Attachment B

6.16 Lingard Hospital Precinct

Amendment History

Version Number	Date Adopted by Council	Commencement Date	Amendment Type
1	XX/XX/XXXX	XX/XX/XXXX	New

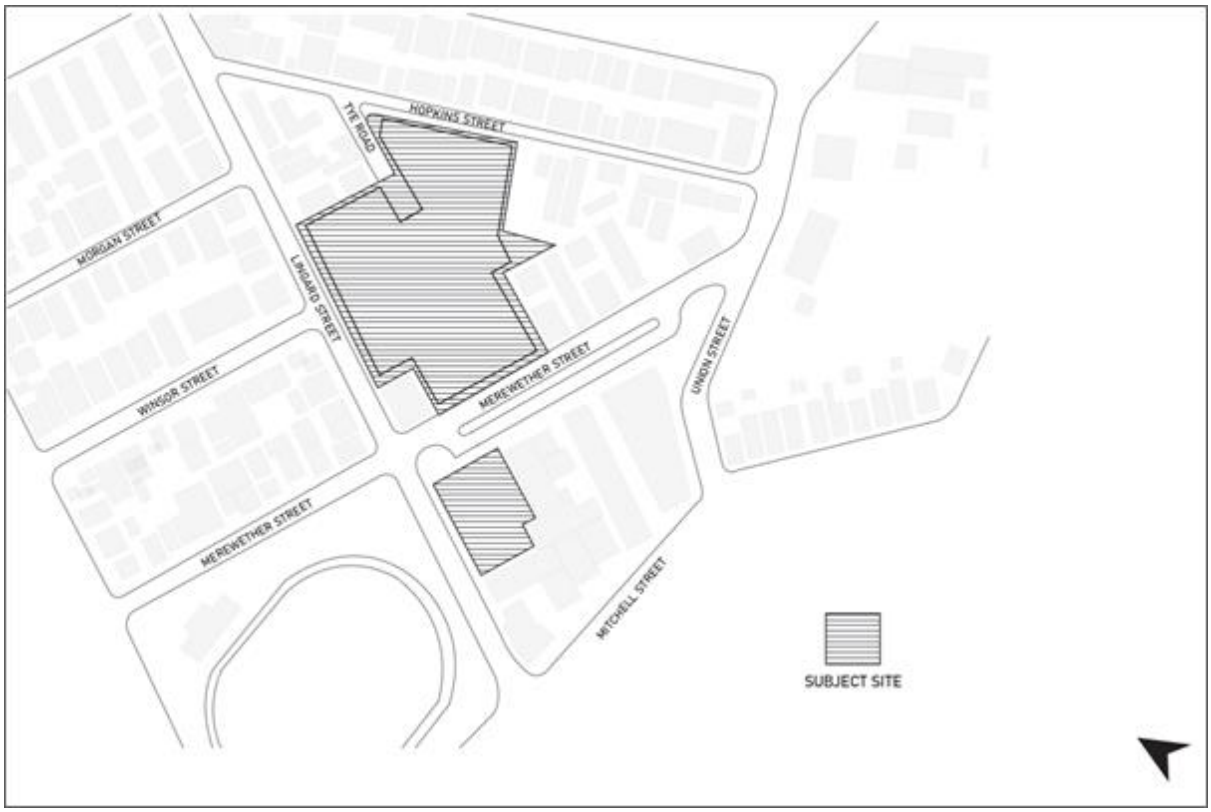
Savings provisions

Any development application lodged but not determined prior to this section coming into effect will be determined taking into consideration the provisions of this section.

Land to which this section applies

This section applies to all land within all land mapped as hatched on **Map 1** – Lingard Hospital Precinct (bounded by Lingard Street, Merewether Street, Hopkins Street and Tye Road).

Map 1 – Lingard Hospital Precinct



Development (type/s) to which this section applies

This section applies to all development applications relating to health services facilities.

Applicable environmental planning instruments

The provisions of the following listed environmental planning instrument/s also apply to development applications to which this section applies:

- Newcastle Local Environmental Plan 2012
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021.

In the event of any inconsistency between this section and the above listed environmental planning instruments, the environmental planning instrument will prevail to the extent of the inconsistency.

Note 1: Additional environmental planning instruments may also apply to those listed above.

Note 2: The Environmental Planning and Assessment Act 1979 enables an environmental planning instrument to exclude or modify the application of this DCP in whole or part.

Related sections

The following sections of this DCP will also apply to development to which this section applies:

- Any applicable land use specific provision under Part 3.00

Note: Any inconsistency between the locality specific provision and a land use specific provision, the locality specific provision will prevail to the extent of the inconsistency.

- 3.11 Community Services
- 4.04 Safety and Security
- 7.02 Landscaping, Open Space and Visual Amenity
- 7.03 Traffic, Parking and Access
- 7.05 Energy Efficiency
- 7.06 Stormwater
- 7.07 Water Efficiency
- 7.08 Waste Management

The following sections of this DCP may also apply to development to which this section applies:

- 4.01 Flood Management – all land which is identified as flood prone land under the Newcastle Flood Policy or within a PMF or area likely to flood
- 4.03 Mine Subsidence – within mine subsidence area
- 4.05 Social Impact – where required under 'Social Impact Assessment Policy for Development Applications', 1999
- 5.01 Soil Management – works resulting in any disturbance of soil and/or cut and fill
- 5.02 Land Contamination – land on register/where risk from previous use
- 5.03 Vegetation Management – trees within 5m of a development footprint or those trees likely to be affected by a development
- 5.04 Aboriginal Heritage – known/likely Aboriginal Heritage item/site and/or potential soil disturbance
- 5.05 Heritage Items – known heritage item or in proximity to a heritage item

- 5.06 Archaeological Management – known/likely archaeological site or potential soil disturbance
- 7.04 Movement Networks – where new roads, pedestrian or cycle paths are required
- 7.09 Advertising and Signage – signage and outdoor advertising
- 7.10 Street Awnings and Balconies – awnings or balconies to be located over public land

Associated technical manual/s

- Landscape Technical Manual
- Heritage Technical Manual
- Social Impact Assessment Policy for Development Applications - 1999
- Social Impact Assessment Policy for Development Applications - Guidance Notes 1999
- Stormwater and Water Efficiency for Development Technical Manual
- Waste Management Technical Manual

Note: Urban Design Review Panel
Proposals involving larger development which, by virtue of their location or scale, are likely to have a significant impact in the city may be referred to Council's Urban Design Review Panel for independent advice.

Definitions

A word or expression used in this development control plan has the same meaning as it has in the Newcastle Local Environmental Plan 2012, unless otherwise defined in this development control plan.

Other words and expressions referred to in this section are defined in Part 9.00 - Glossary, of this plan.

Aims of this section

1. Deliver quality and enduring design outcomes, responsive to place and context.
2. Manage surrounding amenity and the environmental impacts of development.
3. Ensure development is connected to the street and provides a safe environment for visitors and workers.
4. Improve the integration of green infrastructure and sustainability outcomes for development.
5. Deliver improved movement outcomes through better connectivity and transport solutions.
6. Heritage is promoted and celebrated, appropriate to the level of heritage significance.

Preamble

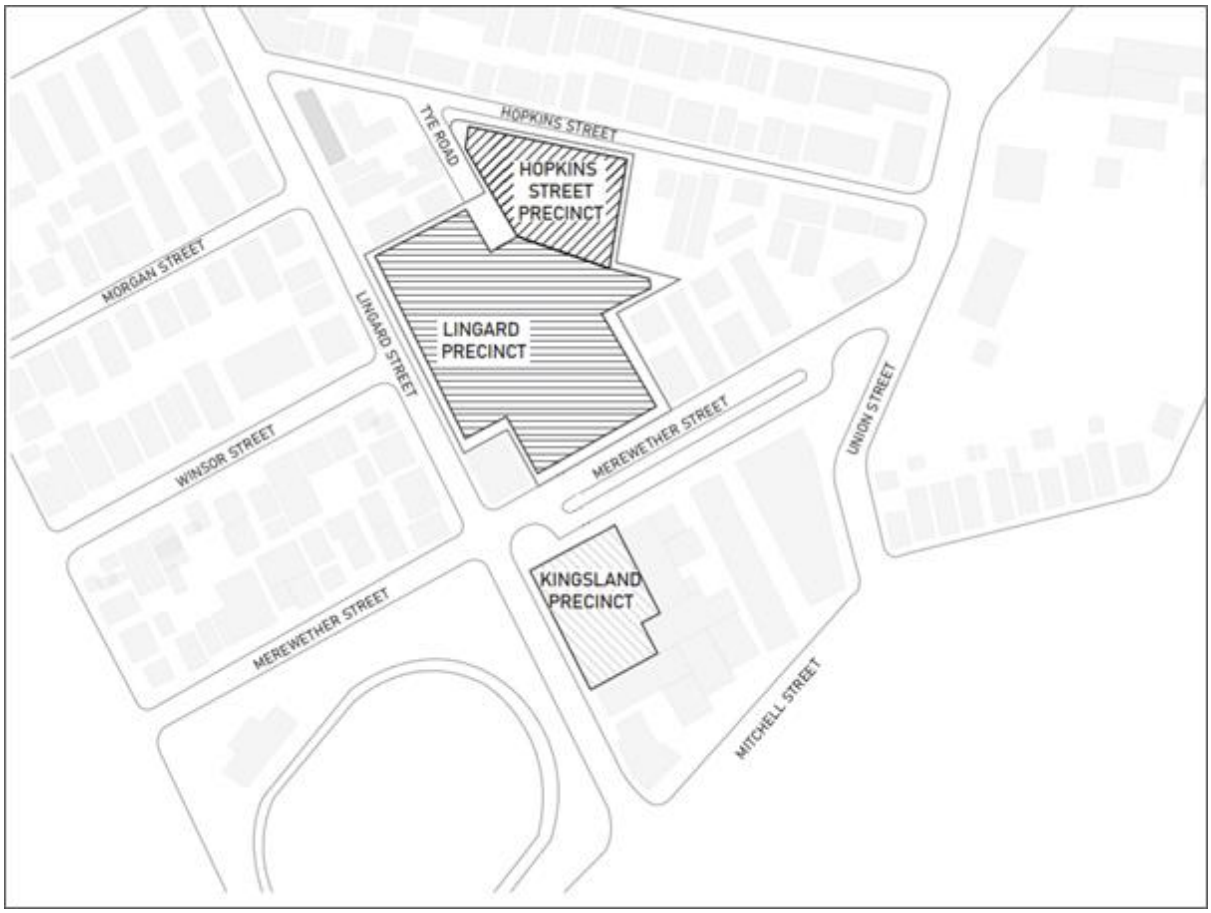
The historic Lingard Hospital is at 23 Merewether Street, Merewether, in the Local Government Area (LGA) of Newcastle. A recently completed expansion of the health precinct is located across the street at 8 Lingard Street, Merewether. There is potential to expand the health precinct to include an adjoining site at 27 Hopkins Street, Merewether.

The site is in the suburb of Merewether, approximately three kilometres south-west of Newcastle's high street (Hunter Street). Low density residential land uses dominate most of Merewether with medium density residential development to the north where it meets The Junction precinct, the commercial core, approximately 450 metres from the site.

The historic and principal Lingard Hospital is situated within a residential block, zoned R3 Medium Density Residential, comprising single and two-storey residential built form. The recent expansion of the health services facility is opposite the primary Lingard Hospital premises. Two-storey employment uses surround it in a small cluster of mixed business and warehouses, zoned B5 Business Development.

In March 1971, consent was granted to construct a single storey private hospital, with 106 beds. The Lingard Hospital precinct has grown, adapting to the needs of the community. Today there is a large staff across a range of speciality medical sectors. More recently, Lingard Hospital operates as two distinct precincts, with investigations for growth into a potential third precinct (Hopkins Precinct). These precincts reflect analysis of current land use and character, and consideration of envisaged future development, see Map 2.

Map 2 - Precincts



Lingard Precinct

The Lingard Precinct is the primary and historic Hospital Campus where most of the Lingard services are provided. This precinct fronts Merewether Street to the south-east, and Lingard Street to the south-west, and rear lane access on the north side via Tye Road. The block shape is irregular, sharing boundaries with residential lots. The hospital structure occupies almost the whole precinct. Due to the age of the existing hospital, the intent is a renewal of facilities in this precinct.

Kingsland Precinct

The Kingsland Precinct was established in 2016, with consulting suites completed in 2020. It is currently used for day surgery, with limited health consulting rooms. This precinct fronts Merewether Street to the north-west and Lingard Street to the south-west. It is roughly rectangular, sharing boundaries with three neighbouring commercial allotments. A two-storey building occupies most of this precinct with substantial underground carparking. Recent unrelated development activity directly north-east of this precinct limits opportunities to expand the Kingsland Precinct to the south-east.

Hopkins Precinct

The Hopkins Precinct is not occupied by health related uses, it is occupied by a residential complex. This precinct directly adjoins the Lingard Precinct to the south and fronts Hopkins Street and Tye Road. Opportunities for the Hopkins Precinct will be based on changing health demands in the region.

6.16.01 Site Analysis

Objectives

1. Development planning and design decisions are informed by a comprehensive understanding of the Lingard Hospital Precinct and its context.
2. Development planning and design are responsive to existing site conditions and surrounds.

Controls

General controls applying to all development to which this section applies

1. A site analysis is submitted to the level of detail required to assess the potential impacts associated with the nature, type and scale of the development and its surroundings. The site analysis will identify the unique and specific qualities and attributes of the subject site, as well as the opportunities and constraints of the site and the wider area. This is to be undertaken at the local, neighbourhood and streetscape and site scale to ensure the development responds to the context at the varying scales.
2. The design and supporting information demonstrate how the development responds to the constraints and opportunities identified in the site analysis.

6.16.02 Site Layout

Objectives

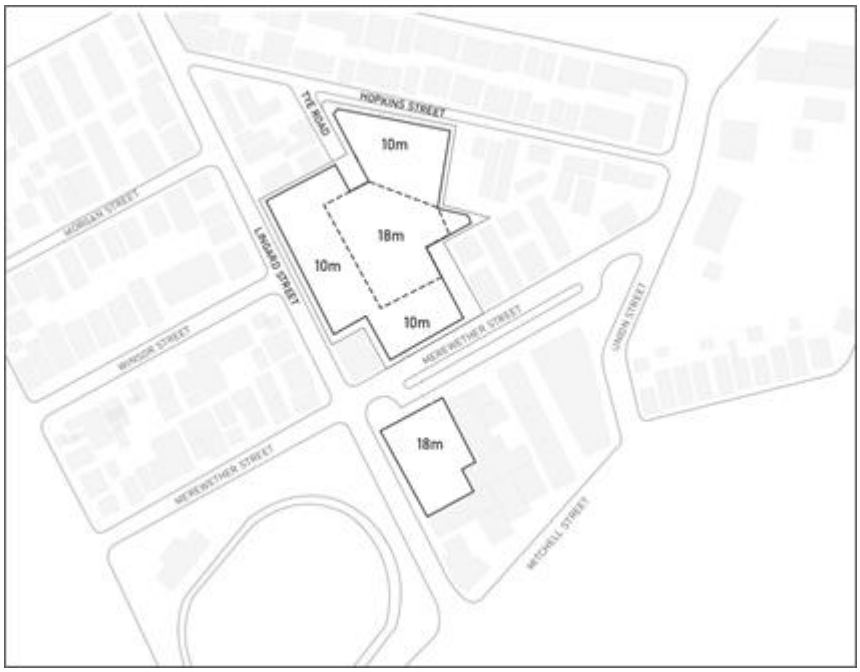
1. The proposed development is positioned and oriented on the site to minimise the impact on surrounding properties and uses.

Controls

General controls applying to all development to which this section applies

1. The development layout is generally in accordance with Map 3, unless an equivalent or improved planning outcome is identified as a result of the site analysis design process.

Map 3 – Indicative site layout



6.16.03 Building Envelope

Objectives

1. The building height is consistent with the desired scale and character of the street and locality, creates an articulated and visually interesting skyline, and provides an acceptable impact on the amenity of adjoining properties.

2. Setbacks are established by the context and established urban form, ensuring built form engages with the public domain, and minimises the impact on the amenity of adjoining properties.

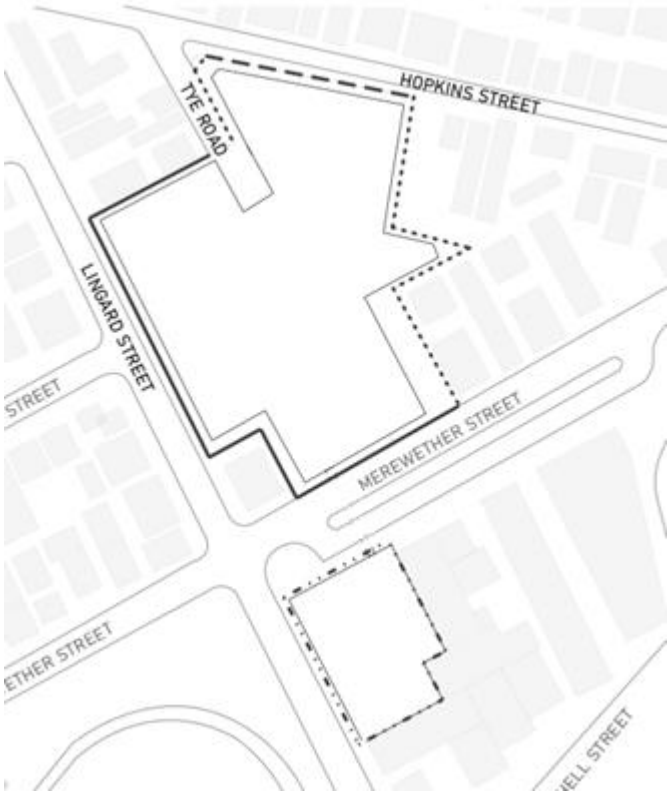
3. Buildings and sites are designed to preserve the amenity of adjacent public open spaces.

Controls

<u>General controls applying to all development to which this section applies</u>

1. The maximum building height is in accordance with the relevant statutory requirements and site-specific criteria as identified by this DCP.
2. Setbacks to boundaries shared with residential uses, where the residential uses are within 3m of the boundary are:
    a. 1.5m setback up to 3m in height;
    b. 3m setback from 3m - 6m in height; and
    c. 4.5m setback above 6m in height.
3. For circumstances where the criteria detailed directly above does not apply, building setbacks are consistent with those shown on Map 4, Map 5 and Cross Sections A-E, unless an equivalent or improved planning outcome is identified as a result of the site analysis design process.
4. Development does not unreasonably reduce the total area of public open space (such as Mitchell Park) that receives direct sunlight between 9am to 3pm on June 21.

Map 4 – Indicative setbacks



WALL HEIGHT	SETBACK FROM BOUNDARY
UP TO 10m	EXISTING
OVER 10m	3m

WALL HEIGHT	SETBACK FROM BOUNDARY
UP TO 5m	1.5m
5m TO 10m	3m
OVER 10m	6m

WALL HEIGHT	SETBACK FROM BOUNDARY
UP TO 10m	3m
OVER 10m	6m

EXISTING SETBACKS

Map 5 – Cross Section Locations

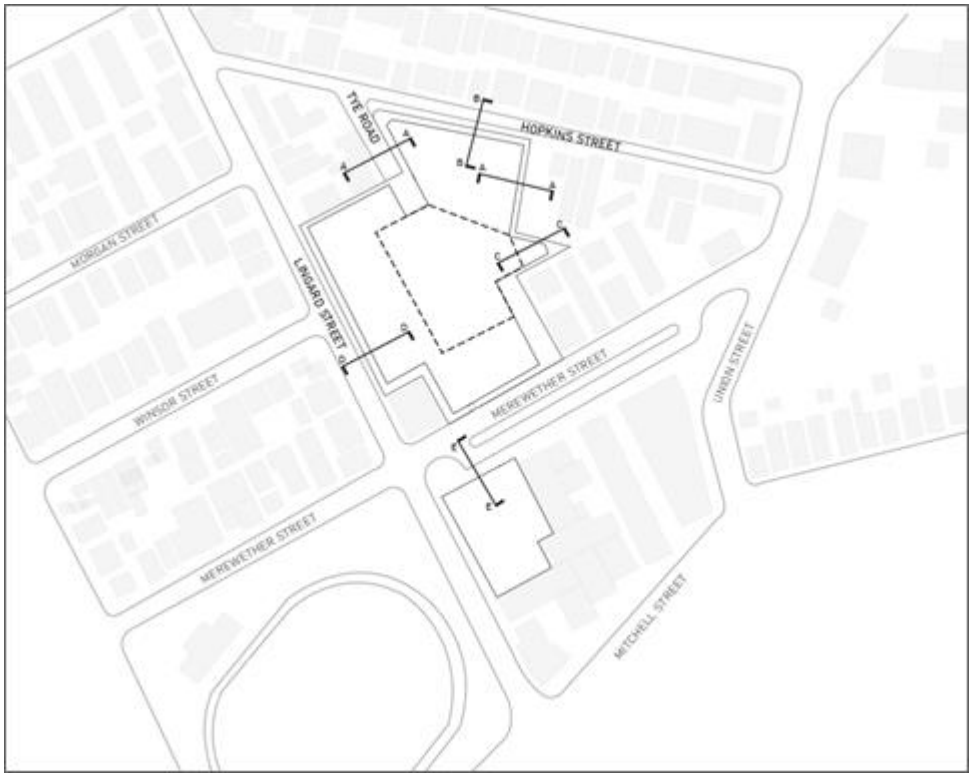
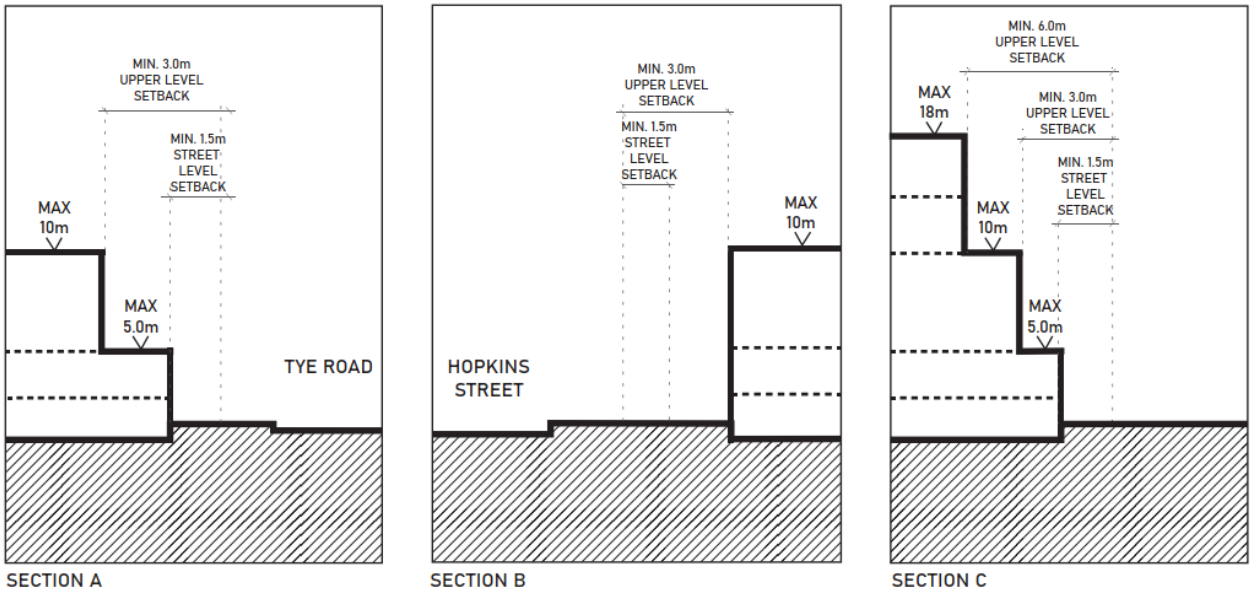
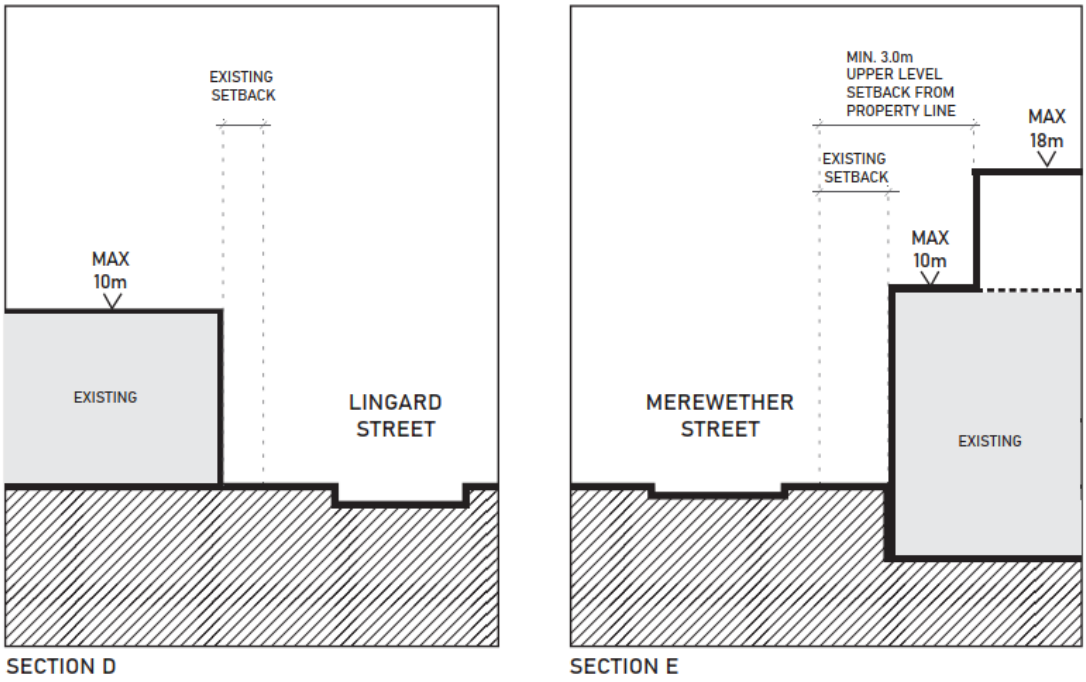


Figure 1 – Cross Sections A-C



Note: The built form and massing of health service facility buildings should transition in scale from the hospital context, down to the residential scale.

Figure 2 – Cross Sections D-E



6.16.04 Built Form and Massing

Objectives

1. Buildings and sites contribute to a finer grain urban environment through built form articulation and through site links.
2. The built form and massing of buildings are designed to respond to their context, considered as an ensemble of elements and allow for articulation.

Controls

General controls applying to all development to which this section applies

1. Large buildings are broken up or articulated to reduce overall perceived bulk and scale, as well as to provide architectural interest.
2. Through site links are considered where making a positive contribution to the public domain.
3. Impacts on surrounding properties are minimised.

6.16.05 Visual Appearance and Materials

Objectives

1. Architectural form uses a balanced composition of elements and makes a positive contribution to the urban environment.
2. Plant and equipment are screened using elements integrated into the architectural design.
3. Material selection contributes to the design of an aesthetically pleasing, durable and resilient building.

Controls

General controls applying to all development to which this section applies

1. The design of the development exhibits good proportions and a balanced composition of elements that reflects the building's use, its structure, and internal planning.
2. The development's aesthetics and composition are considered as it relates to the surrounding buildings and context.
3. Building facades display a balanced composition of elements including solid and void, fenestration, signage integration, and appropriate scale and proportion to the streetscape.
4. All plant and equipment are screened from view from the public domain, and any residential or mixed use areas.
5. Ground level plant is located behind the front building line and/or rooftop plant is set back from perimeter and screened reducing visual impact and to meet acoustic regulations.
6. Screening of plant and equipment is to be:
    a. considered as a part of the architectural design and integrated into the overall design of the building; and
    b. a secondary preference, with primary emphasis on locating elements out of view from the public domain.
7. Materials are robust and durable to create a long lasting and low maintenance environment. This includes materials that are unpainted and prefinished.
8. Materials are selected with an understanding of the effects of weathering to ensure a high quality finish that endures for the life of the building.

9. Materials are selected for their low embodied energy and potential for future re-use or recycling.
10. Materials are not highly reflective to avoid glare and the absorption of heat.
11. Street walls should be articulated through colour, texture and materiality to provide scale, street definition and pedestrian interest.

6.16.06 Residential Amenity

Objectives

1. Built form is arranged and sited to minimise impacts on neighbouring residential uses.
2. Development does not unreasonably reduce existing solar access for neighbouring residential areas.
3. Acoustic privacy is managed so that noise transfer to neighbouring residential uses is minimised through the siting of buildings and building layout.
4. Visual privacy of neighbouring residential areas is maintained through the orientation and siting of the building, and where required, screening.

Controls

<u>General controls applying to all development to which this section applies</u>

1. Where the site adjoins lower density residential uses, the built form steps down in scale to the boundary shared with residential uses.
2. Direct solar access is retained to habitable rooms and private open spaces of neighbouring residential uses for a minimum of 3hrs between 9am - 3pm on 21st June. Direct Solar access is defined as a minimum of 1sqm at 1m above the FFL receiving the full 3hrs of daylight.
3. Noise generating uses are located away from residential areas, and screened with appropriate acoustic treatment ensuring noise is within statutory and/or approved levels.
4. Buildings are oriented on the site to minimise opportunities for overlooking of residential living areas, and private outdoor space. Unscreened openings are located on walls not facing residential uses.
5. Where overlooking is unavoidable, openings that enable a view to private spaces are to be treated to maintain the privacy of residential areas. Options may include angling openings to orient the view elsewhere, using obscure glazing to lower portions of windows, fixed external louvres/privacy screens, fixed depth planters.
6. Privacy screens are consistent with, and integrated into, the design of the building.
7. Built form is arranged to prevent the total loss of prevailing winds for passive cooling for adjoining residential properties.

6.16.07 Public Domain Interface

Objectives

1. The development provides activation and passive surveillance to public streets and public open space.
2. Building entries provide employees, customers, and visitors with a welcoming, accessible, entry point.
3. Awnings are considered as part of the overall development and designed accordingly.
4. Secondary frontages make a positive contribution to the public domain.
5. Building services and essential equipment are integrated with the building design.
6. Welcoming urban activation space is incorporated into the development for the enjoyment of residents, the local community and users of the development that provides relief from the urban environment and allows people to gather or participate in activities.

Controls

<u>General controls applying to all development to which this section applies</u>

1. Active uses are located along street frontages to enliven facades. Long expanses of blank, solid and unbroken walls are avoided along street frontages.
2. Clear glazed openings are provided along the street frontage to active uses behind, to provide engagement with the street, and passive surveillance of the public domain.
3. Maximum 50% of any new facade facing a street may be glazed.
4. Minimum dimensions of ground floor clear glazing to any new street frontage as a percentage of the facade length:
    a. Primary road frontage – 50%
    b. Secondary road frontage – 25%
5. Glazed facades facing a street must be low reflective glass.
6. All publicly accessible external areas of the site are visible from within the building to encourage activation of building facades and to provide passive surveillance of open spaces.
7. Building Entries:
    a. are accessible, clearly defined, inviting, and visible from the public domain.
    b. Provide weather protection.
    c. Are located on the primary frontage. Where this is not possible, they are visible from the public domain, and clearly sign posted.
8. Awnings are in accordance with relevant awning provisions contained separately in this DCP.
9. Frontages to secondary roads provide an active edge to the boundary treatment, are integrated with the design and make a positive contribution to the public domain.
10. Secondary frontages are articulated and modelled to provide interest along the street edge.
11. Setbacks to secondary frontages are landscaped.
12. Essential services and equipment are to be accessible from the public domain and located:
    a. away from main building entries and lobbies; and
    b. in service enclosures, cupboards, and doors that address the public domain and are integrated with the design of the building.
13. Urban activation spaces are provided for each precinct, positioned in central locations, typically within front or secondary setbacks near a main entrance and partly incorporated into the road reserve.
14. Urban activation spaces comprise uses or facilities such as:
    a. shade and tree plantings
    b. community gardens

c. rain gardens
d. furnishings such as seats, bins and drinking fountains
e. play equipment
f. lawns and paved areas
g. small stage areas with plugin facilities for open air music, performance or screenings
h. lighting
i. Wi-Fi
j. public facilities
k. publicly accessible art

6.16.08 Landscaping and Green Infrastructure

Objectives

1. Landscaped areas provide shade, acoustic and visual buffers to main roads and adjoining residents, permeable surfaces for stormwater, and attractive additions to sites and structures.
2. Trees provide shade to hardstand areas, building facades, and parking areas; reducing the heat island effect, and mechanical cooling requirements for buildings.
3. Site planning minimises the impact on existing vegetation.
4. Public domain is embellished with vegetation to realise the benefits of the urban forest and contribute to neighbourhood character.

Controls

General controls applying to all development to which this section applies

1. Landscaped area has a minimum dimension of 1.5m.
2. Larger, consolidated areas of landscaping with a minimum dimension of 2m are provided to enable greater varieties of planting, larger plants, and denser screening. Long narrow strips of landscaped area are avoided.
3. Landscaped areas are to provide the greatest benefit to the subject site, the public domain, and neighbouring properties. Landscaping is provided along boundaries adjoining residential uses including screening trees. Landscaped areas are to act as buffers to residential uses.
4. Permeable paving is used in place of hardstand areas where possible to reduce stormwater runoff and overland flow.
5. Local indigenous plants are favoured in landscape design to reinforce local character and assist in the regeneration of local microclimates. Plant species selection is to accommodate local environmental conditions, particularly the exposure to strong coastal winds, salt spray and shading.
6. A landscape maintenance plan is submitted and includes a schedule of maintenance.
7. Protected trees are identified, retained, and protected during construction.
8. Locate landscaped areas and tree plantings where they provide the greatest amount of shade to communal areas, building facades and roofs, parking, and other hardstand areas.
9. Street tree planting is provided along Merewether Street in consultation and accordance with the relevant Council requirements.
10. The existing palm tree on the corner of Hopkins Street and Tye Road is retained and protected during and after construction.
11. A four metre (4m) wide landscaped setback on Hopkins Street is established with vegetation that has a medium to long-term life expectancy retained.

12. Roof gardens on buildings that provide areas for recreation and environmental benefits (such as recreation, communal space, stormwater storage/treatment, insulation or the like) are incorporated, where reasonable and feasible.

6.16.09 Transport and Movement

Objectives

1. The movement network has a clear structure, is functional and provides for the safe, efficient and equitable movement of pedestrians, cyclists and vehicles.
2. Transport and movement elements are a considered part of the overall urban design and minimise impact on the public domain, surrounding properties and the locality.

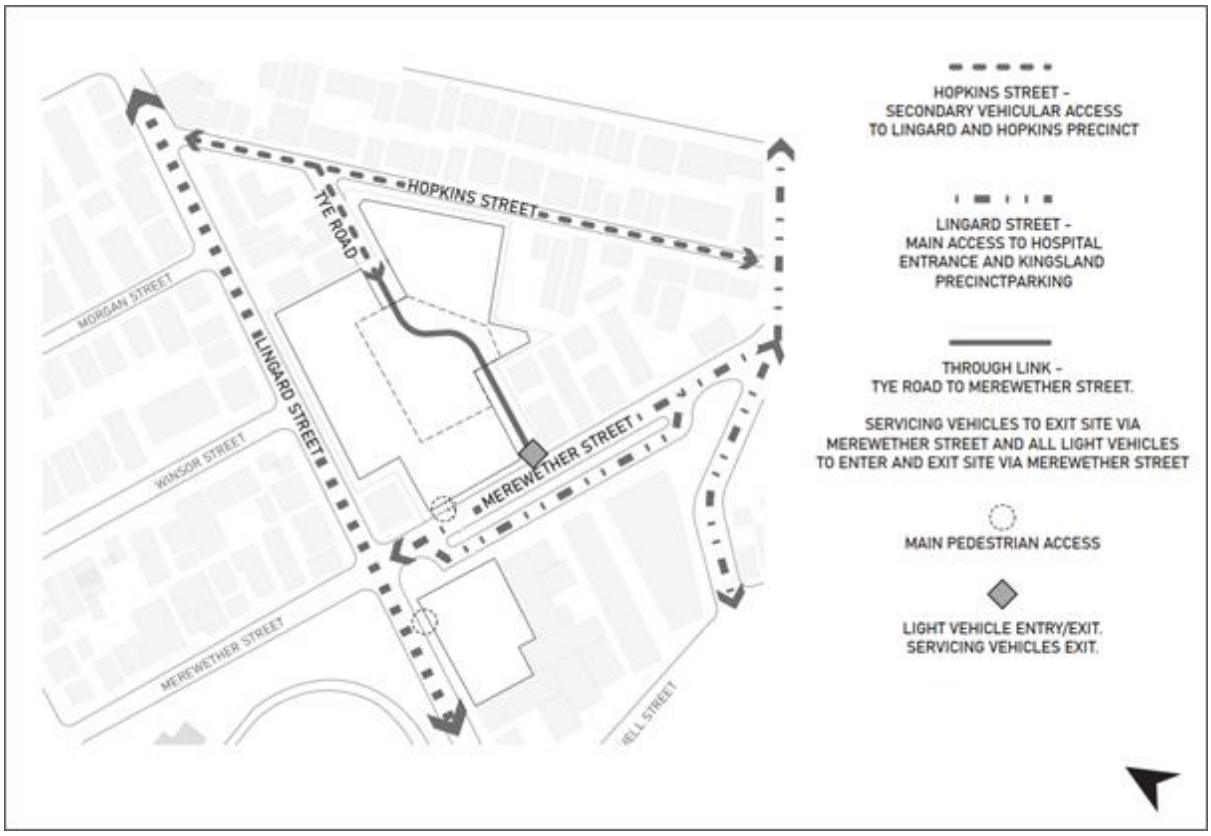
Controls

<u>General controls applying to all development to which this section applies</u>

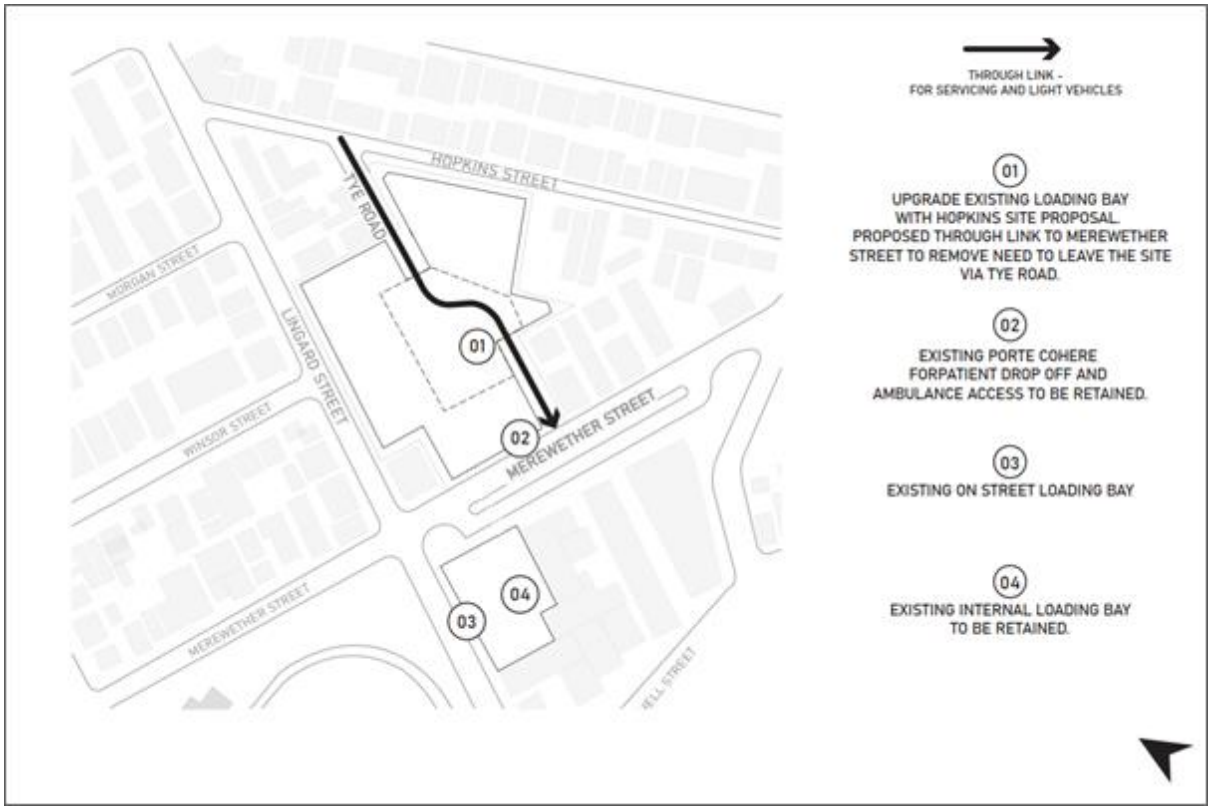
1. Development proposals which, in the opinion of Council, may cause significant impacts on the surrounding movement network, are supported by a Traffic Impact Study, prepared by a suitably qualified and experienced transport professional.
2. Issues addressed in the Traffic Impact Study (TIS) include, but are not limited to:
    a. a review of the existing and proposed traffic network, traffic operating conditions and flows
    b. existing car parking supply and likely demand, as well as servicing requirements
    c. existing trip generation and estimate of trip generation of the development
    d. public transport services within the vicinity of the proposed development
    e. impacts of generated traffic on the surrounding road network and the locality
    f. safety of access between the site and the adjacent road network
    g. pedestrian infrastructure, generation and movements
    h. recommended improvement works
    i. linkages with existing and proposed bicycle and pedestrian routes.
3. The TIS will also include details of public transport services and stops, and measures proposed to increase mode share to public transport and improve access to services.
4. The TIS is to regard the entire Lingard Health Precinct (that is Kingsland, Lingard & Hopkins Precincts) together with the proposed development. The TIS must provide traffic modelling for the local road intersections and signalised intersections and such modelling must provide cumulative post development traffic data generated by the entire Lingard Hospital Precinct. The TIS should consider the impacts of each precincts and recommend improvements and management of the local and signalised intersections.
1. Development is in accordance with the relevant transport and movement criteria contained separately in this DCP, unless an equivalent or improved planning outcome is identified as a result of the site analysis design process, TIS and/or advice from Council.
2. Access and servicing of the site in accordance with Map 6 and Map 7, particularly the through links from Tye Road to Merewether Street, improve outcomes identified in the TIS.
3. Major development of the site is to demonstrate that safe entry treatment at the intersection of Hopkins Street and Tye Road can be achieved and implemented.
4. All vehicles are to enter and leave site in forward motion.
5. Vehicular access is to minimise impact on the streetscape and surrounding local context.
6. Sufficient area is provided for the safe manoeuvring of large trucks and service vehicles as required for operation of the development.

7. The size and layout of loading areas are appropriate for the use and ongoing operation of the development.
8. Clear delineation of the loading areas is provided to ensure safe ongoing operation.
9. Dedicated service vehicle circulation may be considered to ensure safe movement of pedestrian, vehicles and service vehicles. Major development of the site is to demonstrate safe pedestrian movement at the intersection of Merewether Street and Lingard Street to the Lingard and Kingsland Precincts can be achieved and implemented.
10. Provide accessible pedestrian paths from street front boundary to building entries, separate from any vehicular circulation or parking.
11. Provide marked crossings where pedestrian access crosses any road or driveway.
12. Provide an accessible pedestrian circulation path from all car parking areas to building entries.
13. Provide dedicated circulation path, separate to any road or drive, adjacent building from carpark to building entry.
14. Safe pedestrian access routes are provided to improve connectivity across the overall site and to the locality.
15. Public access is restricted to areas unsafe or unsuitable for public access in the form of fencing or barriers.
16. Public access is restricted to areas not visible from the public domain outside of business hours.
17. Safe and legible access to staff and visitor bicycle parking is provided that is not in conflict with vehicular access and circulation.
18. Provision is made for future pedestrian connections between Lingard and Kingsland precincts.

Map 6 – Access



Map 7 – Servicing



6.16.10 Parking

Objectives

1. Adequate off-street parking is provided to maintain a high amenity of the adjoining street network and reduce the impact and demand for on-street parking and services.
2. The visual and environmental impacts of vehicular parking does not dominate the streetscape and should be mitigated through siting and landscaping.
3. Vehicular parking is utilised and managed in a functional, sustainable and equitable manner.

Controls

General controls applying to all development to which this section applies

1. Development is in accordance with the relevant parking criteria contained separately within this DCP.
2. On-site parking is provided underground. Where underground parking is not possible, at grade parking will only be considered where:
    a. it is predominantly set back or sleeved behind other uses; or
    b. it is screened, integrated into the built form and covered by upper levels of the building; or
    c. it is not within front building setbacks.
3. Basement parking, loading areas and servicing areas are located and designed to minimise impact on the public domain and adjoining residential uses.
4. On-site parking is to be self-operational and self-managed. Commercial models of parking provision and management are avoided.
5. Development must demonstrate that a clear initiative and direction can be achieved and implemented for parking to be made available to staff and visitors of the site, with minimum to no cost.
6. Development must demonstrate that a clear initiative and direction can be achieved and implemented for the allocation of parking spaces to the various users to assist with parking management and sustainable usage.

6.16.11 Energy Efficient Design

Objectives

1. Development incorporates passive environmental design to reduce energy use and ongoing costs.

Controls

General controls applying to all development to which this section applies

1. Avoid dark or mirrored glass as means of reducing heat loading.
2. North, east, and west facing glazing is shaded by external screens, louvres, or overhangs.
3. Maximise thermal mass where possible in north facing rooms.
4. Light coloured roofing materials with a high Total Solar Reflectance are to be used to reduce heat loading.
5. Solar systems (energy/water) are encouraged to be installed on roofs to generate electricity and/or reduce energy consumption. Batteries can be used to store energy for evenings use.

6.16.12 Building and Workplace Amenity

Objectives

1. Development provides workplaces or office spaces within a building with good daylight and solar access.
2. Development uses natural cross ventilation to reduce air conditioning usage, and provide healthy work environments.
3. Ceiling heights allow for habitable areas with a high degree of amenity.
4. Workplaces provide accessible open space for staff and employees.

Controls

General controls applying to all development to which this section applies

1. Open office areas, workspaces, and office areas within a building are no more than 12m from building facades providing natural daylight.
2. Enclosed spaces and rooms are limited along the building perimeter to maximise natural daylight access.
3. Site constraints may require reduced building depths to meet good daylight and solar access amenity.
4. Where appropriate, buildings are designed with narrow floor plates and operable windows on opposing facades to allow for natural cross ventilation.
5. Opening windows are located away from site constraints that would lead to them not being opened or used.eg busy roads, noisy equipment, sources of odours.
6. The following minimum ceiling heights are provided:
   a) 3.6m for ground floor retail, workspaces, areas accessible to the public, lobbies;
   b) 2.7m for upper levels – workspaces, offices, areas accessible to the public; and
7. 2.4m for bathrooms, kitchens, storage areas, circulation. Provide 0.5sqm per employee accommodated on the site (as defined by the BCA) as communal open space.
8. Communal open space is to have a minimum dimension of 3m x 3m and receive 2 hours of direct sunlight between the hours of 9am – 6pm.

9. Communal open space is shaded and furnished to accommodate seating and eating.
10. Communal open space is consolidated into a well design, easily identified and usable area, and where practical co-located with landscaped areas.
11. Communal open space is located and designed to benefit from daylight and natural ventilation.
12. Where practical, communal open space should be located in proximity to communal kitchen facilities.
13. Communal open spaces are not located where it would have a negative impact on the local context and may be located on rooftops and balconies.

6.16.13 Heritage

Objectives

1. Development provides meaningful, considered and high quality Aboriginal and non-Aboriginal heritage interpretation at the site to improve community understanding and sense of place.

Controls

General controls applying to all development to which this section applies

14. Heritage interpretation, appropriate to the level of heritage significance, is considered holistically across the site and coordinated across the precincts.
15. A Heritage Interpretation Strategy is submitted for all major development. Heritage interpretation may include the use of historic artefacts, the in-situ retention of relics, signage, artwork, public access, guided walks, electronic media, architectural design and built form etc.
16. Any Aboriginal heritage interpretation is to be delivered in consultation with relevant local Aboriginal stakeholders, considering the sensitivity of Aboriginal cultural heritage, knowledge and values.