughters. Born in 1851 at Cawdor, Edward Veness was the fifth son born to John and Ann Veness. He married Sarah Plantagenet Hawkey (b.1857) in 1876. His younger brother John (b.1857) was a bookkeeper at Camden Park in the late nineteenth century.



**Image 3.1.** John Veness (senior) and Ann Veness (née Britt). In Camden Area Family Historical Society Inc. (2008), *Camden Pioneer Register. 1800-1920* (3<sup>rd</sup> Edition).

However, it was John Edward Veness who made Camden his home. The son of Sarah Plantagenet Hawkey and Edward Veness, he and Martha Abigail McMinn were married at St John's Church in Camden in 1909. They raised two daughters and a son, Hazel May (b.1911), Doreen Winifred (b.1913) and John Edward Lester Veness (b.1909).

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Initially their neighbours were the Smith family. Then in 1921, the Stuckey family purchased No.12 Hill Street. They were Camden's local bakers and rented the property to J.W Doust as a boarding house.<sup>6</sup> The Stuckey family eventually moved into 12 Hill Street in 1933. On the uphill side of No.14 Hill Street, neighbours to the Veness family were the Egans and later Paul Smith and family.

In these early years Hill Street contained Wylies furniture store at No.6-8 Hill Street, a corner bakery run by Mr Williams, Jack Cook's blacksmith's shop at No.7, a fire station and later Butler's carpentry workshop at No.11 and the residences of Charles Whiteman (No.13 and 15), Mr Laybutt the milkman (No.18), the Smart family, and the Nixon family (No.20). Here, behind No.20, horses and drays possibly occupied vacant land from c.1910-1921. Also during this period, Camden's telephone exchange had opened in 1910 and two years later a gasworks was built in Mitchell Street. Construction of the Catholic presbytery commenced in 1919 at 28 Hill Street, electricity was supplied to the town in 1927 and a sewerage service in 1938.<sup>7</sup>

John Edward Veness died in 1941 and Martha Abigail Veness (née McMinn) died in 1972. Both were buried in St Johns Anglican Church in Camden. Their two daughters died soon after. John Edward Lester Veness was secretary St John's Church, the Camden Show Society and various other organizations for many years. He and his wife Phyllis moved to Newcastle where he passed away in 1992.

Johnsons, local solicitors occupied No.14 Hill Street in the years after the Veness family. The firm continued to occupy the house in 1989. By this time Hill Street was changing from residential to commercial. By 1983 Camden Council planned to rezone the top end of Hill and John Streets for medium density residential development and professional offices. Accordingly, measures were introduced to protect heritage items, including the Hill Street cottages.<sup>8</sup>

<sup>6</sup> Local history file notes. Camden Historical Society. (recollections of residents collected in 1989).

<sup>7</sup> Wrigley, John. (2007). *A History of Camden*. Camden Historical Society. p.23

<sup>8</sup> *Macarthur Advertiser*. 28<sup>th</sup> June 1983. 'Heritage will affect rezoning'.

14 Hill Street Camden, SOHI, 2016.



**Image 3.3.** Hill Street looking towards No.14 Hill Street to the right. Facing southeast. Photographer: unknown, 1996. Courtesy of the Camden Historical Society.

### 3.3. *Historical Themes.*

The following themes have emerged from the history of 14 Hill Street, Camden discussed at national, state and local levels:

- National Themes: Peopling Australia.  
State Themes: Settlers.  
Land Tenure.  
Local Themes: Growth of Camden in the late nineteenth and twentieth century.
- National Themes: Developing local, national and regional economies.  
State Themes: Local industries.  
Local Themes: The jobs of those who lived in the local workers' cottages - dressmakers, bricklayers, and store managers.
- National Themes: Building settlements, towns and cities.  
State Themes: Forming localities and Suburbs.  
Local Themes: Subdivision and land development in Camden.  
Town planning.
- National Themes: Building settlements, towns and cities.

14 Hill Street Camden, SOHI, 2016.



State Themes: Accommodation.

Local Themes: Early houses in Camden.

Workers' Cottages and Bungalows.

14 Hill Street Camden, SOHI, 2016.



#### **4. SITE DESCRIPTION.**

##### **4.1. Buildings at 14 Hill Street.**

###### **4.1.1. Residence.**

The former residence at No.14 Hill Street faces southwest, fronting a heritage streetscape that once consisted of residences and small businesses. It is a single storey bungalow built in c.1920 and is similar in size to other cottages in the street. However, the building has been considerably altered. Its main walls are of red-brown clinker bricks with a mottled brown brick addition at the front. Originally, the former residence would have had an asymmetrical façade with a small front porch. Its roof is hipped corrugated iron, with likely previous tiles having been removed. An original half rendered brick chimney survives. Earlier double hung sash windows have also been removed along the front of the house. However, several survive in the original brick side walls of the former house.



**Image 4.1.** No.14 Hill Street Camden, with its symmetrical dark brick abutting fronting the footpath. Facing east. Stedinger Associates 2016.

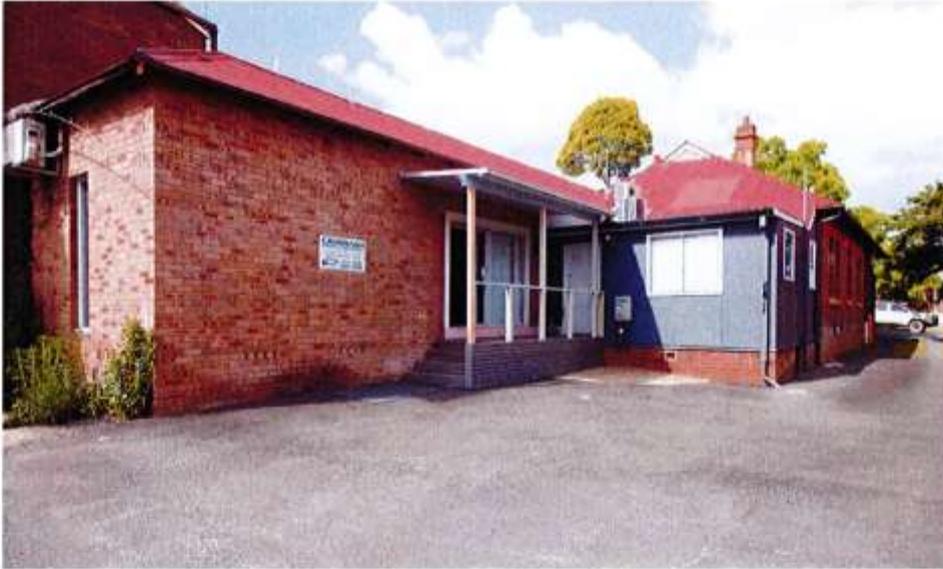
###### **4.1.2. Rear Additions.**

A rear fibro extension to the cottage contains a laundry and amenities. It is an asbestos structure with a skillion roof addition and was likely added in the c.1960s. Perhaps a decade later, the skillion was altered and reduced to accommodate a modern brick

14 Hill Street Camden, SOHI, 2016.



structure extending from the rear of the original residence. This larger structure has been used accommodate businesses. The rear additions have aluminium windows. Also, a flat roofed steel carport is located along the rear fence. No other structures are located on the property.



*Image 4.2.* Rear brick and fibro additions at 14 Hill Street. Facing southwest. Stedinger Associates 2016.



*Image 4.3.* Rear carport along the northeast fence at 14 Hill Street. Facing northeast. Stedinger Associates 2016.

14 Hill Street Camden, SOHI, 2016.



#### **4.2. Gardens and Driveway.**

No rear gardens or heritage plantings are present on the site. The rear of the allotment is entirely surfaced with bitumen and the front of the building abuts the public footpath. A former small cottage garden is likely to have been removed during the construction of the front addition. The driveway runs along the northwest side of the house and consists of bitumen wheel strips with grass between extending from the footpath to the former house façade.



*Image 4.4.* View of the driveway and façade at No.14 Hill Street. Facing east. Stedinger Associates 2016.

#### **4.3. Placement, Curtilage and Fences.**

The residence at No.14 Hill Street is situated in visually prominent position fronting its allotment near the intersection with Argyle Street, the town's main intersection. The allotment is a typical narrow residential allotment oriented from northeast to southwest. The proposed addition is to be placed at the rear northeast of the allotment. This property is within the curtilage of the wider town centre Conservation Area.

Its curtilage is defined by the existing allotment boundary. The building itself abuts the public footpath, representing the southwest boundary and property frontage. A rear new lap and cap fence runs along the rear of the allotment. To the southeast the allotment is sided by the brick building itself and a retaining wall. A timber fence siding the driveway and adjoining building at No.12 Hill Street define the northwest boundary.

14 Hill Street Camden, SOHI, 2016.



*Image 4.5.* The northwest boundary and driveway at No.14 Hill Street. Facing northeast. Stedinger Associates 2016.

**4.4. Condition.**

The house is in very good condition, the roof and side walls are in need of repair. Paint is flaking from painted brickwork and the roof and corrugated iron sheets are lifting. Soome brickwork is also in need of repair. Much of its historic fabric has been removed or altered.



*Image 4.6.* Flaking paint and lifting roof sheets. Facing west. Stedinger Associates 2016.



*Image 4.7.* A painted side wall. Facing northeast. Stedinger Associates 2016.

14 Hill Street Camden, SOHI, 2016.



#### **4.5. Potential Archaeological Resource.**

Intact and in situ significant or substantial archaeological remains pre-dating c.1921 are not likely to be present at No.14 Hill Street Camden. Structural and subfloor occupation deposits or features associated with an earlier occupation of the site will have been removed during the more substantial 1920s, c.1960s and c.1970s construction works. The site has been, largely cut, filled and levelled and is supported by retaining walls.

If present, earlier structural remains would be confined beneath existing bungalow in a disturbed context. To the rear, the remains of deeper rubbish pits from 1870s might be present. However, municipal garbage collections were generally introduced in the 1880s. In addition to this, the late nineteenth century and twentieth century have been well documented. As such, physical evidence is not likely to contribute substantial and/or significant information on the history and development of Camden or New South Wales.

#### **4.6. Heritage in the Vicinity.**

No.14 Hill Street occurs within a rich heritage landscape. A high number and variety of buildings occur in the vicinity of the former residence and its allotment. These items are listed as individual heritage items and occur within a heritage conservation area in the *Camden Local Environmental Plan 2010* (refer to Chapter 2).



**Image 4.8.** View up along Hill Street towards St John's Church precinct, Facing southeast. Stedinger Associates 2016.

14 Hill Street Camden, SOHI, 2016.



Heritage in the vicinity along Hill Street to the southeast includes workers cottages, the Presbytery at No.28 and Brookfield House at No.30-32. To the northwest heritage buildings include shops and the Plough and Harrow Inn. These buildings are important in defining the heritage streetscape of Hill Street from the late nineteenth to the early twentieth century.



*Image 4.9.* View down along Hill Street to its intersection with Argyle Street. The historic Plough and Harrow in is shown to the centre. Facing northwest. Stedinger Associates 2016.



*Image 4.10.* View across the road to the adjacent cottages at Nos 15 and 17 Hill Street. Facing southwest. Stedinger Associates 2016.

14 Hill Street Camden, SOHI, 2016.



#### ***4.7. Views and Sightlines.***

Few significant views are present to or from the subject allotment. Essentially the two most important are views from No.14 Hill Street that relate to Camden's town centre at its intersection with Argyle Street and also views from upper Hill Street over the rooftops of lower Hill, John and View Streets. From the rear of the allotment most views are of more recent single and double storey structures, both commercial and residential.

##### *Views to No.14 Hill Street.*

Views to the former residence at 14 Hill Street and its immediate environment include those:

- from Argyle Street in Camden's town centre, uphill to the altered façade of No.14; and
- from behind the cottage showing its encasement by modern taller buildings.

To the rear of the allotment and the site of the proposed development, views include those:

- looking down across the rooftops from the St John's Church precinct; and
- down the driveway to the proposed new building;

##### *Views from No.14 Hill Street.*

Views from Nos.14 Hill Street include those:

- from the front of the property across to cottages at Nos 15, 17 and 19 Hill Street and down to commercial buildings at the corner of Argyle Street.

From the rear of the allotment and the site of the proposed development, no outward views remain.

14 Hill Street Camden, SOHI, 2016.



*Image 4.11.* The rear of the site is largely closed in by modern two storey buildings. Facing east. Stedinger Associates 2016.



*Image 4.12.* View from the rear proposed development area to the rear yard of No.12 Hill Street. Facing northwest. Stedinger Associates 2016.

14 Hill Street Camden, SOHL, 2016.



**Image 4.13.** View from the rear proposed development area to the rear of No.16 Hill Street. Facing southeast. Stedinger Associates 2016.



**Image 4.14.** View over the rooftops from the neighbouring property at No.16 Hill Street. Facing northwest. Stedinger Associates 2016.

14 Hill Street Camden, SOHI, 2016.



*Image 4.15.* View from a public carpark north of the proposed development site, showing it encased by modern buildings. The subject building is represented by the red roof. Facing south. Stedinger Associates 2016.

14 Hill Street Camden, SOHI, 2016.

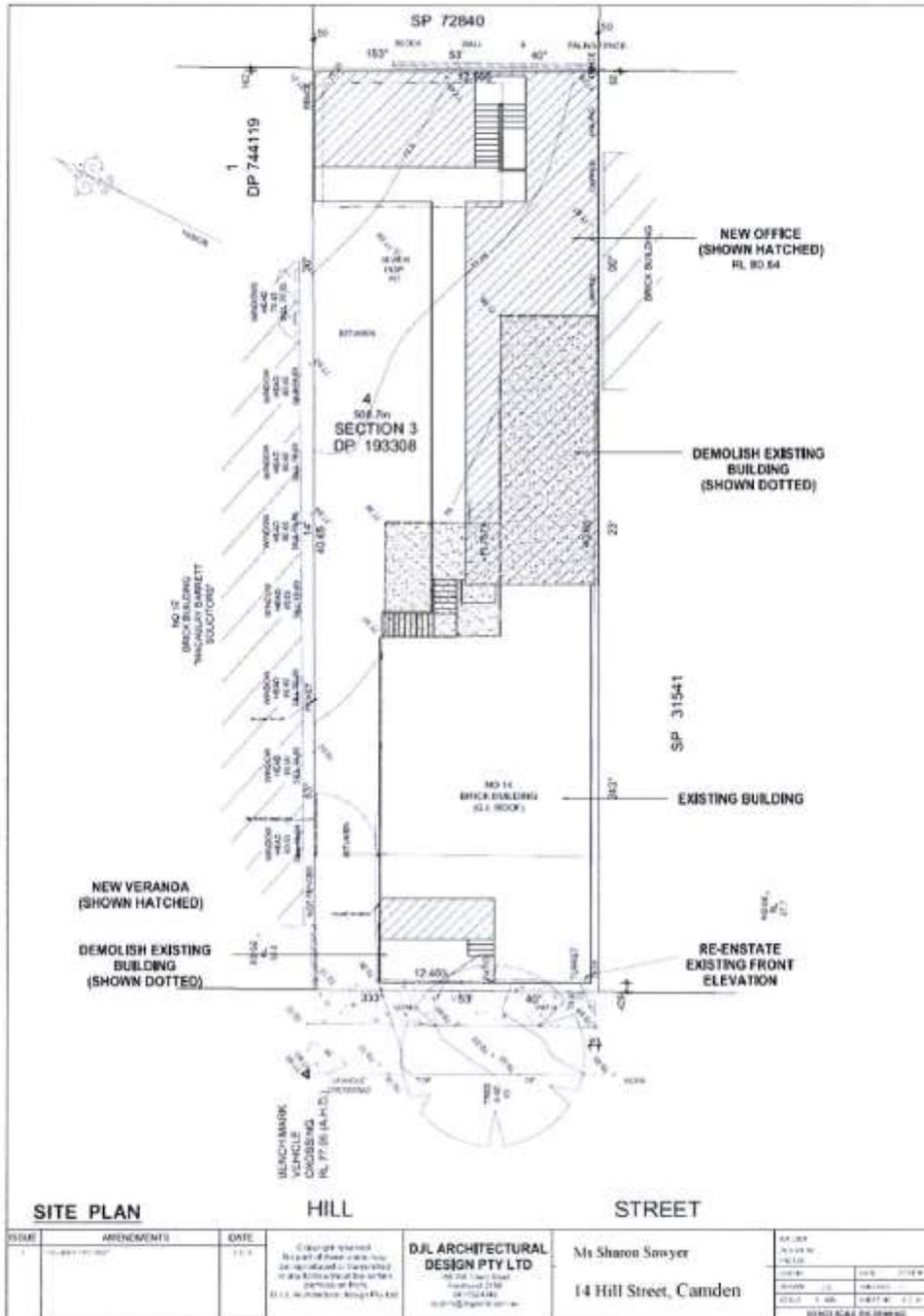


Figure 4.1. Plan of the existing and proposed building at 14 Hill Street Camden. By DJL Architectural Design, 2016. Courtesy of Sharon Sawyer.

14 Hill Street Camden, SOHI, 2016.



**EXISTING FLOOR PLAN**

Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission of DJL Architectural design Pty Ltd	AMENDMENTS	PROPOSED OFFICES FOR CLIENT Miss Sharon Sawyer	DESIGNED: FALGAL
		ADDRESS Lot 4 No 14 Hill Street CAMDEN	JOB NO:                      DATE: 20.11.16 DRAWN:                      CHECKED: DJL SCALE: 1:100              SHEET NO: 2/2 DO NOT SCALE THE DRAWING

**Figure 4.2.** Plan of the existing layout at 14 Hill Street Camden. By DJL Architectual Design, 2016. Courtesy of Sharon Sawyer.

14 Hill Street Camden, SOHI, 2016.



## 5. SIGNIFICANCE ASSESSMENT.

### 5.1. Significance Criteria.

When assessing the significance of an item or site, four criteria are commonly used by heritage consultants and agencies in New South Wales. The criteria are derived from definitions in the Heritage Act 1977, encompass values in the Australian ICOMOS Burra Charter, and have been standardised by the NSW Office of Environment & Heritage (Heritage Division).<sup>9</sup> These criteria are: historical (evolution and association), aesthetic (scenic or architectural qualities, technical or creative accomplishment), social (contemporary community esteem) and scientific significance (archaeological, industrial, educational, research potential) (refer to Table 5.1).

**Table 5.1.** NSW Heritage Assessment Criteria.

<b>Criterion (a)</b> <i>Historical</i>	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
<b>Criterion (b)</b> <i>Historical</i>	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
<b>Criterion (c)</b> <i>Aesthetic</i>	An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area).
<b>Criterion (d)</b> <i>Social</i>	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.
<b>Criterion (e)</b> <i>Scientific</i>	An item has potential to yield information that will contribute to an understanding of cultural or natural history of NSW or the local area.
<b>Criterion (f)</b> <i>Rarity</i>	An item possesses uncommon, rare or endangered aspects of cultural or natural history of NSW or the local area.
<b>Criterion (g)</b> <i>Representativeness</i>	An item is important in demonstrating the principal characteristics of a class of cultural or natural places or cultural or natural environments of NSW or the local area.

Further refining an assessment of significance, the degree of significance is reflected in the rarity, representativeness and integrity of an item or site. The level of significance is defined by whether an item or site is held to be significant in a State or local historical, geographical or community context. Some items may also be considered to be of National Significance.

<sup>9</sup> NSW Heritage Office and Department of Urban Affairs and Planning. *Assessing heritage significance*. HO/DUAP, Sydney, 2001.

NSW Department of Planning (Heritage Branch). 2009. *Assessing Significance for Archaeological Sites and 'Relics'*. NSW Department of Planning.

14 Hill Street Camden, SOHI, 2016.



**Table 5.2.** Defining Grades of Significance.

Grading	Justification
<b>Exceptional</b>	Rare or outstanding element directly contributing to an item's local and state significance.
<b>High</b>	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.
<b>Moderate</b>	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.
<b>Little</b>	Alterations detract from significance. Difficult to interpret.
<b>Intrusive</b>	Damaging to the item's heritage significance.

### 5.2. Significance Assessment.

#### ***Result: Significant at a Local level.***

In the present study, No.14 Hill Street was found to be of moderate historical significance at a local level.

#### **Historical (a) (course or pattern)**

- No.14 Hill Street dates to the late 1920s-c.1930 and is a part of the history of Hill Street and Camden throughout the twentieth century.

*Historical (a): Applicable (Local).*

#### **Historical (b) (associated)**

- The residence appears to be associated with the Veness family.

*Historical (b): Applicable (Local).*

#### **Aesthetic (c)**

- The residence is part of the heritage landscape of Camden town centre dating back to the early twentieth century. It does not contribute to the amenity and character of the heritage area.
- Cottage proportions of the building and its small front garden make a visual contribution to the streetscape within the historic conservation area.
- The front infill to the cottage is visually unsympathetic to both the residence and heritage in the vicinity.

*Aesthetic (c): Not Applicable.*

14 Hill Street Camden, SOHI, 2016.



**Social (d)**

- Although part of a central heritage area, No.14 Hill Street does not contribute to the community's sense of place.

*Social (d): Not Applicable.*

**Scientific (e)**

- If present, archaeological relics are not likely to significantly inform on the development of Camden or New South Wales. Possible relics would relate to information that is readily available from other resources or sites.

*Scientific (e): Not Applicable.*

**Rarity (f)**

- The individual style of the residence is not rare. Many of Camden's streets contain typical modest brick bungalows dating from the 1920s. The façade of the cottage at No.14 Hill Street has been altered.

*Rarity (f): Not Applicable.*

**Representative (g)**

- No.14 Hill Street is not representative of residential development in early twentieth century Camden by way of its scale. Its form and style have been altered.

*Rarity (f): Not Applicable.*

**Integrity (Grades of Significance)**

- Generally, the residence is in good condition but retains little significant original fabric (Low);
- The residence façade has been considerably altered and does not contribute to the historic streetscape (Nil);
- No associated rear outbuildings or other historic structures have been retained (Low);
- The rear asbestos and brick additions are intrusive (Nil);
- The rear carport is an unsympathetic addition and intrusive (Nil);

14 Hill Street Camden, SOHI, 2016.



### *5.3. Statement of Heritage Significance.*

No.14 Hill Street is considered to be of low, if any, historical significance at a local level. The building has been considerably altered and is only important as a location that was once part of the early twentieth century residential development of central Camden. It no longer contributes to the historic character of the town.

Although in good condition, No.14 retains little significant original fabric, with the exception of the building shell itself. Both the former and front walls have been partially enclosed and partially removed. Being surrounded by modern developments to the northeast and southeast and in part the northwest, its early historic context has also diminished. Views to and from the site are also interrupted by late twentieth century and recent two storey buildings and unsympathetic modern additions to the front and rear are intrusive.

The architectural form of No.14 is not rare, nor does it form part of the cohesive group of town centre cottages. Several historic buildings do survive in Hill Street. Being situated amongst these buildings the importance of No.14 to the heritage conservation area will be maintaining the cottage style streetscape and contributing to the view of roof shapes visible from St John's Church and upper Hill Street. Views to the building are from Argyle Street, along Hill Street and the top end of Hill Street.

14 Hill Street Camden, SOHI, 2016.



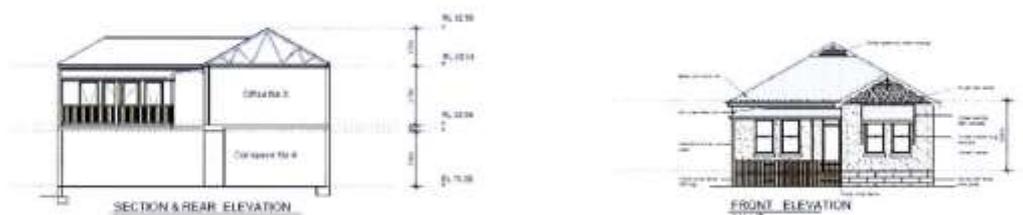
## 6. PROPOSED WORKS.

The development application submitted for 14 Hill Street proposes construction of a two storey commercial building containing garages and offices at the rear of the site and the redesign of the building's modified front façade.

### 6.1. Proposed New Building.

#### Design and Form.

The west corner of the existing dark brick front addition is to be demolished and an L-shaped cottage style façade is to be built in its place. This front portion of the building is to include a new verandah. The existing south corner of the building is to be modified and incorporated into the new façade. This part of the building will continue to abut the footpath. Four double hung sash timber windows, a timber awning with brackets, and a gable are to be included. The front patio area is to be closed in with a picket fence.



**Figure 5.1.** Detail from the elevation drawings showing the new single storey street façade and double storey rear elevation of the proposed development at 14 Hill Street Camden. By DJL Architectural Design, 2016. Courtesy of Sharon Sawyer.

The design of the proposed rear structure is a two storey L-shaped structure with a hipped metal roof. It extends along the southeast and northeast allotment boundaries. It is intended to be a modern style building that compliments the conservation area by incorporating elements of surrounding heritage items, such as an upper bullnose verandah and decorative timber posts. This building is to accommodate offices on the upper floor and garages below.

The front roof to the southwest is to be removed from the existing former residence. This fabric is not original. A new metal roof will be reinstated over new front structure. This includes the reinstatement of a Dutch gable on the main roof.

14 Hill Street Camden, SOHI, 2016.



The rear roof upon the new two storey addition is also to be hipped and corrugated metal. This roofline extends slightly above that of the bungalow fronting Hill Street. However, the depth of the front single storey building into the allotment reduces its visual impact from the heritage significant Hill Street streetscape.

The proposed rear building will be visible down the driveway of the allotment. Viewed at an angle from the west, the proposed verandah along upper windows breaks the bulk of the building and introduced design features. Directly down the driveway, the placement of the building is set back, again reducing the impact of a street view. To further obscure the view of the rear building down the driveway and for security purposes, the owner proposes to install a mechanical hinged gate across the driveway.



**Figure 5.2.** Detail from the elevation drawings showing the side elevation of the proposed development at 14 Hill Street Camden. By DJL Architectural Design, 2016. Courtesy of Sharon Sawyer.

As mentioned, the proposed verandah avoids a single large wall mass. Having two roof forms, one at the front and another at the rear also avoids a single large roof mass. The roof does not intrude upon views over roof tops from upper Hill Street. Instead, it contributes to the rhythm and variety of building and roof forms which step down along John, Hill and View Streets as they descend from St John's hill. Such roof top views are characteristic of the heritage conservation area.

#### Fabric and Colour.

There is much scope for choice and variation of fabric in the design, given the varied fabrics of the heritage environment in which the proposed development is located. For

14 Hill Street Camden, SOHI, 2016.



example, heritage in the vicinity includes single and double storey, brick and weatherboard structures with hipped or gabled roofs of tiles or corrugated steel.

The proposed new front façade is to be cement rendered brick with the lower wall having the appearance of a brick or sandstone block base. The gable in the front façade is to be rough cast rendered with decorative timber infills. To the rear, the proposed addition is to consist of reinforced concrete and brick.

The proposed colour scheme consists of predominantly whites and creams at the front. The proposed new rear structure is to consist of dark brick, using colour to set the rear structure into the background.

#### Use and Parking.

The proposed development is to continue to support commercial and professional use without impacting on parking availability in Camden. In particular, the new office building will include office space above 7 car spaces and turning circle on the ground floor of the new building. Extending across the rear of the allotment and along the northwest side of the bungalow, the driveway and parking area is to be re-surfaced with bitumen.

#### **6.2. Demolition.**

The existing façade of the building is to be modified and removed. The rear brick addition, fibro extension and carport are also to be removed. These structures are all relatively recent.

#### **6.3. Signage**

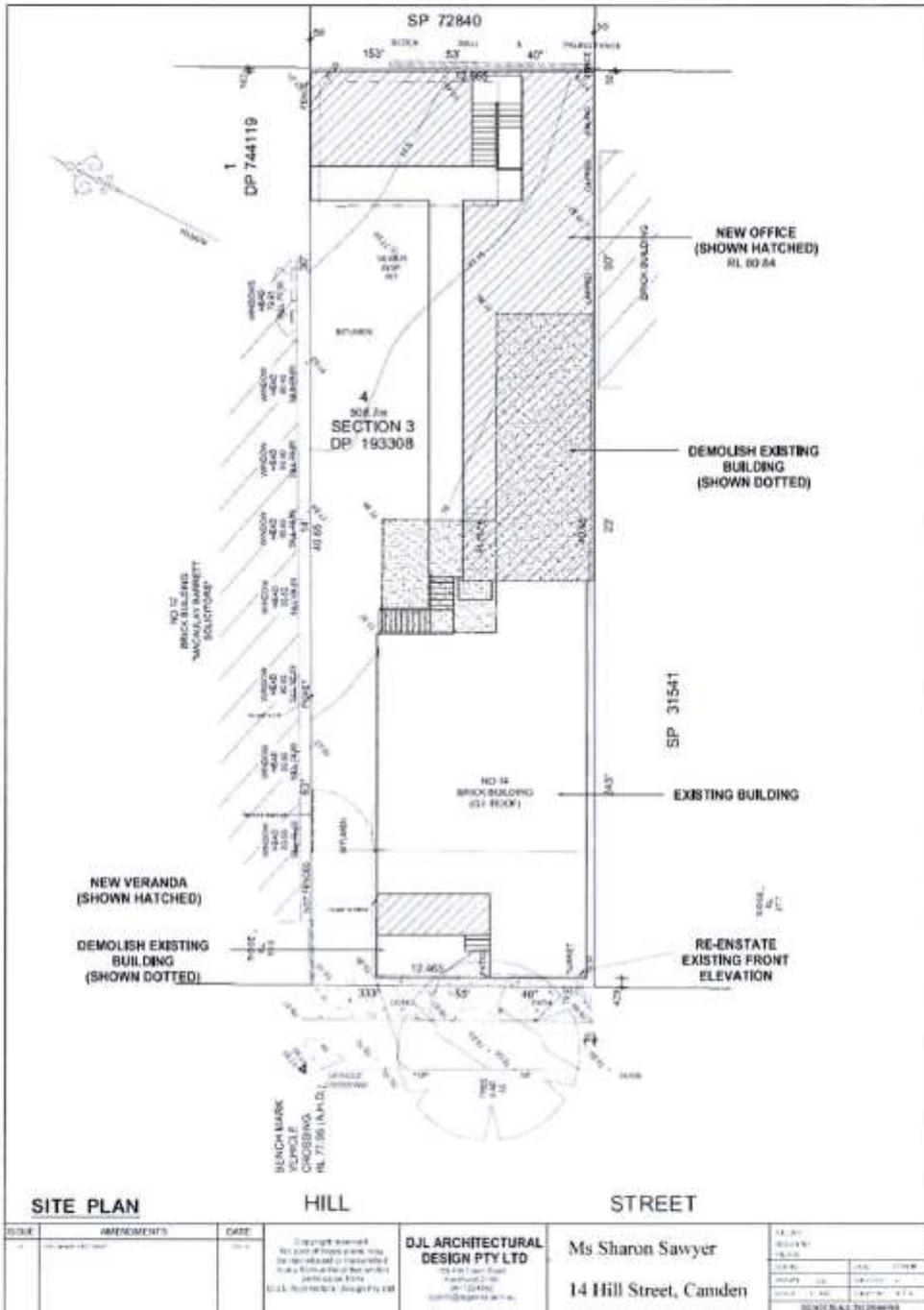
At 14 Hill Street, scope exists to place signage beneath the verandah, along the side of the building, or on a post at front of the allotment. Only two main advertising signs may be required. One would indicate the business of the occupant of the front cottage. This may be placed beside the entrance door, under the verandah or upon a pole at the property boundary. Signage indicating the businesses occupying the rear offices may be needed at the front side of the cottage. Signage content should be limited to the business name, logo, address, and phone number. Large logos in primary colours are not proposed.

14 Hill Street Camden, SOHL, 2016.



**6.4. Construction Drawings.**

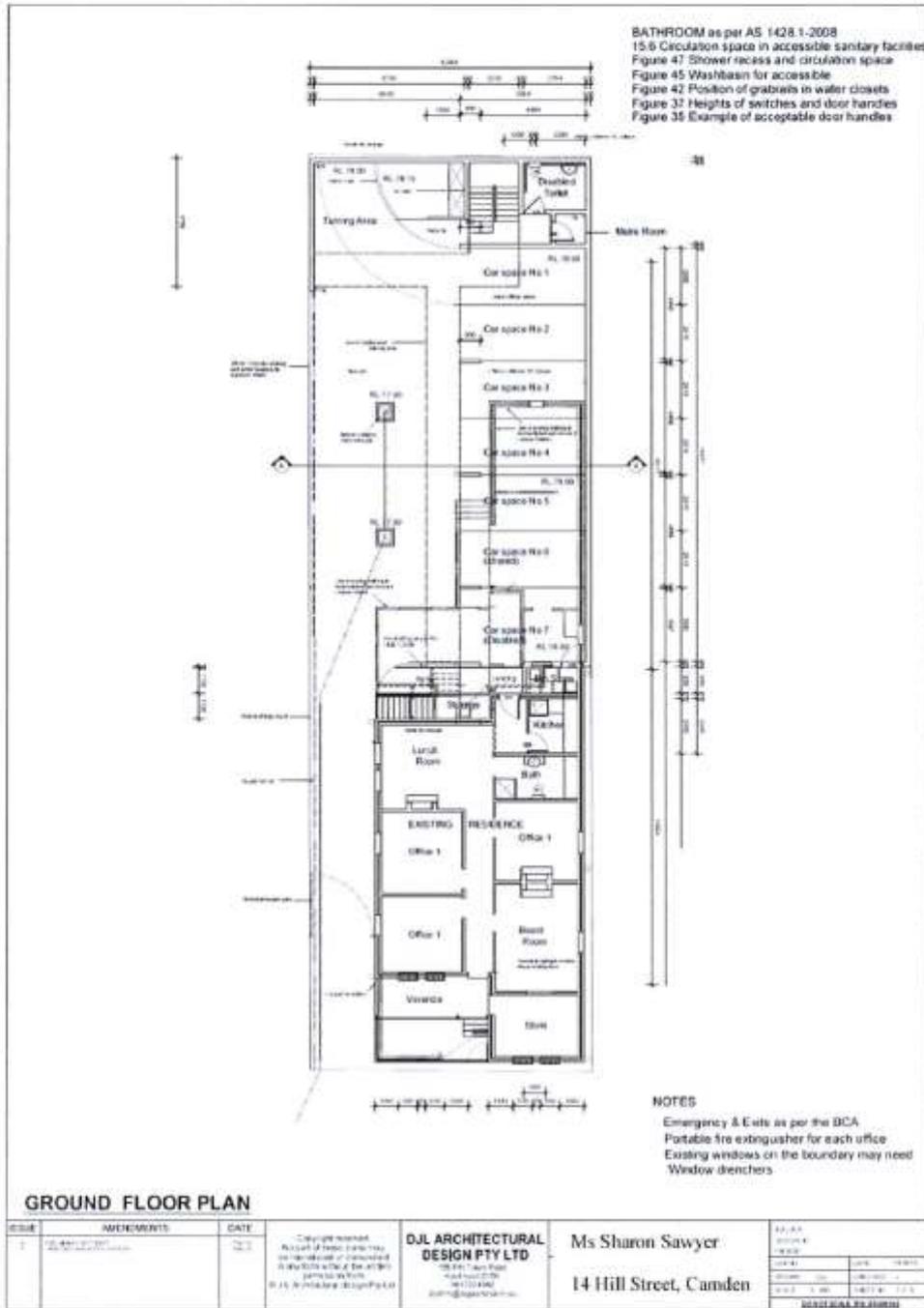
The following selection of plans and elevations show the proposed works. They were designed and drafted by DJL Architectural Design Pty Ltd and date to 2016.



14 Hill Street Camden, SOHI, 2016.

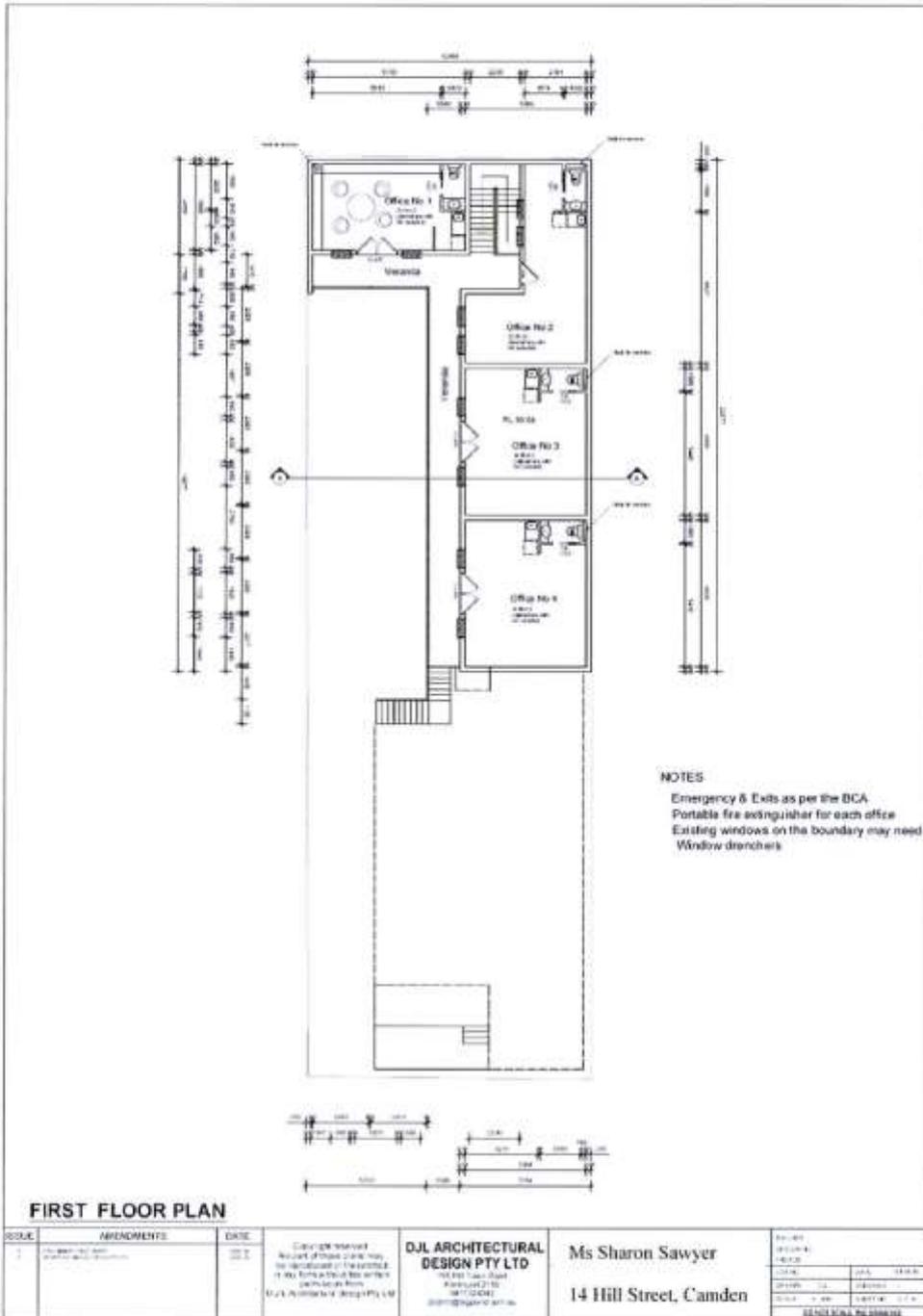


ORD02



Attachment 5

14 Hill Street Camden, SOHI, 2016.



14 Hill Street Camden, SOHI, 2016.



## ***7. HERITAGE IMPACTS AND RECOMENDATIONS.***

### ***7.1. Heritage Impacts.***

The following discussion examines the heritage impact of the proposed development at 14 Hill Street in Camden. It should be noted that, as modern rear infill within the Heritage Conservation Area, the client sought heritage advice early in the design process, thereby reducing potential impacts on heritage items and heritage views.

#### **New Front Facade.**

##### **Positive Impacts:**

- The new cottage style façade will compliment former historic residences along Hill Street.
- Retention of the street level single storey appearance will reinforce the domestic scale and character of Hill Street, as well as those of John, Broughton and View Streets and that of the wider conservation area.
- The construction of a new L-shaped cottage style front elevation with verandah, double hung sash timber windows and a picket fence will contribute to cottage style character of Hill Street and other side streets branching from Argyle Street.
- The present intrusive dark brick building façade will be modified and partially removed. Its replacement with an L-shaped cottage style front will improve the appearance of the streetscape.

##### **Neutral Impacts:**

- The new cottage style front is not intended to be a reconstruction, as this would be unnecessary for this property. Rather, the design reflects the tastes of the present owner.
- Inclusion of a patio and verandah will open the property frontage to those walking past. The building will no longer abut the footpath in its entirety.

##### **Negative Impacts:**

- None have been identified by the author of this report.

14 Hill Street Camden, SOHI, 2016.



**New Rear Building.**

**Positive Impacts:**

- Because of its rear placement and the depth of the front cottage into the allotment, the proposed new offices and garages will not appear visually dominant from Hill Street nor will this new building adversely impact on the character of the streetscape.
- Intrusive brick and fibro additions will be removed from the rear of the allotment.
- The new office infill is suited to the character of commercial use of the adjoining and wider area and increases opportunities to accommodate small businesses in Camden.

**Neutral Impacts:**

- The new office building will become a part of the landscape visible from the driveway of 14 Hill Street. It is not considered that the new building, with its rear placement, will negatively impact the residential visual forms and aesthetic value of the streetscape.
- The development at the rear of this property, together with those adjoining, may enhance roof shapes. However, the allotment is closed in, its rear roofs being barely visible from any vantage point.
- The land to rear of the cottage is unlikely to have been substantially developed. Excavation works are not likely to produce information that will significantly or substantially contribute to our knowledge of the settlement of Camden or New South Wales. No excavation permit is required under s140 of the NSW Heritage Act 1977.
- Significant views from the rear of this property are not present.

**Negative Impacts:**

- None have been identified by the author of this report.

**7.2. Mitigating Measures.**

- The heritage streetscape and conservation area was considered in the design stage of this development.

14 Hill Street Camden, SOHI, 2016.



- Large areas of mass have been avoided with the inclusion of windows and a verandah to the rear, the L-shaped façade to the front and inclusion of two roof forms.
- The proposed colour scheme of predominantly white colours will blend with existing buildings.
- Being situated in a heritage conservation area, the importance of No.14 to the heritage conservation area will be maintaining the cottage style streetscape and contributing to the view of roof shapes visible from St John's Church and upper Hill Street. Views to the building are from Argyle Street, along Hill Street and top end of Hill Street. The present proposal achieves this.

### 7.3. *Recommendations.*

The following recommendations apply to the proposed development at No.14 Hill Street Camden. They are intended to minimise potential negative impacts upon the heritage bungalow, heritage in the vicinity and the wider heritage streetscape.

1. The proposed development and design at 14 Hill Street Camden as discussed in this report should not be rejected on the grounds of negative heritage impacts to the site, heritage in the vicinity or conservation area provided the following recommendations and mitigating measures are adopted or have been considered by Council.
2. In addition to a patio area, the proposed L-Shape frontage will allow a small front garden to compliment historic small nineteenth and twentieth century cottage gardens along the Hill Street frontages. This is a suggestion rather than a requirement.
3. Signage should also be permitted in accordance with Section 6.3 (Signage Suggestions). Use of primary colours should be avoided.
4. Excavation works are not likely to produce information that will significantly or substantially contribute to our knowledge of the residence, Camden or New South Wales. No excavation permit is required under s140 of the NSW Heritage Act 1977.
5. In accordance with Section 146 of the *NSW Heritage Act 1977* the accidental discovery of relics, other than those discussed in this report, must be reported immediately to the Office of Environment and Heritage (Heritage Division).

14 Hill Street Camden, SOHI, 2016.



6. Should any Aboriginal objects be discovered during the proposed works, or otherwise, then their accidental discovery must be reported to the Chief Executive of the Office of Environment and Heritage (Country Culture Heritage Division) and the relevant permits should be obtained under section 91 of the *National Parks and Wildlife Act 1974*.
7. Copies of this report should be retained by the owner, Ms Sawyer, for her records. Copies should also be forwarded to Camden Council and the Camden Historical Society.

14 Hill Street Camden, SOHI, 2016.



## ***REFERENCES.***

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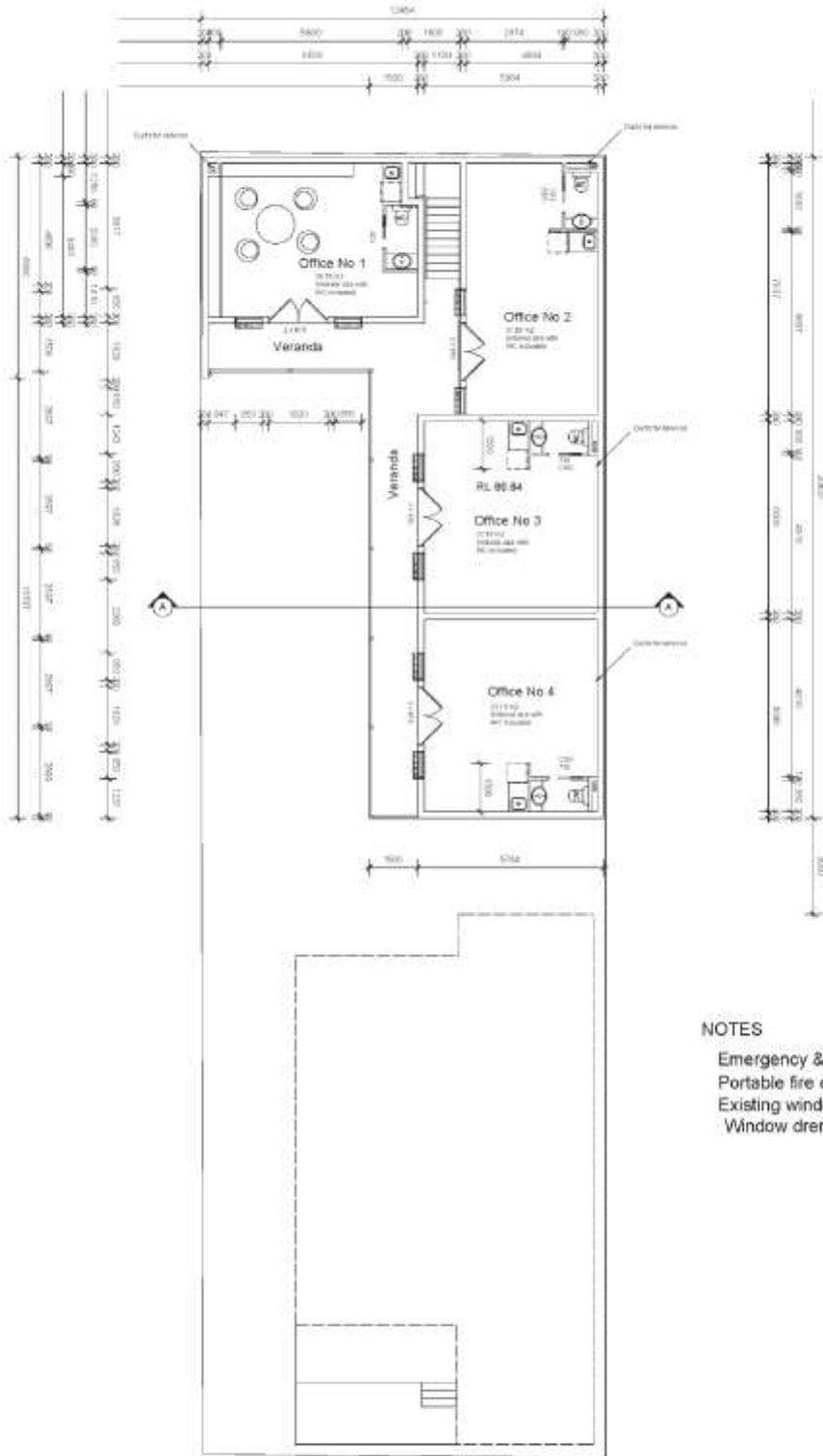
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**EXISTING FLOOR PLAN**

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		ADDRESS: Lot 4 No 14 Hill Street CAMDEN	JOB NO:                      DATE: 26.11.15
			DRAWN:                      CHECKED: DJL
			SCALE: 1 : 100              SHEET NO: 4 / 12





**NOTES**

- Emergency & Exits as per the BCA
- Portable fire extinguisher for each office
- Existing windows on the boundary may need Window drenchers

**FIRST FLOOR PLAN**

JE	AMENDMENTS	DATE	Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission from DJL Architectural design Pty Ltd.	<b>DJL ARCHITECTURAL DESIGN PTY LTD</b> 155 Pitt Town Road Kamburland 2156 0417224342 <small>Architects &amp; Drafters since 1988</small>	PROPOSED ADDITION TO EXISTING FOR:	CLIENT: Miss Sharon Sawyer ADDRESS: Lot 4 No 14 Hill Street	DRAWN: C/L SCALE: 1:500
	15/11/2016 (PROPOSED)	15/11/16			PLUCER DESIGN/NO PACKAGE	DATE: 15/11/16 CHECKED: --- SHEET NO: 3 / 1	