



general
purpose
committee

1
section

environment

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

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Meeting Date: 4 November, 1997

Item: **53**

ITEM: 53 **Proposed 122 lot community title subdivision - Nepean Park -
Erratum**

FILE NUMBER: SA0156/96/EVD/ENK04LAX.V28

REPORT:

This report refers to Item 38 in the Environment Section of this business paper.

Condition No. 6 in Stage 1 is \$151,781 (one hundred and fifty one thousand seven hundred and eighty one dollars).

RECOMMENDATION:

That the condition be amended accordingly.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 53 Oooo

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Item: **54**

ITEM: 54 **Radio Transmitting Tower and associated facilities - Kurrajong Heights - Erratum**

FILE NUMBER: DA0135/96/EVD/ENK04LAX.V27

REPORT:

This report refers to Item 40 in the Environment Section of this business paper.

Condition No.2 of the recommendation should read as follows:

“Submission of a building application, plans and specifications complying with the Building Code of Australia.”

This is standard condition No.231.

RECOMMENDATION:

That the condition be amended accordingly.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 54 Oooo

ITEM: 55**Communications Tower Kurrajong Heights****FILE NUMBER:** DA135/96/GMA/ENK04LAX.G29

REPORT:

Last Thursday evening there was a meeting with residents of Kurrajong Heights who opposed the proposed tower for a number of reasons that have been indicated in the previous report.

They requested that a number of issues be addressed and it was indicated these would be reported to the Council. The issues and their responses are as follows:

1. Is there room to move the tower from the specific site proposed as this is a major viewing point for land to the west.

Response: It is possible to move the specific site some small distance, this would have to be determined after technical assessment of the clearances required for the other two towers. This could be incorporated as a general condition of approval.

2. Can the communications building be incorporated within the tower and alleviate the need for the fence?

Response: It would appear possible to incorporate the building and tower and in doing so provide some barrier around the tower to maximise public safety and minimise risks to users of the reserve. This matter would need to be clarified with the Council's insurers.

3. Could the foundation requirement be reduced?

Response: This is being checked with the consulting engineers and any necessary changes can be incorporated in the subsequent construction.

4. Can a Plan of Management for the park include protection for the remainder of the area including the former roadway?

Response: A Plan of Management for the park could be prepared, placed on public exhibition and then considered for adoption by the Council that would give greater certainty to the park's future form.

4. Valuation impact of proposed tower on adjoining properties.

Response: The Council's consultant valuer has been asked to respond in this matter

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RECOMMENDATION:

That this information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 55 Oooo

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Item: **56**

ITEM: 56 **Proposed 23 lot subdivision - Lot X DP 419316 Dight Street Richmond.**

FILE NUMBER: SA0065/97/EVD/ENK04LAX.V25

REPORT:

This report refers to Item 46 in the Environment Section of this business paper.

The applicant has submitted the attached plan in relation to proposed filling of the property. The plan is not directly relevant to achieving a building platform at the 1% flood level.

The 1:100 year flood frequency level for the locality is 17.4 metres and as previously advised all of the lots can be developed under the existing floor height standard in Hawkesbury Local Environmental Plan 1989.

Lots 23, 9, 10, 11, and 12 require the filling of building platforms to achieve a 1% building site. The level of filling required is approximately 2.5 metres on Lot 23, 9, 10, 11 with a lesser amount on Lot 12. The other lots do not require any filling to achieve a 1% building platform.

As Lot 23 is a rural zoned residue, Clause 11(3) of Hawkesbury Local Environmental Plan 1989 requires that Council not consent to the subdivision of land within a Rural or Environmental Protection zone, other than for the purpose of agriculture unless each allotment has sufficient area above the floor height standard. As the proposed Lot 23 does not have a building site above the floor height standard, it is necessary that it be either consolidated with one of the residential lots or, alternatively, a restriction on use of land prohibiting the use of Lot 23 for other than agricultural purposes.

RECOMMENDATION:

That the applicant be advised that the residue Lot 23 will either require to be consolidated with a residential lot to provide a building entitlement or, alternatively, that a Section 88b Restriction as to User be imposed prohibiting the erection of a dwelling on Lot 23 and stipulating that it may only be used for agricultural purposes.

Upon receipt of advice from the applicant, that development consent be issued for the subdivision subject to the recommended conditions in Item 46 with either a modified plan or, alternatively, a Section 88b Restriction on Lot 23 as indicated above..

ATTACHMENTS:

Amended plan of subdivision

oooO END OF ITEM 56 Oooo

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