

**MINUTES OF THE DEVELOPMENT COMMITTEE MEETING  
HELD 12 MAY, 2003, CIVIC CENTRE, OXLEY STREET  
CAMDEN – 5.30PM**

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

**Staff:** General Manager, Director Works & Services, Director Development & Environment, Director Governance & Outcomes, Manager Assets, Manager Engineering, Manager Corporate Services, Senior Project Officer – Environmental Systems, Team Leader – Revenue, Team Leader – Financial Services, Administration Officer.

**Apologies:** An apology was received from Cr Senise from this meeting.

*Resolved on the Motion of Cr Winn, seconded Cr McFadden that leave of absence be granted to Cr Senise for this meeting.*

DC046/03 THE MOTION WAS **CARRIED.**  
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**DEVELOPMENT COMMITTEE PUBLIC ADDRESSES**

Peter Cuneo addressed the Committee in relation to Item 10 of the Resources & Services Committee.

**MOTION**

*Moved Cr Winn, seconded Cr Patterson that an extension of time for 2 minutes be granted.*

DC047/03 THE MOTION WAS **CARRIED.**  
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John Wrigley addressed the Committee in relation to Item 10 of the Resources & Services Committee. Peter Ryan addressed the Committee in relation to Item 2 of the Resources & Services Committee. David Dalrymple addressed the Committee in relation to Item 2 of the Resources & Services Committee.

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**1. Report on Study Tour of Urban Development in the USA**

(General Manager)

At its meeting on 28 January 2003, Council approved my undertaking a Study Tour of urban development in the USA in conjunction with my participation in the LGMA California Managers Exchange Program.

The tour took place during February/March 2003. The itinerary for the tour was put together with the aid of Wendy Morris, to whom I am deeply indebted. Wendy had visited or knew of all the developments she recommended. She is a noted expert in this field and as she was working on the Narellan UIP at the time, she was able to advise me how they would be especially relevant to Camden. She was also able to give me a number of contacts so I could meet the people who were involved in designing and developing several of them. The meetings with these people were invaluable.

In summary I visited 18 new developments in California, Florida, South Carolina and Maryland and was able to meet with Council staff and/or developers to discuss their developments in relation to nine of these. As well I visited a number of the most beautiful and cherished places in the USA which have been instrumental in serving as precedents and inspiration for a number of the new developments.

My report to Camden Council and LGMA *From Building Houses to Making Places: Lessons for Councils from the USA* discusses the study tour and what can be learnt from it. It is particularly targeted towards General Managers, Councillors and others without any background in urban design or planning.

**Copies of the report have been provided separately to Councillors.**

A supplementary document, *Notes and Photos on Urban Development in the USA*, is also being prepared. It comprises my notes on each development that was visited, together with the complete set of photos of the development. This will be of more technical interest to planners and urban designers in Council. This will be completed shortly and will serve as a permanent resource for Council staff.

The main report discusses what struck me about new urbanist developments in the USA and what lessons can be drawn from them in terms of what works to create successful places. It is illustrated by numerous photographs.

From the tour I think it is possible to draw a number of simple lessons for Councils about how they can ensure that proposals

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for developments which they are considering are most likely to result in good places. They are essentially about issues of governance and the role of Councils in development, rather than lessons in urban design.

*Lesson 1:*

Councils do not have to be the victims of development: they can and should play an active part in making sure the development is good, that it functions well and that it produces the result they intended.

*Lesson 2:*

Don't let up on the issue of the vision. Make sure the developers define it in meaningful, concrete, outcome focussed terms and then make sure they stick to it. Keep bringing them back to the question: and how will this achieve the vision? If they can't explain it, say no until they can.

*Lesson 3:*

The public realm is Council's business. It sets the tone and identity of the place and will one day belong to Council. Make sure it achieves the vision and that real attention has been paid to it. Don't let it be an afterthought.

*Lesson 4:*

A good public realm will be more expensive to maintain in the long run but without it there is little chance of getting a good place. This includes parks and public art as well as public gathering spaces. It's a price worth paying and perhaps some more innovative maintenance regimes as well as partnerships with the community will need to be developed.

*Lesson 5:*

Don't allow homogeneous, boring, poor quality, "cookie cutter" development and don't get put off by developers who say that anything else "will never sell". Generally it does. Provide flexibility in the planning so you can rezone to detached houses if the medium density or office space doesn't sell, but don't short-change flexibility to begin with.

*Lesson 6:*

Beware of allowing personal preferences for housing style or type to override the principles of development that works. You need a mix of housing types and price choices to get a vibrant community with a diverse socioeconomic and demographic mix and thus create a place with grandmothers as well as children, young singles as well as families, service industry staff as well as office and knowledge workers.

*Lesson 7:*

Don't put so many constraints and rules on a development that there is no room for imagination and personal preferences of

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owners to come through. This is what gives life and uniqueness to a place. Rely on the vision and on performance-based standards supported by patternbooks and guidelines to deliver it rather than on prescriptive requirements.

*Lesson 8:*

Work in partnership with the developers to achieve the vision rather than treating them as the enemy.

*Lesson 9:*

Don't approve something you can't understand. If you can't understand it there's a good chance the builders won't know how to build it and the customers will request things which are not appropriate to meet the vision. Ask questions and demand answers until it makes sense.

*Lesson 10:*

Have courage. No good development comes out of timidity.

There has been considerable interest expressed in the Report by developers and urban designers with several requesting the opportunity to obtain a copy. It is therefore suggested that Council make it available for purchase on CD-ROM at a cost which will cover the expense of producing the copies. This is estimated to be in the range of \$10 - \$15. It is also suggested that both hard copies and CD copies are made available in the Council libraries.

Finally I would like to thank Council for supporting me in undertaking the Tour. I found it to be of enormous value personally and I am sure it will enable me to make a considerable contribution to the process of planning new developments in Camden. I hope the Report will also prove to be of value to Councillors, staff and others.

Recommended: That Council:

- (i) Accept the Report by the General Manager on the USA Study Tour
- (ii) Make the Report available for purchase from Council at a price which will cover the cost of production
- (iii) Make the Report available in Council's libraries.

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

- (i) Accept the Report by the General Manager on the USA  
Study Tour*
- (ii) Make the Report available for purchase from Council at a  
price which will cover the cost of production*
- (iii) Make the Report available in Council's libraries.*

*DC048/03 THE MOTION WAS **CARRIED.***  
*\*\*\*\*\**

**2. Status Report in Relation to State Significant Development Application - Capral's Proposed Aluminium Extrusion Plant, Anderson Road, Smeaton Grange**

(File No: 150.05-2/2) (Director, Development & Environment Division)

**Purpose of Report**

This report provides an update of issues associated with the development application lodged to the Minister for Planning, which proposed the construction of an aluminium extrusion plant in Anderson Road, Smeaton Grange.

**Summary of Recommendation**

The report recommends that:-

- Council seek the endorsement of PlanningNSW that potentially hazardous and offensive industries be prohibited in the Smeaton Grange industrial area,
- that the EPA be requested to locate an air quality monitoring station in the Camden area which would allow monitoring of the full range of emissions and assist in better understanding the impacts of the Camden Basin, and
- that PlanningNSW be requested to consider changes to the legislation to allow cost sharing of the development application fees associated with State Significant Development.

**Background**

Council, at its meeting on November 25, 2002, considered a report in relation to the development application lodged on behalf of Capral. Council resolved as follows:-

(i) *PlanningNSW be advised that Camden Council considers that the EIS is inadequate and requires the following matters to be addressed:*

- *review of traffic assessment and in particular the impact on the Hartley/Narellan Road intersection;*
- *review of road traffic noise along Hartley Road and its impact on adjacent residential properties;*
- *review of operational noise and the preparation of a noise management plan for construction;*
- *assessment of operational vibration impacts of the development;*

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- *further assessment of air quality in on the impact of the development on the Camden Basin.*
  - *affects of the development on the operation of the West Camden Sewage Treatment Plans;*
  - *assessment of the impact on water quality as the result of discharges from the sewage treatment plan and the potential impacts on irrigation and the food chain.*
  - *consideration of better on site waste water treatment and whether the water from the sewage treatment plant should be returned for further use on site;*
  - *assessment of salinity and preparation of a salinity management plan;*
  - *contamination investigation;*
  - *assessment of the potential of acute and chronic toxicity affects on the biophysical environment;*
  - *details of the means of containing contaminated fire-fighting water;*
  - *transport route evaluation study for hazardous goods;*
  - *clarification of issues in the PHA.*
- (ii) *The Minister for Planning require that the EIS is amended to address the items listed above and re-exhibited to further review and public comment with an exhibition period of six weeks.*
- (iii) *Camden Council expresses its grave concern about the development due to the above mentioned matters as outlined in (i) due to the inadequate information available.*
- (iv) *Council request that a Commission of Inquiry be held prior to determination of the application.*
- (v) *Should the Minister decline to amend and re-exhibit the EIS and hold a Commission of Inquiry prior to the determination of the application, Camden Council oppose the development of an Aluminium Plant at Smeaton Grange.*
- (vi) *Council immediately allocate resources from the Fighting Fund to assist the community groups in their endeavours against the proposed plant.*

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**Action to Date**

The Minister for Planning announced that he would hold a Commission of Inquiry to examine the application. Council's request for an amended EIS and the subsequent re-exhibition of a new document was not however allowed. The primary session of the Inquiry was held as was the first day of the session in reply however, the Commission was closed on Friday, April 11, 2003 when Capral announced that it was withdrawing the development application. This action means that there will be no further consideration of the matter and the plant will not be built at Smeaton Grange.

Clearly, the issues outlined in Council's resolution in relation to the failure of the EIS to satisfactorily address these matters were correct. This is apparent from the submissions made to PlanningNSW by state agencies and also the primary submissions made by those agencies to the Commission of Inquiry that was held in response to Council's request. In retrospect, the preparation of an amended EIS would have been the best course of action for the applicant as this would have highlighted the problems associated with the disposal of wastewater to the sewer. This issue is the one that most influenced Capral's decision to relocate the facility as the cost and time of obtaining all necessary approvals did not suit their operational needs. The company had already obtained approval to establish their plant in Ipswich and it would appear that they would proceed with that option.

The issue of appropriate landuses at Smeaton Grange has been a longstanding one with Council and the community. It has been highlighted in previous applications for uses such as a chemical factory and at that time Council sought approval from PlanningNSW to prohibit emissive industries. The response at that time was that the provisions of SEPP No 33 – Offensive and Hazardous Industries would protect Council and its community against any inappropriate industry being located in the area.

The withdrawal of the Capral development application prior to its determination by the Minister has meant that Council does not know whether the provisions of the policy will guarantee that no emissive industries are located in the areas impacted by the Camden basin. It is however clear that insufficient air quality monitoring and data is available to properly assess the impact of the inversion layer on emissions and whether the air movements result in the accumulation of pollutants. Because of the inability of the EPA to provide accurate pollution readings of all emissions due to the lack of monitoring in the area, it is appropriate that Council again request that PlanningNSW support the preparation of a Local Environmental Plan that would prohibit potentially offensive

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and potentially hazardous industries in the Smeaton Grange and Narellan industrial areas.

The EPA advised the Commission of Inquiry that it was satisfied with the modelling and predictions made in the air quality assessment however recommended that more work be done in relation to improve stack design and therefore dispersion.

It is the cumulative impact and dispersion of emissions are the most relevant issues in relation to air quality in the area. There is little understanding of the effects of the inversion layer on pollution levels and this requires analysis by the EPA so that Council and its community better appreciate the impacts and can assess the appropriateness of any proposed development. In this regard the EPA should be requested to undertake a study of the impacts of air quality within the Camden Basin. This will be particularly relevant in relation to the investigation of the South West (Bringelly) release area.

The EPA has advised Council that it had voted funding for the establishment of an additional monitoring station within the Camden Basin however to date, this has not been planned. It is imperative that the station is established in order that more reliable pollution readings are available to Council and the community so that modelling does not have to rely on assumptions. In this regard, Council could assist the EPA in locating a suitable site for the establishment of the monitoring station.

**Conclusion**

It is clear that Council's strategies in relation to the Capral development application successfully exposed the deficiencies of the EIS and failure of the company to consider the external impacts of the development. This involved detailed assessment by Council staff, the cost of which was borne by Council as no fees were paid to Council in relation to the application. This is inequitable and it is appropriate that the State Court review the provisions of the Act so that at least 50% of the fee paid in relation to the application is provided to the local authority. Ultimately, the decision to relocate the project was the result of all the issues not having been addressed upfront and therefore, delays occurred in review and analysis of options, particularly in relation to the disposal of waste waters.

The application again highlighted the issue of air quality within the Camden Basin and the lack of precise information about pollution levels and cumulative impacts of emissions. For this reason it is appropriate the Council seek approval from PlanningNSW to prepare a draft local environmental plan that

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would prohibit the establishment of potentially offensive and potentially hazardous industries in its industrial zones.

To allow a proper understanding of air quality issues within the Camden Basin, the EPA should be requested to work with Camden Council to establish the air monitoring station and carry out detailed studies of the Camden Basin in relation to air movements, the cumulative impacts of the pollution loads and the impacts of the inversion layer on air quality.

***(Cr McFadden declared a pecuniary interest in Item 2 as the Manager of an opposition Aluminium Plant and took no part in discussion or voting and left the Chamber – the time being 5.55pm)***

Recommended: That:

- (i) Council resolve to prepare a local environmental plan that would prohibit the establishment of potentially offensive and potentially hazardous industries in all of the industrial zones of the Camden LGA.
- (ii) Council request that the EPA immediately establish the air monitoring station within Camden at a site determined in association with Council staff to allow proper understanding of air quality within the Camden Basin.
- (iii) Council request the EPA conduct a detailed study of the Camden Basin in relation to air quality and in particular the impacts of the inversion layer and cumulative pollution loads.
- (iv) Council request that the legislation relating to State Significant Development be amended to allow a minimum of 50% of the development application fee to be paid to the local Council to allow partial recovery of their costs associated in assessment of the application.
- (v) Council submit the request detailed in item (iv) as an item for consideration at the next Local Government conference.

Resolved on the Motion of Cr Winn, seconded Cr Batros that:

- (i) *Council resolve to prepare a local environmental plan that would prohibit the establishment of potentially offensive and potentially hazardous industries in all of the industrial zones of the Camden LGA.*
- (ii) *Council request that the EPA immediately establish the air monitoring station within Camden at a site determined in*

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*association with Council staff to allow proper understanding of air quality within the Camden Basin.*

- (iii) Council request the EPA conduct a detailed study of the Camden Basin in relation to air quality and in particular the impacts of the inversion layer and cumulative pollution loads.*
- (iv) Council request that the legislation relating to State Significant Development be amended to allow a minimum of 50% of the development application fee to be paid to the local Council to allow partial recovery of their costs associated in assessment of the application.*
- (v) Council submit the request detailed in item (iv) as an item for consideration at the next Local Government conference.*

*DC049/03 THE MOTION WAS **CARRIED.***

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***(Cr McFadden returned to the Chamber - the time being 6pm).***

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**3. Construction of a Two Storey Commercial Building with Attached Garages, Signage and Use as an Office, No 14 (Lot C, DP157211) Elizabeth Street, Camden**

**File No:** DA2750.40 (Director, Development & Environment Division)

**DA No:** 312/2003

**Applicant:** Nu – Era Homes P/L

**Zone:** Residential 3(f) pursuant to LEP 45

**Introduction**

Council initially received an application for the demolition of an existing dwelling, garage and outbuildings, the construction of a single storey commercial building to be used as offices with attached garages. Subsequent discussions with the applicant led to the revision of the new structure to a two storey building to minimise flooding impacts and provide the necessary parking on site. The applicant lodged an application for the demolition of the dwelling, garage and outbuildings.

The application is referred for Council's decision regarding the siting of the new development within a high hazard flood area.

**Summary of Recommendation**

It is recommended that Council approve Development Application No 312/2003 subject to appropriate conditions of consent.

**Subject Site**

The subject site consists of one (1) allotment which, until very recently, contained a 1950s dwelling, a detached garage and associated outbuildings. These fibro buildings were demolished with separate development consent. These buildings had no identified heritage value.

The lot has an area of 841 m<sup>2</sup> with a frontage of 16.91/16.765 metres and depth of 50.09/50.17 metres. The site falls from approximately RL 67.79 at the front south western corner of the lot to approximately RL 66.05 at the north eastern corner, resulting in a change in level over the site of approximately 1.7 metres.

The site has been mechanically graded after demolition and now contains no plant life. Fill has been dumped on the rear portion of the site for filling under the new floor slab.

A locality plan showing the subject site forms **Tabled Document "DC 1"**.

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**Description of Proposal**

The application has been modified after discussion with the applicant, to replace the single storey commercial building with a two storey commercial building of considerably shorter length. The building containing three (3) offices, a display room, a kitchen, an attached triple garage at the rear of the building and storage areas within the main building roof space and in the second storey. The demolition component of the application is now redundant as the dwelling, garage and outbuildings have already been demolished and removed.

A plan of the proposed development forms **Tabled Document “DC 2”**.

The new building will face Elizabeth Street and is setback 5 m. This setback is similar to those of the existing houses and the industrial building on the eastern side of Elizabeth Street.

The proposed new building has been designed to reflect the style of the older residential buildings in the street and accordingly it is expected to visually blend into the streetscape and have minimal adverse impact upon it. The building features vertically oriented windows, a moderate width front door and a full-width front verandah that does not encroach upon the front setback. The two storey section is full-width, short in length and located at the rear of the building. The ground floor of this section is setback 3 metres from the side (northern) boundary for fire safety reasons. The first floor equivalent is setback only 1 metre from the side boundary and thus overhangs the ground floor section. The garages are located at the rear of the building and face the rear boundary. The building presents a low profile to the street.

The two storey section was requested by Council to reduce the building's impact on the floodway by reducing the length of the building that is in the high hazard floodway area. Council also required that the garage be open on three sides to permit the unobstructed flow of flood water through this part of the building.

The original proposal contained a retaining wall around the rear parking area and was to be back filled. The problematic retaining wall and fill have now been deleted in the latest revised proposal. The area outside the building footprint is not to be filled.

**Notification**

The application was notified to adjoining residents from 21 March 2003 until 4 April 2003. At the close of this period one (1) submission was received. The revised plan received on 15

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April 2003 was to be re-notified. The re-notification process was impaired and the people originally notified were contacted directly for their comment.

**Planning Controls**

The following planning provisions have been considered in the assessment of this application:

- Camden 2025
- Camden Local Environmental Plan No 45 (CLEP 45)
- Development Control Plan No 58
- Development Control Plan No 97
- Environmental Planning and Assessment Act
- Sydney Regional Environmental Plan No 20 Hawkesbury-Nepean River (SREP 20).

**Assessment**

The subject application has been assessed in accordance with section 79c of the Environmental Planning & Assessment Act 1979. The following points are provided in relation to the critical aspects of Council's assessment.

**(a) The provision of any environmental planning instrument, development control plan [DCP] or matter prescribed in the regulations**

Camden 2025

Council has identified five [5] key areas for the purpose of achieving the vision of Camden by the year 2025. Aspects of the development relate to managing urban growth and environmental systems. The proposed development is generally consistent with the planning document, which encourages 'growth in a planned and orderly way' with appropriate 'service infrastructure provisions'.

Camden LEP No 45

The subject site is zoned 3(f) Town centre support wherein the proposed development is permissible as commercial premises with Council consent.

The relevant zone objectives are reproduced as follows:

- to encourage development that supports or complements the primary office and retail functions of the Town Centre Zone.

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- to encourage development that assists the conservation of historic buildings and streetscape.

The proposed development is consistent with the first objective because it supplies development that provides additional office space for the town.

It is also consistent with the second objective because it has been designed to be sympathetic to the existing building stock and thereby assists in the conservation of the streetscape in the City Centre Conservation Precinct.

### **Building Character and Scale**

LEP 45 specifies the following development principles:

- The development is of a type, scale, design, and character that complements the established character of the centre, having regard to the particular character of the particular part of the town centre in which the development is proposed to be carried out;
- The development is unlikely to suffer significant risk of damage to other land in the vicinity, in the event of a flood.

The new building will contribute positively to the streetscape and create local character and sense of place, as the building design is reflective of the residential nature of the existing building stock in form and scale and appearance. It also contributes by conforming to the setback established in the street. The rear garage section will have its open side walls dominated by open dark coloured grille work. The grille inserts have been added to satisfy the applicant's need for security in the garage. The northern wall will have its impact on the street attenuated by the 3 metre setback from the side boundary.

The building is unlikely to suffer significant risk of damage to other land in the vicinity, in the event of a flood due to its reduced length, its structural integrity and the specific measures built in to ensure flood flow can pass through the building with little impediment.

### **Building Setback**

While the proposal is within a 3(f) zone which has no minimum building line setback, the proposed setback at 5 metres is consistent with the existing residential development in Elizabeth Street and in this regard

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respects the City Centre Conservation Precinct in which it is located.

Development Control Plan No 58

This DCP has been used in the assessment because it applies to all land in Camden.

**Building Height**

The new building has a maximum wall height of 7.0 m for the second storey and 8.80 m for the rear roof ridge height. This is similar to a 2 storey house and considered appropriate for the location particularly taking into account the flood-prone nature of the land and the need for flood-free storage areas.

**Overshadowing**

The orientation of the lot, the siting of the new building along the north boundary and the modest height of the second storey section ensures that overshadowing of adjacent properties is not problematic. The degree of overshadowing is considered to be acceptable. No objections have been received in regard to overshadowing.

**Disabled Access**

The proposal provides acceptable disabled access to the main building via the front door, complete with ramp, and to the rear garages via the rear garage doors. No disabled access is provided to the attic or the first floor storage areas however this is not required under the BCA.

A disabled toilet is provided on the ground floor.

**Drainage**

The applicant has provided a flood study report for the site which proposes that roof water be discharged to the street gutter and surface water be disposed of by on-site soakage. The author of the report claims that the area available for soakage has increased with this proposal, over that available with the original buildings. The driveway surfaces are to be a permeable paving material to assist water absorption to the soil beneath.

The flood study report has not proposed the interlot drainage line suggested by Council in the pre-lodgement meeting. To address the problem in the longer term, the

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applicant will be required to create a 2 metre wide easement for the interlot drainage system over the rear portion of the subject lot. Once there is continuity between the easements, the drainage pipe can be laid and flow drained to Council's stormwater system in Exeter Street. The easements will also assist in maintaining an unobstructed overland flow path at the rear of the lots. This will be maintained free of structures and obstructions and be landscaped with low growing plants.

The easement will be created in favour of Council and be required via a condition of approval.

On-site surface water will be disposed by on-site soakage, as a short term measure.

The carparking area and all of the driveway will be paved with a highly permeable paving system designed to improve the on-site disposal of surface water, the remainder will be stencilled concrete.

On-site detention has not been requested for this development in this catchment because of the high flood prone nature of the land. On-site detention is not appropriate in this instance as it is preferable that the water flows off-site as soon as practicable.

### **Flooding**

The ground floor triple garage section which faces the rear boundary, is located within the high hazard floodway area and accordingly has been designed with specific structural measures to actively reduce its impact upon the flood flow characteristics. The balance of the building is outside this area.

The site is subject to high hazard flooding which equates to higher water velocities and significant depth of the water over the site. The proposed building will be under up to 4 metres of flood water in the 1% AEP.

To ensure minimal interruption to flood flows, the ground floor garage section has large openings in three of its walls to allow unfettered access and egress of flood water. To ensure the security requested by the owner, the openings will be fitted with a highly permeable walling system comprising of horizontal metal bars or slats. This will ensure the free passage of flood water through the garages and thereby minimise flood damage to other buildings in the vicinity.

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To ensure its structural stability, the structure has been designed to withstand flood impact and footing erosion. The ground floor garage section will contain metal columns encased with brickwork to support the first floor. The second storey will be brick veneer construction.

To ensure the durability of the building, it will be constructed of flood compatible materials and be fitted with purpose built access hatches at the top and bottoms of the walls to allow good access to clean the wall cavity after flooding.

To ensure flood free storage area within the building, the floor of the second storey above the garage will be constructed 500mm above the 1% AEP.

The building will not be used for residential purposes and thus emergency evacuation will not be a concern. An emergency evacuation plan will be required however to ensure the safety of users of the building.

#### **Landscaping**

The very simple approach of the proposed landscaping will engender a finer scale residential appearance, contribute to the streetscape and conserve water usage.

The front fence is to be a painted picket style fence 1200mm in height.

#### Development Control Plan No 97

#### **Carparking**

The proposal provides nine (9) carparking spaces which is greater than the seven (7) spaces required by DCP 97 using 1 space per 35m<sup>2</sup> of nett floor area of 225.08m<sup>2</sup> office space, as furnished by the applicant. The configuration of the parking spaces is acceptable, having 6 outdoor spaces and 3 spaces within the garages. The carpark contains a suitably sized disabled carparking space in a convenient location.

All carparking spaces are located behind the building and are not highly visible from the street.

The proposal allows vehicles to turn on the site and exit in a forward direction.

The driveway has a width of 3.85 metres which is considered to be acceptable for the size of vehicles

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expected to be using the premises as an office. The driveway will generally allow single entry or exit of vehicular traffic at a time, although vehicles are able to pass within the site in the vicinity of the front boundary.

The existing side fence at the south western corner of the lot does not allow adequate sight distance to ensure pedestrian and motorist safety when exiting the site. The flanking fence is to be tapered to permit adequate sight distance to be achieved, by a condition of consent.

Development Control Plan 96

**Signage**

The proposed 600 x 450m brass or granite sign bearing the name of the company and attached to the front wall of the building near the door is considered to be acceptable.

Building Code of Australia

The building will be classified as a Class 5 under the BCA.

The building will be setback 1.0 metres from the northern boundary and 3.85 metres from the southern boundary. The “window” openings in the northern wall will be protected by appropriate fire rated windows or glass bricks. The large opening in the garage along the northern wall will not require protection because they are located 3 metres from the side boundary.

The first floor storage area immediately above, is setback only 1.0 metre from the side boundary. Private certification needs to be provided for the work required to achieve a performance solution to the protection of that part of the building.

The present configuration of the stairway from the ground floor to the first floor storage room does not allow credible access to the attic space at the top of the stairs. This aspect is to be resolved before a Construction Certificate is issued for the works as it will not affect the appearance or size of the building.

Camden Scenic and Cultural Landscape Study

The proposed design for the new building is considered to be compatible with the residential building styles in the vicinity and is deemed to support the objectives of the City Centre Conservation precinct. It is considered

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that the proposed design will not impinge on any Scenic or Cultural landscape.

Regional Environmental Plan No 20

SREP 20 provides that Council shall not grant consent to any application to carry out development which drains to the Hawkesbury-Nepean River system, unless it has taken into account the effect that development will have on the river system.

The development will be connected to Sydney Water's sewerage system and the roof water will be drained to Council's stormwater gutter in the street. Surface water will be disposed on-site, in the short term, and to Council's stormwater system via the interlot drainage, in the longer term. There will be no significant impact on the Hawkesbury-Nepean River.

**(b) Likely impacts of the development, including impacts on both natural and built environment including social and economic impacts**

The impact on the natural environment has been assessed and is considered to be acceptable. The design of the building is expected to minimise the impact on flooding. It is proposed to include conditions on the consent relating to the abatement of noise, air and water pollution.

The new building design has architectural merit and is suitable for the locale.

**(c) Suitability of the site**

The site is fully serviced [ie water, electricity, sewer and telephone] and is located in close proximity to Camden town centre.

The proposed development is located on Elizabeth Street which is a local road and is considered to be capable of catering for the modest increased traffic movements generated by the proposal. The vehicular entrance and egress path has reasonable sight distances available on the northern side at the access point but not to the south. This shortcoming will be addressed by the tapering the top of the fence line at the front of the lot as a condition of approval.

The site is subject to flooding in a major flood event, but the special provisions incorporated in the building will minimise the risks to the environment, the occupants

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and the building and other buildings. The site is suitable for the development.

**[d] Any submission made in accordance with the Act**

Council received a submission as a consequence of the initial notification process.

The sole submission expressed general support for the development provided that the proposed retaining wall and backfill originally proposed, was deleted from the approval. The retaining wall and backfill have now been deleted from the proposal in a revised plan. A condition of consent will be added to ensure that the pre-development surface levels are maintained after construction.

The second notification provided no objections to the proposal.

**(e) Public Interest**

The site is within an area identified by Council planning instruments as being suitable for use. There appears to be a need within the community for this type of development and the convenience that it provides in terms of cost, maintenance and proximity to the town centre.

**Conclusion**

The proposed development has merit in terms of its building design and its modest building bulk and scale and will enhance the streetscape and support the City Centre Conservation Precinct.

The building has been designed to withstand the impacts of the 1% AEP flood event and incorporates specific measures to minimise its impact upon flooding in the vicinity and upon other surrounding buildings.

An easement will be required to be created over land at the rear of the lot to accommodate future drainage pipes. The development is consistent with the objectives of the Local Environmental Plan and the particular zone.

Recommended: That

- (i) Consent to Development Application 312/2003, for the construction of a commercial building at No 14 Elizabeth Street, Camden, being Lot C in DP 157211, be approved

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subject to the conditions which form **Tabled Document "DC 3"**.

- (ii) Those persons making a submission be advised of Council's decision.

*Resolved on the Motion of Cr McFadden, seconded Cr Winn that*

- (i) *Consent to Development Application 312/2003, for the construction of a commercial building at No 14 Elizabeth Street, Camden, being Lot C in DP 157211, be approved subject to the conditions which form **Tabled Document "DC 3"**.*

- (ii) *Those persons making a submission be advised of Council's decision.*

DC050/03 THE MOTION WAS **CARRIED.**  
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**4. Camden Council Engineering Works Development Control Plan**

**File No:**       **3903/1** (Director, Development & Environment Division)

**Purpose of the Report**

The purpose of this report is to recommend that Council resolve to place on public exhibition Camden Council Engineering works development control plan and attached guidelines (ie Camden Council's Design Specification and Camden Council's construction specification for roadworks, drainage and other works associated with subdivisions and other developments).

**Background**

The purpose of this DCP is to update Camden Council's Engineering design specification and Camden Council's construction specification for roadworks, drainage and other works associated with subdivisions and other developments and include these documents as guidelines attached to the new DCP. These guidelines were last updated in March 1996 and May 1997.

The current guidelines are being updated to reflect new Australian standards and current engineering best practice. By attaching these guidelines to a DCP, Council ensures a consistent approach to the design and construction of engineering works and sets current standards for the design and construction of engineering works. These attachments also allow for regular updating of these standards to keep pace with current Australian standards and engineering best practice without going through the process of modifying a DCP.

**Conclusion**

This DCP will ensure all engineering works shall be undertaken in accordance with the provisions of the "Camden Council engineering design specification as amended from time to time" and Camden Council construction specification for roadworks, drainage and other works associated with subdivisions and other developments as amended from time to time".

At the conclusion of the exhibition period, the DCP and attached guidelines will be reported back to Council with any comments received.

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Recommended:      That:

- (i)      The Camden Council engineering works development control plan and attached guidelines which form **Tabled Document “DC 4”** be exhibited in accordance with the regulations.
  
- (ii)     At the conclusion of the exhibition period, the matter be referred to Council for consideration in conjunction with any comments received.

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

- (i)      *The Camden Council engineering works development control plan and attached guidelines which form **Tabled Document “DC 4”** be exhibited in accordance with the regulations.*
  
- (ii)     *At the conclusion of the exhibition period, the matter be referred to Council for consideration in conjunction with any comments received.*

DC051/03      *THE MOTION WAS **CARRIED.***  
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The Meeting closed at 6.02pm.