

**MINUTES OF THE DEVELOPMENT COMMITTEE MEETING
HELD 25 MARCH, 2002, CIVIC CENTRE, OXLEY STREET
CAMDEN – 5.30PM**

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Present: Cr Corrigan (Mayor/Chairperson), Cr Anderson, Cr Patterson, Cr Campbell, Cr Winn, Cr Fekete, Cr McFadden. Cr Senise arrived at 5.50pm during discussion Item 4.

Staff: General Manager, Director Governance & Outcomes, Director Development & Environment, Director Works & Services, Manager Environment & Health, Manager Outcomes, Senior Governance Officer.

Apology: An apology was received from Cr B Batros from this meeting.

Resolved on the Motion of Cr Corrigan, seconded Cr Winn that leave of absence be granted to Cr Batros for this meeting.

DC027/02 THE MOTION WAS **CARRIED**.

DEVELOPMENT COMMITTEE PUBLIC ADDRESSES

Mr Kevin Mayes addressed the Committee in relation to Item 5.

1. Amendment To Fee Schedule

(File 4563) (Director, Development & Environment)

Purpose of Report

To recommend that Council adopt an amended fee structure for inspection of commercial properties.

Background

At the meeting of the 26 November 2001 Council resolved to advertise, in accordance with legislative requirements, changes to the fee schedule. The amended fee structure will facilitate the proposed Fire Safety Upgrade Program.

Main Report

(a) New Fee Schedule

The proposed changes to the fee structure were advertised on the 15 January 2002 via the Camden Wollondilly Advertiser. Council did not receive any public submissions as a result of the notification period. The fee for inspection of commercial buildings will be:

Administration	\$55.00
Inspection fee	\$77.00 per hour with a minimum charge of one hour for each inspection [GST included].

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- (b) Launch of Fire Safety Upgrade Program.

A launch of the Program will be held on the 23 April 2002, commencing at 5.00 pm at the 'Undercroft' – Camden. The launch will include a guest speaker from NSW Fire Brigades and the insurance industry. It is also proposed to allow local suppliers of fire extinguishers and other fire fighting equipment to display their products in a 'Trade Fair' fashion.

Recommended: That Council:

- (i) Adopt the new fee structure for the purposes of auditing all existing commercial buildings in the local government area.
- (ii) Note that the official launch of the Fire Safety Upgrade Program has been set down for the 23 April 2002.

Resolved on the Motion of Cr McFadden, seconded Cr Winn that Council:

- (i) *Adopt the new fee structure for the purposes of auditing all existing commercial buildings in the local government area.*
- (ii) *Note that the official launch of the Fire Safety Upgrade Program has been set down for the 23 April 2002.*

DC028/02 THE MOTION WAS **CARRIED**.

(Cr Campbell voted against the Motion).

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2. DA Modification – 17 Shops, Main Street Mount Annan

File No: 5125.20-3 (Director, Development & Environment)
DA No: DA600/2001
Property: 2-4 Main Street, Mount Annan
Owner: Mount Annan Shopping Village Pty Ltd
Zoning: 3(g) Business District

Purpose of Report

The purpose of this report is to advise Council of the receipt of an application to modify the consent relating to the development of the abovementioned property. The application seeks to alter the internal layout of shops 14, 15, 16 & 17, and add three awnings to the building. A copy of the amended plans form **Tabled Document “DC 1”**. This report recommends that the application be approved.

Background

Council, on the 27 August 2001, approved in principle, an application for the construction of a retail development comprising 17 shops, associated car parking and landscaping. This was followed by Council’s approval of conditions of development consent at Council’s meeting of 10 September 2001.

Proposal

The modification proposes to increase the floor space of shops 16 & 17 and decrease the floor space of shops 14 & 15. In addition, the modification proposes to add three awnings to the exterior of the building. These will face the Waterworth Drive and Holdsworth Drive roundabout, and are considered to be consistent with the design and function of the development. Other changes include the deletion of two doors, one roller door and one window, and the relocation of one window. Despite the minor difference in the figures below, the modification will not create any additional shops nor significantly alter floor space. The submitted plans indicate that the total floor space can be measured as being identical to the approved plan. These figures outline the proposed changes and can be seen as proposed plans 1 & 2, to be compared with the approved plans 1 & 2.

Shop No.	Approved Size	Proposed Size
Shop 14	1020 sqm	770 sqm
Shop 15	230 sqm	115 sqm
Shop 16	65 sqm	280 sqm
Shop 17	65 sqm	220 sqm

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Total Size **1380 sqm** **1385 sqm**

Notification

As there has been no significant change to the approved development, the application was not notified to adjoining owners.

Assessment

The proposed amendments provide little variation to the approved development. The amendments will allow for improved design, safety and surveillance of this section of the centre. The proposed modifications are compliant with the Building Code of Australia. Having regard to the above matters, the section 96 application is supported.

Recommended: That the Section 96 application to modify Development Consent 600/2001 for 2-4 Main Street, Mount Annan, involving the alteration of 4 shop layouts and the addition of three awnings be approved.

Resolved on the Motion of Cr McFadden, seconded Cr Winn that the Section 96 application to modify Development Consent 600/2001 for 2-4 Main Street, Mount Annan, involving the alteration of 4 shop layouts and the addition of three awnings be approved.

DC029/02 THE MOTION WAS **CARRIED**.

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3. Future Directions for Turner Road, Narellan

(Director Governance & Outcomes) (File TC3058-3).

Purpose

This is an information report concerning the future usage of Turner Road.

Background

At its meeting of the 10th December 2001 Council considered a report detailing, amongst other matters, the results of community consultation on a draft Development Control Plan (DCP) for Smeaton Grange.

Council was informed that during consultation on the draft Plan a considerable number of residents adjoining Turner Road were in attendance and expressed concern regarding the removal of the existing bus-only-link and re-opening of Turner Road to full traffic, even with restricted access to Camden Valley Way.

Information sent to adjoining stakeholders regarding the Draft Plan for Smeaton Grange detailed existing plans for the long-term use of Turner Road and relevant access arrangements.

Under current plans, Turner Road will be closed at its intersection with Camden Valley Way once traffic signals at the intersection of Anderson Road and Camden Valley Way are in operation and a direct road link is provided between Anderson and Turner Roads. The location of the proposed link road is shown on the draft Development Control Plan No. 121 – Smeaton Grange which forms **Tabled Document “DC 2”**.

With the above road network in place, (that is, the Camden Valley Way intersection closed and the link to Anderson Road), it was planned to remove the existing bus-only-link and restore full road access along Turner Road and in so doing facilitate the linking of Currans Hill with Smeaton Grange and Camden Valley Way, via Anderson Road.

In considering the above matters Council resolved on the 10th December 2001 to have Council officers examine the future of Turner Road with a further report to be submitted in the New Year (2002).

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The Future of Turner Road

In accordance with Council's above resolution, Council officers have re-examined the issue of Turner Road and recommend the following position, itemised below:

- The intersection of Camden Valley Way and Turner Road should be closed on the grounds of road safety. Closing Turner Road should not proceed without provision of an alternative access for residents to Camden Valley Way.
- A link connecting Turner Road with Camden Valley Way can be provided through Smeaton Grange taking advantage of the newly constructed traffic signals at the intersection of Anderson Road and Camden Valley Way. The location of the proposed link road is shown on the draft Development Control Plan No. 121 – Smeaton Grange, which forms **Tabled Document "DC 2"**.
- It is important to note that new road connecting Turner Road and Camden Valley Way through Smeaton Grange is still a number of years away. A future link providing safe access to Camden Valley Way from Turner Road via the signals at Anderson Road will provide an opportunity to review the necessity of the bus only link in Turner Road.
- The existing bus-only-link should be retained in the interim so as to provide vital bus services into areas of Currans Hill. However, reinstating full access will generate through traffic along Turner Road between Currans Hill and Camden Valley Way. Residents fronting Turner Road, either side of the bus link, are in favour of closing the link permanently and thus preventing impacts of through traffic. The broader views of residents in Currans Hill regarding the future of the bus link are unknown.
- It is recommended that when access to Camden Valley Way from Turner is closed and new access provided through Smeaton Grange, residents of Turner Road and affected residents in Currans Hill are actively consulted regarding the future of the bus link.
- The potential for future development along Turner Road, particularly west of the bus-link has also been discussed recently with Council staff. Consultants, Don Fox, have been engaged by residents on the Northern side of Turner Road west of the bus-link and it is Council's understanding that options for further residential development are being prepared for Council's consideration as part of initial discussions concerning the preparation of a rezoning application.

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Development options for Turner Road may involve the creation of new road links including connections between Turner Road and Currans Hill that may also influence future discussions regarding the bus only link.

Conclusion

Turner Road as a rural/urban interface has undergone continual change since the early 1980's. The Camden Structure Plan provided some indication that limited future residential development could be accommodated in the area north of Turner Road and residents in this area are presently examining development options.

The ongoing development of Smeaton Grange toward Turner Road has brought into focus, amongst other issues, the potential changes that are planned to occur in the road network. Such changes, as detailed in this report, have been incorporated into the draft DCP for Smeaton Grange also to be addressed at this meeting.

The planned closure of Turner Road to Camden Valley Way is essential and should be substituted with safe access from the signals at Anderson Road.

It is premature, however, to make clear recommendations concerning the future of the bus-only-link, given the potential for further development associated with Turner Road and the probable 2 year time lag before a new link road can be provided through Smeaton Grange connecting with Turner Road.

Recommended: That the information in this report be noted.

Resolved on the Motion of Cr McFadden, seconded Cr Fekete that the information in this report be noted.

DC030/02 THE MOTION WAS **CARRIED**.

4. Proposed Draft Development Control Plan No. 121-Smeaton Grange

(Director Governance & Outcomes) (File TC3058-3).

Purpose

This report seeks to inform Council regarding the exhibition of the Draft Development Control Plan (DCP) No.121 – Smeaton Grange and public submissions that have been received. This report recommends to Council that the Draft Plan be adopted.

Background

Council considered a report detailing the Draft DCP on the 10th December 2001 and subsequently resolved that:

- (i) *Council resolve to exhibit the Draft Development Control Plan for Smeaton Grange*
- (ii) *A further Report be submitted to Council at the conclusion of the exhibition period.*
- (iii) *Council officers examine the issue of Turner Road with a further report to be submitted to Council in the New Year.*
- (iv) *The residents of Turner Road and landowners within Smeaton Grange be advised on Council's decision in this matter.*

Exhibition

In accordance with Council's resolution, the Draft DCP was exhibited for public comment with all potential stakeholders contacted by letter.

Council has received few responses to the exhibition. Although significant submissions have been received from the Turner Road Options Team (TROT) and the Business Land Group (BLG). Both submissions are included as **Tabled Document "DC 3"**.

TROT Submission

The Turner Road Options Team has raised a number of issues with the draft DCP, which are summarised below. A response to these issues is also provided.

Issue No.1

"The BLG plan does not show a road link from Old Turner Road to Anderson Road providing access for Old Turner Road residents to enter the Camden Valley Way through new traffic lights (Cnr Anderson Road and Camden Valley Way)".

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Comment

A link road between Anderson and Turner Roads was proposed and remains under the draft DCP, as shown on the plan which forms **Tabled Document "DC 4"**.

Issue No.2

“The BLG plan ought to include areas of open space with recreational facilities such as dedicated playing fields – perhaps a major sporting complex of playing fields in a sporting code which our local community is fostering in the long term. Some of the substantial houses on acreage sites owned by the BLG might be utilised as club houses for sporting clubs”.

Comment

Playing fields in Smeaton Grange are permissible uses with Council consent under the current industrial zones (4(a) General Industrial and 4(b) Service Industrial under the provision of LEP No.47). Council can give its consent to application/s for playing fields within Smeaton Grange should a private venture pursue such a use. Given the value of industrially zoned land it is unlikely that an application would be lodged with Council for a playing field.

Council, should it choose to do so, could acquire land and provide playing fields in Smeaton Grange. There, however, appears to be no clear nexus with the industrial development of the land generally. Further, such a scheme is not reflected in Council’s recently adopted Open Space Strategy.

Issue No.3

“The BLG plan appears to be 100% industrial: show rooms, warehouses and manufacturing. Estate limited to a singular industrial function become alienated from their community – mixing functions and allowing access to facilities within the industrial estate help provide better working environments. Ideally, a mix of functions creates greater community access and involvement with increased usage beyond normal work shifts.”

Comment

Smeaton Grange is a modern industrial precinct that incorporates a range of employment generating industrial uses. A mix of uses is often difficult to achieve in an industrial area given that many industrial operations must be kept separate from other more sensitive uses such as residential.

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Industrial traffic is another major limiting factor to the integration of industrial and other uses. However, consideration could be given through the local plan process to incorporating a limited range of recreational facilities for example (indoor sporting centres, bowling alleys).

Issue No.4

“The BLG plan does not include a dedicated bicycle/walkway. Here is an excellent opportunity to design an integrated cycleway at the edge of the riparian zone or bush corridor providing commuter and recreational safe-cycling for children and adults.”

Comment

The Camden Bike Plan specifies the provision of safe on-road cycle links through the Smeaton Grange industrial area connecting Currans Hill residents and ultimately residents from Harrington Park. This network of cycle links provides the best opportunity to provide safe access across Camden Valley Way and match expected desire lines. Opportunities for linking any development in Turner Road with a system in Smeaton Grange should be explored with the further planning of Turner Road.

The draft DCP for Smeaton Grange requires new development to be consistent with the Camden Bike Plan.

Issue No.5

“The BLG plan does not include land use limitations for the Turner Road South Industrial Zone which we understand was designated-special uses, horticultural etc as a buffer zone between residential Turner Road North and the greater Smeaton Grange Estate”.

Comment

The land directly adjoining Turner Road within Smeaton Grange is zoned 4(b) Service Industrial under the provisions of LEP No.47. This area is identified in the Draft DCP map which forms **Tabled Document “DC 4”**.

Agriculture and horticulture are permissible uses, with Council consent, in the 4(b) Service Industrial zone. However, it is likely that over time this area of land will be developed for generally lighter industrial uses.

Council recognises the need to ensure the residential amenity of Turner Road and has addressed this issue in the following manner:

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- Restricting direct vehicular access to Turner Road for all future development within Smeaton Grange.
- Requiring future development to provide a 10 metre landscaped setback to Turner Road thereby minimising visual impacts.
- Require future development in Smeaton Grange to contain noise on site to determined levels, thereby preventing accumulated noise impacts for adjoining residential areas, including residents of Turner Road.

Issue No.6

“The BLG and Camden Council need to be aware of, and sensitive to the changing amenity of Turner Road North residents in relation to adjacent land usage”.

Comment

Noted.

Business Land Group (BLG) Submission

Issue

The main issue raised in the BLG submission focuses on the provision of roundabouts at intersections on Turner Road and Anderson Road coinciding with the provision of a link road. A plan highlighting both roundabouts and proposed link road is included in the BLG submission as **Tabled Document “DC 3”**.

Intersection No.1 as indicated in the BLG submission shows a 4-way intersection arrangement with roundabout control. The BLG contend that if a 4-way intersection does eventuate, a roundabout is not required.

With regard to intersection No.2 (new link road and Turner Road), the BLG contends that a roundabout control is unnecessary given the low incidence of industrial traffic using Turner Road to access Smeaton Grange. The BLG also contends that if a roundabout is required to service traffic generated by further residential development in Turner Road, this development should fund construction of the roundabout.

Comment

It is recommended that a roundabout at intersection No.1 should remain as part of the DCP plan and the need for such a facility re-assessed at sub-division stage.

Similarly, it is recommended that a roundabout at intersection No.2 should also remain as part of the DCP plan and re-

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assessed as part of any future re-development of land in Turner Road (Northern side) for residential development.

Discussion with Submitters

Having received detailed submissions from the Business Land Group and Turner Road Options Team it was deemed appropriate to meet with both groups and discuss the broad range of issues which are addressed above.

Also present at the meeting was a representative of a newly formed resident group in Turner Road; the Turner Road Development Group. Whilst this group did not prepare a submission during exhibition of the Draft Plan, their concerns were expressed during the meeting. The initial focus of this new group is their investigation of options for development of their land.

The representative of the Turner Road Development Group and representatives of TROT both expressed concern that continued industrial development in Smeaton Grange would diminish their future development options and in particular amenity by way of increased noise, visual impacts and constrained access.

It was agreed during this meeting that in reporting the draft Plan to Council that the **concerns of TROT and the Turner Road Development Group would be highlighted**. It was these concerns, in fact, that lead in large part to the development of the new Plan which focuses more closely on important issues such as minimising visual impacts to adjoining residential areas, ensuring industrial noise is contained on site, that significant riparian areas are preserved and the development of a high quality employment generating area can continue with certainty.

It was initially felt that perhaps there were innovative opportunities for integrating any development in Turner Road with the Smeaton Grange development. The Business Land Group's desire (and right) to maximise industrial development would appear to preclude this. The draft plan proposes that Smeaton Grange "turn its back" on Turner Road and provide integration only in the form of access. Such scenario doesn't preclude limited development in Turner Road of low density residential nature.

Future discussions with the residents of Turner Road regarding the potential future development options are not considered to be prejudiced by the adoption of the Draft Plan. Any conceptual plan brought before Council, for further low density residential development in Turner Road, will need to consider the planning for Smeaton Grange.

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It is considered that adoption of the Draft DCP has many immediate benefits over the existing controls. Further “revisitation” of the interface with Turner Road will not be precluded in the short term.

The Future of Turner Road

Council was advised at its meeting of the 10th December 2001 that the community, at a consultation on the Draft DCP, raised concerns regarding the future of Turner Road. In particular, concern was raised regarding the future of the “bus-only-link” connecting Smeaton Grange and Currans Hill.

In accordance with Council’s above resolution, Council officers have re-examined the issue of Turner Road and this investigation is detailed in a separate report to be presented at this meeting.

Conclusion

The community has been extensively consulted regarding the objectives and requirements of the Draft Development Control Plan (DCP) for Smeaton Grange. Considerable effort has been made to ensure that interested parties such as TROT and the BLG have been kept informed during the preparation of the draft Plan and provided further opportunities for discussion in conjunction with their submissions.

The draft Plan successfully addresses a range of important issues not covered under current planning for Smeaton Grange, including conservation of riparian areas and the minimisation of noise and visual impacts. Significantly, the draft Plan addresses the sensitive issues of integration with adjoining residential areas, whilst ensuring the continued development of a vital employment generating area in Camden.

At this stage, any changes in Turner Road will not impede the implementation of the Draft DCP and it is recommended that Council adopt the Draft Plan as exhibited. It should also be noted that the Turner Road development opportunities as they are firmed up, may result in a revisitation of elements of the DCP in the short term.

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Recommended: That

- (i) Council resolve to adopt the draft Development Control Plan for Smeaton Grange (refer **Tabled Document "DC 5"**).
- (ii) Persons making submissions be advised of Council's decision in this matter.

Resolved on the Motion of Cr Winn, seconded Cr Patterson that

- (i) Council resolve to adopt the draft Development Control Plan for Smeaton Grange (refer **Tabled Document "DC 5"**).
- (ii) Persons making submissions be advised of Council's decision in this matter.

DC031/02 THE MOTION WAS **CARRIED**.

**5. Draft Development Control Plan (DCP) No. 119
Catherine Field Village**

(File 599/7) (Director Governance and Outcomes)

Land: Catherine Field Village zoned 4000m2 minimum area.

Purpose of Report:

The purpose of this report is to advise Council of the recent exhibition of the subject draft plan and to recommend its adoption

Background

Council rezoned the Catherine Field village area to permit 4,000m2 rural residential development in 1983. Some 60 lots of approximately 2ha were rezoned. A total of 240 lots were anticipated from subdivision. Approximately half the lots have now been subdivided. The balance of the land to be developed is, however, the more difficult in terms of flooding, drainage and land fragmentation.

In June 1999, Council engaged Bewsher Consulting Pty Ltd and sub consultant Don Fox Planning Pty Ltd to undertake a study of the Catherine Field Village area and produce a strategy plan for the sensitive development of the as yet un-subdivided Village area.

Also, as part of this broader strategy, a trunk drainage and water quality strategy associated with the development of the release area was to be prepared.

A draft DCP for guiding the further development of the Catherine Field village release area, based on the abovementioned strategy plan was prepared.

Council, at its meeting held on 12 November 2001, resolved to exhibit the draft DCP for an extended period of two months.

Exhibition

The Draft DCP No. 119, which forms **Tabled Document “DC 6”**, was exhibited from 20 November 2001 to 9 February 2002. All residents within the Catherine Field village area and the Catherine Field Progress Association were sent a copy of the Draft DCP. Additional copies were also made available at the Catherine Field store.

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Submissions received

A total of 4 submissions were received (one of which represents 7 adjoining owners). **Copies of the submissions have been forwarded to Councillors under separate cover.** A schedule of the submissions with comments has been prepared and forms **Tabled Document “DC 7”**.

It was stated in the previous report to Council on 12 November 2001 that “one of the major constraints with the development of the remainder of the Catherine Field village area is flooding.” This will naturally result in less land being capable of being developed. One of the submissions raised this issue of low lot yield. As previously indicated, Council is mindful of the affect of flooding however it has to acknowledge the environmental issues that exist in this particular area.

The road layout, as shown on attachment 2 in the DCP, reflects the environmental constraints while taking into account the requirements of individual landowners. The DCP in clause 8.2 allows variations to the layout subject to all environmental criteria being satisfactorily addressed and agreements being reached with affected adjoining landowners. This will enable the possibility of innovative options to be considered.

In addition the following amendments have been proposed by staff:

- In clause 9.6 (page 9) the site storage area for the rainwater tanks is based on the roof area. This includes outbuildings, which have a roof area of over 10m². To make it clear that the roof area can extend beyond the dwelling house, the words “including outbuildings” should be inserted after the words “roof area” where it appears in the clause.
- In clause 9.7 (page 10) the following words in the last sentence are to be deleted “of the top of the bank of the creek” and be replaced by the following words “to an intermittent watercourse, dam or drainage easement”.
- In attachment “C” the words “See attachment “D”” be inserted next to the evapo-transpiration pit
- In attachment “D” a heading “On Site Stormwater Retention” be added.

A copy of the DCP No. 119 including the amendments outlined above forms **Tabled Document “DC 9”**.

Desired Future Character Statement

The Desired Future Character Statement, contained within the Development Control Plan, was prepared in the context of the Catherine Field Strategy Plan prepared in 1999. The Statement

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is to be read in conjunction with the associated development controls contained within the DCP.

Place statements for all places within the Camden LGA are being prepared as part of the Camden Local Plan process. A revised Desired Future Character Statement for Catherine Field has been formulated, based on community consultations, within this planning exercise and forms **Tabled Document “DC 8”**. As can be seen there has been a great deal of development with the Statement to date and it will be further enhanced as the project proceeds.

Amending the Statement within the DCP would require re-exhibition. It is not considered necessary to delay the adoption of the DCP, given the progress with the Draft Local Plan preparation and also the fact that the controls within the DCP are considered to be appropriate.

Conclusion

The DCP for Catherine Field will provide guidance for the development of the somewhat constrained residue holdings in the Catherine Field village. It advances a drainage strategy centred on on-site retention or detention (including water conservation) and a revised indicative road pattern with the exception of one precinct.

Recommended: That

- (i) Council adopt the DCP 119 Catherine Field Village 118 (as amended) as detailed in this report.
- (ii) Notification of the DCP in the local press in accordance with the requirements of the EP&A Act regulations.
- (iii) Persons making submissions to the exhibition be advised in writing of Council’s determination
- (iv) The owners of the land be advised of Council’s decision and provided with a copy of the adopted DCP.
- (v) Council notify the Catherine Field Progress Association of Council’s determination.

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MOTION

Moved Cr Senise, seconded Cr Campbell that further consideration of this item be deferred pending an on-site inspection.

DC032/02 THE MOTION WAS **CARRIED**.

The Meeting closed at 5.55pm.