



## Case Study 3

# New Business in a Heritage Area

Brian wishes to open a business in the centre of Camden and has found an appropriate site on the main street. It is an old building, so he wants to find out if there are any heritage considerations he should find out about.

### How do you identify if your site is in a Heritage Conservation Area or a heritage item?

Brian has visited the [Camden Local Environmental Plan](#) (Camden LEP) online. He checked whether the property is a heritage item by viewing the list of heritage items in [Schedule 5](#) of the LEP. He has discovered that the site he is thinking about is a heritage item and is also within Camden's mapped heritage conservation area.

### What happens when the site is a heritage item?

The site's heritage value does not mean Brian won't be able to make any changes to the building to accommodate his business. Some minor works to local heritage items are still permitted as 'exempt' or 'complying' development under the [Codes State Environmental Planning Policy \(SEPP\)](#). However, if the change of building use requires safety upgrades to comply with Building Code of Australia (BCA) standards, he will probably have to lodge a Development Application (DA) for works.

Brian's first step is to contact Council's Heritage Officer and Duty Planner on (02) 4654 7777 or via [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au). Based on Brian's description of the site and works, Council staff will confirm whether Brian needs to go through a DA process.

### What is the process to lodge a DA for a heritage item?

Brian has checked the 'DA guide' on Council's website to find out the basics around lodging a DA. He will need to attach some extra items to the DA to take account of the heritage item, including:

- A Heritage Management Document – either a Heritage Impact Statement or Conservation Management Plan
- A Schedule of Conservation Works that sets out all works required internally and externally
- If relevant, an external colour scheme and advertising sign scheme for the building (where relevant)

As required, Brian has contacted a heritage consultant to assist him with these additions to the DA – this will save him a lot of time and money in the long run, and will ensure that the best possible information is provided to Council, which will reduce the amount of time it takes for a decision to be made.

More information on development in heritage areas can be found on [Council's website](#).