

**MINUTES OF THE ORDINARY COUNCIL MEETING
HELD 25 MARCH, 2002, CIVIC CENTRE, OXLEY STREET
CAMDEN – 8.00PM**

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Present: Cr Corrigan (Mayor/Chairperson), Cr Anderson, Cr Patterson, Cr Campbell, Cr Winn, Cr Fekete, Cr McFadden, Cr Senise.

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.

023/02 THE MOTION WAS **CARRIED**.

GENERAL PUBLIC ADDRESSES

There were no Public Addresses.

PUBLIC QUESTION TIME

There were no Public Questions.

CONFIRMATION OF MINUTES

Resolved on the Motion of Cr Winn, seconded Cr Patterson that the Minutes of the Ordinary Council Meeting held on the 25th February, 2002, copies of which have been circulated, be confirmed and adopted.

024/02 THE MOTION WAS **CARRIED**.

1. Draft Plan of Management – Sickles Creek Reserve

(4546) (Director Governance and Outcomes)

The Draft Plan of Management for the Sickles Creek area was placed on public exhibition from 23rd January to 27th February, 2002 with an additional 14 day period to 12th March for receipt of submissions from the community.

Copies of the Plan were placed in Camden Library as well as the Customer Service Sections at Camden and Narellan Council Offices. During the exhibition period numerous enquiries and

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readings of the Plan were made by members of the community, however, no submissions have been received.

As the exhibition period has now expired and no submissions received, Council can now adopt the Plan of Management without amendment for implementation.

Recommended: That the Plan of Management for Sickles Creek Reserve as exhibited be adopted for implementation as provided by Section 40 of the Local Government Act, 1993.

Resolved on the Motion of Cr Winn, seconded Cr McFadden that the Plan of Management for Sickles Creek Reserve as exhibited be adopted for implementation as provided by Section 40 of the Local Government Act, 1993.

025/02

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2. Urban Improvement Grant (UIP) for the Narellan CBD

(Director Governance & Outcomes) (File TC 4371/2).

Purpose

The purpose of this report is to brief Council regarding the draft Strategic Plan for Narellan and have Council resolve to exhibit the draft plan and seek public comment.

Background

Council's submission for grant funding from Planning NSW through the Urban Improvement Program (UIP) highlighted the need to determine a vision for Narellan.

“Ultimately, it is Council's intention through the UIP to bring the community together in establishing a vision for Narellan to ensure its sustainable future”. (Council's UIP submission).

The emphasis in the above statement is community leading the vision process. This has been achieved through the UIP Community Reference Group established by Council with members from a broad cross section of local community groups, businesses and residents. Councillor Geoff Corrigan (Mayor) chairs the group and Councillor Fred Anderson is an active participant. Together with assistance from Council and consultants engaged on Council's behalf (Mr John Mant and Mr Rod Simpson), the Community Reference Group has produced a vision for Narellan.

This process has involved a number of major steps summarised, as follows:

- **Designer Workshop:** An Ideas Workshop was convened by Council to select an urban design consultant to assist John Mant and Council with the vision and strategic plan for Narellan. Three prominent Sydney urban designers were invited to participate in the workshop which brain stormed ideas for Narellan's future. From this workshop and latter submissions, Rod Simpson of Simpson Wilson Architecture was awarded the contract.
- **Vision Workshops:** The community reference group met on 2 separate evenings to consider a future vision for Narellan. In the second of two workshops the Community Reference Group refined the concept and agreed that Elyard Street should become the focus or heart of Narellan.

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- **Somerset Avenue Workshop:** Proposed changes to planning controls in Somerset Avenue and the exhibition of a draft traffic management plan provided an opportunity to meet with the community and consider how Somerset Avenue fits within the future vision for Narellan. A community workshop was held and 80-100 residents participated including Councillors Fekete, Anderson and Patterson. Comments and issues raised during the workshop were factored into the Narellan Strategic Plan.
- **Councillor Workshop:** The vision for Narellan was presented at a Council workshop prior to Christmas 2001 and agreement was reached that further analysis of the concept should be undertaken and again presented to Council for consideration.
- **Staff Workshop:** Following the workshop with Council, a similar workshop was undertaken with Council staff and the concept was critically analysed. The results of this workshop were used as a basis by the design team to critique the draft vision and ultimately prepare a revised version complete with a Strategic plan.

The Vision Presented to Council at its Workshop

At the previous workshop with Council (referred to above), a potential vision for Narellan was presented and discussed. An image of the vision, presented at the workshop forms **Tabled Document “BPA 1”**.

The elements of that Vision are summarised, as follows:

- Medium density residential development adjoining the Commercial Area.
- Realignment of Elyard Street to provide retail development along the Narellan Town Centre frontage.
- Council to potentially develop their parcel of land fronting Elyard Street with a mix of civic and commercial uses.
- The development of a substantial entry to the Narellan Town Centre from Elyard Street.
- Development of a civic place on both sides of Elyard Street involving Council’s land and opposite Narellan Town Centre.
- Development of a town park on Council’s land with connection to a civic place on Elyard Street.

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- Continued development of community based uses in Queen Street.

The Revised Vision and Strategic Plan

In accordance with Council's direction, the design team, led by John Mant, critically considered the feasibility of the draft vision and what strategies and actions were necessary to facilitate the vision's realisation.

This analysis has resulted in the simplification of the draft vision and preparation of a strategic plan with actions and strategies to achieve this vision. A summary of the analysis together with the Draft Strategic Plan forms **Tabled Document "BPA 2"**.

It is proposed that Council endorse a range of options that provide a degree of flexibility rather than locking on a single defined vision that may not eventuate.

The key elements of the **revised draft vision** are similar to those presented above but have been simplified in the following manner:

- Council provides a built presence on its land fronting Elyard Street reinforcing a civic presence in this emerging heart of Narellan.
- Reinforce Somerset Avenue as a major collector servicing the Narellan commercial area.
- Retain Elyard Street, largely, in its present position.
- Remove proposed retail development between the existing loading docks of the Narellan Town Centre and Elyard Street.
- Retain the opportunity for Elyard Street to become a living street, particularly where the Narellan Town Centre and future Council buildings converge.
- Development on Build N Fix and Council sites, to front Elyard Street with parking located to the rear serviced by a new public road.

The Vision Statement that incorporates the above elements is, as follows:

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DRAFT VISION FOR NARELLAN COMMERCIAL AREA

“The Narellan Commercial Area consists of a large shopping centre serviced by a good public transport system with access and egress off Camden Valley Way, Somerset Avenue and Queen Street to and from extensive car parking. The commercial area also consists of more traditional main street retail uses along Somerset Avenue, Camden Valley Way and Elyard Street. The commercial area will have developed as the principal commercial area in Camden and also the vibrant heart of the surrounding Narellan Area.

The external sides of the shopping centre have retail and other uses that present a live face to the outside improving safety through surveillance of the peripheral streets. There are several attractive pedestrian and vehicle connections from those streets into the shopping centre, reducing the previously enclosed nature of the shopping centre and encouraging viable activities in those streets.

The shopping centre has completed its planned expansion. The likely development of major centres elsewhere and the limitations on access to the area have precluded any major additional retail floor space, although the use of structured car parks could see some further expansion.

Improved services and facilities, in particular public transport, together with attractive public spaces have increased the demand for medium density housing in nearby streets to the Commercial Area. The design of such housing has been of a high quality with good landscaping that complements the significant tree planting and landscaping undertaken by Council in local parks.

On the South Western side of Elyard Street, Council has built a mixed use development consisting of commercial and civic uses with a component of retail activity contributing to a live street edge serviced by public transport. A town park Connected to the civic area fronting Elyard Street has been created to the East of Council’s building. Further along this frontage retail and some commercial activities have been built to the street, again presenting a live street edge. Along this frontage, restaurants, coffee shops and other small businesses that have high people visitation, have grouped together taking advantage of the wide North facing footpaths shaded by overhanging verandahs and mature trees.

On the Northern side of Elyard Street the shopping centre has provided some (at street level) activities including an area of civic space to complement the opposite civic and commercial activities. There is an attractive (at grade) entrance through into the shopping

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centre and the cinemas on the corner of Queen and Elyard Streets helping to provide a safe location for people to congregate at all hours while waiting for buses or other transport. It is a place parents are prepared to allow their children to visit.

Elyard Street is a safe street with slow moving traffic, safe pedestrian access, and provision for local bus services and parking on both sides. Rapid bus services connecting Narellan within its region can be accessed from Camden Valley Way. Buildings fronting Elyard Street will provide rear car parking areas serviced by integrated entries and exits from both Elyard and Queen Street.

Somerset Avenue provides a mix of uses and buildings that, over time, have built to front the street boundary. Again there are live frontages with people attracting activities. On the upper floors there are commercial services for the local community. Additional, car parking is provided in areas built and operated by Council with contributions from the newly redeveloped sites. Access to the shopping centre from Somerset Avenue has been rationalised, but traffic is still heavy given the lack of road access into the area generally.

Traffic management improvements have managed the intersections and improved the pedestrian safety and a landscaping program has improved the look and feel of the street. With the opening of the Narellan Road extension and the consequent reduction of traffic, access to Camden Valley Way has been improved. Access ramps constructed to Richardson Road have improved access to the area from the South, although the residential nature of the roads has limited any major traffic movements.

Queen Street along its western frontage has intensified with community based services. These uses, both Council and privately owned, have achieved greater integration through combined parking and access to the rear of their facilities. Opportunities have been maximised to connect pedestrians and cyclists to these uses from surrounding education, residential and retail generators.

An architecturally significant building has developed fronting the North West Corner of Elyard and Queen Streets. The development houses a range of community facilities and uses complementing those which front Queen Street.

Along the frontage of Camden Valley Way from The Northern Road to Richardson Road highway activities remain prominent, providing a lively drive-by atmosphere to this part of the wide road.

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The entrance to the Narellan Town Centre from The Northern Road intersection is complemented by developments of a superior quality fronting Camden Valley Way and providing a significant entry statement to Narellan at this important gateway.

Along the footpaths and median a boulevard of trees extends down Camden Valley Way making the street an attractive yet commercial thoroughfare.

Camden Valley Way from The Northern Road to Narellan Road has developed with street level activities. Development along the Western frontage, opposite the Narellan Town Centre, has provided an active street frontage with parking located to the rear of developments, accessed from The Northern Road and Narellan Road extension.

Improvements to the network of open space and vegetation corridors have been made a priority. The views and corridors remind those visiting Narellan that they are part of a town in a rural setting. A system of paths and cycle ways has been created to improve non-car access to the centre from surrounding areas. Walking or riding to the centre is pleasant and safe and increasingly adults and children are prepared to do this”.

What is the Strategic Plan about?

In short, the Strategic Plan is a checklist of strategies and actions that if pursued will achieve the above draft Vision over time.

Development in the Narellan Commercial Area is expected to happen over a number of years. The strategies and resultant actions provide a plan that will ensure continuity of works in line with the broader vision.

Strategies and actions are presented in the draft Plan under number headings for broad objectives similar to the approach adopted for Camden’s Strategic Plan 2025, such as Accessibility and Environment. Other objectives are street specific and one objective in particular, guides future development of the Narellan Town Centre.

Exhibition and Consultation

Preparation of the draft Strategic Plan has demonstrated the close working relationship that Council has fostered with the Narellan community in recent years. Whilst this group represents a broad spectrum of interested stakeholders in Narellan, the broader

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community in Narellan and Camden need the opportunity to provide their input into the process.

Similar to the approach adopted for consultation on the Camden Strategic Plan-2025, Council will be going to the community in the Narellan Town Centre, at local schools and meeting with people in their own community groups.

Conclusion

The draft Strategic Plan is focused on achieving a prosperous and sustainable future for the Narellan Commercial Area. The Vision presented above together with the strategies and actions necessary to make this vision a reality, require discussion and input from the broader Camden community.

To successfully gather this community input and generate real discussion, Council will undertake consultation that goes out to the community.

Recommended: That

- (i) Council resolve to exhibit the Draft Strategic Plan.
- (ii) A further report be submitted to Council at the conclusion of the exhibition period.
- (iii) The Draft Strategic Plan be forwarded to the relevant State Authorities for comment.

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

- (i) Council resolve to exhibit the Draft Strategic Plan.
- (ii) A further report be submitted to Council at the conclusion of the exhibition period.
- (iii) The Draft Strategic Plan be forwarded to the relevant State Authorities for comment.

026/02

THE MOTION WAS **CARRIED**.

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3. Environmental Auditing Program

(TC4034) (Director, Development & Environment)

Purpose of the Report

The purpose of this report is to inform Council of the progress to date of Camden's Environmental Auditing Program

Background

In July 2001 Council noted a report outlining the progress of the industrial/commercial audit program. This report seeks to build on the previous report to Council.

Council's primary objective of the audit program is to raise the level of environmental awareness within local industry through education and to recommend where appropriate, changes in work place practices that will limit detrimental effects on the environment.

In April 2000 Council appointed a casual auditing officer to undertake a landuse survey of the entire Camden LGA. The survey identified 650 commercial and industrial premises.

Prior to Council Officers visiting the properties an information package containing the following information was sent to business owners:

- Information on the environmental auditing campaign,
- Environmental legislation fact sheet,
- Council's role in the program and
- The outcomes Council wished to achieve
- Council Officers contact details and invitation to arrange an appointment for audit to be undertaken.

In the majority of cases Council officers, in adopting a cooperative and educative approach, have encountered no significant resistance or conflict in implementing the program. This is largely attributed to Council's planning and promotion of the program to the business sector prior to visiting the premises and the local business' willingness to improve practices that may be harming the environment.

After an initial inspection an audit letter is sent to the proprietors listing those areas which need improvement or clarification and recommended actions for improving environmental management within that business. Educational information is supplied which

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assists the proprietors understanding of the issues involved. The proprietors are requested to reply in writing of their commitment and or intentions to rectify/upgrade to solve the issues identified.

Proprietors have been encouraged to contact Council Officers for advice and to keep Officers informed of their progress in implementing any necessary changes to their business practices.

To date there have been 130 premises audited. These premises are made up of premises from the motor vehicle repair and service industry, service stations, fuel depots, engineering works and powder coaters.

Non Compliance

Council Officers are now in the process of undertaking follow-up inspections where necessary works have not been attended to. A total of 27 Prevention Notices under the provisions of the Protection of the Environment Operations (POEO) Act have been issued to the operators of the business as result of follow up inspections

Under the POEO Act Council is able to issue a \$320 administration fee to cover the costs associated with the issue of the Notice. The fees have been waived, to show Council's commitment to the educative approach of the audit program, however, the legal force of the Notice still remains.

To ascertain compliance with the Prevention Notices re inspections are due to be undertaken. It is envisaged that many of the Prevention Notices will have been complied with however, where Prevention Notices have not been complied with on the spot fines will be considered depending of the severity of the issue.

Where it is considered that the issue of on the spot fines will not resolve the matter or the matters are of a more serious nature, such matters will be referred to Council on a case by case basis, to recommend a course of legal proceedings. It is considered that very few matters will reach this level.

As a result of the auditing program only two (2) on the spot fines have, to date, been issued. Both matters were water pollution offences and were blatant breaches of the legislation. In both cases the offenders had previously been audited and breaches were observed during follow-up inspections.

Continuation of the audit of the medium and low risk premises will continue.

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Environmental Trade Show

Council hosted an Environmental Trade show on the 20th of June 2001. The show introduced industry representatives to new products and techniques in environmental management. The show was well attended and was considered a success in terms of numbers of attendees and the positive comments were received in terms of the information disseminated.

Presentation to Local Government Advisory Group

At the request of DLWC a presentation was made to the Local Government Advisory Group at Camden on 28 February 2002. The presentation detailed the audit program to date.

A copy of the presentation **formed a separate handout to Councillors.**

Conclusion

There have been many environmental improvements as a result of the auditing program. However, the audit has revealed a number of poorly maintained and operated premises. These premises have the potential to cause environmental harm due to inappropriate and outdated work practices and/or the absence of appropriate environmental controls. These premises have had a Prevention Notice issued and now require further inspection to ascertain compliance.

Recommended: That the information be noted.

Resolved on the Motion of Cr Campbell, seconded Cr Winn that the information be noted.

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Delegated Committees

Development Committee Meeting – Held 25 February, 2002

Development Committee Meeting – Held 11 March, 2002

Resources & Services Committee Meeting – Held 11 March, 2002

Resolved on the Motion of Cr Winn, seconded Cr Patterson, that the Minutes of the Delegated Committees, copies of which have been circulated, be confirmed, noting that in relation to Item 1 of the Development Committee Minutes of 25 February, 2002, Cr Batros voted against the Motion and not Cr Fekete as indicated.

028/02

THE MOTION WAS **CARRIED**.

Other Committees

Traffic Committee Meeting – Held 18 March, 2002

Resolved on the Motion of Cr Anderson, seconded Cr Fekete, that the Minutes of the Traffic Committee, copies of which have been circulated, be confirmed and the recommendations adopted.

029/02

THE MOTION WAS **CARRIED**.

QUESTIONS WITHOUT NOTICE

Camden Valley Way – Dangerous Advertising (TC/3288)

Cr Senise requested to be advised if Council could contact and take action against the operators of a business in Camden Valley Way adjacent to Narellan Town Centre, who have been using young employees to stand on the traffic island to taut for business. The practice is extremely dangerous and illegal.

The Director Development & Environment stated Council officers share the concerns raised. This is a public road where advertising is controlled. This is perhaps more a police matter, however Council are looking at options.

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The Director Works & Services stated the practice is totally illegal and should be referred to the Police for action.

Bus Shelter – Camden Valley Way/Park Road (TC/545)

Cr Senise drew attention to the McDonald's signs on the bus shelter indicating the distance to Narellan is 7km. The distance is in fact 8.5 – 9km. Does this sign comply with Council's Sign Policy as it is a defacto road sign showing an incorrect distance to Narellan. Could Council bring this to the attention of McDonalds and request the sign to be amended.

The Director Works & Services stated the advertising and sign would come under the lease currently in place with McDonalds. The inaccuracies will be brought to the notice of McDonalds and requested to be changed.

Produce Markets (TC/3525)

Cr Senise requested to be advised if the normal advertising would occur for the produce markets on the 4th April, 2002.

The Director Governance & Outcomes stated there would be no reason to suggest a different approach would be taken. Information will be obtained and advised to the Councillor.

Burger King Construction – Mount Annan (DA5127.150)

Cr McFadden drew attention to the inactivity on the Burger King site and could further information be provided on the construction.

The Director Development & Environment stated the Developers, Burger King have entered into an arrangement with Hungry Jacks and until that is completed it is understood no further work will be undertaken on the site.

Odour Problems – Jack's Gully (PF6525.930)

Cr McFadden pointed out a number of complaints from residents in the Cascades regarding the odour from the Jack's Gully site.

The Director Development & Environment stated Council has on occasions received complaints regarding the odour. These complaints have been referred directly to the EPA odour line. Council is not directly involved. All calls have been referred on.

Cr McFadden requested copies of the complaints.

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The Director Development & Environment stated most of the complaints are telephone complaints but will investigate the possibility and forward.

Jack Nash Playing Fields (PF2149.190)

Cr McFadden drew attention to the completion of the playing fields and requested to be advised if Council will continue to water and nurture the gardens.

The Director Works & Services stated it is normal practice for the sporting bodies concern to take up the watering and maintenance of these sites, however the matter will be followed up.

2002 Camden Show (PF1500.100)

Cr Winn drew attention to the success of the Camden Council exhibit at the Show and congratulated staff. Cr Winn stated it was excellent is being seen at such events.

Antique Lamp Sign

Cr Winn drew attention to the Antique Lamp Festival to be held in Cuthill Road, Cobbitty on 8th April, 2002.

The Director Development & Environment stated a Development Application has been received for a temporary sign and will be processed.

2002 Camden Show (PF1500.100)

Cr Campbell also congratulated Council on the display at the Show and also requested Council write to Miss Camden Showgirl, Margie Roser to congratulate her on being placed second at the Sydney Royal Easter Show.

Pedestrian Crossing – Richardson Road (TC/686)

Cr Campbell requested to be advised of the placement of a pedestrian crossing at Richardson Road to service the Anglican School.

The Director Works & Services stated information will be provided.

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Landcom Auction (PF6525.930)

Cr Campbell drew attention to the recent Landcom Auction in Mount Annan and a promotional pamphlet titled "Garden Gates Project". Point 22 of this document states the Jack's Gully Waste facility has a life of 4-5 years and is subject to the EPA Act. Due to the odour problems being encountered is Council aware of this document and the life expectancy of Jack's Gully. Does Council have a response to the document.

The Director Development & Environment requested a copy of the pamphlet and a response will be sent to Landcom expressing Council's concerns.

Fine/Noise/Review (TC/3039)

Cr Corrigan requested to be advised the process for reviewing a fine imposed for noise offences.

The Director Development & Environment stated the delegation to review such penalties rests with the Director. A panel has been established including the Manager's of the Division and such reviews of penalties are carried out at regular Manager's meetings.

Jack's Gully Flash Evaporator (PF6525.930)

Cr Campbell asked will Council assist in obtaining copies of correspondence relating to the Flash Evaporator from the Health Department dealing with the Health Department's assessment of the Flash Evaporator, the EPA approval and EPA correspondence.

The Director Development & Environment stated it is appropriate for Council to obtain copies of these documents.

The Meeting closed at 8.46pm.