



Hawkesbury City Council

special meeting business paper minutes

date of meeting: 6 May 2003

location: Council Chambers

time: 7.00pm

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Minutes of the Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 6 May 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 Rasmussen arrived at the meeting at 7.06pm.

66: Pitt Town Local Environmental Study (79347/LEP3/00/EVD/ORE06SBX.V02)

Councillor Woods declared an interest as her parents in law own property adjoining the proposed development

Mr Laurie Rose, Mr Harvey Read, Mr David Thornton, Mrs Rani Mitroo and Dr Anne Marie Clements, proponents, addressed the Committee

Mr Phil Dunesky, Mr Ross Wilbow, Ms Kay Stubbs, Mr Sean O'Toole, Dr Terry Herder, Ms Ann Honner, Ms Jenny Jerard, Mr Jack Ellison, Reverend Keith and Mr Mark Ripper, respondents, addressed the Committee

172 RESOLVED on the motion of Councillor Allan seconded by Councillor Sheather

1. The Pitt Town Local Environmental Study be adopted.
2. A Master plan and Local Environmental Plan be prepared based on the medium Growth Scenario Option 2 yielding a total of up to 690 (six hundred and ninety) lots within the Pitt Town Investigation Area using the following criteria that:
 - (a) there be no lots in the 400 - 600 square metres range;
 - (b) the lot size in the Rural Village areas be 750 - 1000 square metres;
 - (c) the area shown as minimum 5000 square metres be altered to 4000 square metres;
 - (d) the NPWS and the Heritage Office be requested to continue negotiations on the Bona Vista site (to the east shown as Vegetation Conservation) with the lot density being 5 per hectare;

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- (e) the areas in the north and east of the investigation area shown as Rural Urban Fringe (5000 square metres) be expressed as a lot density of 2.5 per hectare; and
 - (f) plans for river access and recreational facilities be considered as part of the plan of management for this development.
- 3. The Pitt Town steering committee continue as an advisory committee to assist Council on the preparation of the Master plan and draft Local environmental plan for the development of Pitt Town.
- 4. The remainder of the land at Mitchell Place Pitt Town located above the 20 metres Australian Height Datum is included with the Pitt Town Urban Investigation area at the same density being as the surrounding lots.
- 5. A further report be prepared on:
 - (a) A consultation, communication and involvement strategy which would address the structure and functionality of the Steering Committee, as well as the preparation of the next stage of the rezoning process; and
 - (b) budget implications.
- 6. An independent evaluation of the SES report be sought, given the large variation in the methodology employed by the SES.

An **amendment** was moved by Councillor Rasmussen seconded by Councillor Williams

That an independent evaluation of the SES report be sought, given the large variation in the methodology employed by the SES.

The amendment was lost.

The motion was put and carried.

Councillors Paine, Williams, Rasmussen and Davies voted against the motion.

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173 RESOLVED on the foreshadowed motion of Councillor Mayor Stubbs seconded by Councillor Conolly

That:

1. Council recognises the difficulties facing Pitt Town and environs in terms of sewerage, flooding, water pressure and frequent interruptions to electricity supply and strongly believes that any potential rezoning for urban purposes should address these issues and wherever possible provide for no loss of amenities but result in improvements.
2. Council investigate the feasibility of extension of sewerage to the land bounded by Johnston, Hawkesbury, Hall and Bathurst Streets as well as other contiguous areas which are already residential in character.

The meeting terminated at 10.17pm.

Submitted to and confirmed at the meeting of Council on 10 June 2003.

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Mayor