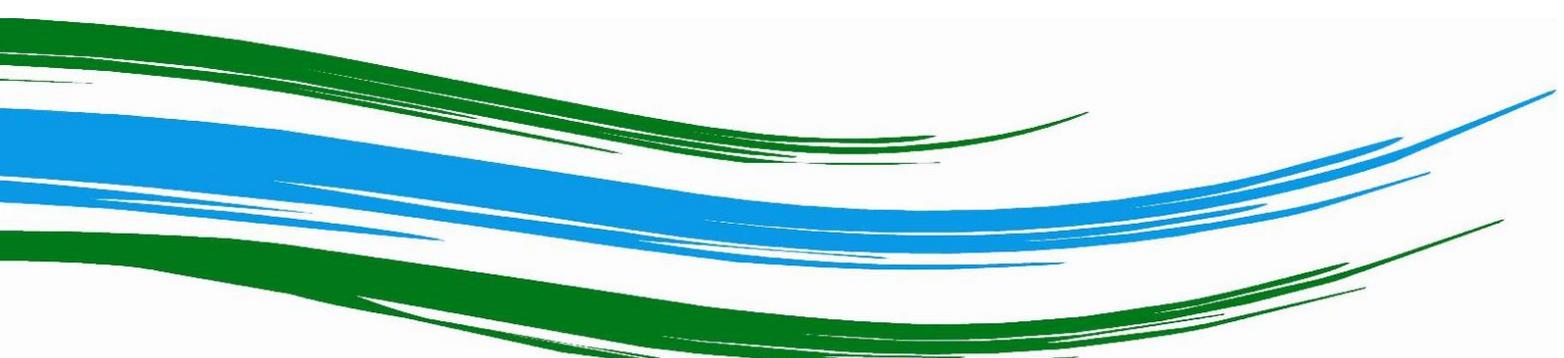




Camden Local Planning Panel

Agenda
17 July 2018

2.00pm
Camden Council
Administration Centre
70 Central Avenue, Oran Park





CAMDEN LOCAL PLANNING PANEL

ORDER OF BUSINESS

Acknowledgement of Country	6
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CLPP01 Storage Shed - 65 Harrington Street, Elderslie	9



CAMDEN LOCAL PLANNING PANEL

SUBJECT: ACKNOWLEDGEMENT OF COUNTRY

I would like to acknowledge the traditional custodians of this land on which we meet and pay our respect to elders both past and present.



CAMDEN LOCAL PLANNING PANEL

SUBJECT: RECORDING OF LOCAL PLANNING PANEL MEETINGS

In accordance with Camden's Local Planning Panel Operational Procedures, this meeting is being audio recorded by Council staff for publication on Council's website.

No other recording by a video camera, still camera or any other electronic device capable of recording speech, moving images or still images is permitted without the prior approval of the panel.



CAMDEN LOCAL PLANNING PANEL

SUBJECT: DECLARATION OF INTEREST

This section provides an opportunity for Panel Members to disclose any interest that they may have relating to a Report contained in this Agenda.

CAMDEN LOCAL PLANNING PANEL MEETING CLPP01

SUBJECT: STORAGE SHED - 65 HARRINGTON STREET, ELDERSLIE
TRIM #: 18/194605

DA Number:	2018/111/1.
Proposed Development:	Storage Shed.
Estimated Cost of Development:	\$29,000.
Site Address(es):	65 Harrington Street ELDERSLIE
Applicant:	Mother Hubbard Cupboard
Owner(s):	Mr R A & Mrs E M Campbell
Number of Submissions:	Nil
Development Standard Variation(s):	None.
Classification:	Local
Recommendation:	Approve with conditions.
CLPP Referral Criteria:	Potential conflict of Interest Item 1(b) of Schedule 1, the land owner is a councillor
Report Prepared By:	Steven Brand, Senior Building Surveyor.

PURPOSE OF REPORT

The purpose of this report is to seek the Camden Local Planning Panel's (the Panel) determination of a development application (DA/2018/111/1) for a storage shed at 65 Harrington Street, Elderslie.

The Panel is the consent authority for this DA as, pursuant to the Minister for Planning's Section 9.1 Direction, the land owner is a Councillor.

SUMMARY OF RECOMMENDATION

That the Panel determine DA/2018/111/1 for a storage shed pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions attached to this report.

EXECUTIVE SUMMARY

Council is in receipt of a DA for a storage shed at 65 Harrington Street ELDERSLIE.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, relevant environmental planning instruments, development control plans and policies.



The application also proposes a variation to control (4) in Section D2.1.11 of Camden Plan (CDCP) 2011 regarding the maximum floor area for outbuildings in residential areas. The development seeks to construct a 69sqm outbuilding in lieu of the maximum 60sqm required for lots between 600sqm and 900sqm in site area. The variation is assessed in detail in this report and is supported by Council staff.

The DA was publicly exhibited for a period of 14 days in accordance with Camden Development Control Plan 2011. The exhibition period was from 1 to 14 June 2018. No submissions received as result of neighbour notification.

COMPLIANCE WITH KEY PLANNING CONTROLS

Control	Proposed	Variation
The floor area of an outbuilding on a lot must not be more than the following: a. 60m ² , if the lot has an area of at least 600m ² but less than 900m ²	Shed floor area – 69m ² Site Area - 853m ²	Additional 9m ² floor area.
4.8m maximum building height.	3.71m maximum building height.	None.
Rear setback for property >200m ² – 900m ² – 900mm	8.70m	None.
Side setback for lots >18m – 24m – 1.5metres	1.5m	None.

AERIAL PHOTO



DA/2018/111/1

Subject Site: 65 Harrington Street
ELDERSLIE




THE SITE

The site is commonly known as 65 Harrington Street, Elderslie and is legally described as lot 6, DP 21803 (highlighted in red).

The site is regular in shape and has a frontage of 19.3m to Harrington Street, a depth of 44.5m and an area of 853.6sqm. The site has an existing building with an approved use as community facility (DA/2016/567/1) and a small detached garage.

The surrounding area is characterised by existing residential development containing single detached dwellings to the north along Harrington Street and business development land immediately adjoining the subject site to the south comprising of a general store and mechanical repair service station.

HISTORY

The relevant development history of the site is summarised in the following table:

Date	Development
21 July 2016.	Approval of DA/2016/567/1 for a change of use to a community facility

The existing building on site is approved for use as a community facility associated with the operation of ‘Mother Hubbard’s Cupboard Camden’ which is a not for profit organisation. The use involves the display of new and used small goods donated by the public which are distributed to disadvantaged people within the community.



THE PROPOSAL

DA/2018/111/1 seeks approval for the construction and use of a storage shed which is ancillary to the existing approved community facility.

The estimated cost of the proposed development is \$29,000.

ASSESSMENT

Environmental Planning and Assessment Act 1979 – Section 4.15(1)

In determining a DA, the consent authority is to take into consideration the following matters as are of relevance to the development the subject of the DA:

(a)(i) the provisions of any environmental planning instrument

The environmental planning instruments that apply to the proposed development are:

- Camden Local Environmental Plan 2010
- Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River.

Camden Local Environmental Plan 2010

Site Zoning

The site is zoned R2 Low Density Residential pursuant to clause 2.1 of Camden LEP 2010

Land Use Definitions

The proposed development is a storage shed ancillary to an existing approved 'community facility' which is defined as:

a building or place:

- (a) owned or controlled by a public authority or non-profit community organisation, and
(b) used for the physical, social, cultural or intellectual development or welfare of the community,*

but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

Permissibility

The site is used by a non-profit community organisation which caters for the social and cultural welfare needs of the community. Items are donated by members of the community and redistributed to underprivileged members of the community free of charge. Donations are accepted however retailing of goods is not proposed.

The proposed development is not listed as being prohibited and is permissible with Development Consent and is consistent with the objectives of an R2 Zone.

An assessment table in which the proposed development is considered against the Camden LEP is provided as an attachment to this report.

Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River (SREP 20)

The proposed development is consistent with the aim of SREP 20 (to protect the environment of the Hawkesbury-Nepean River system) and all of its planning controls.

There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the proposed development. Appropriate erosion and sediment control measures and water pollution control devices have been proposed as part of the development.

(a)(ii) *the provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)*

There is no proposed environmental planning instrument that applies to the proposed development.

(a)(iii) *the provisions of any development control plan*

The development control plan that apply to the proposed development are:

- Camden Development Control Plan 2011.

Camden Development Control Plan 2011 (Camden DCP)

The site is approved for use as a community facility associated with the operation of 'Mother Hubbard's Cupboard Camden' within an R2 Low Density Residential Zone. The proposed use of the storage shed is ancillary to the approved community facility.

Camden DCP does not contain any specific controls for this type of Development. Considering the residential zone and previous use of the site, it would be appropriate to apply the Objectives and Controls in Section D2.1.11 – Outbuildings

An assessment table in which the proposed development is considered against the Camden DCP is provided as an attachment to this report.

Variation Assessment:

Control 4 of the DCP permits a maximum floor area of an outbuilding of 60sqm for lots between 600sqm and 900sqm. The Development Application proposes an outbuilding of 69.2sqm on a lot which is 853.6sqm.

In assessing a variation to the outbuilding controls, the following statements demonstrate how the proposed development meets the relevant Objectives.

1. Ensure outbuildings in the Residential zones are appropriately sited and designed to minimise impacts on adjoining properties, the streetscape and the character of the locality.

Comment: The proposed outbuilding is located in the rear yard behind the existing building on site and complies with all other setback controls of the DCP.



It is also noted that if the subject site was just 47sqm larger (900sqm), a 100sqm outbuilding would be permitted by the controls. Accordingly, it is considered that the bulk and scale of development is suitable for this lot.

2. Ensure the visual impact of the outbuilding is minimized and integrated into the existing surrounding environment.

Comment: The proposed outbuilding is screened from the street view and complies with all other controls of the DCP with regard to setbacks and height.

3. Preserve the existing natural vegetation on site.

Comment: The outbuilding has been sited to retain existing vegetation and the application does not propose any tree removal.

It should be noted that a number similar variations to this control have been approved under delegated authority, and the variation was not a trigger for referral to the panel.

Consequently, it is recommended that the Panel support this proposed variation to the Camden DCP.

(a)(iia) the provisions of any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

No relevant agreement exists or has been proposed as part of this DA.

(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

The *Environmental Planning and Assessment Regulation 2000* prescribes several matters that are addressed in the conditions attached to this report.

(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

As demonstrated by the above assessment, the proposed development is unlikely to have a significant negative impact on either the natural or built environments, or the social and economic conditions in the locality.

(c) the suitability of the site for the development

As demonstrated by the above assessment, the site is considered to be suitable for the proposed development.

(d) any submissions made in accordance with this Act or the regulations

The DA was publicly exhibited for a period of 14 days in accordance with Camden Development Control Plan 2011. The exhibition period was from 1 to 14 June 2018.

No submission have been received.

(e) the public interest

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, environmental planning instruments, development control plans and policies. Based on the above assessment, the proposed development is consistent with the public interest.

EXTERNAL REFERRALS

This Development Application did not require any external referrals

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

The DA has been assessed in accordance with Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. The DA is recommended for approval subject to the conditions attached to this report.

RECOMMENDED

That the Panel approves DA/2018/111/1 for a storage shed at 65 Harrington Street, Elderslie subject to the conditions attached to this report.

REASONS FOR DETERMINATION

1. The proposed development will provide additional storage for an existing approved community facility.
2. The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being Camden LEP 2010 and State Regional Environmental Plan No 20 - Hawkesbury-Nepean River.
3. The proposed development is, subject to the recommended conditions, consistent with the objectives of the applicable development control plans, being the Camden Development Control Plan 2011.
4. Subject to the recommended conditions the proposed development will be provided with adequate services.
5. The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.
6. The proposed development, subject to the recommended conditions, will have no unacceptable adverse impacts upon the natural or built environments.
7. In consideration of the aforementioned reasons, the proposed development is a suitable and planned use of the site and its approval is within the public interest.



ATTACHMENTS

1. Recommended Conditions
2. Proposed Plans
3. Zoning Plan
4. Camden LEP Assessment
5. Camden DCP Assessment

RECOMMENDED CONDITIONS

1.0 - General Conditions of Consent

The following conditions of consent are general conditions applying to the development.

- (1) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
For Mother Hubbards Cupboard	Site plan	Applicant	
Tssw170103	Layout	TNC Engineering	20/11/2017

- (2) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (3) **Shoring and Adequacy of Adjoining Property Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, the person having the benefit of the consent shall, at the person's own expense:
- protect and support the adjoining building, structure or work from possible damage from the excavation; and
 - where necessary, underpin the building, structure or work to prevent any such damage.

This condition does not apply if the person having the benefit of the consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying

A copy of the written consent must be provided to the PCA prior to the excavation commencing.

2.0 – Prior to Issue of a Construction Certificate

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Stormwater Disposal - Collection and Discharge** - The roof of the subject building shall be provided with guttering and down pipes and all drainage lines, conveyed to absorptions pits designed by a suitably qualified Hydraulic Engineer based on a geotechnical investigation of the site.

Details demonstrating compliance shall be provided to the Certifying Authority prior to the issue of a Construction Certificate.

3.0 - Prior to Commencement of Works

The following conditions of consent shall be complied with prior to any works commencing on the development site.

- (1) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:
 - a) a description of the work to be carried out;
 - b) the address of the land on which the work is to be carried out;
 - c) the registered number and date of issue of the relevant development consent;
 - d) the name and address of the PCA, and of the person by whom the PCA was appointed;
 - e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
 - f) a telephone number on which the PCA may be contacted for business purposes.

- (2) **Notice of Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
 - a) the name and address of the person by whom the notice is being given;
 - b) a description of the work to be carried out;
 - c) the address of the land on which the work is to be carried out;
 - d) the registered number and date of issue of the relevant development consent and construction certificate;
 - e) a statement signed by or on behalf of the PCA/developer (only where no PCA is required) to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
 - f) the date on which the work is intended to commence.

- (3) **Construction Certificate Required** - In accordance with the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:
 - a) a Construction Certificate has been issued by a Certifying Authority;
 - b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent;

- c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
 - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
 - e) the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (4) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited;
 - b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
 - c) the name, address and telephone number of the PCA.

The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.

- (5) **Sydney Water Approval** – The approved construction certificate plans must also be approved by Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of the development. Go to www.sydneywater.com/tapin to apply.

A copy of the approval receipt from Sydney Water must be submitted to the PCA.

- (6) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this development consent.

4.0 - During Works

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (2) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (3) **Retaining Walls** - The following restrictions apply to any retaining wall erected within the allotment boundaries:
 - a) retaining walls shall be constructed a minimum of 300mm from any property boundary to ensure all associated drainage and backfill remain wholly within the subject property;

- b) adequate provisions shall be made for surface and subsurface drainage of retaining walls and all water collected shall be diverted to, and connected to, a stormwater disposal system within the property boundaries;
 - c) retaining walls shall not be erected within drainage easements; and
 - d) retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited.
- (4) **Stormwater – Collection and Discharge Requirements** - The roof of the subject building(s) shall be provided with guttering and down pipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, installed as per the approved hydraulic drainage plan.
- All roofwater shall be connected to the approved roofwater disposal system immediately after the roofing material has been fixed to the framing members. The PCA shall not permit construction works beyond the frame inspection stage until this work has been carried out.
- (5) **Works by Owner** - Where a portion of the building works do not form part of a building contract with the principal contractor (builder) and are required to be completed by the owner, such works shall be scheduled by the owner so that all works coincide with the completion of the main building being erected by the principal contractor.

5.0 - Prior to Issue of an Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

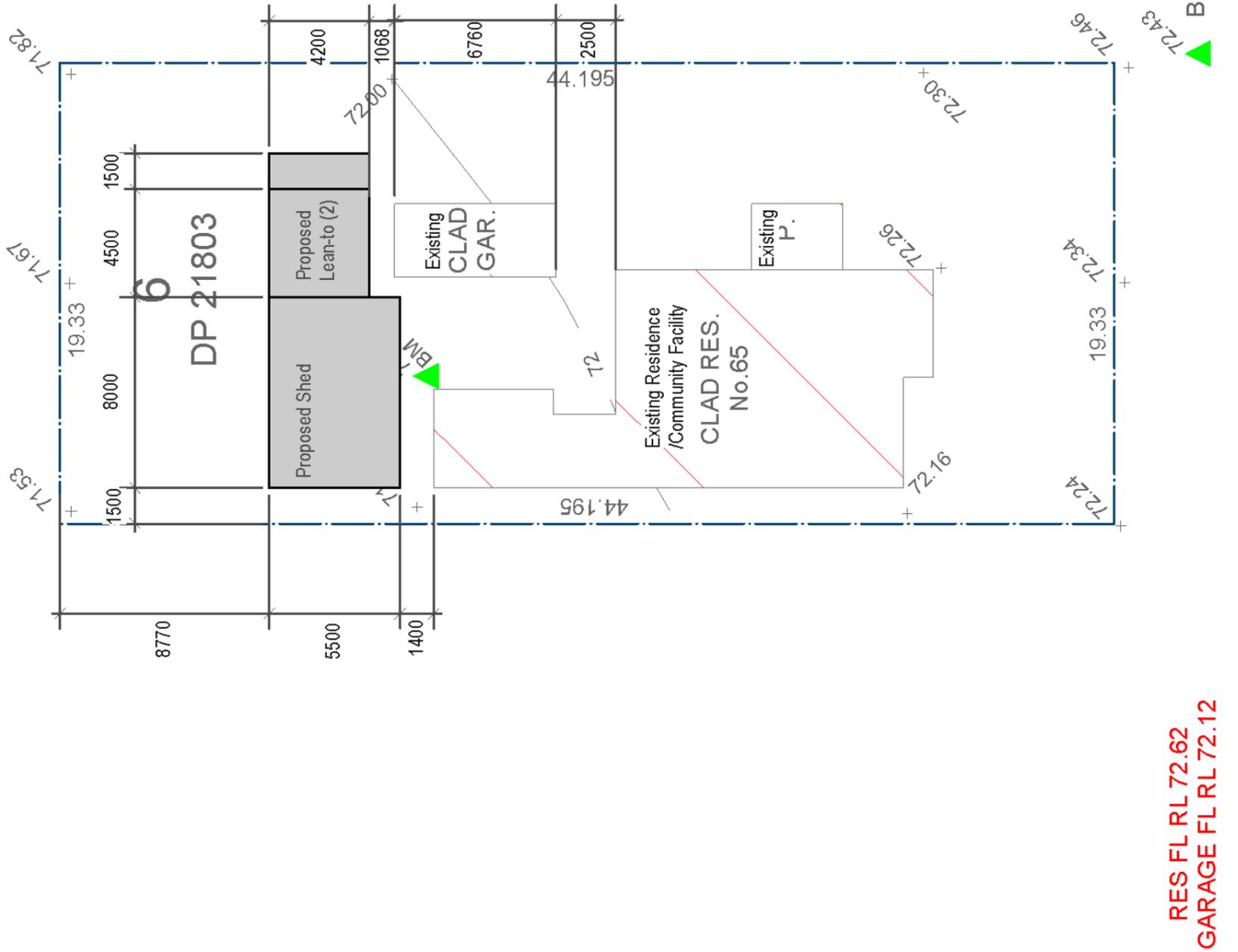
- (1) **Occupation Certificate Required**- An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (2) **Fire Safety Certificates** - A Fire Safety Certificate shall be provided to the PCA in accordance with the requirements of the EP&A Regulation 2000.

6.0 – Ongoing Use

The following conditions of consent are operational conditions applying to the development.

- (1) **Approved Use** – All conditions contained within Development Consent (DA/2016/567/1) issued 21 July 2018 remain applicable to this development.

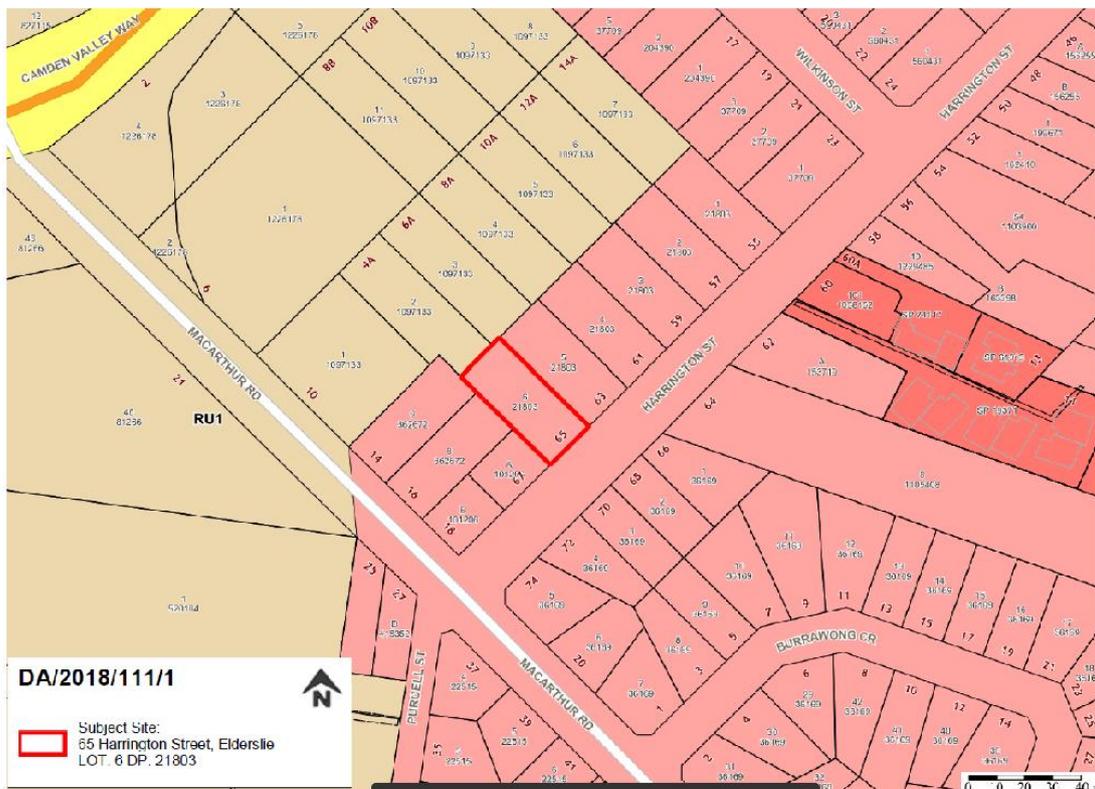
Site Plan
Mother Hubbard's Cupboard
 1:200 @ A3
 65 Harrington St., Elderslie, 2570
 Camden LGA
 Proposed additional shed & storage location
 Drawn 23.6.18 - MS



RES FL RL 72.62
 GARAGE FL RL 72.12

	<p>Layout © Copyright Steelex IP Pty Ltd</p> <p>Buyer Name: Miller Hubbard Cupboard Vei Stewart Site Address: 65 Harrington Street ELDERSLIE NSW Australia 2570 Drawing # TSSW170103 - 3 Print Date: 20/11/17</p> <p>Seller: THE Shed Company Sydney South West The Trustee for Paradjik Family Trust Phone: (02) 4647 1066 Fax: (02) 4647 1066 Email: sydneysouthwest@shedcompany.com.au</p> <p>TNC ENGINEERING PTY LTD ACN: 610 855 280 ME: Aust. (Registered NER Structural & Civil) 2741240 CLD: RPEQ No. 13750; MC: EC44684; TAS: CC6868; N.T.: 225621ES; Practising Professional Structural & Civil Engineer</p> <p>Signature: <i>R. Nancarrow</i> R. Nancarrow Date: 20/11/17</p>
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ZONING PLAN



Camden Local Environmental Plan 2010 (LEP) Assessment Table

Clause	Proposed	Compliance
<p>2.3 Zone objectives and land use table</p> <p>The land use table for each zone sets out what development is permitted without consent, permitted with consent and prohibited.</p> <p>The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within a zone.</p> <p>The zone objectives for this site are:</p> <ul style="list-style-type: none"> To provide for the housing needs of the community within a low density residential environment. To enable other land uses that provide facilities or services to meet the day to day needs of residents. To allow for educational, recreational, community and religious activities that support the wellbeing of the community. To minimise conflict between land uses within the zone and land uses within adjoining zones. 	<p>The proposed development is a storage shed ancillary to an existing approved 'community facility' which is defined as:</p> <p><i>a building or place:</i></p> <p><i>(a) owned or controlled by a public authority or non-profit community organisation, and</i></p> <p><i>(b) used for the physical, social, cultural or intellectual development or welfare of the community, but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.</i></p> <p><i>Permissibility</i></p> <p>The site is used by a non-profit community organisation which caters for the social and cultural welfare needs of the community. Items are donated by members of the community and redistributed to underprivileged members of the community free of charge. Donations are accepted however retailing of goods is not proposed.</p> <p>The proposed development is not listed as being prohibited and is permissible with Development Consent and is consistent with the objectives of an R2 Zone.</p>	<p>Yes</p>
<p>4.3 Height of buildings</p> <p>Maximum buildings heights must not exceed the maximum building height shown on the Height of Buildings Map.</p> <p>The maximum building height for this site is 9.5m.</p>	<p>3.71 metres</p>	<p>Yes</p>
<p>4.4 Floor space ratio</p>	<p>No Floor Space Ratio requirements in this part of Elderslie</p>	<p>N/A</p>

Camden Local Environmental Plan 2010 (LEP) Assessment Table

<p>Maximum floor space ratios must not exceed the floor space ratio shown on the Floor Space Ratio Map.</p> <p>7.1 Flood planning</p> <p>Development consent must not be granted to development on land at or below the flood planning level unless the consent authority is satisfied to a number of matters listed by this clause; including compatibility with the flood hazard of the land.</p> <p>7.2 Airspace operations</p> <p>Development consent must not be granted to development if the consent authority is satisfied that the proposed development will penetrate the Obstacle Limitation Surface as shown on the Obstacle Limitation Surface Map.</p> <p>Before granting development consent to development on land shown on the Obstacle Limitation Surface Map for which an obstacle limitation surface is identified the consent authority must give written notice of the proposed development to the relevant Commonwealth body and take into account any comments received from that body within 28 days after the notice is given.</p> <p>Before granting development consent to development on land shown on the Procedures for Air Navigation Services—Aircraft Operations Map for which a PANS-OPS surface is identified the consent authority must take into account whether the proposed development may compromise the effective and on-going operation of Camden Airport.</p>	<p>The property was identified as being a food control lot.</p> <p>The Development Application was referred to Council's Stormwater and Floodplain Engineer who provided comments and no additional conditions.</p>	<p>Yes</p>
<p>Based on levels provided the proposed development will not penetrate the Obstacle Limitation Surface as shown on the Obstacle Limitation Surface Map</p>	<p>Based on levels provided the proposed development will not penetrate the Obstacle Limitation Surface as shown on the Obstacle Limitation Surface Map</p>	<p>Yes</p>

Camden Development Control Plan 2011 (Camden DCP) Assessment Table

Control	Proposed	Compliance
B4 Advertising and Signage	No additional signage proposed	Yes
D2.1.11 Outbuildings		
1. Outbuildings should be sited to retain existing vegetation on site and in a location where the future growth of vegetation can be retained and protected.	Outbuilding has been sited to retain existing vegetation and no tree removal proposed	Yes
2. Unless otherwise approved by Council, the use of the outbuilding must be of domestic storage and hobby use only, which is ancillary to the use of the dwelling onsite.	The use of the outbuilding is ancillary to the approved use of the site.	Yes
3. Outbuildings should be sited so as they are not to encroach or impact on any existing service infrastructure, onsite sewerage management systems and associated effluent areas.	No impacts on existing services	Yes
4. The floor area of an outbuilding on a lot must not be more than the following: a. 36m ² , if the lot has an area of less than 300m ² b. 45m ² , if the lot has an area of at least 300m ² but less than 600m ² c. 60m ² , if the lot has an area of at least 600m ² but less than 900m ² d. 100m ² , if the lot has an area of at least 900m ² .	The floor area of outbuilding equates to 69.2sqm See variation assessment in report	No
5. The Maximum height of an outbuilding or alterations and additions to an existing outbuilding must not be more than 4.8m above ground level (existing)	3.71m	Yes
6. Despite sub clause (5) above, a one storey structure with an attic above is permissible provided the height does not exceed 5.4m and amenity to adjacent sites is maintained and the roof pitch, of the building, must not exceed 45 degrees.	No attic room proposed	Yes
6A Despite sub-clauses 5 and 6 the maximum height of an outbuilding or alterations and additions to an existing outbuilding must not be more than 4.5m above ground level (existing).	3.71m	Yes

Camden Development Control Plan 2011 (Camden DCP) Assessment Table

7. Stormwater discharge must be disposed of solely within the property boundary without causing any nuisance to the adjacent properties.	Design statement provided indicating storm water will be disposed of to an absorptions trench design by a hydraulic engineer. Development Consent will be conditioned accordingly	Yes
8. For outbuildings greater than 20m ² in floor area, stormwater must be collected and discharged to: a. Existing onsite stormwater lines; or b. To a collection tank with an overflow connected to the existing onsite stormwater lines. c. Absorption trenches or existing watercourse as deemed suitable by Council.	Design statement provided indicating storm water will be disposed of to an absorptions trench design by a hydraulic engineer. Development Consent will be conditioned accordingly	Yes
9. Notwithstanding the general controls for cut and fill requirements within this DCP, there must be a balance of cut and fill on site. Any fill must be contained wholly within the property boundary without causing any nuisance to the adjacent site.	No cut and fill proposed	Yes
10. All outbuildings must be planned and organized in a group and must be located behind the building line so it is predominantly hidden from view from the public domain.	Proposed storage shed located behind the building line	Yes
11. All outbuildings must comply with the setback provisions in Clause 3.16 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.	1.5m Side boundary setback 8.7m rear boundary setback	Yes
12. Greater setbacks may be required in order to minimize any adverse impacts on the amenity of adjoining residents due to the proposed use of the outbuilding.	No requirement for additional setbacks	Yes
13. The roof pitch for any outbuilding must not exceed 36 degrees.	10 degrees	Yes
14. The external wall cladding of outbuildings should be of masonry, colorbond sheet metal or other approved material which is compatible with the surrounding development in terms of profile, colour and finish.	Colourbond	Yes

Camden Development Control Plan 2011 (Camden DCP) Assessment Table

<p>15. The roof cladding of outbuildings should be of tiles, colorbond sheet metal or other approved material which is compatible with the surrounding development in terms of profile, color and finish.</p>	<p>Colourbond</p>	<p>Yes</p>
<p>16. The colours of roof and wall cladding should generally be of low reflective natural earth and vegetation tones.</p>	<p>Colour scheme compatible with surrounding development and storage shed is located behind the existing building on site.</p>	<p>Yes</p>