

GENERAL PURPOSE COMMITTEE

SECTION 1 ENVIRONMENT

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ITEM: 1 REQUEST FROM ELF MUSHROOMS FOR A TWO (2) YEAR
EXTENSION TO A NOTICE TO COMPLETE COMPOST TUNNEL
DEVELOPMENT - LOT 12 DP736138 AND LOT 4 DP610341,
MULGRAVE ROAD, MULGRAVE

FILE NUMBER: DA0218/90Pt01/EVD

REPORT:

Council at its meeting on 14 June 1994 resolved as follows:-

- "A. 1. *R N & N R Tolson be required to complete development approved by
development consent 218/90 within a period of 13 (thirteen months).*
2. *Further that the offensive odours, as has been related to Council, cease
within a period of 13 (thirteen months).*
3. *Council investigate a smell assessment panel.*
- B. *That Council invite Mr Tolson to submit a rezoning application for the site."*

On 21 July 1994, Council issued R & N Tolson and Elf Mushrooms with a notice to complete a partially actioned development approval for composting tunnels within thirteen (13) months of the notice, being 21 August 1995. The notice was issued in response to complaints about odour and the potential of the tunnels to substantially reduce odour emissions.

In the 21 July 1994 notice served on Mr Tolson to complete the tunnel development, it was indicated that an application may be made to Council seeking an extension of time stipulated in the notice.

Mr Tolson has now requested a two year extension of this period. He writes as follows:-

"At council's meeting in August 1994, Council resolved to give our company 13 months to complete our development of the compost tunnels at Mulgrave.

This development is not complete as we have been actively seeking a new site better located for the purpose.

A site has been located at Marulan and Hawkesbury Council has indicated as well, that they would like to reopen the siting issue locally.

For this reason I would like Council to grant me an extension of 2 years. One to complete negotiations and two to facilitate the building on a new site.

Hoping this will get favourable consideration."

It is understood from discussions with Mr Tolson that he wishes to retain a compost facility in the Hawkesbury area to service existing customers as well as the proposed compost facility in Marulan to service customers south of Sydney.

Mr Tolson has advised that he does not wish to put further capital into the Mulgrave Road facility and would prefer to relocate to a site which has a far greater buffer to residences. As compliance with the notice falls due on 21 August 1995 and most of the approved work has not been undertaken there would seem no prospect of compliance by the due date.

A further consideration is that compliance with the notice by the completion of the tunnel development, whilst being beneficial in reducing odour, may not necessarily reduce odour to the extent that no further complaints are received.

In the circumstances it is recommended that a two (2) year extension to the period stipulated in the notice be provided so as to enable Mr Tolson the opportunity to relocate his composting operations to a new site.

RECOMMENDATION:

That the period provided for compliance with the notice issued on 21 July 1994 be extended for 2 (two) years requiring completion of the tunnel development by 21 August 1997 or, alternatively, the closure of the facility.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN725NAX.V12

******* END OF ITEM 1 *******

ITEM: 2 ERECTION OF 3 X 3 BEDROOM VILLA HOMES - LOT 1313
DP802879 NO. 3 DEANE PLACE, BLIGH PARK - J NOPPETT

FILE NUMBER: DA121/95/EVD

Applicant: J Noppett
Applicants Reps: Nil
Owner: J Woodward
Stat. Provisions: Hawkesbury Local Environmental Plan, 1989
Area: 884.2m²
Zone: Residential 2(a)
Advertising: 14 days to adjoining owners, 3 submissions received from Deane Place residents
Date Received: 6 June 1995

Key Issues:

, Density
, Solar Access
, Building Line
, Character
, DCP - Medium Density Housing
, Parking
, Amenity

Action:

Refusal

REPORT:

Proposal

Application is to erect 3 x 3 bedroom single storey villa homes on the fan shaped lot at Bligh Park. The site is located in a short cul de sac of 4 lots with 2 additional lots in the corner of Neilson Crescent. The other 3 lots in the cul de sac contain single dwellings whilst the 2 lots in the corner contain dual occupancies.

The site has a 1.5m wide drainage easement along the rear boundary and the block contains several trees.

The development is located 4.5m back from Deane Place and is up to 1.0m from the eastern and western boundaries and up to the 1.5m wide easement at the rear.

Each dwelling has a double garage and one visitor space is located in the 4.5m building line setback.

Statutory Situation

The site is zoned as Residential 2(a) and the use for villa homes/medium density development is allowable with Council's consent.

The proposal does not conform to the Council's DCP - Medium Density Housing in the following:-

- * Density exceeded as 3 x 3 bedroom require 900m² (3 x 300m²) however the site is 882.2m².
- * The setback of 4.5m to the front boundary, Deane Place, is less than generally accepted and less than the existing dwellings on either side, being more than 7.5m.
- * The living areas and living area windows of Units 1 and 2 are not oriented to the north.
- * Other than rear courtyards, little space is available to landscape the site to enhance the building appearance as viewed from Deane Place and adjacent side properties.
- * No allowance has been made on the plans submitted to retain the existing trees and no landscaping plan has been received.

Community Response

The receipt of the application was advised to adjoining owners and 3 objections have been received. A summary of the objections follows:-

- Increased traffic flow in the street, double existing from 3 residences, hazards for on- street parking.
- Deane Place short cul de sac, insufficient space for on-street parking for medium density development.
- Decrease value of homes in Deane Place.
- Does not conform to building line of adjacent dwellings, little space for gardens.
- Out of character with other properties.
- Insufficient space onsite for visitor's vehicles and no space in front of site for on-street parking.
- Anything other than single dwelling unacceptable.
- Amount of roofed and sealed surfaces would affect drainage.
- No space for storage sheds so garages would be used, putting cars on the street.

- No areas for car washing, all such wastes to drainage lines.
- Lack of rear yards will mean children will play in the streets.
- On-street carparking causes difficulty for garbage and recycling pickups.
- Enough duplexes already in Bligh Park.
- Does not comply with objectives or provisions of Council's DCP.
- Limited space for landscaping and predominance of hard standing areas will destroy streetscape.
- Excessive noise from traffic in area.
- Visitor's car space in front setback indicates site too small.
- Have drainage lines been designed for the increased runoff from this development?
- Contrary to State Government consent policy to stop excessive urban consolidation.

Environmental Assessment

Density

The proposed development exceeds the density provisions of the Council's DCP in so much as 3 x 3 bedroom villa homes require a site area of 900m² whereas the site contains 884.2m². Whilst the difference is not excessive, it does indicate that the proposal is an overdevelopment of the site.

Solar Access

The windows of the living areas and the living areas of Units 1 and 2 are not orientated to the north contrary to Council's DCP. This provision is included in the DCP to provide solar access for the living rooms of each dwelling, particularly in the winter months.

Building Line

The proposed development encroaches on the established building line of the dwellings on either side of the site and the provision of a visitor's carspace in this area reduces the available space for landscaping. Being a fan shaped lot, the front building line area is not excessive anyway and its reduction as proposed is not acceptable in this location.

Character

Whilst the architectural style of the proposed development is "cottage" in appearance, the density of the development, compared to that on adjacent lots, is out of character.

DCP - Medium Density Housing

The proposal conflicts with the provisions of Council's DCP as detailed earlier in this report.

Parking

The parking provided onsite for residents' and visitors' vehicles conforms to Council's DCP for medium density housing. The width of the turning area out of the garage for Unit 1 is 6.5m wide whereas the Council's Parking Policy requires a minimum of 6.7m.

On-street parking is likely to occur at times by residents and visitors of the 3 villa homes and, due to the cul de sac location, there is no kerbside parking for the site, once the access to the site is provided. Congestion is likely to occur at times in the street due to the existing dwellings and this current proposal.

Amenity

The proposed development, because of its out of character nature and non compliance with Council's DCP, could adversely affect the amenity of the area.

Conclusion

The proposal is considered to be out of character with development on surrounding lands and, due to conflicts with the Council's DCP for Medium Density Housing and the design of the proposal, is also considered to be an overdevelopment of the site.

RECOMMENDATION:

That the application be refused for the following reasons:-

1. The proposal does not conform to the provisions of Council's Development Control Plan - Medium Density Housing in respect of density, design, solar access, set back to front boundary and landscaping.
2. The proposal is out of character with development on adjoining lands and could adversely affect the streetscape quality of Deane Place.
3. Insufficient space is available to landscape the development to screen the buildings from Deane Place and adjoining lots.
4. The proposal, because of design and density, could adversely affect the amenity of the area.
5. Because of the conflicts with Council's Development Control Plan - Medium Density Housing, out of character nature, likely effects on the streetscape, lack of landscaping and likely adverse effect on the amenity of the area, approval of the development would not be in the public's interest.

ATTACHMENTS:

AT-1 Plan

FN:EN725NAX.V04

****** END OF ITEM 2 ******

ITEM: 3 ERECTION OF 3 X 3 BEDROOM VILLA HOMES - LOT 12
RESUBDIVISION OF LOT 1 DP995622 REAR OF 5 CHATHAM
STREET, PITT TOWN

FILE NUMBER: DA137/95/EVD

Applicant: Frank Gartrell Pty Ltd
Applicants Reps: Not advised
Owner: G & V Ryan
Stat. Provisions: Hawkesbury Local Environmental Plan 1989
Area: 900m² and access handle - total 986m²
Zone: Residential 2(a)
Advertising: 14 days to adjoining owners, 7 submissions received
Date Received: 16 June 1995

Key Issues:

- , site coverage
- , character
- , historic buildings

Action:

Approval

REPORT:

Proposal

Application is to erect 3 x 3 bedroom single storey villa homes on Lot 12, a resubdivision of Lot 1 DP995622, being a hatched shaped lot at the rear of an existing dwelling at 5 Chatham Road, Pitt Town.

Each dwelling has 2 covered car spaces and one visitor space is provided adjacent to Unit 1.

Statutory Situation

The land is zoned as Residential 2(a) under HLEP 1989 and the proposal is permitted with Council's consent.

Items of environmental heritage have been identified on HLEP 1989 adjacent to the site to the north, No. 290 "Strathmore" No. 22 Buckingham Street, house and barn and Nos. 292, 293 and 300 slab barns corner Buckingham Street and Chatham Street. There are many other items within the Pitt Town village area. Under Clause 28 of HLEP 1989, Council is required to make an assessment of the effect the carrying out of a development will have on the heritage significance of an item and its setting.

The proposal conforms to the numerical provision of Council's Development Control Plan Medium Density Housing.

Community Response

The receipt of the application was advised to adjoining owners and seven objections have been received. A summary of the concerns are given below:-

- increase in traffic on Chatham Street, already congested, danger to school children;
- intersection of Eldon and Chatham Streets already dangerous without increase of 3 dwellings;
- people choose to live at Pitt Town because of its quiet, country atmosphere and has historic surroundings, could be taken away by proposal;
- site is within historic precinct, "Strathmore" next door (1828), public school and residence (1878) and barn opposite (1897);
- density out of character with area;
- adversely affect the amenity of the area;
- access, inadequate parking;
- overdevelopment of the site;
- visual contradiction for the area;
- not in the public's interest;
- noise from villas would be amplified down the street due to design;
- number of families would increase the occurrence of disturbances to the neighbourhood;
- further increase in population at Pitt Town unwise due to flooding;
- proposal an eye sore in lovely street, result will be a clump of buildings;
- one visitor space inadequate, on street parking will occur;
- insufficient information submitted to assess the impact, no contour plan or finished levels;
- private open space areas insufficient for private recreational needs of a family;
- private open space areas not of adequate area or dimensions to landscape to reduce impact;

- excessive hard standing areas, lack of set backs for landscaping;
- impact on adjoining heritage buildings;
- contrary to subsections (e), (h), (m), (o) and (r) of Section 90(1) of the Act;
- contrary to the character of Pitt Town; and
- development proposed to the maximum possible.

Environmental Assessment

Site Coverage

The density provisions of the Council's DCP for medium density housing require 300m² for 3 bedroom dwelling and the site, excluding the access handle, contains 900m² for the 3 dwellings. In order to provide access, parking and a turning bay, most of the front area of the development is sealed surfaces and little space is available for landscaping.

Character

The village of Pitt Town is a mixture of heritage buildings, older buildings and modern buildings and the proposed development is to be located adjoining all these different aged dwellings. A heritage building adjoining to the north, an older building in front of the site and more modern buildings to the south and at the rear.

The development could be considered out of character with the heritage and older buildings, but conform to the more modern buildings. The location of the 3 villa homes, behind the front dwelling will lessen the visual impact as viewed the street.

Historic Buildings

Council, under Clause 28 of HLEP 1989 is required to consider the effect on development will have on items of environmental heritage. Due to the location proposed for the 3 villa homes, impact on historic buildings is not expected to be great due to distance and existing landscaping/planting.

Conclusion

While the proposed development will have an impact on the site and surrounding lands due to the density and the residential activity generated by the residents of the development, the proposal conforms to Council's Development Control Plan - Medium Density Housing and any adverse impacts will be within acceptable limits.

RECOMMENDATION:

- A. It is recommended that this application be approved subject to the following conditions:-

1. The subdivision creating lots 11 and 12 to be registered before release of the building application.
2. Creation of the necessary right of way to contain the proposed access driveway on the linen plan of subdivision.
3. Payment of a sewer headworks contribution to Council of \$9,560.00. This contribution shall remain fixed for a period of 3 (three) months after which time it will be recalculated at the rate applicable at the time of payment. Payment shall be made prior to the release of the building approval.
4. A contribution of \$4,395.00 being a contribution for recreational buildings, park improvements and community facilities as a consequence of medium density development (residential flats, villas, townhouses, dual occupancy etc). This contribution shall remain fixed for a period of 3 (three) months after which time it will be recalculated at the rate applicable at the time of payment. Payment shall be made prior to the release of the building approval.
5. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 7m (seven).
6. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application.
7. Submission of a building application, plans and specifications complying with the Building Code of Australia.
8. The submission of an erosion and sedimentation control plan for approval prior to any works commencing.
9. Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by running water to be stored clear of any drainage line, easement, natural watercourse, footpath, kerb or road surface.
10. The driveway shall be constructed of pavers/earth toned coloured concrete or the like.
11. Submission of a schedule of proposed external finishes including sample materials for consideration and approval in conjunction with the submission of a building application.
12. New boundary fences shall be provided at the applicant's expense. Details to be submitted with the building application and to suit the historic character of Pitt Town.
13. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager Environment and Development prior to the approval of the building application. Such landscaping is to be completed prior to the occupation of the building and shall be maintained for the life of the development.

14. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
15. The development shall be carried out in accordance with Plan No. 10295, dated 31 May 1995.
16. The submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of cables for telephones to the development.
17. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the building application.

ATTACHMENTS:

AT-1 Plan

FN:EN725NAX.V05

****** END OF ITEM 3 ******

ITEM: 4 ERECTION OF A DUAL OCCUPANCY CONTAINING A 4 BEDROOM DWELLING AND A 1 BEDROOM DWELLING - PT LOT 123 DP411 15 GEORGE STREET, WINDSOR

FILE NUMBER: DA59/95/EVD

Applicant: Falson & Associates
Applicants Reps: Not advised
Owner: M P Wood
Stat. Provisions: Hawkesbury LEP 1989
Area: Approx. 1,800m²
Zone: Open Space 6(b) (Proposed Recreation)
Advertising: 14 days to adjoining owners, no submissions received
Date Received: 30 March 1995

Key Issues:

- , flooding
- , zoning
- , provisions of HLEP 1989
- , character
- , availability of sewer
- , public interest

Action:

Refusal

REPORT:

Proposal

An application to demolish all but one room of the existing dwelling and erect two dwellings joined by a covered way was refused under delegated authority on 4 May 1995 and the applicant has requested reconsideration of this decision.

The front dwelling proposes to use the part of the existing dwelling as a study and have a one bedroom/living room/kitchen/bathroom over a 3 car garage which is shared with the rear dwelling.

The rear dwelling is two storey with living areas on the ground floor and bedrooms on the first floor. By using 2 small flights of steps, the ground floor of the rear dwelling is approximately 2 - 3m above the existing ground level. From Council's contour maps, the ground level is just above the 11.0m AHD.

Previous Refusal

The application was refused under delegated authority by letter dated 4 May 1995 for the following reasons:-

1. The application is prohibited by Clause 25(2) and (3) of Hawkesbury LEP 1989.
2. The access to the site is extremely flood liable, and considered inadequate.
3. The proposed development is not of character with development on lands adjoining the site and could adversely affect the visual quality of the locality.
4. The site cannot be sewerage and therefore disposal of effluent from 2 dwellings could adversely affect the Hawkesbury River.
5. The proposed development, during flood times, could demand and require action from the State Emergency Services to evacuate residents and remove possessions.
6. The approval of the proposed development, being on very flood liable land, and its likely adverse impact on the amenity of the area, would not be in the public's interest.

Statutory Situation

The land is zoned as Open Space 6(b) (Proposed Recreation) under HLEP 1989 and in that zone dwelling houses are prohibited. The purpose of the zone is to reserve land for acquisition for open space purposes and in this case the reservation was because of the very flood liable nature of the land and for amalgamation with the adjacent Governor Phillip Reserve. Clause 31 of HLEP 1989 requires Council to purchase the land upon receipt in writing of a request from the owner.

A dual occupancy is also prohibited on the land since a dwelling house is prohibited under the environmental planning instrument (see Clause 8 of SREP No. 12).

The applicant could be relying on the existing use provisions of the Act and Regulations to extend a non conforming use however, the proposed extension is such that it would compromise any later acquisition for open space purposes.

The applicant has relied on Clause 25(5) which allows an existing residential building to be *"extended, altered, added to or replaced provided the floor level of any habitable room in the building does not exceed 3m above the existing ground level"*.

Environmental Assessment

Flooding

The site is below the 12m AHD contour and considered very flood liable, having been inundated many times in the past and with the record of flooding in the area, is likely to be inundated in the future. Residential development on the site is not supported.

Zoning

The land is zoned as 6(b) primarily because of its flood liable nature and is unsuitable for residential use. Once acquired by Council, the land would be added to Governor Phillip Park and used for open space purposes. The Council is required to purchase the land upon request from the owner.

Provisions of HLEP 1989

The following subclauses of Clause 25 are applicable to the development:-

- (2) Except as provided by subclause (5), a building shall not be erected on any land lying, as at the appointed day, at a level lower than 3m below the floor height standard for the area in which the building is to be located (this level is 13m).
- (3) The floor level of any habitable room in a building erected on any land to which this clause applies shall be at a level not less than the floor height standard for the area in which the building is to be located.
- (4) In respect of an application to erect a building on any land to which this clause applies, the height of the floor level of any habitable room in the building shall not exceed 3m above the existing ground level.
- (5) Notwithstanding subclauses (2) and (3), a residential building in existence as at the appointed day may, with the consent of the Council, be extended, altered, added to or replaced provided the floor level of any habitable room in the building does not exceed 3m above the existing ground level.
- (6) The Council shall, in the assessment of a development application, consider the flood liability of access to land and, if the land is within a floodway, the effect of isolation of the land by flooding, notwithstanding whether other aspects of this clause have been satisfied.

The application does not conform to subclauses (2) and (3), and if the floor height is erected to the floor height standard of subclause (3), it would then conflict with subclause (4).

The dwelling can be extended etc under subclause (5) but this clause requires the exercise of a discretion with relevant considerations including the value and size of the extension, the flood liability of the land, the flood liability of the access and precedent. In the case of the subject site, due to its very flood liable nature, Council should not "encourage" the continued residential use of this site by allowing extensions.

In regard to subclause (6) the access to the site is flood liable up until the higher levels of George Street are reached.

Character

The scale of the building proposed on the site will be different to the relatively low scale nature of the existing dwellings.

Availability of Sewer

The Council's Engineering Division advise that the site is unsewered and that sewer may not be able to be provided to the site.

Public Interest

The development of the site as proposed could place demands on the State Emergency Service to evacuate occupants and furniture etc in times of flood. The creation of these additional demands is not in the interest of the service or the public generally.

Conclusion

The applicants have indicated verbally that they are prepared to reduce the development and delete the granny flat to bring it in character with what is already in existence. They have also stated that the raising of the dwelling will improve the safety of the occupants and thus be a lesser demand than the current position on the State Emergency Service.

In reply, the raising of the dwelling would improve the safety of the contents of the dwelling however, in regard to the occupants, it is likely that they would leave when the flood waters reached the site. If they stayed and had to be removed later, with higher flood waters, the members of the SES could be at risk also.

As the land is very flood liable, no redevelopment of the site is supported.

RECOMMENDATION:

- A. That the Council adhere to its previous decision and refuse the application for the following reasons:-
1. The erection of a dwelling house and dual occupancy is prohibited in the Open Space 6(b) (Proposed Recreation) zoning.
 2. The application is prohibited by Clause 25(2) and (3) of Hawkesbury LEP 1989.
 3. The access to the site is extremely flood liable, and considered inadequate.
 4. The proposed development is not in character with development on lands adjoining the site and could adversely affect the visual quality of the locality.

5. The site cannot be sewerred and therefore disposal of effluent from 2 dwellings could adversely affect the Hawkesbury River.
 6. The proposed development, during flood times, could demand and require action from the State Emergency Services to evacuate residents and remove possessions.
 7. The approval of the proposed development, being on very flood liable land, and its likely adverse impact on the amenity of the area, would not be in the public's interest.
- B. The Council write to the owner of the land offering to purchase the site in accordance with Clause 31 of the Hawkesbury Local Environmental Plan 1989.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN725NAX.V06

****** END OF ITEM 4 ******

ITEM: 5 SUBDIVISION TO CREATE FIVE LOTS - LOT 1136 DP834695 286
SANCTUARY DRIVE, WINDSOR DOWNS

FILE NUMBER: SA0059/95/EVD

Applicant: P S Graham and Associates
Applicants Reps: Not advised
Owner: Mrs S Hayden
Stat. Provisions: Hawkesbury LEP 1989
 State Environmental Planning Policy No. 1/Development Standards
Area: 50.285ha
Zone: Rural 1(b)
Advertising: Adjoining owners notified with no submissions received
Date Received: 2 May 1995 and additional information received 7 July 1995

Key Issues:

- , non compliance with Hawkesbury LEP 1989
- , proximity to sewage treatment plan
- , flooding

Action:

Refusal

REPORT:

Proposal

Application has been made for the subdivision of the subject property into five allotments, all ten hectares in area.

Statutory Situation

The subject property is zoned Rural 1(b) under Hawkesbury LEP 1989. The Rural 1(b) zone requires a minimum allotment size of ten hectares. Despite this, the site is within the area subdivided as Windsor Downs which was under an LEP which permitted 350 allotments within this estate. This proposal would result in the creation of a total of 354 lots. Accordingly, this proposal is contrary to Windsor Downs amendment. As a consequence of this, the applicant has submitted an objection pursuant to SEPP No. 1 claiming that compliance with the LEP is unnecessary and unreasonable for the following reasons:-

"Pursuant to clause 6 of State Environmental Planning Policy No. 1 we hereby object that compliance with the above prevents subdivision of this land.

The subject land was divided into six lots in DP58769 in 1892 and the lots could have been disposed of at any time prior to gazettal of the Windsor Downs Local Environmental Plan.

There is no reason to include the lots in DP58769 -- less than 40 acres (16 hectares) -- in the Windsor Downs Development. Strict compliance with the Windsor Downs Local Environmental Plan would prevent the subdivision of lot 1136 in DP834695.

The application SA59/95LE complies with the provisions for land zoned 1(b) (Rural "b") in the Hawkesbury Local Environmental Plan 1989. The subdivision supports the objectives of the zone 1(b) (Rural "b") which are -

- "(a) to primarily provide the agricultural uses and animal establishments;*
- (b) to ensure that development does not create unreasonable demand, in the present or in the future, for provision or extension of public amenities infrastructure;*
- (c) to prevent the establishment of traffic generating development along main and arterial roads; and*
- (d) to ensure that development maintains the rural character of the locality and to minimise disturbance to the landscape through clearing, earthworks and access roads."*

Having regard to the above it is submitted that the underlying object of Hawkesbury Council's 1(b) (RURAL "B") zoning are provided for in this application. It is unreasonable to maintain this parcel at an area of 50 hectares. Strict compliance with the standards in the Windsor Downs Local Environmental Plan is therefore unreasonable and unnecessary."

With respect to the SEPP 1 Objection, it is not considered that the number of lots to be created is a development standard and consequently, it is believed that SEPP 1 can not be used in this instance.

Environmental Assessment

The subject property is irregularly shaped with an area of 50 hectares. The site contains land which is above RL 16.0m AHD however, the majority of the site is significantly flood affected. The site is immediately opposite the sewage treatment plant.

The nature of the topography of the site is such that dwellings will be required to be constructed at the front of the property in close proximity to the sewage treatment plant. As such, the proposal is contrary to the provisions of the Department of Urban Affairs and Planning's guidelines which requires a buffer of 400m around these facilities. The reason for this is to minimise the impact with respect to odour, noise and visibility.

Agricultural Viability

The subject property has been identified by the NSW Department of Agriculture as having agricultural viability class 3. This means that the property has the following characteristics:-

"Grazing land or well suited to pasture improvement. It may be cultivated or cropped in rotation with pasture. The overall level of production is moderate..."

Consequently, as a result of the subdivision of the property, the agricultural viability of the property would be reduced given the smaller parcels of land. This is considered to be undesirable.

Conclusion

The subject property has a number of constraints to the development as proposed. Whilst it may comply with the minimum allotment requirements of the Rural 1(b) zone, the proposal certainly does not comply with Hawkesbury LEP 1989. Furthermore, it is considered that the proposed allotments, coupled with the flooding constraints, will result in the erection of dwellings in close proximity to the sewage treatment plant. Finally, the proposal will result in the reduced agricultural viability of the site. Consequently, the application is recommended for refusal.

RECOMMENDATION:

That the application be refused for the following reasons:-

1. The application does not comply with Hawkesbury LEP 1989.
2. The proposed lot boundaries will result in the location of dwellings too close to the sewage treatment plant.
3. The proposed subdivision will reduce the agricultural viability of the property.
4. The proposal is not in the public interest.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN725NAX.V07

**** END OF ITEM 5 ****

ITEM: 6 TWENTY-NINE PLACE CHILD CARE CENTRE AND 3 BEDROOM DUPLEX - PT LOT 3 SECTION 18 46 LENNOX STREET, RICHMOND

FILE NUMBER: DA0131/95/EVD

Applicant: Mr Monaghan
Applicants Reps: Not advised
Owner: Mr Monaghan
Stat. Provisions: Hawkesbury Local Environmental Plan, 1989; DCP for Dual Occupancy/Duplex Housing
Area: 1,770m²
Zone: Residential 2(a)
Advertising: Five submissions received; 1 (one) supporting, 4 (four) objecting
Date Received: 13 June 1995

Key Issues:

, Objections
, Traffic

Action:

Approval

REPORT:

Application is made to demolish an existing dwelling and construct a childcare centre and a duplex on land fronting Lennox and Conrad Streets respectively. The existing dwelling faces Lennox Street.

The childcare centre is proposed to cater for 5 x 0-2 year olds, 5 x 2-3 year olds and 19 x 3-5 year old children. Internal floor space measures 236m². Whilst fronting Lennox Street, a walkway measuring 1.8m wide is proposed from Conrad Street. Set back 17.5m from Lennox Street, 7 parking spaces with separate ingress/egress area is provided. The centre proposes to operate from 7.00am to 6.30pm Monday to Friday and 8.00am to 5.00pm Saturday with four employees. Playground area is available measuring 360m².

The proposed duplex is set back 5.5m, being one parking space, from Conrad Street facing the south. Courtyard areas measuring 50m² face north and adjoins the childcare's playground.

Statutory Situation

Both developments are permissible within the zoning of the land. The duplex complies with Dual Occupancy/Duplex Housing DCP. Whilst no Control Plans exist for "child care centres", the proposal complies with respect to parking provisions under Council's Parking Policy DCP.

The subject property is capable of subdivision.

Public Consultation

Adjoining owners were notified with submissions being received from residents within Lennox Street (see map).

The objections are based on traffic grounds namely noise, extra traffic, not safe for pedestrians adjacent to busy intersection, within proximity to the newly approved "discount store" (see map), loss of property values and not being appropriate for area. One objection is raised to operating on Saturdays.

No objections were received concerning the duplex or childcare centre from residents in Conrad Street.

Planning Comments

The shape and appearance of the proposed childcare centre is that of a large residence with side setbacks measuring 2.4m and 3.0m. Numerous trees located on the property will remain and provide sun protection for children. The building has a "colorbond" metal roof and the outside brickwork will be rendered with a coloured finish. Visually, it is considered that the duplex and childcare centre will be compatible to adjoining residential development.

Traffic

Traffic is a common concern raised in the community consultation.

One objector states that:-

"During the proposed opening and closing periods, when children would be delivered, the traffic is at its heaviest, with entry/exit from existing residences and the crossing of the roadway both difficult and dangerous. This is due to the tendency of vehicles to "race" the traffic and to overtake on the inside (left hand side). The combination of parents and small children crossing the roadway, the recently approved shopping development on the western side of Paget Street, and the villa development currently under construction at 39 - 41 Lennox Street, with peak hour traffic, the danger will be accentuated, and possibly fatal."

With respect to crossing the road, it is considered that the majority of pedestrians using the childcare centre will use the traffic lights at the intersection of Lennox and Paget Streets, being located within 80m of the subject property. Another set of traffic lights exist approximately 330m to the east at the Bourke and Lennox Street intersection, thus controlling the flow of traffic.

It is considered that parents requiring the services of the child care centre would make use of parking available. Sufficient space for manoeuvring exists for this. Not all of the children will be "set down" at the one time. Staggering will occur based on parent work times and locations.

It is further considered that the existing road system can accommodate any additional road users, notwithstanding additional uses such as the "discount store" and villa homes.

It has been suggested that the childcare centre front Conrad Street. This would alleviate objectors' concerns, however, providing traffic through what was once a laneway, and being a much quieter street than Lennox Street, does not provide sufficient passing areas should existing residents park in the street.

The suggestion of reversing the development was discussed with the applicant, however, the existing proposal is favoured as it was considered that any additional traffic was not going to significantly change the existing situation using Lennox Street.

RECOMMENDATION:

1. The development be carried out generally in accordance with plans referenced 93594/C dated 22 May 1995.
2. Submission of a building application, plans and specifications complying with the Building Code of Australia.
3. Construction of Council's standard residential footways and layback vehicular crossing to suit the accesses to the site with a minimum width 6m (six) wide to Conrad Street and 4m (four) wide to Lennox Street.
4. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application. On-site detention shall be provided to maintain all stormwater discharges up to the 1 : 100 year storm at predevelopment levels.
5. No advertising structures to be erected, displayed or affixed on any building or land without prior approval. Any unauthorised advertising structure will be removed at the expense of the advertiser.
6. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
7. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act 1989 and Regulations thereunder and Council's Food Premises Code.
8. Parking shall be provided for 7 (seven) vehicles in accordance with Council's Regulations and Parking Policy. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.

9. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.
10. New boundary fences shall be provided at the applicant's expense. Details to be submitted with the building application. Such fencing behind the building line shall be to a height of 1.8m and at least lapped and capped.
11. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager Environment and Development prior to the approval of the building application. Such landscaping is to be completed prior to the occupation of the building and shall be maintained for the life of the development.
12. As far as practicable all trees and shrubs on the site are to be preserved and integrated with the plan of landscaping. No trees over 4m in height shall be removed without the approval of the Divisional Manager Environment and Development. Such approval to be sought subsequent to the pegging of building works.
13. All setting down and picking up of children to take place wholly within the property.
14. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
15. Provision of a clothes drying area which is to be effectively screened from public roads and reserves; details of screen design and material to be submitted with the building application.
16. Operating hours shall be limited to 7.00am to 6.30pm Mondays to Fridays and 8.00am to 5.00pm Saturdays. Any alteration of these hours will require the approval of the Divisional Manager Environment and Development.
17. The building design shall incorporate components that will provide aircraft noise mitigation in accordance with AS 2021, to the satisfaction of the Divisional Manager Environment and Development. Details prepared by an accredited acoustical consultant to be submitted for approval with the building application.
18. Erosion and sedimentation control devices shall be installed and maintained during construction. Details shall be submitted and approved prior to any works commencing.
19. All demolition, construction and associated work necessary for the carrying out of the development being restricted to between the hours of 7.00am and 6.00pm on Mondays to Fridays and between 8.00am and 4.00pm on Saturdays.
20. No burning of demolition or construction material being carried out on the site.
21. No spoil, excavated or demolition material from the site being deposited on any public road, footpath, public place or Council owned property without Council's approval.

22. The construction of 1.2m wide concrete path paving over the frontage of the site to Lennox Street between the two driveways.
23. A contribution of \$2,791 (two thousand seven hundred and ninety one) being a contribution for recreational buildings, park improvements and community facilities as a consequence of medium density development (residential flats, villas, townhouses, dual occupancy etc). This contribution shall remain fixed for a period of 3 (three) months after which time it will be recalculated at the rate applicable at the time of payment. Payment shall be made prior to the release of the building approval.
24. Submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of building plans.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN725NAX.V10

****** END OF ITEM 6 ******

ITEM: 7 ERECTION OF 5 X 3 BEDROOM SINGLE STOREY VILLA HOMES -
LOT 48 DP801673 21 ELDON STREET, PITT TOWN

FILE NUMBER: DA0073/95/EVD

Applicant: Grange Patrick Pty Ltd
Applicants Reps: Robert Pont, Architect
Owner: Estate of Late E A Grono (sold for unpaid rates)
Stat. Provisions: Hawkesbury LEP 1989
Area: 1,665m²
Zone: Residential 2(a)
Advertising: 14 days to adjoining owners
Date Received: Amended plans received 29 June 1995

Key Issues:

, Council's Development Control Plan
, traffic generation
, precedent
, character
, privacy
, design
, burial ground

Action:

Approval

REPORT:

An amended application has been received to erect 5 x 3 bedroom single storey attached villa homes on the above site at Pitt Town, having frontage to Eldon Street and backing onto an existing park at the rear.

Each dwelling has a double garage and courtyards adjacent of the living areas. One visitors' car space is provided in the front set back area.

Site Characteristics

The site is relatively flat with a slight fall to the front. Plans sent to Council some time ago show the site was part of a burial ground but Council does not have any details as to whether there are graves on the site.

History

Council considered a previous application for 5 x 3 bedroom villa homes in three separate buildings and at the Ordinary meeting of 13 June 1995 approved four dwellings only, deleting the rear dwelling and separating the other two buildings to "open" the site up. A development consent for the four units was issued on 20 June 1995.

Community Response

The amended application was advised to adjoining owners and two submissions have been received. A summary of their concerns are given below:-

- proposal excessive and could cause increased crime rates
- increase in traffic on the main road
- increased accident risk from traffic entering and leaving the site
- access should be from a side street
- one visitors' car space insufficient
- increased roof and paved areas could cause minor flooding and stormwater pollution
- land too small for five dwellings
- no yard space for children to play
- squashed appearance in country town
- loss of privacy and noise

Statutory Situation

The site is zoned as Residential 2(a) under Hawkesbury LEP 1989 and the proposal is permitted with Council consent.

Clause 25 requires the floor level of the dwellings to be above 15.9m AHD, the floor height standard for the area. From the contour plans submitted on the application, the site varies between 15.8m at the front to 16.2m at the rear.

The proposal conforms to Council's Development Control Plan - Medium Density Housing other than:-

- the building encroaches on the 10m building line required for a main road, the building is sited 8m back from Eldon Street; and
- the living rooms and their windows and not orientated to the northern aspect.

Environmental Assessment**Character**

The locality is characterised by single detached dwellings, however, the site is generally larger than surrounding lots and could be subdivided under HLEP 1989 to give two, possibly three residential lots. A dwelling house could then be erected on each resultant lot. A two lot subdivision of the site could give a dual occupancy/duplex on each lot, resulting in four dwellings.

Precedent

The proposal could be viewed as a precedent that could lead to other similar developments in the area, however, the sites exist now and medium density housing is permitted in Pitt Town under the planning controls. Further medium density development in Pitt Town is not necessarily inconsistent with its heritage significance or existing residential amenity provided designs are sympathetic and bulk and site coverage are kept "residential" in appearance.

Traffic Generation

The proposal will obviously generate more traffic movements than a single dwelling, approximately 34 per day with each peak times generating approximately 8 - 10 in the morning and the late afternoon. It is considered the sight distance is adequate for persons entering and exiting the site and for other road users.

Privacy

The proposal is for single storey dwellings and the erection of a 1.8m high lapped and capped fence along the side boundaries would assist to preserve the privacy of the adjoining residents.

Burial Ground

From plans in Council's possession and advice from residents in the area, the site was part of a former burial ground, however, it is not known of any graves existing on the site. The land has not been proclaimed as unhealthy building land by the EPA.

Design

The proposal shows five attached dwellings to be erected down the lot, being 8m back from Eldon Street and as close as a metre to the rear boundary.

Conclusion

The variations from the development control plan do not warrant refusal of the application. The variation to the building line is only minor and the orientation of the lot is such that a north facing aspect for living areas of units can not be achieved.

RECOMMENDATION:

It is recommended that approval be granted subject to the following conditions:-

1. Approval is given generally in accordance with the plans submitted by Robert Pont and dated June 1995.
2. Payment of a sewer headworks contribution to Council of \$14,200.00 (fourteen thousand two hundred). This contribution shall remain fixed for a period of 3 (three) months after which time it will be recalculated at the rate applicable at the time of payment. Payment shall be made prior to the release of the building approval.
3. A S94 contribution of \$9,708.00 (nine thousand seven hundred and eight). This contribution shall remain fixed for a period of 3 (three) months after which time it will be recalculated at the rate applicable at the time of payment. Payment shall be made prior to the release of the building approval.
4. The construction of concrete kerb and gutter, including layback vehicular crossings, the footway area being formed in earth and all necessary drainage, together with the full construction of the adjacent road shoulder over the frontage of the site together with any works necessary to make this construction effective.
5. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6m (six).
6. Construction of road and drainage or sewer works are not to commence until three (3) copies of the plan or specifications of the proposed works are submitted to and approved by the Roads and Traffic Authority. Fees and any security or contribution amounts will be set by the Roads and Traffic Authority.
7. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application.
8. Submission of a building application, plans and specifications complying with the Building Code of Australia.
9. No excavation or site works shall be commenced prior to the issue of the building permit.
10. A physical barrier being provided between public spaces, vehicular accessways, parking areas and the surrounding landscaped area.
11. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and are to be constructed with a sealed pavement, drained and marked. Details to be submitted with the building application.

12. External finishes to be selected by Robert Pont, Architect.
13. Screen walls are to be provided to screen open yard activities and are to be of an approved design, details of which are to be submitted with the building application.
14. New boundary fences shall be provided at the applicant's expense. Details to be submitted with the building application. Such fencing behind the building line shall be to a height of 1.8m and to be lapped and capped for both side boundaries. The rear fence facing onto the rear open space, can be a weld mesh type fence, full details to accompany the building application.
15. All fencing fronting the street shall be a feature fence incorporating masonry piers with decorative infill panels. Details are to be submitted for consideration with the building application.
16. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager Environment and Development prior to the approval of the building application. Such landscaping is to be completed prior to the occupation of the building and shall be maintained for the life of the development.
17. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
18. The submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of cables for telephones to the development.
19. Erosion and sedimentation control devices shall be installed and maintained during construction. Details shall be submitted and approved prior to any works commencing.
20. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the building application.

ATTACHMENTS:**AT-1** Plan

FN:EN725NAX.V11

****** END OF ITEM 7 ******

ITEM: 8 1995 HERITAGE ASSISTANCE PROGRAM**FILE NUMBER:** GG021/089/EVD**REPORT:**

Correspondence has recently been received from the Department of Urban Affairs and Planning advising of the outcome of Council's applications for assistance under the 1995/96 Heritage Assistance Program. At its Ordinary Meeting on 14 March 1995, Council resolved to make application for the following projects, in order of priority:-

1. Hawkesbury Heritage Advisor - Total cost \$10,000 - Council's "share" \$5,000.
2. Hawkesbury Local Heritage Assistance Fund - Total cost \$20,000 - Council's "share" \$10,000.
3. Location and Management of Wildlife Corridors Study - Total cost \$20,000 - Council's "share" \$10,000.
4. Windsor and Pitt Town Archaeological Zoning Plan - Total cost \$20,000 - Council's "share" \$10,000.
5. Hawkesbury Slab Barn Study - Total cost \$15,000 - Council's share \$7,500.

In 1995 the Minister for Urban Affairs and Planning granted \$2.9 million for 340 heritage conservation projects in NSW under the Heritage Assistance Program.

Council has been successful in obtaining funding for the Hawkesbury Slab Barn Study, the Hawkesbury Local Heritage Assistance Fund and the Location and Management of Wildlife Corridors Study.

Funding for a Heritage Advisor is yet to be determined as it is now funded by the Commonwealth. It is anticipated that this application will be determined towards the end of 1995.

Hawkesbury Slab Barn Study

Preparation of a local government area wide Slab Barn Study was estimated to cost approximately \$15,000. Application was made \$7,500 funding on a dollar for dollar basis.

The Department's correspondence advises that \$7,500 is available for the project. Should Council wish to accept the \$7,500, the study will require a contribution of \$7,500 from Council due to the funding being available on a dollar for dollar basis.

Hawkesbury Local Heritage Assistance Fund

The Hawkesbury Local Heritage Assistance Fund was established in 1984 to provide funding to property owners to conserve identified heritage items. As the fund provides property owners with up to \$2,500 grant on a dollar for dollar basis, it is anticipated that existing monies will be fully expended by 1995. Application was therefore made to "top up" the fund by \$10,000, with Council contributing \$10,000, however the approval was for only \$5,000 with Council required to provide \$5,000.

Location and Management of Wildlife Corridors Study

The preparation and management of wildlife corridors study was estimated to cost approximately \$20,000 and will enable Council to develop and document methods for locating and managing wildlife corridors. Application was made for \$10,000 funding on a dollar for dollar basis.

The Department's correspondence advises that \$10,000 is available for the study. Should Council wish to accept the \$10,000, the study will require a contribution of \$10,000 from Council due to the funding being available on a dollar for dollar basis.

The Department's correspondence advises that \$5,000 is available for the local heritage assistance fund. Should Council wish to accept the \$5,000, the fund will require a contribution of \$5,000 from Council.

Conclusion

The offer of funding is not in accordance with the identified priorities. The Slab Barn Study, whilst being worthwhile, will only make a small contribution to their preservation. In most instances they are unlikely to be under any threat except deteriorated through age. It is of greater concern that the Local Heritage Assistance Fund is almost exhausted and the offer of \$5,000 (dollar for dollar) will be insufficient to maintain it for more than a few months. It is suggested that the Heritage Branch be requested to transfer the offer of funding for the Slab Barn Study to the Local Heritage Assistance Fund.

RECOMMENDATION:

That:-

1. The information be received.
2. Council accept the offer of funding assistance from the 1995 Heritage Assistance Program for the Hawkesbury Local Heritage Assistance Fund and the Location and Management of Wildlife Corridor Study.
3. Council's "share" of funding required for the Hawkesbury Local Heritage Assistance Fund and the Location and Management of Wildlife Corridor Study be funded from Council's Heritage Program.

4. That the Heritage Branch of the Department of Urban Affairs and Planning be requested to approve the transfer of the offer for the Slab Barn Study to the Hawkesbury Local Heritage Assistance Fund.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN725NBX.V01

****** END OF ITEM 8 ******

ITEM: 9 DRAFT LOCAL ENVIRONMENTAL PLAN - LOT 4 DP610341 AND PART LOT 12 DP736138 84 - 112 MULGRAVE ROAD, MULGRAVE - L R & N TOLSON - MUSHROOM COMPOST FACILITY

FILE NUMBER: LEP9/94/EVD

REPORT:

Council at its Ordinary meeting of 27 September 1994 resolved to support the preparation of a draft local environmental plan to rezone Lot 4 DP610341 and part of Lot 12 DP736138 being No. 84 - 112 Mulgrave Road, Mulgrave from Rural 1(c) to Light Industrial 4(b).

Pursuant to Section 62 of the Act, the draft plan was referred to the Roads and Traffic Authority, Prospect Electricity, Sydney Water, Environmental Protection Authority (EPA) and the Department of Land and Water Conservation.

Sydney Water require the following clause included as a condition of consent for the proposed development:-

"Development is not to commence unless satisfactory arrangements have been made by the proponent by obtaining a Section 73 Certificate from Sydney Water Corporation in relation to the provision, adjustment or amplification of Sydney Water and sewerage systems as required."

Prospect Electricity, the EPA and the Roads and Traffic Authority have no objections to the proposal. No reply has been received from the Department of Conservation and Land Management.

The Section 65 Certificate was issued by the Department of Urban Affairs and Planning and the draft plan exhibited from 31 May 1995 to 7 July 1995. No submissions were received.

RECOMMENDATION:

1. Section 68 and 69 submission be prepared for the draft plan changing the zoning of Rural 1(c) to Light Industrial 4(b) under Hawkesbury LEP, 1989, for Lot 4 DP610341 and part of Lot 12 DP736138 being 84 - 112 Mulgrave Road, Mulgrave.
2. The plan for forwarded to the Department of Urban Affairs and Planning for gazettal.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN725NBX.V08

****** END OF ITEM 9 ******

ITEM: 10 AMENDMENT OF DRAFT LOCAL ENVIRONMENTAL PLAN - PART
LOT 2 DP207634 12 MACQUARIE STREET, WINDSOR -
HAWKESBURY VALLEY HOLDEN

FILE NUMBER: LEP12/94 PT01/EVD

REPORT:

Council at its Ordinary meeting of 28 February 1995, resolved to support the preparation of a draft local environmental plan to rezone Part Lot 2 DP207634, 12 Macquarie Street, Windsor, from Residential 2(c) to Special Business 3(b) to allow the display of used vehicles.

Pursuant to Section 62 of the Act, the draft plan was referred to Sydney Water, Prospect Electricity and the Road and Traffic Authority.

Sydney Water require the following Clause as a condition of consent for the proposed development:-

"Development is not to commence unless satisfactory arrangements have been made by the proponent by obtaining a Section 73 Certificate from Sydney Water Corporation in relation to the provision, adjustment or amplification of Sydney Water's water and sewerage systems as required."

Prospect Electricity had no objections to the proposal. No reply was received from the Roads and Traffic Authority.

The Section 65 Certificate was issued by the Divisional Manager of Environment and Development as the delegate of the Director of Urban Affairs and Planning and the draft plan exhibited from 24 May 1995 - 30 June 1995. No submissions were received.

RECOMMENDATION:

1. Section 68 and 69 Submissions be prepared for the draft plan changing the zoning of Residential 2(c) to Special Business 3(b) under Hawkesbury LEP, 1989, for Part lot 2 DP207634 12 Macquarie Street, Windsor.
2. The plan be forwarded to the Department of Urban Affairs and Planning for gazettal.

ATTACHMENTS:

There are no supporting documents for this report.

FN:EN725NBX.V09

****** END OF ITEM 10 ******