



general
purpose
committee

1
section

environment

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

Table of Contents

Meeting Date: 26 May 1998

Page 2

ITEM	SUBJECT	PAGE
-------------	----------------	-------------

SECTION 1 - ENVIRONMENT.

138:	Lot 1 DP 133026 and Lot 5 DP 854221 Buckingham Street, Pitt Town - Weatherstone P268/281Pt01/EVD/ENE26LAX.V11	3
-------------	--	----------

oooO END OF TABLE OF CONTENTS Oooo

ENVIRONMENT

Meeting Date: 26 May, 1998

Item: **138**

ITEM: 138 **Lot 1 DP 133026 and Lot 5 DP 854221 Buckingham Street, Pitt Town
- Weatherstone**

FILE NUMBER: P268/281Pt01/EVD/ENE26LAX.V11

REPORT:

Council has received a report prepared by consultants on behalf of the owners of this property. This report seeks to establish that some of the limitations that are preventing this land from being used for urban purposes can be overcome. This land has been identified in Council's Draft Residential Strategy as having some long term capability for residential purposes. However, the Strategy points out that servicing of this land with water and sewer will be very expensive. Other issues regarding the use of this land include:

- . its impact on agriculture
- . visual relationship with the old Pitt Town area
- . the capacity of the roads for evacuation during times of extreme flood (the land although above the 1% level is below the PMF)
- . possible contamination of the site through agricultural practices; and
- . relationship to other nearby land mainly used for rural/residential purposes

The land is currently zoned Environmental Protection 7(d1) under Hawkesbury Local Environmental Plan 1989. The land is currently used as an orchard and has a number of agricultural sheds on the property. It is adjacent to the northern extent of the current Pitt Town development and is adjacent to the local primary school.

The consultant has spent some time investigating the possibility of servicing the land with reticulated water and sewer. The conclusions drawn that the estimated cost of this infrastructure (3.4 million dollars) although expensive is achievable. They go on to conclude that in their opinion the other constraints on the land can be overcome.

Given the fact that this land has been identified by Council's Draft Residential Strategy as having potential for residential development in the long term, and that the consultants are convinced that they can overcome the cost of servicing, further detailed investigations of this land can now proceed.

RECOMMENDATION:

It is recommended that Council advise the consultants on behalf of the owners of Lot 1 DP 133026 and Lot 5 DP 854221 that it supports in principle the conclusion that the land is capable of urban development subject to detailed suitability studies being carried out to determine its limitations.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 138 Oooo