

HAWKESBURY CITY COUNCIL GENERAL PURPOSE COMMITTEE



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SUPPLEMENTARY BUSINESS PAPER

DATE OF MEETING: 30 July 1996

LOCATION: Council Chambers

TIME: 9:30am

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GENERAL PURPOSE COMMITTEE

Business

Meeting Date: 30 July 1996

AGENDA

- **APOLOGIES.**
- **CONFIRMATION OF MINUTES.**
- **SECTION 1 - ENVIRONMENT.**
- **SECTION 2 - INFRASTRUCTURE.**
- **SECTION 3 - ORGANISATION AND RESOURCES.**
- **NEXT MEETING.**

GENERAL PURPOSE COMMITTEE



SECTION 1 ENVIRONMENT

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

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ITEM: 19**DRAFT REGIONAL ENVIRONMENTAL PLAN NO. 20 -
HAWKESBURY-NEPEAN RIVER 1996****FILE NUMBER:** GT192/001 PT03/EVD**REPORT:**

The Department of Urban Affairs and Planning have placed on public exhibition the draft Regional Environmental Plan No. 20 - 1996 (draft REP) for the Hawkesbury-Nepean River.

The draft REP 20 and its accompanying plans, Environmental Planning Strategy, Resource Guide for Best Management Practices to Control Diffuse Source Water Pollution, Significant Wetlands Study and Hawkesbury-Nepean River Scenic Quality Study together with information sheets are on exhibition from 29 July to 27 September 1996.

The draft REP introduces policies to guide development in the catchment and specific controls for some types of development. Attachment 1 is a list of key issues from the plan. It should be noted that certain developments are prohibited on flood liable land including intensive livestock keeping such as poultry farms, dairy farms and horse training and breeding establishments.

The prohibition on the latter two, irrespective of merit, is at face value excessive, given that both uses require the high quality agricultural land which is found on floodplains.

The draft REP is on exhibition at Council's enquiry counter and all enquiries are to be directed to the Department of Urban Affairs and Planning.

It is intended to make a submission on the draft REP and it is envisaged that the matter will be reported in full with all the implications to the General Purpose Committee meeting in August.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

AT-1 Draft REP 20 Hawkesbury/Nepean River Issues

FN:EN730LBX.V24

***** END OF ITEM 19 *****

DRAFT REGIONAL ENVIRONMENTAL PLAN 20

HAWKESBURY / NEPEAN RIVER

ISSUES

KEY RESULTS WE ARE AIMING FOR:

- ★ all development to be ecologically sustainable
- ★ new development to maintain or improve water quality
- ★ the scenic, recreational and tourist resource values of the riverine corridor to be protected
- ★ the use of appropriate management practices to be improved and extended
- ★ a long-term approach to be taken to the use of rural areas
- ★ the impact of development on the natural and cultural heritage to be minimised

KEY DEVELOPMENT CONTROLS

To achieve these results, the draft plan prohibits or requires consent for certain types of development. The plan also lists the particular matters which need to be considered and the studies which may need to be carried out before consent can be granted.

The plan requires Council consent for:

- filling of land
- development in or near the river
- private sewerage systems or works
- waste management facilities or works
- development involving clearing or on-site effluent disposal within conservation area sub-catchments
- certain development in mapped wetlands
- certain development in relation to heritage items identified in the plan
- certain development in riverine scenic areas
- caravan parks and camping grounds

The plan prohibits:

- sand extraction from the river downstream of the Wallacia Bridge. Maintenance dredging is permissible with consent
- hazardous and offensive industries on flood liable land
- intensive livestock keeping on flood liable land

KEY ACTIONS

The Strategy includes a table of actions. It allocates responsibilities and sets timeframes. Some of the key actions are:

- carry out a study of upland wetlands and creekline wetlands
- investigate a regular monitoring system for on-site sewage disposal systems
- identify locally significant wetlands and protect in local environmental plans
- publish and regularly update a Best Management Practices (BMPs) Resource Guide
- determine and monitor the cumulative impact of extraction on the river.

✓ **ITEM: 20****LOCAL ENVIRONMENTAL PLANS PROGRESS REPORT****FILE NUMBER:** GT090/001 PT02/EVD**REPORT:**

In order to keep track of the Draft Local Environmental Plans Council processes, a Local Environmental Plan Register has been put into place. Attached, Appendix 1 is an extract from the Register showing the current position of all DLEP's Council is currently processing. As can be seen, Council is currently processing thirty five DLEP's. Also a number of other applications are currently being investigated, awaiting payment of fees or other information. This number of DLEP's is very high given that the average number of DLEP's most Councils would be processing at any one time would be between about three and twelve.

A number of DLEP's have recently been gazetted, including the following:-

1. LEP 31 - Additional Heritage Items City Wide, Gazetted 28 June.
2. LEP 55 - Rezoning 63 Bells Line of Road, North Richmond, Residential to Commercial, Gazetted 21 June.
3. LEP 52 - Rezone from Environment Protection 7(d1) to Rural 1(c) in Vermont area, Gazetted 5 July.
4. LEP 58 - Rezone from Residential 2(c) to 8(a) Nature Reserve, Macquarie Street, Windsor, Gazetted 22 March.
5. LEP 69 - Rezone from Rural 1(c) to Residential Pitt Town Road, Gazetted 22 March.
6. LEP 70 - Amend LEP to allow erection of dwelling Coromandel, Ebenezer, Gazetted 14 June.

RECOMMENDATION:

That the information be received

ATTACHMENTS:

AT-1 Progress Report

FN:EN730LBX.V25

***** END OF ITEM 20 *****

LEP	File	Planner	Description	Resolution to Prepare	S.54 Notice	S.65 Cert.	Exhibition Period	Submissions	Council	S.68/69 Submission	Gazetted	Comments
12	6/96	P Pleffer	Rezone 5(a) to 3(a) all Council car parks	12.3.96	25.3.96	Request 18.7.96						S.65 Requested 18.7.96
31	1/94	R Cole	Additional Heritage Items - 30 City wide	8.2.94	25.2.94	17.2.95	24.5.95 to 23.6.96	6	5.9.95 & 14.11.95	18.1.96	28.6.96	Gazetted
38	13/94	R Cole	Rezone 3(b) to 4(a) Groves Avenue, Mulgrave	13.12.94	21.12.94	18.1.95	25.1.95 to 24.2.95	No	11.4.95	1.5.95		Waiting Gazetted
43	3/95	R Cumming	Castlereagh Road, Richmond 6(a) to 2(a) & reclassify land to Operational.	14.3.95	28.3.96	29.9.95	25.10.95 to 24.11.95 (Exhibited 8.5.95 & 7.6.95)	No	9.7.96	16.7.96		Waiting Gazetted
44	4/95	R Cumming	Rezone residue lots at Peels Dairy, Grose Vale Road, from 1(b) to 1(d) - create new 1(d) zone	14.2.95	12.3.95	23.1.96	24.1.96 to 23.2.96	3	23.4.96 Deferred to GPC 30.7.96	19.4.96		Council
45	11/94	R Cole	Drummond Street, Pt Lot 1 DP831345 rezone Parkland 4(b) to 2(a)	9.5.95	17.5.95	22.8.95	13.9.95 to 13.10.95	Yes	9.4.96	19.4.96		Waiting Gazetted
46	7/95	R Cole	1st Rural Residential Subdivision, No. 250 "Glenroy Stud", Kurmond Road, Freemans Reach	13.6.95	28.6.95							Waiting S.65 Certificate - Deferred by DUAP
47	18/93	M Coulter	Richmond Discount Department Store	14.12.93	31.12.93	16.1.95	12.1.95 to 17.2.95		20.6.95	5.7.95	1.9.95	Gazetted
48	9/94	S Dixon	Mulgrave Road, rezoning from 1(c) to 4(a)	11.10.94	20.10.94	17.5.95	31.5.95 to 7.7.95	No	14.11.95			Deferred by Council until composting operations cease
49	12/94	S Dixon	Macquarie Street, rezoning 2(c) to 3(b)	14.3.95	27.3.95	18.5.95	24.5.95 to 30.6.95	No	8.8.95	31.8.95	15.12.95	Gazetted
50	6/95	R Cole	Argyle Street, rezoning 5(a) to 4(a)	11.6.95	19.7.95	7.95	2.8.95 to 1.9.95	No	10.10.95	25.1.96	6.2.96	Gazetted

51	8/95	R Cole	Rezone 2(a) to 6(a) George Street, Windsor	8.8.95	22.8.95	31.8.95	13.9.95 to 13.10.95	2	9.7.96			S. 69 Submission being prepared
52	12/95	R Cole	Rezone from 7(d1) to 1(c) Vermont Area	5.9.95	13.9.95	17.10.95	1.11.95 to 1.12.95	No	13.2.96	26.2.96	5.7.96	Gazetted
53	21/93	A Hawkins	Bona Vista, Pitt Town to allow Rural Subdivision	14.12.93	31.12.93	19.6.95	12.7.95 to 11.8.95	1 object 11 support	5.9.95	DUAP exercise delegation under S.65 & 69	15.12.95	Gazetted
54	10/95	R Cumming	Lower Portland additional Heritage Items 4	5.9.95	26.9.95	1.96	24.1.96 to 23.2.96	1 object 1 support	7.5.96	17.7.96		Waiting Gazetral
55	9/95	P Johnston	63 Bells Line of Road, North Richmond 2(a) to 3(b)	10.10.95	18.10.95	14.11.95	1.11.95 to 1.12.95	2 Govt	12.12.95	13.3.96	21.6.96	Gazetted
56	14/95	P Johnston	Delete Clause 40 of LEP	14.11.95	24.11.95	4.12.95	23.1.96 to 23.2.96	2 Govt	13.8.96			To Council
57	15/95	P Johnston	Properties in 7(d) & 7(d1) not requiring DA consent, dwelling-house	7.11.95	23.11.95							Waiting for S.65 Certificate
58	5/95	A Hawkins	Macquarie Street, Windsor 2(c) to 8(a)	11.7.95	24.7.95	9.95	13.9.95 to 13.10.95	No	31.10.95	11.3.96	22.3.96	Gazetted
59	7/96	P Pfeiffer	Rezone 5(a) to 3(a) Coles Car Park, Richmond	12.3.96	25.3.96 Sect. 65 req. 30.4.96	18.7.95	18.7.96 to 28.8.96					On Exhibition
60	15/96	P Pfeiffer	Amend Clause 22 - Development on land fronting main roads	11.6.96	20.6.96	Request 18.7.95						Waiting S.65 Certificate
61	18/95	R Cumming	Preserve Remnant Cumberland Plain Vegetation	14.11.95	24.11.95							DLEP to be prepared

62	19/95	R Cumming	Rezone from 5(a) to 1(c) Smiths Road	12.12.95	20.12.95	1.96	31.1.96 to 1.3.96	Nil	26.3.96	1.7.96		Waiting Gazettal
63	20/95	R Cumming	Hawkesbury Hospital as Heritage Item	14.11.95	8.12.95	1.4.96	3.4.96 to 3.5.96	Nil	11.6.96	4.7.96		Waiting Gazettal
64	16/95	R Cole	Rezoning from 1(b) to 1(c1) Grose Wold Area	7.11.95	25.11.95							Additional Investigations to be carried out
65	21/95	R Cumming	West Portland Road, Heritage Item	14.11.95	6.12.96	11.1.96	24.1.96 to 23.2.96	Nil	9.4.96	15.7.96		Waiting Gazettal
67	23/95	R Cumming	Development Consent for Agriculture	14.11.95	12.12.95							Plan being prepared
68	24/95	R Cumming	Development Consent for Dam Construction	14.11.95	12.12.96	19.4.96	8.5.96 to 7.6.96	3	13.8.96			To Council
69	15/94	S Dixon	Pitt Town Road rezoning 1(c) to 2(a)	14.3.95	21.3.95	8.9.95	27.9.95 to 27.10.95	1	12.12.95		22.3.96	Gazetted
70	1/96	R Cole	Erection Dwelling Lot 1 DP824014 off Coromandel, Ebenezer	13.2.96	21.2.96	28.2.96	13.3.96 to 12.4.96	Nil	7.5.96		14.6.96	Gazetted
71	2/96	M Coulter	Little Island, Heritage Road, 32 Community Lot Subdivision	11.7.95	21.8.95	27.12.95	24.1.96 to 23.3.96	1	9.7.96			
72	3/96	M Coulter	The Islands, rezoning residue lots 7(d) to 7(e)	11.7.95	21.8.95	19.1.96	24.1.96 to 23.2.96	3	9.7.96			
73	4/96	M Coulter	Add New zones to LEP 1989 7(e) & 1(d)	11.7.95	21.8.95	19.1.96	24.1.96 to 23.2.96	2	9.7.96			
74	5/96	A Hawkins	Hobartville Stud - Heritage Item	13.12.96	21.2.96	3.96	27.3.96 to 26.4.96	1	13.8.96			To Council
75	17/95	R Cole	Lot Averaging	7.11.95	27.11.95							Deferred by DUAP
76	10/96	R Cumming	Windsor Leagues, Cnr Rifle Range & George Street	9.4.96 & 13.8.96	1.5.96							Back to Council 13.8.96

77	9/96	P Pleffer	Rezone 1(b) to 4(a) Old Speedway, Cnr Fairey Rd & Argyle Street, Windsor	9.4.96	1.5.96	25.6.96	3.7.96 to 2.8.96					On Exhibition
78	8/96	P Johnston	5(a) to 1(c) Sydney Water	11.6.96	24.6.96							Preparing Exhibition
79	13/96	P Pleffer	2(a) to 5(a) Aerodrome, Pt Por 84, 85, 86 Windsor Road, Richmond	7.5.96	31.5.96							Deferred
80	17/96 see also file P243/415 & LEP7/90	S Leathley	Richmond Pastoral Company - Lot 12 DP716742 Bells Line of Road, North Richmond - rezone from Rural 1(b) to Residential 2(a)	11.6.96	4.7.96							LES is required. Consulting with DUAP & Sydney Water - waiting payment of fee.
81	12/96	R Cumming	Remove requirement for development consent for bed & breakfast	11.6.96	1.7.96							Preparing plan, ⇒ consultation under 62
82		P Johnston	Allow temporary use of non-residential land	9.7.96								Notification being prepared
83		S Leathley	Amend LEP to allow composting facilities in rural zones with Council consent									Report back to Council
	17/93	M Coulter	Rezone land for subdivision of 36 lots (Kemp), Tizzana Road, Ebenezer	8.2.94	22.2.94							Valuation report submitted to DUAP, no reply since 21.5.96

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GENERAL PURPOSE COMMITTEE**

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