



Hawkesbury City Council

ordinary meeting business paper supplementary

date of meeting: 14 October 1997

location: Council Chambers

time: 9:30am

ORDINARY MEETING

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minutes of meetings



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Mayoral Minutes

ORDINARY MEETING

Mayoral Minutes

Mayoral Minutes

Ordinary Meeting - 14 October 1997

1. Staff - General Manager 1160

The General Manager was appointed to his position following National advertising in 1993 by a unanimous decision of the Selection Committee. In accordance with the provisions of his contract, he is to advise at this time if he seeks to have it renewed and the Council is, in turn, required to respond.

Each year the Mayor undertakes a performance appraisal and I have had the opportunity to review all of those that clearly indicate an exemptional level of performance which is reflected in the Council's position within the Local Government industry, of which I am sure all members of the Council are aware. This included the winning of the prestigious Bluett Award that was presented this year.

The Council has been brought into an excellent financial position and certainly the best of the Councils in Sydney that have experienced development over the last ten years. At the same time it has been able to achieve the provision of some very good facilities for its community and develop an asset management program that is maintaining the public infrastructure for which the Council is responsible. The General Manager's commitment and level of advice to the Council is always of a high standard and he maintains the organisation at a high level of efficiency given to-day's required accountability procedures and requirements.

I have discussed with him his position and he has indicated a desire to renew his contract for a further period of five years, and further that he is satisfied with the provisions of the current contract.

Accordingly I would recommend to the Council that the current contract be renewed under similar terms for a further five years.

Recommendation

That the contract of the General Manager, Garry McCully, be renewed for a further period of 5 (five) years and the seal of Council be placed on the necessary documents.

Councillor Robert Calvert
Mayor

oooO END OF MAYORAL MINUTES Oooo



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ITEM: 81 **Tilmunda Pastoral Company Pty Ltd - 219 Springwood Road,
Yarramundi - Advice from the Department of Land and Water
Conservation**

FILE NUMBER: DA144/93/EVD/ORJ14LBX.V26

REPORT:

As a consequence of the report to the General Purpose Committee of 30 September, 1997 the Department of Land and Water Conservation has written advising of its concerns about the proposed removal of an existing spit within the property. Extraction of the spit is strongly opposed by the Department.

The basis of the Department's concern is as follows:

- C *"Extraction at the site would create a hole in the river bed in close proximity to the block bank and add to the risk of destruction of the block bank in a flood event. The block bank serves an important function in diverting flow into the other arm of the river adjacent to the site. Failure of the block bank would result in diminished flow through the other arm and would have a detrimental effect on licensed water extractors on the arm and further downstream...."*

- C *"The spit is in the bed of the Nepean River in an area where extraction is prohibited under Clause 20 and Schedule 3 of Sydney Regional Environmental Plan No. 9.... The purpose of the prohibition was to prevent further extraction in this heavily over-extracted section of the river so that the river could regenerate through natural processes. Further extraction at the site would be contrary to the intention of the prohibition."*

The Department advised that any extraction at the spit requires approval by them under Part 3(a) of the Rivers and Foreshores Improvement Act. They suggest that if development consent is granted for the extraction that this may be in conflict with the Department's position.

Without wishing to enter into the merits of the Department's position there is no point in Council issuing development consent for the extraction of the spit if the Department of Land and Water Conservation insists on a permit under the Rivers and Foreshores Improvement Act and refuses to issue such permit.

Accordingly it is recommended that the General Purpose Committee recommended on 30 September, 1997 be altered to prevent the extraction of the spit without evidence being provided to Council of approval by the Department of Land and Water Conservation.

RECOMMENDATION:

That Condition 7 of the amended development consent recommended by the General Purpose Committee at its meeting on 30 September, 1997 be altered as follows:

7. The removal of the existing spit is not to commence until the applicant provides to Council evidence of the approval of the Department of Land and Water Conservation under the Rivers and Foreshores Improvements Act or if not covered by that Act, a copy of a letter from the Department advising that they have no objection to the removal of the spit subject to any conditions which they may attach.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 81 Oooo

ITEM: 82 **Urban Land Release - Riverstone, Vineyard and Schofields**

FILE NUMBER: LEP17/90/EVD/ORJ14LBX.V25

REPORT:

On Sunday 12 October, 1997, the Member for Riverstone, the Honorable John Aquilina MP announced the release for Urban Development of the Scheduled Lands in the Riverstone and Vineyard areas and also adjoining rural lands in Riverstone, Vineyard and Schofields.

The boundary of the release area is Bandon Road which effectively divides the Vineyard area.

At the announcement at the Riverstone Bowling Club, no reference was made to issues such as finance, infrastructure provision (Windsor Road) and other planning issues such as Remnant Cumberland Forrest. Neither was any reference made to the justification for the boundaries except in response to one question from a Hawkesbury property owner in the Vineyard area.

The Minister indicated that he was unaware of any requests for release of land at Vineyard by Hawkesbury City Council, that the land release only involve the City of Blacktown and he had no knowledge of other matters. This is despite numerous representations by Council to the Department of Urban Affairs and Planning and more recently Council's involvement in the Mitcehl McCotter report on urban investigations for Vineyard and the Scheduled Lands.

There would seem to be no town planning justification for the selection of Bandon Road as the boundary for the release area and in fact land in Vineyard within the City of Hawkesbury was included in the initial North West Sector Release Area.

It is possible that the release area announcement may bring the release of other land within Vineyard closer although given Sunday's announcement this cannot be taken for granted.

Council will need to monitor the implementation of the release area to ensure that the necessary infrastructure has been budgeted for, including the upgrading of the Windsor Road and the provision of community facilities and open space. Given the proximity of the release area to amenities within the City of Hawkesbury there is potential for Hawkesbury facilities to be utilised by the new residents.

Council should immediately seek advice from the Department of Urban Affairs and Planning as to why the Bandon Road was selected and advice that the development of the release area will not compromise, in terms of servicing, a potential release area to the north of Bandon Road.

In an endeavour to promote the release of the remainder of the Vineyard area, it is also recommended that Council circularise property owners to ascertain their interest in land pooling, joint venturing or long term sales options as a means of financing the release area. If it can be demonstrated that a release area can proceed rapidly and with minimal draw on State Government finance then it is likely to be more favourably received by the Government.

If there is interest amongst property owners in these financing options then they can be further refined and possibly discussed at a meeting of all owners.

RECOMMENDATION:

1. Council seek advice from the Department of Urban Affairs and Planning as to the justification of Bandon Road as the boundary and in particular why land within the City of Hawkesbury was not included in the release area announcement.
2. Council seek a commitment from the Department of Urban Affairs and Planning that the provision of services to the proposed release area will not compromise a potential release area within Vineyard in the City of Hawkesbury.
3. Council write to Blacktown City Council seeking their agreement to consulting with Council in the preparation of the local environmental plans and contribution plans for the proposed Vineyard release area.
4. Council write to the Department of Urban Affairs and Planning advising that the upgrading of the Windsor Road for its full length should be a pre-requisite for the release area proceeding.

ATTACHMENTS:

AT-1 Media Release

AT-2 Release Area Map

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