



general
purpose
committee

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section

environment

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

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ITEM: 92**Local Government Advisory Group - Nepean-Hawkesbury****FILE NUMBER:**

GR060/075 Pt 5/GMA/ENI24LAX.G08

REPORT:

Late last year, the Minister for Land and Water Conservation provided advice regarding arrangements to exist between the Department of Land and Water Conservation and Local Government in the Hawkesbury-Nepean Catchment and this included his request that the Local Government role be expanded.

Specifically the Minister stated that the Local Government Advisory Group that was to be established is to prioritise and coordinate on-ground future catchment management actions and investment. To achieve this outcome the group will have an advisory capacity direct to the Minister concerning:

- Implementation of the Statement of Joint Intent, guiding Local Government involvement in natural resource management within the Hawkesbury-Nepean Catchment.
- Determination of priority projects for implementation and funding as determined through the Hawkesbury-Nepean Catchment Management Trust Strategic Plan, Hawkesbury-Nepean Healthy Rivers Commission recommendations and a future Upper Hawkesbury-Nepean Catchment Plan.

Funding for projects was to be made available by the Department of Land and Water Conservation for allocation to on-ground works in accordance with the prioritised program developed by the Local Government group.

In October 2002, at its Ordinary Meeting when considering the minutes of the Special Meeting of 10 September 2001, the Council resolved "Councillor Williams be shown as Council's representative on the Local Government Advisory Group". There was no time limit on that resolution. In the normal course of events, the matter would have been reported to the September Special Meeting as the representative was added as an addition in October 2001, when minutes of the previous meeting were confirmed.

The Advisory Group is particularly important given its role in providing advice directly to the Minister in a significant policy area and its role in the prioritising of significant funding allocations. The group meets mid-afternoon at a Council venue within the catchment.

RECOMMENDATION:

That Council determine its elected representative on the Local Government Advisory Group to the Minister for Land and Water Conservation.

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ATTACHMENTS:

There are no supporting documents for this report.

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ITEM: 93**Proposed rezoning - 108 Grose Vale Road, Grose Vale****FILE NUMBER:**

P206/13;LEP003/00/EVD/ENI24LBX.V09

REPORT:

Council has received a submission from Mr Brian McKinlay on behalf of Kemsley Pastoral Company, the owner of property in Grose Vale Road which adjoins the residential land of North Richmond.

In his submission, Mr McKinlay confirms that his clients have been approached by the Defence Housing Authority seeking a supply of residential allotments on which to construct single dwellings for Defence Housing Authority requirements.

In the 1980s, 100 allotments of land were released in the Kemsley Downs area as part of an extension to the North Richmond Village area and this resulted in the construction of a subdivision of Arthur Phillip Drive which is accessed off Pecks Road. At the time it was envisaged that there would be a second stage which would extend Arthur Phillip Drive through to Grose Vale Road and include up to another 200 allotments. Mr McKinlay has now requested that Council give further consideration to such an extension to meet the demands of the Defence Housing Authority and to allow the road to be connected to Grose Vale Road to ease traffic pressure off Pecks Road.

In the past it has been assumed that the Department of Planning would not agree to residential rezoning extensions of North Richmond due to the statement in the "Shaping Western Sydney" document that areas west of the River should not have residential expansion. There is, however, a comment in that statement that says minor extensions to existing residential zones would be considered.

Recent discussions with the Department of Planning have indicated that subdivisions of between 100 and 150 allotments may be considered as minor extensions. There was also an issue of whether a Local Environmental Study will be required under 117 Directions - G8. However, there are also exemptions in the 117 Directions for rezonings that are of relatively minor significance.

There was an extensive environmental study carried out covering this land when the first stage of the Kemsley Down subdivision was undertaken in the 1980s. It would appear that the second stage was not commenced due to difficulties with Sydney Water in supplying water and sewer services. There is a restriction in that there is no water pressure above the 46 metre AHD contour which will limit the amount of land that can be zoned for residential purposes. This is shown in Figure 1. Mr McKinlay's proposal, with the area he suggests should be rezoned, is shown in Figure 2.

It may be possible to update these previous studies to meet current legislative requirements without the need to go to a full blown Local Environmental Study. This will be determined by the Department of Planning.

In terms of local impacts, the proposal outlined by Mr McKinlay would require the removal of an existing dam and the construction of a road through to Grose Vale Road, and then confining the houses to below the 46 metre contour. Mr McKinlay in his argument states that this would significantly improve the traffic situation for the residents of Pecks Road and would, in turn, supply sufficient funds to make a significant contribution to the improvement of the intersection of Grose Vale Road and Bells Line of Road.

In light of Council's current housing strategy, lots in this subdivision would be at least 600 square metres for regular lots and 700 square metres for enclosed or battleaxe allotments. No duplexes or residential flat buildings would be allowed.

It is considered that the conversion of this area of land for residential purposes should be further investigated and that a formal request be made of the Department of Planning to ascertain their opinion under the provisions of the Environmental Planning and Assessment Act. Council will be required to re-resolve to alter the zoning of this land, pursuant to Section 54 of the Act.

RECOMMENDATION:

That pursuant to Section 54 of the Environmental Planning and Assessment Act, Council resolve to investigate rezoning part of Lot 27 DP 1042890, being 108 Grose Vale Road, Grose Vale, for the purpose of residential housing in accordance with the diagrams supplied by McKinlay and Morgan.

ATTACHMENTS:

AT-1 Figure 1 - Land below 46 metres AHD

AT-2 Figure 2 - Proposed rezoning

Figure 1 - Land below 46 metres AHD

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Figure 2 - Proposed rezoning

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ITEM: 94 **Proposed modifications to development consent and development application for shed - 481 Creek Ridge Road, Glossodia -**

FILE NUMBER: MA1375/99/MA1471/01EVD/ENI24LCX.V11

PREVIOUS ITEM: Items 53 & 54, GPC Section 1 - Environment (25.06.2002)

REPORT:

At the Ordinary meeting of 9 July 2002 Council resolved to defer this matter to the next General Purpose Committee meeting after discussion had taken place with the applicant.

A meeting was held with the applicant and their solicitor on 31 July 2002. Subsequently, further submissions have been made on behalf of the applicant.

The matters for consideration essentially are as follows:

1. Variation to delivery and pick-up times
2. Variation to air filter system
3. Increase in the number of ventilation fans to allow emergency backup
4. Change to development site
5. Increase the number of sheds in Stage 1 from two to three
6. Confirmation of suitability of compacted clay flooring
7. Construction of new shed

Following discussion and preliminary consideration of the additional information, it appears that Items 2-7 may be acceptable. Item 1, on the other hand, is unlikely to be supported on technical grounds.

A meeting will be arranged to allow the respondents the opportunity to review the additional information and the matter will be fully reported at the October General Purpose Committee meeting.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 94 Oooo