



Hawkesbury City Council

special meeting business paper minutes

date of meeting: 2 December 2003

location: Council Chambers

time: 7:00pm

**SPECIAL
Meeting Minutes**

Meeting Date: 2 December 2003

Page **2**

Minutes of the Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 2 December 2003, commencing at 7.00pm.

PRESENT: Councillor R P Stubbs, Mayor and Councillor L Allan, B J Calvert, K F Conolly, P F Davies, D Finch, G J Gilling, C A Paine, P R Rasmussen, L C Sheather, L A Williams, and C J Woods.

Councillor Allan arrived the meeting at 7.05pm

535 **RESOLVED** on the motion of Councillor Paine seconded by Councillor Rasmussen

That a further 15 (fifteen) minutes be provided for Councillors to ask questions of the speakers.

SECTION 4 - REPORTS FOR DETERMINATION

193: Pitt Town Draft Local Environmental Plan (LEP 3/00/EVD/ORL02SBX.V01)

Councillor Woods declared an interest in this item as her parents-in-law own the land adjoining the proposed development

Mr Laurie Rose, Dr Anne Clements, Mr Graham Brooks, Mr Michael Harrison, Mr David Robinson, Mr Phil McDonald and Mr Harvey Read, proponents, addressed the Committee

Mr Phil Dunesky, Mr John Haggard, Ms Amanda Hannah, Ms Stacy O'Toole, Mr Geoff Farrance and Mr Peter Merrity, respondents, addressed the Committee

A **motion** was moved by Councillor Williams seconded by Councillor Rasmussen

That Council not proceed with the rezoning of Pitt Town.

The motion was lost.

**SPECIAL
Meeting Minutes**

Meeting Date: 2 December 2003

Page 3

- 536 RESOLVED on the FORESHADOWED motion of Councillor Sheather seconded by Councillor Calvert
1. The Committee be thanked for their participation and requested to continue to advise Council on the outcomes of the exhibition.
 2. The Pitt Town Advisory Committee recommended master plan be adopted as the basis of the preparation of the draft local environment plan, Development Control Plan and section 94 plan (664 additional lots).
 3. A draft local environmental plan be prepared in accordance with the Environmental Planning and Assessment Act 1979 and the Best Practice guidelines (prepared by the former Department of Urban Affairs and Planning) to be based on the map recommended by the Pitt Town Advisory Committee.
 4.
 - a) The draft local environmental plan be forwarded to the Department of Infrastructure Planning and Natural Resources for certification under section 65 of the Environmental Planning and Assessment Act 1979.
 - b) The General Manager be delegated authority to commence exhibition of the LEP upon receipt of the section 65 certificate.
 5. The Community Consultation Strategy be adopted.
 6. The draft local environmental plan be placed on public exhibition for a period of 60 (sixty) days.
 7. The flood evacuation route be raised to the 1 in 100 level and the costs associated be attributed to the developer.
 8. Negotiations continue for the development of the river bank lands with an intention of integrating provisions of the facilities into the early stages of the subdivision.
 9. The fence line to the south of Bona Vista to be on the northern side of the road.
 10. For the protection of the vegetation conservation area, a conservation agreement is required.
 11. Roads in the Housing zone area shall have sufficient sealed carriageway width to allow for on-street parking, and, where appropriate, for the operation of bus routes.

**SPECIAL
Meeting Minutes**

Meeting Date: 2 December 2003

Page 4

12. The Development Control Plan for the Housing zone area will be formulated with regard to the characteristics of the existing village and will allow for kerb and guttering as well as for houses of either 1 (one) or 2 (two) storeys.
13. Should Amendment 130 not be gazetted then a further report be provided in relation to seeking exemption from SEPP5 in Pitt Town.

An **amendment** was moved by Councillor Williams, seconded by Councillor Paine

1. The Committee be thanked for their participation and requested to continue to advise Council on the outcomes of the exhibition.
2. The Master Plan be adopted as the basis of the preparation of the Draft Local Environment Plan, Development Control Plan and section 94 plan (344 additional lots for the land south of Johnson Street).
3. A Draft Local Environmental Plan be prepared in accordance with the Environmental Planning and Assessment Act 1979 and the Best Practice guidelines (prepared by the former Department of Urban Affairs and Planning).
4.
 - a) The draft local environmental plan be forwarded to the Department of Infrastructure Planning and Natural Resources for certification under section 65 of the Environmental Planning and Assessment Act 1979.
 - b) The General Manager be delegated authority to commence exhibition of the LEP upon receipt of the section 65 certificate.
5. The Community Consultation Strategy be adopted.
6. The draft local environmental plan be placed on public exhibition for a period of 60 (sixty) days.
7. The flood evacuation route be raised to the 1 in 100 level and the costs associated be attributed to the developer.
8. Negotiations continue for the development of the river bank lands with an intention of integrating provisions of the facilities into the early stages of the subdivision.
9. The fence line to the south of Bona Vista to be on the northern side of the road.
10. For the protection of the vegetation conservation area, a conservation agreement is required.

**SPECIAL
Meeting Minutes**

Meeting Date: 2 December 2003

Page 5

11. Roads in the Housing zone area shall have sufficient sealed carriageway width to allow for on-street parking, and, where appropriate, for the operation of bus routes.
12. The Development Control Plan for the Housing zone area will be formulated with regard to the characteristics of the existing village and will allow for kerb and guttering as well as for houses of either 1 (one) or 2 (two) storeys.
13. Should Amendment 130 not be gazetted then a further report be provided in relation to seeking exemption from SEPP5 in Pitt Town.

The amendment was lost.

A foreshadowed amendment was moved by Councillor Rasmussen, seconded by Councillor Williams

1. The Committee be thanked for their participation and requested to continue to advise Council on the outcomes of the exhibition.
2. The Master Plan be adopted as the basis of the preparation of the Draft Local Environment Plan, Development Control Plan and section 94 plan (157 additional lots for Fernadell).
3. A Draft Local Environmental Plan be prepared in accordance with the Environmental Planning and Assessment Act 1979 and the Best Practice guidelines (prepared by the former Department of Urban Affairs and Planning).
4.
 - a) The draft local environmental plan be forwarded to the Department of Infrastructure Planning and Natural Resources for certification under section 65 of the Environmental Planning and Assessment Act 1979.
 - b) The General Manager be delegated authority to commence exhibition of the LEP upon receipt of the section 65 certificate.
5. The Community Consultation Strategy be adopted.
6. The draft local environmental plan be placed on public exhibition for a period of 60 (sixty) days.
7. The flood evacuation route be raised to the 1 in 100 level and the costs associated be attributed to the developer.

**SPECIAL
Meeting Minutes**

Meeting Date: 2 December 2003

Page 6

8. Negotiations continue for the development of the river bank lands with an intention of integrating provisions of the facilities into the early stages of the subdivision.
9. The fence line to the south of Bona Vista to be on the northern side of the road.
10. For the protection of the vegetation conservation area, a conservation agreement is required.
11. Roads in the Housing zone area shall have sufficient sealed carriageway width to allow for on-street parking, and, where appropriate, for the operation of bus routes.
12. The Development Control Plan for the Housing zone area will be formulated with regard to the characteristics of the existing village and will allow for kerb and guttering as well as for houses of either 1 (one) or 2 (two) storeys.
13. Should Amendment 130 not be gazetted then a further report be provided in relation to seeking exemption from SEPP5 in Pitt Town.

The foreshadowed amendment was lost.

The foreshadowed motion then became the motion which was put and carried.

Councillors Davies, Williams, Paine and Rasmussen requested that it be noted that they were against this motion.

SECTION 6 - REPORTS OF COMMITTEES

Pitt Town Advisory Committee - 17 September 2003, 1 October 2003, 15 October 2003, 29 October 2003 and 19 November 2003

- 537 RESOLVED on the motion of Councillor Sheather and seconded by Councillor Gilling that receipt of the Minutes of the Pitt Town Advisory Committee be deferred to the next Ordinary meeting to allow receipt of advice.

**SPECIAL
Meeting Minutes**

Meeting Date: 2 December 2003

Page **7**

The meeting terminated at 12.10am.

Submitted to and confirmed at the meeting of Council on 9 December 2003.

.....Mayor

This is Page of the Minutes of the SPECIAL No 9 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 2 December 2003.

General Manager

Mayor