

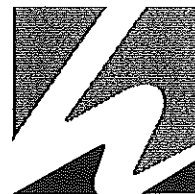
Hawkesbury City Council

general purpose committee business paper supplementary

date of meeting: 25 march 1997

location: council chambers

time: 9.30 am



general
purpose
committee

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section

environment

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

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✓ **ITEM: 116** **Natural Heritage Trust - Application for Funding for Septic Tank Audit**

FILE NUMBER: GR060/067Pt02/EVD/ENC25LBX.V19

REPORT:

Previous investigations by the Department of Health and the Hawkesbury Nepean Catchment Management Trust indicate that the majority of on site effluent disposal systems fail basic environmental standards for the following reasons:

- * Failure of design of systems
- * Failure of operation management
- * Lack of regulation of systems
- * Inappropriate matching of systems to the size of the disposal area
- * Inappropriate and lack of soils information

The significance of water pollution originating from on site effluent disposal has recently been demonstrated through sewage contamination of Wallis Lake oysters killing people and rendering hundreds of others ill. The adverse health and environmental impacts of on-site effluent disposal systems are:

- * Spread of disease by parasites, viruses and bacteria including diarrhoea, hepatitis A, dysentery, giardiasis and nitrate poisoning.
- * Ground water and surface contamination.
- * Vegetation and soil degradation.
- * Odour problems.

Both traditional septic systems and aerated systems are failing. One study of absorption systems revealed a 40% failure rate and a NSW Health study found a 70% failure rate in aerated systems.

There are thousands of on site effluent disposal systems throughout the City of Hawkesbury which are not inspected except in response to complaints.

It is timely that an auditing system be commenced for on site disposal systems commencing with systems closest to water courses and those in towns such as Wilberforce, Glossodia, and Kurrajong and, eventually, larger rural properties. In conducting an auditing process, it is envisaged that notices under the Local Government Act would be served on property owners to rectify systems which were clearly failing. This process will generate conflict however the issue is such that it should not be ignored.

As a consequence it is recommended that Council seek \$40,000 from the Natural Heritage Trust Pilot Grant Scheme to implement a prioritised auditing process of existing on site effluent disposal systems in the City of Hawkesbury. Further, that Council advise the HNCMT that it would be prepared to contribute funding to support any grant from the Natural Heritage Trust.

RECOMMENDATION:

That Council seek \$40,000 (Forty thousand dollars) from the Natural Heritage Trust Pilot Grant Scheme to implement a prioritised auditing process of existing on site effluent disposal systems in the City of Hawkesbury. Further, that Council advise the Hawkesbury Nepean Catchment Management Trust that it would be prepared to contribute funding to support any grant from the Natural Heritage Trust

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 116 Oooo

ITEM: 117**Natural Heritage Trust - Request for Regional Assessment Panel
Members by the Hawkesbury Nepean Catchment Management Trust****FILE NUMBER:**

GR060/067Pt02/EVD/ENC25LBX.V18

REPORT:

The Hawkesbury Nepean Catchment Trust has been identified as the regional organisation to pilot a program for expenditure of the Commonwealth's Natural Heritage Trust (Telstra sale money).

The Trust is proposing to establish a number of separate groups to prioritise issues, vet applications and prioritise applications. The groups to be established are as follows:

- . a regional strategy group to identify most important issues in the catchment;
- . Catchment Management Committees to assess local community project applications against catchment priorities;
- . a regional assessment panel to undertake assessments for regional project applications;
- . a technical sub-committee to make preliminary reports on the project's eligibility, liability and singularity. The technical sub-committee will comprise individuals from four state agencies, the University of Western Sydney, the Local Government Association and the HNCMT.
- . finally, the HNCMT Board will vet the recommended projects.

The Regional Assessment Panel is to comprise ten local government representatives, six from Catchment Management Committees, four from peak environment/community groups, two from the Department of Primary Industries and Energy and Environment Australia, a total of 22.

The HNCMT is now requesting nominations from Council for two representatives on the Regional Assessment Panel being a Councillor and a senior Council officer. As there are in excess of twenty Councils in the catchment, the HNCMT is proposing that the Local Government Association select the ten Council members for the Regional Assessment Panel.

The proposed structure for the pilot program is rather unwieldy with diffuse accountability, however, it is the Trust's preferred course. Nominations for the Regional Assessment Panel close on 28 March 1997.

RECOMMENDATION:

- A. That Council nominate a Councillor to participate on the Regional Assessment Panel.
- B. That Council's Branch Manager Environment and Waste, Mr Garry Baldry, be nominated as Council's senior staff representative on the Regional Assessment Panel.

ENVIRONMENT

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ATTACHMENTS:

There are no supporting documents for this report.

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ITEM: 118 **Lot 12 DP 816462 - Richmond Road, Windsor - Extensions to Hawkesbury Lodge and Rum Corps Convention Centre**

FILE NUMBER: DA304/96/EVD/ENC25LBX.V17

REPORT:

The applicant has provided amended plans and had further discussions with Council staff regarding the proposed levee.

The plans show the land surrounding the additions to be filled to a height of 13m AHD. This represents approximately 4m of fill at the western extremity of the development which will provide adequate protection from small nuisance floods ie 1 in 5 and 1 in 10 years flood events. The intent of the landscaping mound suggested in condition of consent no. 23 was to provide protection from such nuisance floods and that the height of the mound be relative to natural ground level not filled ground level. Given that the land is to be filled to a level of 13m AHD it is considered that the landscape mound is not required and hence the condition should be deleted.

It is therefore recommended that conditions 1 and 23 be changed to include the amended plan H6/96/13 dated 19/3/97 and delete the suggested landscape mound.

RECOMMENDATION:

A. That condition 1 be changed to:

"1. The development being carried out substantially in accordance with plan number H6/96/9 dated 23/12/96, plan numbers H6/96/11, H6/96/12 and H6/96/13 dated 19/3/97 except where amended by condition of consent."

B. That condition 23 be deleted and replaced with the following:

"23. That the proposed additions which are below the 1 in 100 year flood frequency level be constructed of flood compatible materials. Details of proposed building materials are to be submitted at Building Application stage."

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 118 Oooo



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infrastructure

INFRASTRUCTURE

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Item: 26

ITEM: 26 South Windsor Park - Concept Plan

FILE NUMBER: GM001/023; P1950/213/ENG/INC25LBX.E06

REPORT:

Following representation by Mr P Donnelly to the Community Justice Centre regarding the Indoor Stadium in Stewart Street a mediation conference was held and a number of agreements reached. One of the items agreed was:

11 Master Plan. Council agrees to arrange discussions with residents and other users of the site regarding preparation and implementation of a Master Plan for the entire recreational site. Council and residents agree that these discussions will commence as soon as possible following residents meeting with the Management Committee and be ongoing until the Plan is in place.

A plan has now been prepared showing the existing usage of the site and what is considered to be reasonable future development of the area. The plan identifies possible extension to the Indoor Stadium and the addition of two tennis courts with formalisation of off-street car parking for the netball area and additional car parking within the area in an effort to minimise on-street parking for patrons of the facilities.

It is proposed that the plan now be exhibited and comments sought from the residents of Stewart Street, the users of the area and the Sports Council.

RECOMMENDATION:

That the Plan be exhibited and comments sought from the residents of Stewart Street, the users of the facilities and the Sports Council and the matter be further reported to Council for final determination.

ATTACHMENTS:

There are no supporting documents for this report.

000O END OF ITEM 26 0000

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ITEM: 27**The Healthy Rivers Commission Enquiry into the Hawkesbury Nepean River System****FILE NUMBER:**

GR060/081 PT01/ENG/INC25LBX.E07

REPORT:

The NSW Government has commissioned an enquiry into the health of the Hawkesbury Nepean river system as a prelude to possible future managerial reforms.

In recognition of the fact that Local Government authorities are major land managers within their respective catchments, the Commission has recently held discussions with representatives from Local Government to provide the opportunity for meaningful discourse and feedback to the enquiry on the many issues that impact on the total riverine environment.

"The concept of a healthy river which the commission will adopt is one which encompasses a broad range of bio-physical, economic and social characteristics which, in total, describe the river's environmental status and its ability to support the patterns of commercial activity and the social amenity to which the community aspires."

The Commissioner has asked that some matters raised in his discussion paper be further discussed and this report briefly raises these issues.

1. Water Quality and Environmental Flow Objectives

It is conservatively estimated that in excess of 80% of contaminants in estuaries originate on land.

Obvious sources of this pollution are stormwater systems, runoff from agricultural areas, sewerage effluent discharge, and in certain locations polluted ground water infiltration.

To sustain a natural and healthy riverine environment, certain flow levels have to be maintained.

The Hawkesbury Nepean river system is affected by reduced stream flow as a direct result of damming, farm irrigation and natural losses further compounded by extreme variable rainfall patterns.

Local recognition of this is seen in the moratorium on new pumping licenses from the river; the requirement that new earth dams have to be approved and the banning of new dam construction in prescribed waterways.

In regard to farm irrigation, there is scope for different types of Licensing to save water use.

For example these licenses could:

- (a) control irrigation allowances (flow metering) and timing of water application;

- (b) Areas that are irrigated frequently (and out of the flood plain) could benefit from the construction of water storage structures positioned to catch turbid runoff for reuse prior to its return to the original water source.
- (c) A possible longer term recommendation may be to link future licenses to the registered landowner as well as the subject property.

2. Institutional Arrangements Influencing River Health Outcomes

The proposed planning controls under Sydney Regional Environmental Plan No. 20 (Amendment 2) - Hawkesbury Nepean River, is placing increased pressure on Council to monitor water quality, together with the Environment Protection Authority placing more requirements for environmental monitoring with Council.

Additional resources and funding will be needed if councils are to ensure that there is to be an adequate level of environmental auditing.

Currently development is approved subject to certain consent conditions; in addition, bonds and guarantees are imposed to ensure that works are completed to specification.

All large and environmentally sensitive projects have to undertake an environmental audit as incorporated in the conditions of approval, i.e. extractive industry operations.

3. River Health Monitoring

The quality of surface water is affected by sedimentation from land use activities, pesticides and nutrients such as phosphorus and nitrogen. The correlation between phosphorus levels and reduced stream flows in relation to periodic damaging outbreaks of toxic blue-green algae is now well documented.

Recommendation for improvement to catchment management is dependent on a thorough knowledge of the river's health determined in part by the undertaking of co-ordinated water monitoring.

The Hawkesbury Nepean Catchment Management Trust (HNCMT) currently co-ordinates river monitoring.

This body could extend its responsibilities by ensuring that regular funding is provided for long term monitoring and analysis.

4. Implications of Urban Development

In "Australian State of the Environment Report, 1996", it was suggested that many of the pressures facing Australia's aquatic environments have evolved from planning decisions based on short term economic objectives of individuals rather than long term state or national interests.

A consequence of urban development is the subsequent need for natural resources. The main source for these diminishing irreplaceable resources has been and still is the river channel and its adjacent basin.

The provision of water for domestic and agricultural use and the subsequent disposal of this finite resource as sewerage effluent and urban runoff back to the river system completes the pollution cycle and its effect on the water system. Water is a most valuable resource and its use and reuse is a most important issue for the total catchment.

There is increasing pressure on the valuable resources of the river particularly the sand resource which is needed for the perpetual construction market. The environmental extraction of sand resources from the Richmond lowlands and other resources such as Tinda Creek, may place the region in high regard to serve the Sydney markets.

The impacts of urban development with stormwater runoff and effluent wastes need to be sensibly controlled while maintaining the unique character of the region.

5. Stormwater Management

Stormwater can represent a major source of pollution entering the riverine environment.

There is now a general recognition that runoff from developed areas needs to be contained and in certain circumstances treated prior to final discharge.

Recent state guidelines recommend that flow control devices such as trash racks should be installed at drainage discharge points.

There are manufactured devices currently available that have been designed to intercept and collect pollutants such as oil and sediment at the point source; on line; and more commonly at the downstream discharge point.

These devices are cost intensive and there is doubt that developers would readily accept these increased charges under Section 94 contributions. However, the impacts of installation of such devices on existing drains is a major financial issue that needs thorough investigation.

6. Unsewered Areas

A major educational campaign is required to educate households on the proper use and regular maintenance of their effluent systems.

Technology has advanced with new effluent disposal systems that are environmentally friendly and should be encouraged throughout the area.

It is financially difficult and resource limiting to require councils to regularly inspect the effluent disposal systems of each household in the local area to ensure satisfactory workings, without financial assistance.

Proposals for sewerage schemes should be encouraged with local assistance required to fund these projects to the benefit of the community as well as the health of the river.

One current major initiative to improve the quality and efficiency of water resource management in the local region has been to commission an environmental impact study (due for completion in mid 1997) to investigate the feasibility of providing a sewerage scheme to service the three towns of Wilberforce, Glossodia and Freemans Reach.

7. Protection of Biodiversity

Draft Regional Environmental Plan 20 was released by the Department of Urban Affairs and Planning in 1996. It includes provisions for the protection of wetlands. The plan was also accompanied by a Wetland Study that mapped wetlands within the catchment. Council is currently considering applying land use management provisions within its LEP to provide further protection to these wetlands.

In order to provide protection to biodiversity within the Hawkesbury, habitat needs to be identified and protected. Council has already completed a Wildlife Corridor Study which provided a broad strategy. In order to provide a land use management regime through the planning system in a manner comparable to that provided to wetlands through DREP20, a thorough flora and fauna survey would need to be undertaken. This should be done on a catchment basis. However, Council would not have the resources to carry out such a study. In this respect it is a project that could be funded and co-ordinated by the Hawkesbury Nepean Catchment Management Trust with a steering committee made up of representatives from the Local Government Authorities within the catchment. Thus, the basic principle would be for the trust to provide the investigation and Councils and the Department of Urban Affairs and Planning to provide the relevant environmental protection through the land use planning system

RECOMMENDATION:

That this report form the basis of a submission to the Commission.

ATTACHMENTS:

There are no supporting documents for this report.

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organisation
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resources

GENERAL PURPOSE COMMITTEE - ORGANISATION & RESOURCES

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ORGANISATION AND RESOURCES

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ITEM: 45

Compulsory Acquisition of Land off Baker Street, Windsor - From Nevitro Investments Pty Limited.

FILE NUMBER:

P731/0140 PT06/CSV/OGC25LBX.C08

REPORT:

Council will be aware of the ongoing matter concerning the compulsory acquisition by Council of land currently used as a car park located off Baker Street, Windsor, adjoining the Macquarie Arms Hotel. The action by the Council to acquire the land was pursuant to an order by the Court to do so and, as previously reported, the land was transferred to Council by a Proclamation in the Government Gazette last year. However, the matter of compensation is yet to be settled in view of the fact that agreement has not been reached between both parties.

In terms of the legislative provision for compulsory acquisition in the situation where negotiated settlement cannot be achieved, the Valuer General is required to determine a valuation and this was done in October last year with the determined value being \$325,000 plus a disturbance allowance of \$4,500 totalling \$329,500. In accordance with the process, this was conveyed to the former owner, however, has not been accepted. Nevitro Investments Pty Limited have now forwarded to Council's Solicitors a claim for compensation in the amount of \$1,516,000. This is made up as follows:-

Market Value	\$536,000
Loss attributed to severance	\$960,000
Loss attributed to disturbance	\$20,000

The claim gives no supporting information as to the methodology in calculating these amounts.

At this time it appears unlikely that the matter will be resolved through mediation process and it is anticipated that the Court hearing will take place closer to mid year.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 45 Oooo

ORGANISATION AND RESOURCES

Meeting Date: 25 March, 1997

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ITEM: 46

Richmond Outreach Program - Hawkesbury Community Kitchen

FILE NUMBER:

PK/202 PT05/FNC/OGC25LBX.F09

REPORT:

Approval was given to the Hawkesbury Community Kitchen to conduct an outreach program of a mobile food van in Richmond Park for a trial period, each Friday evening commencing on 7 March 1997. The Community Kitchen are now requesting a continuation of that program with extended operating hours from 6.30pm to 11.00pm.

The operators of the program have advised the following numbers of persons used their services:

7 March	16
14 March	20
21 March	50

It was indicated that the majority of the users were young people ranging from 9 years of age and upwards, including a family with a very young infant. It was also indicated that many of the young people that were spoken to indicated that many of the homeless or those without means of obtaining food would not congregate in the park until after the times that the Community Kitchen ceased to operate. The request for a semi-permanent operation from the hours of 6.30pm to no later than 11.00pm is proposed "due to the obvious potential of moral and physical danger and the tender age of some of the people in the park, there is an urgent need for food and hopefully some assistance or advice and direction".

The Community Kitchen has also agreed that if they experience major social difficulties with their operation, they would leave the area. They have advised that they operate a similar program in Windsor and are aware of programs in Cabramatta and Blacktown. Windsor Police have been contacted and have advised that there have been significant numbers of youth coming to the Hawkesbury from other areas and displaying considerable anti-social behaviour. They have expressed concerns regarding the extension of hours beyond 9.30pm particularly relating to the likelihood of these youths being attracted to Richmond Park to take advantage of the offered service.

The trial period of the program seems to be addressing a community need and should be supported for a further period of six months, within the restricted hours suggested by Windsor Police.

RECOMMENDATION:

That approval be given to Hawkesbury Community Kitchen for the operation of a food caravan in Richmond Park on Friday evenings between the hours of 6.30pm and 9.30pm and that the van be removed from the site by 9.30pm with any litter associated with the activities to be removed from the park.