



Hawkesbury City Council

ordinary  
meeting  
business  
paper

date of meeting: 28 September 2010

location: council chambers

time: 6:30 p.m.



mission  
statement

***“To create opportunities  
for a variety of work  
and lifestyle choices  
in a healthy, natural  
environment”***

## **How Council Operates**

Hawkesbury City Council supports and encourages the involvement and participation of local residents in issues that affect the City.

The 12 Councillors who represent Hawkesbury City Council are elected at Local Government elections held every four years. Voting at these elections is compulsory for residents who are aged 18 years and over and who reside permanently in the City.

Ordinary Meetings of Council are held on the second Tuesday of each month, except January, and the last Tuesday of each month, except December. The meetings start at 6:30pm and are scheduled to conclude by 11:00pm. These meetings are open to the public.

When an Extraordinary Meeting of Council is held it will usually start at 6:30pm. These meetings are also open to the public.

### **Meeting Procedure**

The Mayor is Chairperson of the meeting.

The business paper contains the agenda and information on the issues to be dealt with at the meeting. Matters before the Council will be dealt with by an exception process. This involves Councillors advising the General Manager at least two hours before the meeting of those matters they wish to discuss. A list will then be prepared of all matters to be discussed and this will be publicly displayed in the Chambers. At the appropriate stage of the meeting, the Chairperson will move for all those matters not listed for discussion to be adopted. The meeting then will proceed to deal with each item listed for discussion and decision.

### **Public Participation**

Members of the public can request to speak about a matter raised in the business paper for the Council meeting. You must register to speak prior to 3:00pm on the day of the meeting by contacting Council. You will need to complete an application form and lodge it with the General Manager by this time, where possible. The application form is available on the Council's website, from reception, at the meeting, by contacting the Manager Corporate Services and Governance on 4560 4426 or by email at [fsut@hawkesbury.nsw.gov.au](mailto:fsut@hawkesbury.nsw.gov.au).

The Mayor will invite interested persons to address the Council when the matter is being considered. Speakers have a maximum of five minutes to present their views. If there are a large number of responses in a matter, they may be asked to organise for three representatives to address the Council.

### **A Point of Interest**

Voting on matters for consideration is operated electronically. Councillors have in front of them both a "Yes" and a "No" button with which they cast their vote. The results of the vote are displayed on the electronic voting board above the Minute Clerk. This was an innovation in Australian Local Government pioneered by Hawkesbury City Council.

### **Planning Decision**

Under Section 375A of the Local Government Act 1993, details of those Councillors supporting or opposing a 'planning decision' must be recorded in a register. For this purpose a division must be called when a motion in relation to the matter is put to the meeting. This will enable the names of those Councillors voting for or against the motion to be recorded in the minutes of the meeting and subsequently included in the required register.

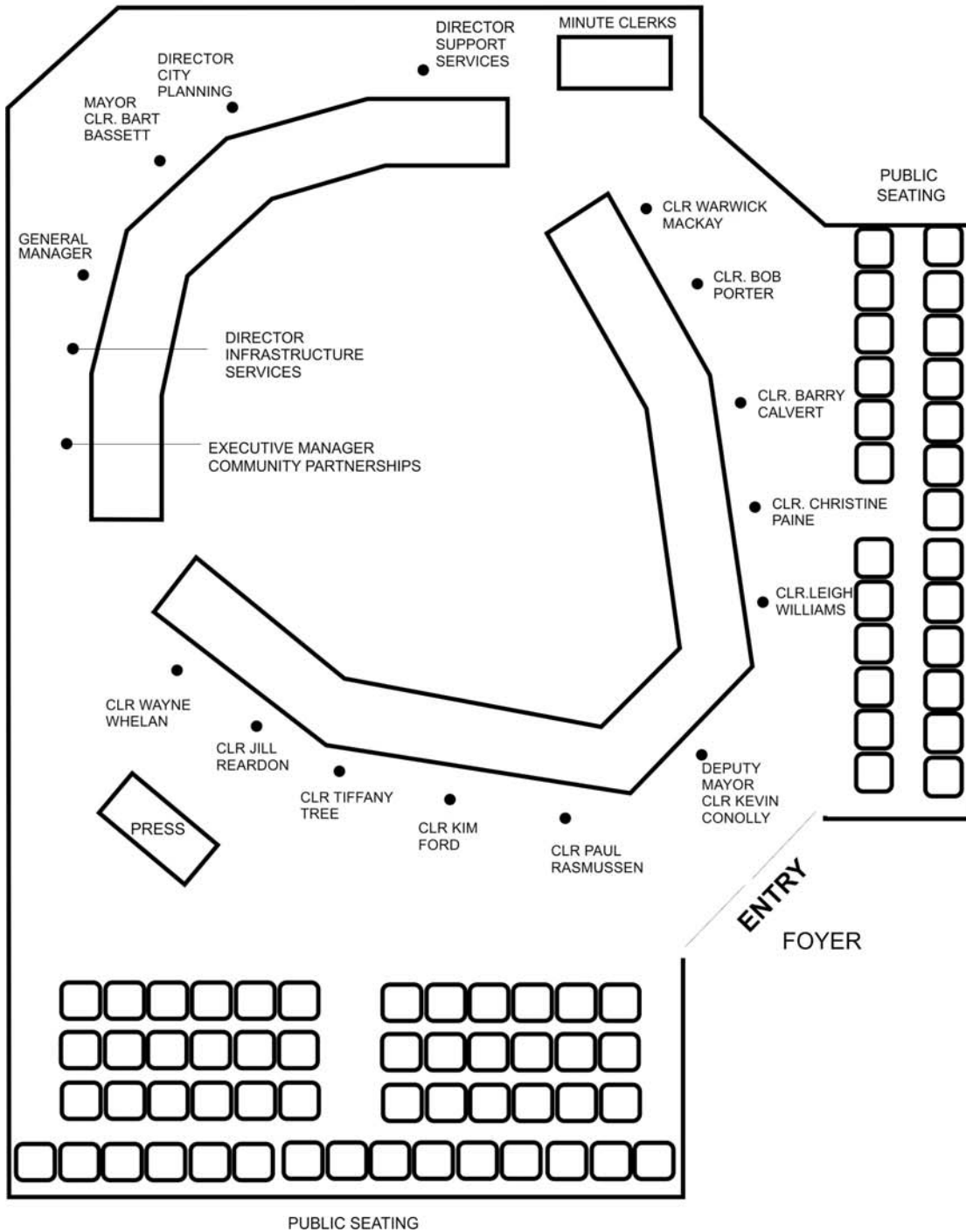
### **Website**

Business Papers can be viewed on Council's website from noon on the Friday before each meeting. The website address is [www.hawkesbury.nsw.gov.au](http://www.hawkesbury.nsw.gov.au).

### **Further Information**

A guide to Council Meetings is available on the Council's website. If you require further information about meetings of Council, please contact the Manager, Corporate Services and Governance on, telephone 02 4560 4426.

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**SECTION 3 - Notices of Motion**

**RM - Rescission Motion - Provision of a Skate Park within the Glossodia Area - (95495)**

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**Submitted by:** Councillor C Paine  
Councillor P Rasmussen  
Councillor L Williams

**NOTICE OF MOTION:**

That the resolution regarding a skate park at Glossodia of 14 September 2010 be rescinded.

**ATTACHMENTS:**

There are no supporting documents for this report.

**oooO END OF NOTICE OF MOTION Oooo**

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Notices of Motion



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SECTION 4 - Reports for Determination

CITY PLANNING

**Item: 223 CP - Draft Residential Land Strategy Public Exhibition - (95498)**

**Previous Item:** 148, Ordinary (8 July 2008)  
273, Ordinary (8 December 2009)

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**REPORT:**

**Executive Summary**

On 8 July 2008 Council considered a report on the progress and criteria for the preparation of a Residential Strategy. A draft Strategy was prepared and reported to Council on 8 December 2009. The resolution of that meeting required some aspects of the draft Strategy to be reviewed and discussed at a Councillor Briefing prior to being reported back to Council for placing on public exhibition.

The draft Residential Land Strategy has considered a wide range of issues as part of the analysis of the future residential needs of the Hawkesbury and has identified a number of localities for further investigation. The detailed investigation of these areas is beyond the scope of the Residential Land Strategy. However, the Strategy provides a preliminary assessment of those areas and also provides a Sustainability Matrix and framework to guide and assist the future investigation of those areas.

The review and briefing has been undertaken and this report recommends that the amended draft Residential Land Strategy, as attached to this report (Attachment 2), be placed on public exhibition.

**Consultation**

The preparation of the draft Strategy has been the subject of two separate Briefings to Councillors on 17 November 2009 and 1 June 2010. The issues raised in this report also concern matters which constitute a trigger for Community Engagement under Council's Community Engagement Policy. It is proposed that Council undertake the following community engagement process in compliance with Council's policy:

- Place the document on public exhibition for a minimum of 28 days,
- The document to be available at Council's office and libraries and also on Council's website during the exhibition period,
- Relevant industry and community groups be advised of the exhibition period and be invited to submit comments during that period,
- Staff briefings to community groups, should that be required by those groups.

**Background**

On 8 July 2008 Council considered a report on the progress and criteria for the preparation of a Residential Strategy. The resolution of that meeting was as follows:

- "1. Council note that the sustainability criteria contained in the Metropolitan Strategy and the actions contained in the draft North-West Sub-Regional Strategy must be included for implementation in Council's Strategy work.
2. It be noted that the criteria for inclusion into the Residential Strategy, as specified in the "Proposed Broad Local Criteria" of this report is an extension of the Statutory criteria and this be adopted for use in the preparation of the Residential Strategy.

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3. *The draft Residential Strategy be reported to Council prior to the public exhibition of the draft Strategy.*
4. *That no additional applications (beyond those already lodged in Council) for new residential rezoning matters be processed by Council until the draft Residential Strategy has been completed and endorsed by Council."*

A draft Strategy was prepared and discussed at a Councillor Briefing on 17 November 2009. The draft Strategy was then reported to Council on 8 December 2009 in accordance with part 3 of the above resolution. The resolution, in part, of the 8 December 2009 meeting was as follows:

*"That:*

1. *The draft strategy be received.*
2. *Council review and modify the draft strategy to:*
  - (a) *Consider in more detail the priorities of the Hawkesbury Community Strategic Plan;*
  - (b) *Reduce densities in the "Town Centre" areas, and ensure 3 – 6 storey development does not occur in precincts of heritage significance;*
  - (c) *Reduce densities in the "Village" areas;*
  - (d) *Assign a greater negative weighting to flood prone land above the 1% level where that land is liable to isolation in larger floods than in areas where continuous uphill evacuation is available;*
  - (e) *To review (up and down) weightings assigned to some of the constraints and opportunities;*
3. *The modified Residential Strategy be discussed at a Councillor Briefing Session prior to it being reported to Council in 2010 and being placed on exhibition."*

The above issues were considered by staff and proposed amendments were presented and discussed at the Councillor Briefing held on 1 June 2010. Changes have been made to the draft Strategy to address the issues raised and have been incorporated into the draft Residential Land Strategy attached to this report.

### **Project Brief for Residential Strategy**

The purpose of the Strategy is to develop a planning framework for residential precincts (urban, semi urban/rural village and rural residential) to provide for a range of housing types and locations to satisfy demographic demands within the Hawkesbury region to at least the year 2031.

The project deliverables from the brief included the following:

- Review and analysis of the Statutory framework for the Residential Strategy;
- Analysis of the existing and projected demographic makeup of the Hawkesbury and the impacts this will have on the provision of housing in the Hawkesbury;
- Analysis of the existing supply of residential (urban, semi urban/rural village and rural residential) land;
- Projections of future residential land requirements by type (urban, semi urban/rural village and rural residential) to at least the year 2031;
- Analysis of physical and environmental constraints to residential development in the Hawkesbury;
- Analysis of existing and required infrastructure for residential development;

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- Recommend, based on demographic needs and infrastructure costs and efficiency, a ratio of urban and rural housing required to achieve projected targets;
- Applying the criteria contained in the Metropolitan Strategy, the draft North West Subregional Strategy and the Council adopted criteria (report dated 8 July 2008), identify, both infill and greenfield, future investigation areas for urban, semi urban/rural village and rural residential housing provision;
- Develop methodology for strategic planning approach for future Greenfield residential land provision;
- Develop methodology for strategic planning approach for future redevelopment and infill residential development;
- Recommend urban design principles for each housing type to assist in the maintenance of desired character of localities;
- Recommend timing and options for the implementation of the Strategy recommendations;
- A monitoring and review program for the Strategy.

### Engagement of Consultants

The project brief was sent to five reputable consultants for Expressions of Interest. Hassell were engaged on 15 May 2009 to undertake the work as they had experience in residential planning and urban design and provided a suitable response to the project brief.

The amendments to the draft Strategy (following the issues raised on 8 December 2009) were made by Council staff, as discussed at the Councillor Briefing on 1 June 2010, and the consultant has amended the document as instructed by Council.

### Strategy Approach

The draft Strategy provides a sustainable planning framework to ensure equity in access to a range of services and facilities, to encourage increased diversity in housing stock and to promote a range of lifestyle areas. The Strategy provides a philosophy for localised growth and development, based on a sustainability checklist that sets out the infrastructure requirements for the various settlement types that any development proposal will need to address.

The draft Strategy has identified the following challenges for future planning within the Hawkesbury:

- The need to accommodate an approximate 5,000 additional dwellings by 2031, primarily within the existing urban areas as prescribed by the Department of Planning's North West Subregional strategy,
- Preserving the unique and high quality natural environment of the area,
- Accommodating a changing population, which presents new demands in terms of housing, servicing and access,
- On-going development pressures to expand into natural and rural areas, as well as new development both in and around existing centres,
- Physical constraints – flood, native vegetation and bushfire risk.

The preparation of the draft Strategy has considered the following documents:

- Community Strategic Plan Directions, including;
  - Maintaining the rural character and atmosphere of the Hawkesbury
  - Achieve balanced growth
  - Provide housing choice
  - Develop strong town centres
  - Encourage better public transport
- Sydney Metropolitan Strategy – City of Cities: A Plan for Sydney's Future 2005,
- Draft North West Subregional Strategy,
- Hawkesbury Employment Land Strategy 2008,
- Community survey results,
- Previous Council resolutions regarding land release areas,

- Criteria for preparation of Residential Strategy (Council report dated 8 July 2008).

The draft Strategy uses a Centres Development Model to guide the location of future housing in a sustainable manner to meet social, economic and environmental outcomes. The draft Strategy provides the strategic direction for the location of housing. In this regard the draft Strategy identifies sites and localities that, on preliminary assessment, may be suitable for further more detailed investigation. However, the suggested areas for further investigation will require additional detailed environmental investigation and structure planning to determine the actual location and yield of identified areas. This further investigation will also determine the extent of infrastructure upgrades required to accommodate the determined yield of development. It should also be noted that whilst an area may be identified for further investigation, there is no guarantee that all or some of the investigation area will be developed. The detailed structure planning for that locality will determine the true development potential.

The core philosophy of the draft Strategy is to consider sustainable development and communities and seeks to minimise environmental impact, preserve existing character and heritage and lifestyle choices, promote social interaction and ensure economic viability. In this regard the centres model builds on the Sydney Metropolitan Strategy to locate 60% to 70% of future housing within or adjoining existing centres. Section 3.3.6 of the draft Strategy outlines how this model is applied in the Hawkesbury context and Chapter 6 outlines the sustainability framework that development must meet. This does not mean that the draft Strategy ignores rural residential development. The draft Strategy includes criteria for development around rural villages to minimise the impacts on, and fragmentation of, agricultural land, protect scenic landscape and natural areas, and recognises the limitations and servicing constraints of development in rural localities. Again, the sustainability framework contained in Chapter 6 also applies to rural residential development.

### Findings

The draft Strategy has considered the population and housing trends (existing and projected) within the Hawkesbury and summarised the key implications these trends have on the Residential Land Strategy. The key implications are:

- The population profile is aging, having implications on housing types and service provision in the future,
- There is high car dependency in the Hawkesbury,
- Whilst population has decreased in recent years, the number of dwellings have actually increased,
- Household structures are changing with less couples with children and more couples with no children and lone person households,
- Housing is more affordable in the Hawkesbury relative to Sydney Statistical Division but is still unaffordable for 51% of very low, low and moderate income households,
- The target for housing provision is to provide the majority in or adjacent to existing centres (towns, villages) with some provision for non-urban dwelling development.

The draft Strategy has identified a number of key issues that have implications (constraints and opportunities) for housing in the Hawkesbury as follows:

- Natural environment,
- Centres and employment,
- Transport,
- Open space and recreation,
- Community services and facilities,
- Utilities infrastructure,
- Heritage and character,
- Sustainable development.

The constraints and opportunities of the key issues above have been ranked and mapped to assist in the identification of areas of land suitable for further investigation. This ranking has been used as an indicative tool, or sieve, to assist in highlighting the areas for more detailed investigation. Where some of these areas are affected by a single constraint, e.g. flooding, then the further investigation of that area is qualified

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by the need to address the constraint prior to proceeding to more detailed planning. Should that constraint prove to be insurmountable then the area would not be investigated further.

Based on the outcomes of the opportunity and constraints analysis the following major areas have been identified (see mapped areas in draft strategy) for further consideration:

Richmond  
North Richmond  
Windsor  
Wilberforce  
Glossodia

The draft Strategy contains maps identifying these areas. Those maps also contain site specific notations that assist in the further assessment of the localities, e.g. The map for Windsor qualifies the further investigation being subject to *“resolution of flood evacuation; Timely and appropriate provision of infrastructure; and Detailed structure planning of town centre and investigation areas but only in areas not affected by the 1:100 flood”*. The other maps have similar, area specific notations that assist in the further investigation of those areas.

Whilst the rural development areas have not been mapped, there is some scope for consideration of localities surrounding rural villages and smaller settlements subject to the specified sustainability criteria contained in Chapter 6.

The following areas have not been considered for future investigation for the specified reasons:

### *Vineyard*

The future planning for this locality is subject to the release of the North West Growth Centre by the Minister for Planning. All land in this locality suitable for further investigation is included in the growth area.

### *Pitt Town*

The development of Pitt Town has been addressed via the approval of the Part 3A Concept Approval in 2008. That approval has identified the constraint free land sufficient for the life of this strategy

### *Clarendon*

Clarendon has been identified in the Employment Land Strategy 2008 for more non-residential uses. There are also significant flooding constraints to residential development in the Clarendon locality.

### *Mulgrave/McGraths Hill*

This area is not considered suitable for future residential expansion due to unacceptable flooding and evacuation impacts.

### *South Windsor/North Bligh Park*

This locality may have limited potential for increased infill density or additional expansion. However, this is only possible if the significant flooding and evacuation problems can be suitably addressed. The land is not critical to the requirements of this strategy and if the problems for this area cannot be readily addressed then the area would be removed from further consideration.

### *Non-urban Flood Prone Land*

All currently non-urban zoned land that is affected by the 1:100 year flood event is not considered suitable for intensification of residential development.

## **Sustainability Matrix**

The draft Strategy has developed a sustainability matrix which establishes a minimum level of services and facilities as defined by the classification of each centre type. The matrix and the sustainability framework for assessment of future development are contained in Chapter 6 of the Strategy. The matrix nominates the character and level of service provision in terms of numbers of dwellings, types of retail and employment, infrastructure requirements, aspirational public transport provision and level of community service. The matrix would be used to assess current service and facility provision of each centre when

considering additional development within a centre. It will also inform future infrastructure and facility provision that is commensurate with the amount of development existing or proposed for a locality.

### **Matters raised in Council Resolution December 2009**

At the meeting of 8 December 2009 Council considered a report on the Draft Residential Strategy and requested a review of the document as shown in the following, part resolution:

- "2. Council review and modify the draft strategy to:
- (a) Consider in more detail the priorities of the Hawkesbury Community Strategic Plan;
  - (b) Reduce densities in the "Town Centre" areas, and ensure 3 – 6 storey development does not occur in precincts of heritage significance;
  - (c) Reduce densities in the "Village" areas;
  - (d) Assign a greater negative weighting to flood prone land above the 1% level where that land is liable to isolation in larger floods than in areas where continuous uphill evacuation is available;
  - (e) To review (up and down) weightings assigned to some of the constraints and opportunities;"

The following comments are provided in relation to these review matters.

- Consider in more detail the priorities of the Hawkesbury Community Strategic Plan

The brief for the preparation of the Residential Land Strategy required, amongst other matters, to take the Directions, Strategies and Goals contained in the Community Strategic Plan (CSP) into account to ensure that the Strategy aligns with that document. It should also be noted that the CSP does not contain priorities, as such, but attempts to achieve a balance of Directions and Strategies so that there is no bias towards any particular outcome, as any such bias may adversely impact on another Direction or Strategy within the CSP.

A review of the draft Strategy was undertaken to determine the alignment and a copy of the table demonstrating that alignment is attached to this report (Attachment 1). Given the strong alignment that is already demonstrated in the Strategy no additional changes in this regard have been made.

- Reduce densities in the "Town Centre" areas, and ensure 3 – 6 storey development does not occur in precincts of heritage significance

References to "3 – 6 stories" have been removed from the Strategy and the housing type and density sections of the sustainability matrix have been re-written. The following is the example for a 'Village' type of this revised text:

*"Low to medium density residential development that is commensurate with the existing, or desired future, character of the relevant Village Centre. (Dwelling density to be defined in the detailed structure planning for individual centres, i.e. LEP, DCP, and in accordance with Section 6.6 of this Strategy)."*

It should be noted that a Strategy is a higher level document that does not set out the detail of a development site but sets the direction to identify the potential sites and provides the tools for the planning and development of those sites.



- *Reduce densities in the "Village" areas*

As seen from the above amended text, the densities in the "Village" areas have been amended to be more consistent with the existing or desired future character of the centre. In this sense, character is used broadly and incorporates a variety of matters including the natural, cultural (including heritage) and built influences in the area.

- *Assign a greater negative weighting to flood prone land above the 1% level where that land is liable to isolation in larger floods than in areas where continuous uphill evacuation is available.*
- *To review (up and down) weightings assigned to some of the constraints and opportunities*

As mentioned previously in this report, the weighting of constraints has been undertaken as a rough sieve to identify land and not as the final determining factor for identification of investigation areas. However, additional comments have been included in the relevant sections of the draft Residential Land Strategy that either exclude flood prone lands from further investigation or require the flood issues to be satisfactorily addressed prior to proceeding with the further investigation of those areas. If the flood issues cannot be satisfactorily addressed then further investigation should not proceed.

#### **Conformance to Community Strategic Plan**

The proposal is consistent with the Looking After People and Place Directions statements;

- Be a place where we value, protect and enhance the historical, social, cultural and environmental character of Hawkesbury's towns, villages and rural landscapes.
- Offer residents a choice of housing options that meets their needs whilst being sympathetic to the qualities of the Hawkesbury.
- Population growth is matched with the provision of infrastructure and is sympathetic to the rural, environmental, heritage values and character of the Hawkesbury.
- Have development on both sides of the river supported by appropriate physical and community infrastructure.
- Have future residential and commercial development designed and planned to minimise impacts on local transport systems allowing easy access to main metropolitan gateways.

and is also consistent with (and is a nominated) strategy in the Community Strategic Plan being:

- Prepare residential land strategy.
- Identify community needs, establish benchmarks, plan to deliver and advocate for required services and facilities.

The Residential Land Strategy, apart from being a specific strategy within the Community Strategic Plan, is also a document that will provide guidance for the achievement of a number of other strategies, e.g. *Create a sustainable land use strategy that protects environmentally sensitive lands, Facilitate the integration of a transport network*, and goals, e.g. *Accommodate at least 5,000 new dwellings to provide a range of housing options (including rural residential) for diverse population groups whilst minimising environmental footprint, People are living more sustainably, Council demonstrate leadership by implementing sustainability principles*, contained in the Community Strategic Plan.

The proposed implementation timeframe for this matter, as specified in the CSP Milestones is 2010.

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**Financial Implications**

The preparation and exhibition of the Residential Land Strategy has been provided for in Component 43 – City Planning, Consultancy, of the 2010/2011 Adopted Budget. The project is progressing within the Adopted Budget.

**RECOMMENDATION:**

That:

1. The Draft Hawkesbury Residential Land Strategy be placed on public exhibition for a minimum of 28 days commencing immediately and relevant industry and community groups be advised of the exhibition period and be invited to submit comments during that period.
2. Any issues raised in submissions received during public exhibition be reported to Council for consideration prior to the finalisation of the Residential Land Strategy.

**ATTACHMENTS:**

- AT - 1** Table showing consistency of draft Residential Land Strategy with the Community Strategic Plan  
**AT - 2** Draft Residential Land Strategy proposed for public exhibition (*Distributed under separate cover*)

**AT - 1 Table showing consistency of draft Residential Land Strategy with the Community Strategic Plan**

**Communication**

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Project \_\_\_\_\_ Hawkesbury Residential Strategy  
 Project No \_\_\_\_\_ PSP9981  
 Subject \_\_\_\_\_ Hawkesbury Community Strategic Plan Consultation Draft  
 To \_\_\_\_\_ Matthew Owens, Hawkesbury City Council  
 Copy \_\_\_\_\_  
 From \_\_\_\_\_ Sarah Houston  
 Date \_\_\_\_\_ 04/01/10  
 Number of Pages \_\_\_\_\_ 10  
 Delivery \_\_\_\_\_  Email  Facsimile  Post  Courier  Hand

This review has been undertaken in response to the request by Hawkesbury City Council Councillors for the Residential Development Strategy (RDS) to align to the findings, goals and objectives of the Draft Hawkesbury Community Strategic Plan.  
 As can be seen from the review below, the Community Strategic Plan was considered throughout the RDS process, with the goals and objectives incorporated into many of the RDS directions.  
**Section 1.1\_Implementing Council's Vision** of the Residential Strategy includes all of the key directions established in the Hawkesbury Community Strategic Plan 2010-2030 which have guided the Residential Strategy. The following table demonstrates the response to the goals of the Community Strategic Plan.

1.1\_Looking After People and Place

*'A community in which the area's character is preserved and lifestyle choices are provided with sustainable planned, well serviced development, within strongly connected, safe and friendly neighbourhoods.'*

GOALS	DEVELOPMENT STRATEGY REFERENCE
<p>Maintain and foster the rural character of villages within the Hawkesbury</p>	<p><b>Chapter 2: Hawkesbury Residential Model, Section 2.2 Residential Development in the Hawkesbury LGA</b>  <i>The community has set a strong direction through the 2007 Community Survey that the existing rural character and atmosphere must be maintained (P2/1, Para 3)</i></p> <p><b>Section 2.8_Core Philosophy for Hawkesbury LGA</b>  <i>Maintain the rural character and atmosphere of the Hawkesbury (P2/3, Para 4).</i></p> <p><b>Section 2.10_Strategy for Rural Village Development</b>  <i>The Hawkesbury Residential Development Model focuses on future residential development in urban areas and key centres. However, the importance of maintaining the viability of existing rural villages is recognised. As such, the Hawkesbury Residential Strategy has developed a strategy for rural residential development (P2/3 Para 9). Future development in rural villages should be of low density and large lot dwellings, which focus on proximity to centres and services and facilities. Rural village development should also minimise impacts on agricultural land, protect scenic landscape and natural areas, and occur within servicing limits or constraints (P2/3-2/4 Para 10).</i></p> <p><b>Section 4.7_Heritage and Character</b>  <i>The rural character of Hawkesbury is seen as attractive to visitors and the local community. Best practice guidelines and performance standards have been implemented to protect the rural character of the area (P4/41, Para2).</i></p>
<p>Retain and manage key heritage assets</p>	<p>Development is also guided by the Sustainability Matrix in <b>Chapter 6: Sustainable Development Framework</b> (Section 6.4_Sustainability Matrix) which establishes an appropriate level of development, service infrastructure and facilities for villages and small villages to retain their character and be sustainable.</p> <p>Heritage items in Hawkesbury LGA have been mapped and assessed in <b>Section 4.7_Heritage and Character</b> with the following implications:  <i>_Design proximate to heritage items should be treated sensitively in new development.</i>  <i>_Urban development in close proximity to heritage items should be assessed for its impact on the heritage environment.</i></p> <p>Future development with regard to heritage items is discussed in <b>Section 6.4_Sustainability Matrix</b> (P6/5, Para 2) to integrate future urban development appropriately in areas of heritage significance. The following principles are upheld:  <i>_Future urban development is to have little or no impact on items of indigenous, European or Natural heritage</i></p>

<p>Accommodate at least 5,000 new dwellings to provide a range of housing options (including rural residential) for diverse population groups whilst minimising environmental footprint</p>	<p><i>_Future urban development to be cognisant of the character of surrounding areas.</i>  <i>_Future urban development to be cognisant of the landscape character and its setting.</i>                  Actions and implementations are also included in <b>Section 6.5 Implementation and Actions</b> (Part I Heritage and Action).</p>
<p>Towns and villages to be vibrant places that people choose to live in and visit</p>	<p><b>Chapter 1: Introduction</b>  <i>The purpose of the Hawkesbury Residential Strategy 2009 (the Strategy) is to guide future residential development within the LGA over the next 30 years and ensure future residential development is sustainable and meets the needs of the Hawkesbury population (P1/1, Para 4).</i>  <b>Section 2.3 Future Dwelling Target</b>  <i>Dwelling target of 5000, identify population trends and projections and identify appropriate means to accommodate future dwelling needs (P2/1, Para 8-9).</i>  <b>Section 2.8 Core Philosophy for Hawkesbury LGA</b>  <i>Provide housing choice which meets the needs of a changing population (P2/3, Para 4).</i>  <b>Section 2.10 Strategy for Rural Village Development</b>  <i>The importance of maintaining the viability of existing rural villages is recognised. As such, the a strategy has been developed for rural residential development (P2/3, Para 9)</i></p>
<p>Plan provide and advocate for a range of</p>	<p><b>Section 1.1 Community Survey Directions</b>  <i>Council has consulted with residents on many occasions regarding the future direction of the Hawkesbury LGA. In 2007, Council conducted a survey of local residents to inform the Community Strategic Plan. This Draft Hawkesbury Residential Strategy 2009 is guided by the relevant findings of the Community Survey, primarily the identified criteria to:</i>  <i>_ Maintain the rural character and atmosphere of the Hawkesbury;</i>  <i>_ Achieve balanced growth;</i>  <i>_ Provide housing choice;</i>  <i>_ Develop strong town centres, and;</i>  <i>_ Encourage better public transport.</i>                  (P1/2, Para 1)  <b>Section 2.2 Residential Development in the Hawkesbury LGA</b>  <i>The community has set a strong direction through the 2007 Community Survey that the existing rural character and atmosphere must be maintained (P2/1, Para 3).</i>  <b>Section 6.4 Sustainability Matrix</b>  <i>_Future urban development to be cognisant of the character of surrounding areas.</i>  <i>_Future urban development to be cognisant of the landscape character and its setting.</i>                  (Character and Public Domain P6/5, Para 7)  <b>Section 2.3 Future Dwelling Target</b></p>

<p>community, cultural, recreational, health and education services and facilities to meet the needs of residents and visitors</p>	<p><i>Establish a framework to ensure that these additional dwellings are supported by the required services, facilities and infrastructure (P2/1 Para 9).</i></p> <p><b>Section 2.8_ Core Philosophy for Hawkesbury LGA</b>  <i>Provide accessible health, education, legal, recreational, cultural and community development services (P3, Para 4)</i></p> <p><b>Section 2.9_ Centre Development Model</b>  <i>For each centre type, the hierarchy clearly nominates the character and level of service provision in terms of numbers of dwellings, types of retail and employment, infrastructure requirements, public transport provision and level of community service (P2/3, Para 8).</i></p> <p><b>Chapter 4: Key Issues</b> provides an analysis and mapping of the current services and facilities including:</p> <ul style="list-style-type: none"> <li>_ Employment</li> <li>_ Service infrastructure</li> <li>_ Public transport and access</li> <li>_ Open space and recreation</li> <li>_ Natural environment and resources</li> <li>_ Community facilities</li> </ul> <p><b>Chapter 6: Sustainable Development Framework (Section 6.4_ Sustainability Matrix)</b> establishes a minimum level of services and facilities defined by each centres while <b>Section 6.5_ Actions and Implementations</b> provides criteria, actions and indicators for each of these elements.</p> <p><b>Section 2.8_ Core Philosophy for Hawkesbury LGA</b>  <i>Avoid land use conflicts, and risk to human health and life (P2/3, Para 4).</i>  <i>Natural resource limits are not exceeded/environmental footprint minimised, protect and enhance biodiversity, air quality, heritage and waterway health (P2/3, Para 4).</i></p> <p><b>Section 6.4_ Sustainability Matrix</b>  <b>All Centres: Natural Environment and Resources</b>  <i>Future development is cognisant of and responsive to natural and environmental constraints including natural areas; water and air quality; flood prone land (less than 1:100); wetlands and riparian zones; acid sulphate soils; steep terrain; bushfire prone land; biodiversity and significant fauna or flora habitat; heritage. Detailed criteria for each constraint is outlined (P6/4, Para 2).</i></p>
<p>Have effective systems that protect life, property and infrastructure from the effects of flood, bushfire and other natural disasters</p>	<p><b>Section 6.4_ Sustainability Matrix</b>  <b>All Centres: Natural Environment and Resources</b>  <i>Future development is cognisant of and responsive to natural and environmental constraints including natural areas; water and air quality; flood prone land (less than 1:100); wetlands and riparian zones; acid sulphate soils; steep terrain; bushfire prone land; biodiversity and significant fauna or flora habitat; heritage. Detailed criteria for each constraint is outlined (P6/4, Para 2).</i></p>

1.2\_Caring For Our Environment

'A community dedicated to minimising its environmental footprint, enjoying a clean river and an environment that is nurtured, healthy, protected and provides opportunities for its sustainable use.'

GOALS	DEVELOPMENT STRATEGY REFERENCE
Balance the needs of our ecology, recreational and commercial activities	<p><b>Section 2.9_Centre Development Model</b>  <i>For each centre type, the hierarchy clearly nominates the character and level of service provision in terms of numbers of dwellings, types of retail and employment, infrastructure requirements, public transport provision and level of community service (P2/3, Para 8).</i></p> <p><b>Section 4.8.1_Enhance Biodiversity</b>  <i>Sustainable development should protect existing flora and fauna assets and minimise new development within existing environmentally sensitive areas (P4/40, Para 2)</i></p> <p><b>Section 4.8.2_Preserve High Quality Agricultural Land</b>  <i>The State Government Policy direction of containment of urban growth assists in preserving agricultural.</i></p>
Healthy and sustainable Hawkesbury River and waterways	<p><b>Section 4.1.6 Wetlands</b>  <i>There is a need to continue to protect wetlands within the Hawkesbury LGA.</i></p> <ul style="list-style-type: none"> <li>– <i>Future urban development in wetland areas should be avoided.</i></li> <li>– <i>Hawkesbury City Council to work with other LGAs within the region to develop an approach to riverine values and wetlands, including identifying priority areas for management.</i></li> </ul> <p><b>Section 6.4 Sustainability Matrix</b>  <i>Maintain or improve existing environmental condition for water quality and quantity.</i></p> <ul style="list-style-type: none"> <li>– <i>Future development is consistent with community water quality objectives for recreational water use and river health (DECCW and CMA). (P6/4, Para 4).</i></li> </ul>
Maximise resource reuse, repair and recycling	<p><b>Section 6.5_Actions and Implementations</b>  <i>Achieve and exceed the State Government standards for recycling and the reduction of solid waste and wastewater. (Part G, Water and Air Quality G2.3.2, P6/16)</i></p>
Sustainable use of potable and recycled water	<p><b>Section 6.4_Sustainability Matrix</b>  <i>Capacity to develop sustainable water systems to reuse and recycle stormwater runoff and overland flows (P-3, Para 6)</i></p> <p><b>Section 6.5_Actions and Implications (Part G6 Water and Air Quality-G6.3.3)</b>  <i>Comply with State Government Water Sharing Plan (P6/16 Para 2).</i></p>
Reduce greenhouse gas emissions	<p><b>Section 4.1.5_Flooding</b>  <i>The principle of climate change and ecologically sustainable development is evolving to a point where, in the</i></p>

<p>future, it would be a mandatory legal consideration for Council in development decisions (P4/12, Para 7) The impacts of climate change and increased flooding on future development must be considered in future development (P4/12, Para 8)</p> <p><b>Section 6.4. Sustainability Matrix</b> Sustainable development framework identifies all needs for a centre so that all centres provide the required level of retail, commercial, social, cultural, community and residential services to minimise travel requirements.</p> <p><b>Section 2.8_Core Philosophy for Hawkesbury LGA</b> <i>Avoid land use conflicts, and risk to human health and life (P2/3, Para 4). Natural resource limits are not exceeded/environmental footprint minimised, protect and enhance biodiversity, air quality, heritage and waterway health (P2/3, Para 4).</i> Also discussed in <b>Chapter 4: Key Issues</b> (Sustainable Development P4/40) are the following nominated sustainability principles:  <ul style="list-style-type: none"> <li>— Enhance Biodiversity</li> <li>— Preserve High Quality Agricultural Land</li> <li>— Environmentally Responsive Design</li> <li>— Urban Design Principles for Future Dwellings</li> </ul> </p> <p><b>Chapter 6: Sustainable Development Framework</b> provides a sustainability framework which establishes a standard level of services and facilities defined by the classification of each centre. The Matrix nominates the character and level of service provision in terms of numbers of dwellings, types of retail and employment, infrastructure requirements, public transport provision and level of community service.</p>	<p>People are living more sustainably</p>
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1.3\_Linking the Hawkesbury

'A community which is provided with facilities and services efficiently linked by well maintained roads and accessible and integrated transport and communication systems which also connect surrounding regions.'

<p><b>GOALS</b></p> <p>An efficient transport network that links the Hawkesbury internally and to regional growth centres                  A bridge across the upper Hawkesbury providing access during a majority of floods</p>	<p><b>DEVELOPMENT STRATEGY REFERENCE</b></p> <p><b>Section 6.5. Actions and Implementations</b>                  Infrastructure and improving local roads and linkages within the LGA has been highlighted as the most important areas for improvement in the Community Strategic Plan (P6/13, Part E. Transport and Access, E1.1).</p> <p><b>Section 4.3. Transport</b>                  In particular Implications for the Hawkesbury Residential Strategy (P4/26, Para 4)                  Existing road capacity issues should be addressed in consultation with the Roads and Traffic Authority prior to or as part of the development for any development within the Hawkesbury LGA.                  Future urban development is to concentrate in proximity to City/Rail Train Stations within the Hawkesbury LGA                  Future urban development is to locate in proximity to areas which are linked into the existing train network and provide services to outlying centres                  Future urban development should be serviced by adequate road networks with links to key centres.                  Future urban development is to concentrate in proximity to regular and reliable bus networks and services.                  Regular and reliable bus services should be in place to key destinations and further transport links.                  Future urban development is to focus on existing and proposed centres to encourage greater access and therefore use of public transport options as well as proximity to services and facilities.                  Cycle links to other centres and key destinations should be considered                  Extending cycleways should be considered to connect expanding centres as a result of increased dwelling densities                  Increased access and usage of paths should be encouraged.                  Future urban development should provide universally accessible pedestrian facilities.</p>
<p>A road network that balances road condition with available resources and community needs                  Wider communication network that services the needs of our residents and businesses</p>	<p><b>Section 6.4. Sustainability Matrix.</b> All Centres Public Transport and Access (P6/3, Para 7)                  Future urban development                  Promotes high level of public transport to minimise car usage;                  Is concentrated in proximity to City/Rail Train Stations within the Hawkesbury LGA;                  Is concentrated in proximity to regular and reliable bus networks and services;                  Is accessible to transport options for efficient and sustainable travel between homes, jobs, services and recreation                  Transport infrastructure is available or scheduled to be provided in a timely and efficient way to service future urban development.</p>

	<p>— All centres provide cycle links within each centre and with linkages to other centres and key destinations</p> <p>— All centres contain universally accessible pedestrian facilities throughout the centre</p> <p>Also included in <b>Section 6.5_Actions and Implementations</b> (Part E Transport and Access E3 Actions) are key strategies and actions to respond to transport and infrastructure issues identified in Chapter 4. It also includes strategies and actions to assist Council in meeting the standards for centres established in the Sustainability Matrix.</p>
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**1.4\_Supporting Business and Local Jobs**

*'New and existing industries which provide opportunities for a range of local employment and training options, complemented by thriving town centres.'*

<b>DEVELOPMENT STRATEGY REFERENCE</b>	
<p><b>GOALS</b></p> <p>At least 3,000 additional jobs are created to retain the percentage of local employment</p> <p>Jobs across a greater range of industry sectors</p> <p>Integration of education, training and industry development</p> <p>Increased patronage of local businesses and attract new residents and visitors</p>	<p><b>Section 4.2 Centres and Employment</b> The North West Sub Region Strategy identified that the Hawkesbury LGA has capacity to provide an additional 3,000 jobs by 2031 (P4/20, Para 1) Hawkesbury LGA has a high level of job self containment with local employment sectors in education, industry, agriculture, commerce and retail and this should be maintained or improved (P4/20, Para 5)</p> <p><b>Section 4.2 Centres and Employment</b> Key sectors and potential employment areas identified in the Employment Lands Strategy, 2008 are to be promoted to ensure employment assets are utilised (P4/20, Para 5).</p> <p><b>Chapter 6: Sustainable Development Framework</b> provides a sustainability framework which establishes a sustainable and complete centre for services and facilities defined by the classification of each centre. The Matrix nominates the character and level of service provision in terms of types of retail and employment, infrastructure requirements, public transport provision and level of community service.</p> <p><b>Section 6.5_Actions and Implementation</b> Support specialised industry sectors of Agriculture and Government, Administration and Defence (P6/11, Part C3.8 Employment and Centres).</p> <p><b>Section 6.4_Sustainability Matrix</b> All centres to accommodate the retail and commercial service needs of their surrounding residential population, according to their designation (P6/3 Para 5). Facilitate renewal of existing centres with the capacity for growth (P6/3, Para 5).</p>

1.5\_Shaping Our Future Together

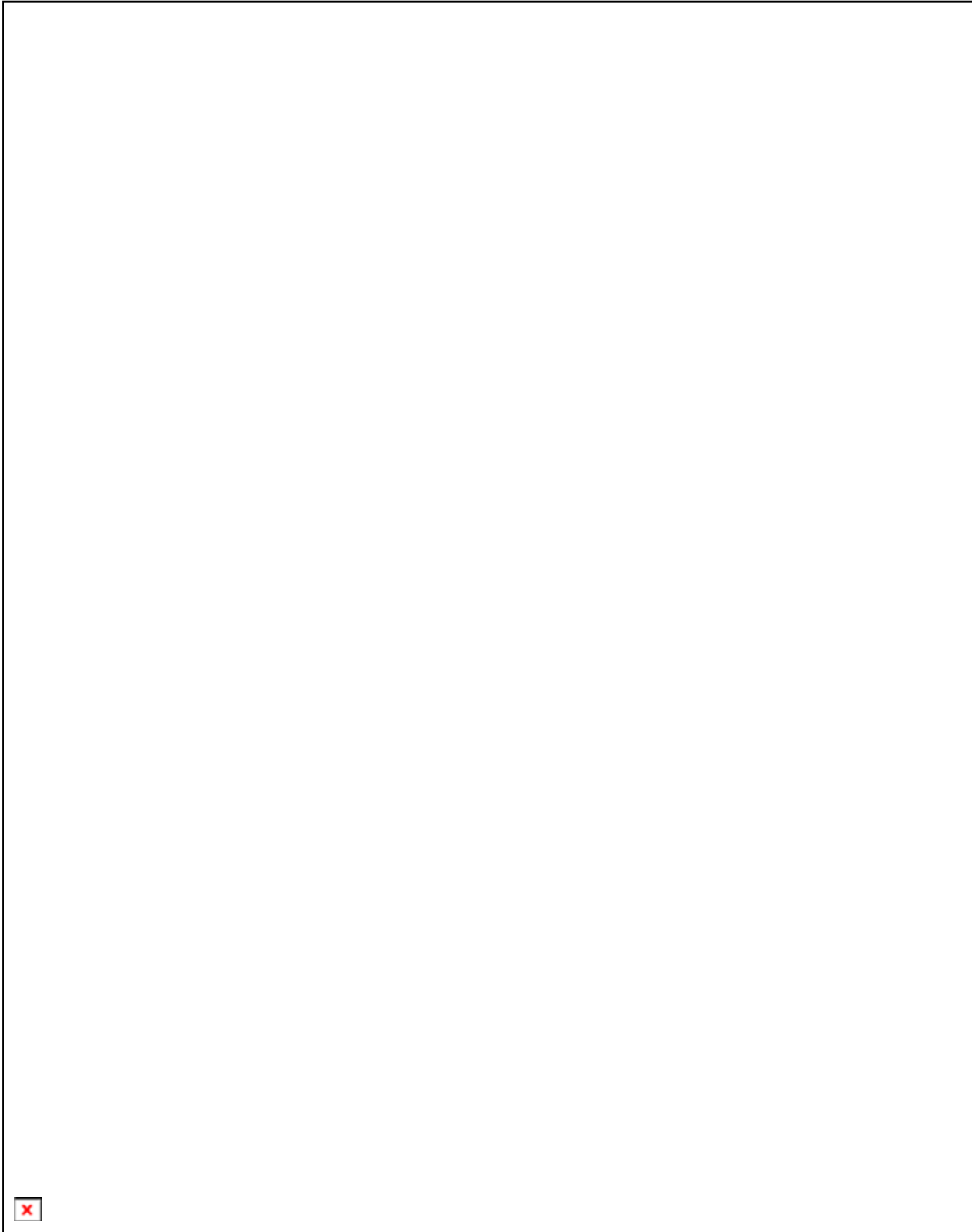
*'An independent, strong and engaged community, with a respected leadership which provides for the future needs of its people in a sustainable and financially responsible manner.'*

<p><b>GOALS</b></p> <p>Work together with the community to achieve a balanced set of decisions that integrate jobs, housing, infrastructure and environment</p>	<p><b>DEVELOPMENT STRATEGY REFERENCE</b></p> <p><b>Section 2.2 Residential Development in the Hawkesbury LGA</b>  <i>The community has set a strong direction through the 2007 Community Survey that the existing rural character and atmosphere must be maintained (P2/1, Para 3).</i></p> <p><b>Section 6.5_ Actions and Implementation</b></p> <ul style="list-style-type: none"> <li>_ Review current capacities of all hard infrastructure to determine capability to meet existing and growing needs over time.</li> <li>_ Optimise use of services and infrastructure. Prioritise and plan in a timely manner the augmentation and future provision of infrastructure</li> <li>_ Recognise infrastructure limitations to urban development.</li> <li>_ Capitalise on underutilised transport infrastructure and lobby for improved servicing.</li> <li>_ Investigate the opportunity for renewable energy and water resources/systems.</li> </ul>
<p>Improved service levels to meet diverse needs of community</p>	<p><b>Section 6.4_ Sustainability Matrix</b></p> <p><i>The Sustainability Matrix establishes a standard level of services and facilities; defined by the classification of each centre. The Matrix nominates the character and level of service provision in terms of numbers of dwellings, types of retail and employment, infrastructure requirements, public transport provision and level of community service. This Matrix provides a checklist and indicators to ensure each centre provides the required level of services in line with the needs of the individual centre and can be used when considering locating additional development within or adjacent to a centre (P6/1, Para 5). It provides indicators for:</i></p> <ul style="list-style-type: none"> <li>_ Service Infrastructure,</li> <li>_ Open Space and Recreation</li> <li>_ Community facilities</li> </ul> <p><b>Section 6.5_ Actions and Implementation</b></p> <ul style="list-style-type: none"> <li>_ Review current provision and levels of public transport servicing to determine if the services meet current levels of demand and if modal split or co-ordination of services is being achieved in an efficient manner. Undertake investigations to upgrade service delivery to meet current and future needs.</li> <li>_ Undertake detailed investigations on centres, the level of service, and the appropriateness of facilities for future population.</li> </ul>

	<ul style="list-style-type: none"> <li>– Encourage more sustainable transport, expanding bicycle and pedestrian networks, providing more transport options</li> <li>– Provide safe cycle links within each centre and with linkages to other centres and key destinations.</li> <li>– Provide universally accessible pedestrian facilities throughout all centres. (P6/13, Part E3.3 Transport and Access)</li> </ul>
<p>Other levels of government to deliver the services and infrastructure for which they are responsible</p>	<p><b>Section 6.5, Actions and Implementation</b></p> <ul style="list-style-type: none"> <li>– Facilitate integration of a transport network and develop a hierarchy of roads. Existing road capacity issues should be addressed in consultation with the Roads and Traffic Authority prior to or as part of the development for any development within the Hawkesbury LGA.</li> <li>– Lobby State Government to work in partnership to improve transport networks, public transport services and frequency to seek to achieve sustainable matrix targets by 2031.</li> <li>– Establish partnership with neighbouring Councils and transport providers to enhance services (delivery and frequency) in the LGA. (P6/13, Part E3.3 Transport and Access)</li> </ul>
<p>Secure resources to fund identified service levels and to meet total life cycle costs for infrastructure maintenance and renewal</p>	<p><b>Section 6.5, Actions and Implementation</b></p> <ul style="list-style-type: none"> <li>– Lobby State Government to work in partnership to improve transport networks, public transport services and frequency to seek to achieve sustainable matrix targets by 2031</li> <li>– Capitalise on underutilised transport infrastructure and lobby for improved servicing including proposed new bus routes</li> <li>– Establish partnership with neighbouring Councils and transport providers to enhance services (delivery and frequency) in the LGA (P6/13, Part E Transport and Access E3.5)</li> </ul>
<p>Council demonstrate leadership by implementing sustainability principles</p>	<p><b>Chapter 4: Key Issues</b> (Sustainable Development P4/40) including the following principles:</p> <ul style="list-style-type: none"> <li>– Enhance Biodiversity</li> <li>– Preserve High Quality Agricultural Land</li> <li>– Environmentally Responsive Design</li> <li>– Urban Design Principles for Future Dwellings</li> </ul> <p>Also <b>Chapter 6: Sustainable Development Framework</b> includes the Sustainability Matrix (also discussed in <b>Chapter 2: Hawkesbury Residential Model</b>). For each centre type, the hierarchy clearly nominates the character and level of service provision in terms of numbers of dwellings, types of retail and employment, infrastructure requirements, public transport provision and level of community service.</p> <p>This hierarchy provides a checklist and indicators to ensure each centre provides the required level of services in line with the needs of the individual centre.</p>
<p>Support community initiatives and</p>	<p>This goal of the Community Strategic Plan has not been addressed in the RDS as it is not relevant to the built or</p>

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**oooO END OF REPORT Oooo**

**ORDINARY MEETING**

**Meeting Date:** 28 September 2010

**Item: 224**            **CP - State Government Reforms to Section 94 Contributions and Related Matters - (95498)**

**Previous Item:**        130, Ordinary (29 June 2010)

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**REPORT:**

**Executive Summary**

The purpose of this report is to advise of recent changes to the announcement by the NSW Government with respect to a proposed \$20,000 cap on development contributions.

In summary the announcements provide Council with an exemption to the cap and hence Council can continue to levy contributions in accordance with its *Section 94 Contributions Plan 2008*.

This report is for information only.

**Consultation**

The issues raised in this report concern matters which do not require community consultation under Council's Community Engagement Policy.

**Background**

On 4 June 2010 a News Release by the Premier of NSW, announced a revised approach to the setting of local development contributions. This revised approach was issued as a Ministerial Direction, under the provisions of Section 94E of the Environmental Planning and Assessment Act 1979 (the Act) by the NSW Government Minister for Planning. The requirements of the Direction were as follows:

*"A council as a consent authority must not impose a condition of development consent under section 94(1) or 94(3) of the Act requiring the payment of a monetary contribution exceeding \$20,000 for each dwelling authorised by the consent or in the case of a development consent that authorises the subdivision of land into residential lots, exceeding \$20,000 for each lot authorised by the consent."*

Council considered two reports in respect of various aspects of this announcement at its meeting on 29 June 2010 and subsequently resolved, in part:

*"That Council:*

1. *Make representations to the Premier of New South Wales outlining its concerns in relation to the recent introduction of a cap on Section 94 contributions and indicating that Council:*

*...*

- (c) *Considers that should the State Government wish to limit infrastructure costs associated with and met by new development then the State Government should agree to accept responsibility to meet the cost of proven infrastructure demands generated by a development in excess of those that can be funded from the capped developer contributions rather than by the local community that may have already made significant contributions to local infrastructure.*
- (d) *Will consider deferring consideration of any development applications proposing subdivision affected by the new cap requirements unless the funding scenario suggested in (c) above is accepted by the State Government or the proposal to*

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*limit developer contributions is amended to ensure that a proposed development is required to meet those proven infrastructure demands generated by the development as distinct from the wider community.*

- (e) *Request that the existing Section 94 Contribution Plan as applicable to Pitt Town be allowed to remain in force in view of its provision for Local and State Infrastructure in particular the Pitt Town By-Pass.*
2. *Seek the support of its local State Members of Parliament to its representations on this matter."*

Correspondence was subsequently sent to the Premier of New South Wales making representations in accordance with Council's resolution and Council's Local State Members of Parliament were also requested to support Council's representations. Council's General Manager and Director City Planning also met with the Local Government and Shires Association and representatives from other Councils to discuss the matter.

### **Recent actions of NSW Department of Planning**

In response to representations made by, or on behalf of, many councils the NSW Government, on 31 August 2010, announced some changes to how the \$20,000 cap would be applied. Of most importance to Council was the announcement that if development applications had been lodged for more than 25% of the dwelling potential of an area (as at 31 August 2010) the development contribution in that area would not be subject to the cap. Council staff immediately made the necessary submissions to the Department of Planning to nominate the relevant parts of Council's Section 94 Plan (Pitt Town) in order to obtain the exemption.

This announcement was formalised in a Ministerial Direction issued under Section 94E of the Environmental Planning and Assessment Act 1979, and the Direction nominated the relevant Plans that obtained exemption. The Direction took effect on 16 September 2010 and provides Council with an exemption from the cap for contributions to be collected for the Pitt Town Residential Precinct in Council's *Section 94 Contributions Plan 2008*.

This means that Council can continue to levy contributions with respect to lots created in the Pitt Town Residential Precinct as per the provisions of the *Section 94 Contributions Plan 2008*.

### **Conformance to Community Strategic Plan**

The proposal is consistent with the Shaping Our Future Together Directions statements;

- Be financially sustainable to meet the current and future needs of the community based on a diversified income base, affordable and viable services.
- Have transparent, accountable and respected leadership and an engaged community.

and is also consistent with the strategies in the Community Strategic Plan being:

- Engage the community to help determine affordable levels of service.
- Have ongoing engagement and communication with our community, governments and industries.

### **Financial Implications**

No adverse financial implications applicable to this report.

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**RECOMMENDATION:**

That:

1. The information be received.
2. The Premier of New South Wales be thanked for the Government's response to concerns raised in respect of the initial announcement and subsequent exemptions granted.
3. Council's Local Members of Parliament be also thanked for their support in respect of this matter.

**ATTACHMENTS:**

There are no supporting documents for this report.

**oooO END OF REPORT Oooo**



**SUPPORT SERVICES**

**Item: 225      SS - Pecuniary Interest Returns - (79337, 95496)**

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**REPORT:**

**Executive Summary**

The Local Government Act, 1993, details the statutory requirements in respect of the lodgement of Disclosure of Pecuniary Interests and Other Matters Returns by Councillors and Designated Persons. This Report provides information regarding one Return recently lodged with the General Manager by a Councillor. It is recommended that Council note that the Disclosure of Pecuniary Interests and Other Matters Return lodged with the General Manager has been tabled in accordance with the Local Government Act.

**Consultation**

The issues raised in this report concern matters which do not require community consultation under Council’s Community Engagement Policy.

**Background**

Section 450A of the Local Government Act, 1993 relates to the register of Pecuniary Interest Returns and the tabling of these Returns, which have been lodged by Councillors and Designated Persons. Section 450A of the Act is as follows:

"450A Register and tabling of returns:

1. *The General Manager must keep a register of returns required to be lodged with the General Manager under section 449.*
2. *Returns required to be lodged with the General Manager under section 449 must be tabled at a meeting of the council, being:*
  - (a) *in the case of a return lodged in accordance with section 449 (1)—the first meeting held after the last day for lodgement under that subsection, or*
  - (b) *in the case of a return lodged in accordance with section 449 (3)—the first meeting held after the last day for lodgement under that subsection, or*
  - (c) *in the case of a return otherwise lodged with the general manager—the first meeting after lodgement."*

With regard to Section 450A(1), a register of all Returns lodged by Councillors and Designated Persons in accordance with Section 449 of the Act is currently kept by Council as required by this part of the Act.

With regard to Section 450A(2), all Returns lodged by Councillors and Designated Persons under Section 449 of the Act must be tabled at a Council Meeting as outlined in Sections 450A(2)(a), (b) and (c) above.

With regard to Section 450A(2)(a), the following Section 449(1) Return has been lodged:

Councillor	Return Date	Date Lodged
Kim Ford	23/6/2010	26/6/2010

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The Return has been lodged prior to the due date for the receipt of the Return, being three months after the return date.

The above details are now tabled in accordance with Section 450A(2)(a) of the Act and the Return is available for inspection if requested.

**Conformance to Community Strategic Plan**

The proposal is consistent with the Shaping Our Future Together Directions statement;

- Have transparent, accountable and respected leadership and an engaged community.

and is also consistent with (or is a nominated) strategy in the Community Strategic Plan being:

- Have ongoing engagement and communication with our community, governments and industries.

**Financial Implications**

No financial implications applicable to this report.

**RECOMMENDATION:**

That the information be received and noted.

**ATTACHMENTS:**

There are no supporting documents for this report.

**oooO END OF REPORT Oooo**

**ORDINARY MEETING**

**Meeting Date: 28 September 2010**

**Item: 226 SS - Monthly Investments Report - August 2010 - (96332, 95496)**

**Previous Item:** 17, Ordinary (3 February 2009)  
82, Ordinary (28 April 2009)

**REPORT:**

**Executive Summary**

According to Clause 212 of the Local Government (General) Regulation 2005, the Responsible Accounting Officer must provide the Council with a written report setting out details of all money that the Council has invested under Section 625 of the Local Government Act 1993. The report must include a certificate as to whether or not investments have been made in accordance with the Act, the Regulation and the Council's Investment Policy.

This report indicates that Council held \$44.96 million in investments at 31 August 2010.

It is recommended that this report be received and noted.

**Consultation**

The issues raised in this report concern matters which do not require community consultation under Council's Community Engagement Policy.

**Background**

The following table indicates that Council held \$44.96 million in investments as at 31 August 2010. Details of the financial institutions with which the investments were made, date investments were taken out, the maturity date (where applicable), the rate of return achieved, the credit rating of the institutions both in the short term and the long term and the percentage of the total portfolio, are provided below.

Investment Type	Institution Short Term Rating	Institution Long Term Rating	Lodgement Date	Maturity Date	Interest Rate %	Principal \$	Percentage of Portfolio	Total \$
<b>On Call</b>								
CBA	A1+	AA	31-Aug-10		5.00%	4,460,000	10.01%	4,460,000
<b>Term Investments</b>								
AMP	A1	A	20-Jan-10	21-Jan-11	6.86%	1,000,000	2.22%	
ANZ	A1+	AA	24-Mar-10	20-Oct-10	6.25%	1,000,000	2.22%	
ANZ	A1+	AA	25-Nov-09	24-Nov-10	6.00%	1,000,000	2.22%	
ANZ	A1+	AA	02-Sep-09	02-Sep-10	5.25%	2,000,000	4.45%	
ANZ	A1+	AA	11-Aug-10	27-Jan-11	6.10%	500,000	1.11%	
ANZ	A1+	AA	03-Mar-10	29-Nov-10	6.30%	2,000,000	4.45%	
ANZ	A1+	AA	26-Aug-10	09-Feb-11	6.20%	2,000,000	4.45%	
Bank of Cyprus	Moody's P-1	A	02-Nov-09	27-Oct-10	5.70%	1,000,000	2.22%	
Bank of Queensland	A-2	BBB+	19-May-10	17-Nov-10	6.15%	1,000,000	2.22%	

**ORDINARY MEETING**

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Investment Type	Institution Short Term Rating	Institution Long Term Rating	Lodgement Date	Maturity Date	Interest Rate %	Principal \$	Percentage of Portfolio	Total \$
Bankwest	A1+	AA	19-Aug-10	23-Feb-11	6.05%	1,000,000	2.22%	
Bankwest	A1+	AA	21-Jul-10	20-Apr-11	6.25%	1,000,000	2.22%	
Bankwest	A1+	AA	04-Aug-10	04-May-11	6.15%	1,000,000	2.22%	
Bendigo and Adelaide Bank	A-2	BBB+	09-Oct-09	13-Oct-10	5.30%	1,000,000	2.22%	
Credit Union Australia	unrated	BBB	26-Jul-10	23-Feb-11	6.21%	1,000,000	2.22%	
Defence Force Credit Union	unrated	unrated	26-May-10	27-Oct-10	6.19%	1,000,000	2.22%	
IMB	A-2	BBB	11-Aug-10	11-May-11	6.20%	1,000,000	2.22%	
ING Direct	A-1	A+	19-Aug-10	23-Feb-11	6.36%	1,000,000	2.22%	
Investec Bank	Moody's P-2	BBB	02-Sept-09	02-Sep-10	5.74%	1,000,000	2.22%	
Macquarie Bank	A-1	A	15-Jun-10	13-Dec-10	6.00%	1,000,000	2.22%	
Members Equity	A-2	BBB	02-Jun-10	02-Dec-10	6.20%	1,000,000	2.22%	
NAB	A1+	AA	08-Dec-09	08-Dec-10	6.80%	3,000,000	6.67%	
NAB	A1+	AA	03-Dec-09	03-Dec-10	6.80%	2,000,000	4.45%	
NAB	A1+	AA	03-Jun-10	20-Jan-11	6.21%	4,000,000	8.90%	
NAB	A1+	AA	20-Jul-10	20-Jul-11	6.24%	1,000,000	2.22%	
Newcastle Permanent	A-2	BBB+	15-Jun-10	15-Jun-11	6.10%	1,000,000	2.22%	
Qantas Staff Credit Union	unrated	unrated	25-Aug-10	23-Feb-11	6.10%	500,00.00	1.11%	
Qantas Staff Credit Union	unrated	unrated	19-May-10	20-Oct-10	6.30%	500,00.00	1.11%	
Rural Bank	A-2	BBB	16-Jun-10	15-Jun-11	6.40%	1,000,000	2.22%	
Suncorp	A-1	A	15-Jun-10	15-Jun-11	6.50%	1,000,000	2.22%	
Westpac	A1+	AA	21-Dec-09	21-Dec-10	7.00%	3,000,000	6.67%	
Westpac	A1+	AA	26-May-09	27-Jan-11	6.10%	1,000,000	2.22%	40,500,000
<b>TOTAL INVESTMENT AS AT 31 AUGUST 2010</b>								<b>44,960,000</b>

Bench Marking

Bench Mark	Bench Mark %	Actual %
UBS 90 Day Bank Bill Rate	4.75%	6.26%
Reserve Bank Cash Reference Rate	4.50%	5.00%

**ORDINARY MEETING**

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Performance by Type

Category	Balance \$	Average Interest	Difference to Benchmark
Cash at Call	4,460,000	5.00%	0.50%
Term Deposit	40,500,000	6.26%	1.51%
<b>Total</b>	<b>44,960,000</b>	<b>6.14%</b>	<b>1.39%</b>

Restricted Funds

Restriction Type	Amount \$
External Restrictions -S94	6,161,002
External Restrictions - Other	11,935,538
Internal Restrictions	19,920,424
Unrestricted	6,943,036
<b>Total</b>	<b>44,960,000</b>

The various sources of the restricted funds referred to in the above table are as follows:

External Restrictions – Section 94 Contributions

External Restrictions – Other (reserve details below)

- Waste Management
- Sewerage
- Unexpended Grants
- Stormwater Management

Internal Restrictions (reserve details below)

- Employees Leave Entitlements
- Election
- Information Technology
- Plant Replacement
- Infrastructure
- Property Development (currently negative balance)
- Risk Management
- Heritage
- Sullage
- Tip Remediation

With regard to the above details those funds subject to external restrictions **cannot** be utilised for any purpose other than that specified.

Internal restrictions refer to funds allocated for specific purposes or to meet future known expenses that should be provided for on an ongoing basis. Whilst it would “technically” be possible for these funds to be utilised for other purposes, such a course of action, unless done on a temporary internal loan basis, would not be recommended nor would it be “good business practice”.

Unrestricted funds may be used for general purposes in line with Council's adopted budget.

Investment Commentary

The investment portfolio increased by \$3.49 million for the month of August, 2010. During August, various income was received totalling \$9.56 million, including rate payments amounting to \$6.06 million, while payments to suppliers and staff costs amounted to \$5.40 million.

## ORDINARY MEETING

Meeting Date: 28 September 2010

The investment portfolio currently involves a number of term deposits and on-call accounts.

The investment portfolio is regularly reviewed in order to maximise investment performance and minimise risk. Council's investment portfolio has been reviewed and rebalanced in favour of investments not subject to share market volatility. Comparisons are made between existing investments with available products that are not part of Council's portfolio. Independent advice is sought on new investment opportunities and Council's investment portfolio is independently reviewed each calendar quarter.

On 25 May 2010 the Division of Local Government released the Investment Policy Guidelines to assist councils in the preparation of their Investment Policy. Consequently, Council has reviewed and adopted a revised Investment Policy on 29 June 2010.

Council's investment portfolio complies with the adopted policy.

As at 31 August 2010, Council has invested \$18 million with 2<sup>nd</sup> tier financial institutions, noting that one of these institutions is a subsidiary of a major Australian trading bank. The investment of up to \$1 million with 2<sup>nd</sup> tier banks is entirely covered by the free Government Guarantee Scheme, and is in accordance with Council's Investment Policy. Also, Council's adopted Investment Policy allows Council to invest above \$1 million with 2<sup>nd</sup> tier banks that are wholly owned subsidiaries of major Australian trading banks.

The Governor of the Reserve Bank of Australia released the following statement on monetary policy on 7 September 2010:

*"At its meeting today, the Board decided to leave the cash rate unchanged at 4.5 per cent.*

*The global economy grew faster than trend over the year to mid 2010, but will probably ease back to about trend pace over the coming year. Growth in China is moderating to a more sustainable rate as policies are now less accommodating. Similar adjustments to policies and growth rates are occurring in other countries in the Asian region. In Europe, output has improved significantly so far this year, but prospects for next year are probably for slower growth given planned fiscal contraction. US growth was solid in the first half of 2010 but the pace of expansion in the second half of the year is looking weaker.*

*Financial markets are functioning more smoothly than they were a few months ago, though caution persists, with equity prices soft and yields on sovereign bonds issued by major countries reaching unusually low levels. Commodity prices are also off their peaks, though those most important for Australia remain at very high levels, and the terms of trade have regained their peak of two years ago.*

*Recent information suggests that the Australian economy has been growing at around trend pace. This has been helped by high levels of public spending over the past year but private demand has also been firming. The high level of the terms of trade is boosting incomes, which will tend to add to demand over the year ahead, while the effects of earlier expansionary policy measures will be diminishing. Indications are that business investment in particular could increase strongly.*

*Domestic credit and asset markets present a more balanced picture than six months ago. Business credit has stabilised and while credit conditions for some sectors remain difficult, evidence is slowly emerging of more willingness to lend. Credit outstanding for housing has slowed a little over recent months, and the upward pressure on dwelling prices appears to have abated.*

*The demand for labour has firmed over the past year in line with improving growth. After the significant decline last year, growth in wages has picked up somewhat, as had been expected. Through to mid 2011, underlying inflation is likely to be in the top half of the target zone, while CPI inflation will probably be just above 3 per cent for a few quarters due to the impact of the tobacco tax changes.*

## ORDINARY MEETING

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*The current setting of monetary policy is resulting in interest rates to borrowers around their average levels of the past decade. With growth in the near term likely to be close to trend, inflation close to target and with the global outlook remaining somewhat uncertain, the Board judged this setting of monetary policy to be appropriate for the time being."*

### Investment Certification

I, Emma Galea (Responsible Accounting Officer), hereby certify that the investments listed in this report have been made in accordance with Section 625 of the Local Government Act 1993, Clause 212 of the Local Government (General) Regulation 2005 and Council's Investment Policy.

### **Conformance to Community Strategic Plan**

The proposal is consistent with the Shaping Our Future Together Directions statement;

- Be financially sustainable to meet the current and future needs of the community based on a diversified income base, affordable and viable services.

and is also consistent with (or is a nominated) strategy in the Community Strategic Plan being:

- Maintain and review a sustainable long term financial framework.

### **Financial Implications**

Funds have been invested with the aim of achieving budgeted income in 2010/2011.

### **RECOMMENDATION:**

The report regarding the monthly investments for August 2010 be received and noted.

### **ATTACHMENTS:**

There are no supporting documents for this report.

**oooO END OF REPORT Oooo**

**ORDINARY MEETING**

**Meeting Date: 28 September 2010**

**CONFIDENTIAL REPORTS**

**INFRASTRUCTURE SERVICES**

**Item: 227      IS - Tender No. 00411 - Mowing and Maintenance - (95495, 79354) CONFIDENTIAL**

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**Reason for Confidentiality**

*This report is **CONFIDENTIAL** in accordance with the provisions of Part 1 of Chapter 4 of the Local Government Act, 1993, and the matters dealt with in this report are to be considered while the meeting is closed to the press and the public.*

Specifically, the matter is to be dealt with pursuant to Section 10A(2)(c) of the Act as it relates to details concerning tenders for the supply of goods and/or services to Council and it is considered that the release of the information would, if disclosed, confer a commercial advantage on a person or organisation with whom the council is conducting (or proposes to conduct) business and, therefore, if considered in an open meeting would, on balance, be contrary to the public interest.

*In accordance with the provisions of Section 11(2) & (3) of the Local Government Act, 1993, the reports, correspondence and other relevant documentation relating to this matter are to be withheld from the press and public.*



ordinary

section 5

reports  
of committees

**ORDINARY MEETING**  
Reports of Committees

**SECTION 5 - Reports of Committees**

**ROC - Local Traffic Committee - 15 September 2010 - (80245)**

Minutes of the Meeting of the Local Traffic Committee held in the Large Committee Room, Windsor, on Tuesday, 28 September 2010, commencing at 3.00pm.

**ATTENDANCE**

- Present:** Councillor B Bassett (Chairman)  
Mr J Suprain, Roads and Traffic Authority  
Mr J Christie, Officer of Messrs A Shearan, MP and J Aquilina, MP  
Mr R Williams, MP (Hawkesbury)  
Snr Constable C Brown, NSW Police Service  
Ms Jodie Edmunds, Westbus  
Mr Ron Watson, Hawkesbury Valley Bus Service
- Apologies:** Snr Constable B Phillips, NSW Police Service  
Mr Peter Ramshaw, NSW Taxi Council
- In Attendance:** Mr C Amit, Manager, Design & Mapping Services  
Ms D Oakes, Community Safety Officer  
Ms K Baillie, Administrative Officer, Infrastructure Services

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The Chairperson welcomed the new Committee members and issued a reminder in relation to their informal (non-voting) restricted advisory roles as detailed in *Section 5.2 Members* of the Local Traffic Committee Guidelines (issued by the Roads & Traffic Authority).

**SECTION 1 - Minutes**

**Item 1.1 Minutes of Previous Meeting**

Resolved on the motion of Mr J Christie and seconded by Mr R Williams MP, that the Minutes of the meeting of the Local Traffic Committee held on 21 July 2010 be confirmed.

**Item 1.2 Business Arising**

**Item 1.2.1 LTC – 15 September 2010 – Item 1.2.1 – Safety concerns at Ebenezer Public School, 531 Sackville Road, Ebenezer - (80245)**

**Previous Item** Item 1.2.1, Local Traffic Committee (21 July 2010)

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**REPORT:**

Mr Ray Williams requested an update in relation to the request for a Children's Crossing Supervisor at Ebenezer Public School. Mr Suprain advised that this request has been denied due to the school not meeting the required warrants for pedestrian and vehicle numbers. Mr Williams expressed his disappointment and advised that he did not apply for further state funding for this school, to enable

improvements to the current conditions such as the School Zone Flashing Lights, as it was expected that the Children's Crossing Supervisor would be approved.

Mr Suprain indicated that dragons teeth and flashing lights for Ebenezer Public school are on a priority program. Mr Williams requested a speed count be undertaken at this site following the October 2010 school holiday period.

**COMMITTEE RECOMMENDATION:**

RESOLVED on the motion of Mr R Williams, MP, seconded by Snr Constable C Brown.

That:

1. The information be received;
2. A speed count be undertaken in Sackville Road adjacent to Ebenezer Public School following the October 2010 school holidays.

**SECTION 2 - Reports for Determination**

**Item 2.1      LTC - 15 September 2010 - Item 2.1 - Collectors' Plant Fair at Bilpin - 2011  
(Hawkesbury) - (80245, 93425, 95450)**

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**REPORT:**

**Introduction**

An application has been received from Trahar Enterprise Pty Ltd seeking approval (in traffic management terms) to conduct the Collectors' Plant Fair within the grounds of 25/27 Powells Road, Bilpin, on 16 and 17 April 2011, between the hours of 8.00am and 4.00pm. The event venue is located at the intersection of Powells Road and Bells Line of Road, Bilpin. This event has been held annually since 2005, and has Development Approval in accordance with DA0975/04.

The event organiser has advised the following:

- Off street parking will be provided within the Trahar's property at 25/27 Powells Road, Bilpin for more than 700 cars and marshals will be in place to separate pedestrian and vehicle traffic, and direct drivers to the different sections of the parking area.
- The majority of visitors will travel west along Bells Line of Road and turn left into Powells Road and proceed to the access point at 25/27 Powells Road. All visitors will be directed to the off street parking area under the control of traffic marshals. Upon leaving, the majority of visitors will turn right out of Powells Road into Bells Line of Road.
- Based on the attendance figures for the 2010 event, approximately 3500 visitors in total are expected over the 2 days for the 2011 event.

## ORDINARY MEETING

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- Access for the venue via the gate at 3025 Bells Line of Road (Lot 31, DP 1138037 – No. 25 Powells Road) will only be used in the event of any emergency and an "Emergency Only" sign will be placed at this gate.
- The speed limit along Bells Line of Road in the vicinity of Powells Road was reduced from 100 kph to 80 kph by the Roads and Traffic Authority (RTA) in 2009. Advice received from the Transport Management Section is that a TCP is not required for the event due to the speed limit being reduced from 100 kph to 80 kph on a permanent basis. On previous occasions an application was made to the RTA to implement a temporary speed zone of 80 kph which required a TCP.

#### Discussion

It would be appropriate to classify the event as a "Class 2" special event under the "Traffic and Transport Management for Special Events" guidelines issued by the Roads & Traffic Authority (RTA) as the event may impact on traffic and transport systems on Bells Line of Road, which is a State Road, and there may be low scale disruption to the non-event community. There will be considerable traffic turning movements during the event at the intersection of Bells Line of Road and Powells Road. This section of Bells Line of Road carries a volume of traffic in the order of 4000 vehicles per day and the current speed limit is 80 kph.

The event organiser has submitted the following items in relation to the event: Attachment 1 (Dataworks Document No. 3505970):

- i) Special Event – Traffic – Initial Approval Application Form - HCC; Details of Special Event – Traffic.
- ii) Special Event Transport Management Plan Template – RTA.
- iii) Transport Management Plan (TMP) - referred to in the application as Traffic Management Plan.
- iv) Copies of correspondence forwarded to the NSW Police Service, NSW Ambulance Service, NSW Rural Fire Service and SES.
- v) Public Liability Insurance Policy to the value of \$10,000,000, however the policy does not note Council and the RTA as interested parties.

#### COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Mr R Williams MP, seconded by Mr J Christie.

That:

1. The Collectors' Plant Fair at Bilpin - 2011 event, planned for 16 and 17 April 2011, be classified as a "Class 2" special event, in terms of traffic management, under the "Traffic and Transport Management for Special Events" guidelines issued by the RTA.
2. The safety of all road users and personnel on or affected by the event is the responsibility of the event organiser.
3. It is strongly recommended that the event organiser becomes familiar with the contents of the RTA publication "Guide to Traffic and Transport Management for Special Events" (Version 3.4) and the Hawkesbury City Council special event information package that explains the responsibilities of the event organiser in detail.
4. No objection (in terms of traffic management) be held to this event subject to compliance with the following conditions:

#### Prior to the event:

- 4a. the event organiser is to obtain approval to conduct the event, from the NSW Police Service; **a copy of the Police Service approval to be submitted to Council;**

## ORDINARY MEETING

### Reports of Committees

- 4b. the event organiser is to **submit to Council a copy of its Public Liability Policy** in an amount not less than \$10,000,000 **noting Council and the Roads and Traffic Authority as interested parties on the Policy** and that Policy is to cover **both on-road and off-road activities**;
- 4c. the event organiser is to advertise the event in the local press stating the entire extent of the event and the traffic impact/delays expected due to the event, two weeks prior to the event; **a copy of the proposed advertisement to be submitted to Council** (indicating the advertising medium);
- 4d. the event organiser is to notify the details of the event to the NSW Fire Brigade at least two weeks prior to the event; **a copy of the correspondence to be submitted to Council**;
- 4e. the event organiser is to directly notify relevant bus companies, tourist bus operators and taxi companies operating in the area which may be affected by the event for at least two weeks prior to the event; **a copy of the correspondence to be submitted to Council**
- 4f. the event organiser is to directly notify all the residences and businesses which may be affected by the event for at least two weeks prior to the event; The event organiser is to undertake a letter drop to all affected residents and businesses in proximity of the event, with that letter advising full details of the event; **a copy of the correspondence to be submitted to Council**;
- 4g. the event organiser is to submit the completed "Special Event - Traffic - Final Approval Application Form" to Council;

#### During the event:

- 4h. maintain the event access, only via the existing driveway on Powells Road.
- 4i. access is to be maintained for businesses, residents and their visitors;
- 4j. a clear passageway of at least 4 metres in width is to be maintained at all times for emergency vehicles;
- 4k. all traffic controllers / marshals operating within the public road network are to hold appropriate certification as required by the RTA;
- 4l. in accordance with the submitted TMP, appropriate advisory signs, and traffic control devices are to be placed for the event, under the direction of a traffic controller holding appropriate certification as required by the RTA;
- 4m. the competitors and participants are to be advised of the traffic control arrangements in place, prior to the commencement of the event; and,
- 4n. all roads and marshalling points are to be kept clean and tidy, with all signs to be removed immediately upon completion of the activity.

#### APPENDICES:

- AT - 1 Special Event Application - (Dataworks Document No. 3505970) - *see attached*.

**SECTION 3 - Reports for Information**

Nil Reports for Information.

**SECTION 4 - General Business**

**Item 4.1**      **LTC – 15 September 2010 - QWN 4.1 – Letter from Allan Shearan MP regarding traffic concerns at the intersection of Bosworth Street and Kurrajong Road, Richmond - (80245)**

**Previous Item:**    Item 1.2.2, Local Traffic Committee (17 March 2010)  
                          Item 3.1, Local Traffic Committee (15 April 2009)

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**REPORT:**

Mr J Christie tabled correspondence (DataWorks Doc. No. 3544504) from Mr Shearan, MP in relation to traffic concerns at the intersection of Bosworth Street and Kurrajong Road, Richmond.

Concerns relate to the footpath and nature strip area being damaged due to limited turning space for motorists turning left from Bosworth Street into Kurrajong Road, heading towards North Richmond.

Mr Suprain advised that the RTA are aware of this situation and are looking at the intersection as a part of the Richmond to North Richmond traffic study.

Mr Christie acknowledged this advice and will pass on this information to Mr Shearan MP.

**COMMITTEE RECOMMENDATION:**

RESOLVED on the motion of Mr J Christie, seconded by Mr R Williams MP.

That the information be received.

**APPENDICES:**

There are no supporting documents for this report.

**SUPPLEMENTARY REPORTS**

**Item 2.2      LTC - 15 September 2010 - Late Item 2.2 - Proposed Adjustment to the existing RTA Driver Testing Rank in East Market Street, Richmond (Londonderry) - (80245, 73621)**

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**REPORT:**

Representation has been received from the Roads and Traffic Authority (RTA) on behalf of the Richmond Motor Registry, advising that as a result of the construction of the new Dan Murphy Liquor Outlet and its driveway at No. 7 East Market Street, the length of the RTA Driver Testing Rank has been reduced (D/W 3502221). The RTA has requested for the Testing Rank to be re-instated to its original length and has also requested that the provision of 8 dedicated parking spaces within the Woodhills Carpark be investigated as an alternate location for the Testing Rank.

The length of the RTA Driver Testing Rank ("No Parking 7.30am to 6.30pm Mon-Fri, and 8.30am to 1.30pm Saturday - Driving Test Vehicles Excepted") prior to the construction of the Dan Murphy store in East Market Street was 29 metres. As a result of the new store and its driveway, this zone is now 25 metres in length - effectively losing one parking space.

It is proposed to extend the existing Testing Rank zone from 25 metres to its original length of 29 metres at its North Eastern end encroaching into the existing 1 Hour Parking zone. Refer to Attachment 1 - Plan of Proposed Adjustment to Parking in East Market Street, Richmond.

In relation to the request to investigate an alternate location for the Testing Rank within the Woodhills Carpark – discussions have been undertaken with the RTA with advice to the effect that this is not considered viable. The parking arrangements within the Woodhills Car park has been through an extensive consultation process with the business owners and operators from within the Woodhills Car park precinct previously, resulting in the current parking arrangements. In particular, comments were provided by the previous RTA manager of the Richmond Motor Registry objecting to any changes to the car park and in particular to the unrestricted parking spaces outside the Registry Office. Any changes to the car park will not be received favourably by the business owners and operators and in particular if these spaces are were to be dedicated to a specific business outlet such as the Registry Office.

**COMMITTEE RECOMMENDATION:**

RESOLVED on the motion of Mr J Christie, seconded by Snr Constable C Brown.

That the existing RTA Driver Testing Rank ("No Parking 7.30am to 6.30pm Mon-Fri, and 8.30am to 1.30pm Saturday - Driving Test Vehicles Excepted") located adjacent to the new Dan Murphy store at 7 East Market Street, Richmond be extended from 25 metres to its original length of 29 metres at its North Eastern end encroaching into the existing 1 Hour Parking zone. Refer to Attachment 1 - Plan of Proposed Adjustment to Parking in East Market Street, Richmond.

**APPENDICES:**

**AT - 1** Plan of Proposed Adjustment to Parking in East Market Street, Richmond.



AT - 1 Plan of Proposed Adjustment to Parking in East Market Street, Richmond



**Item 3.1      LTC - 15 September 2010 - Late Item 3.1 - RTA Advice on Proposed Speed Limit changes in the Oakville, Scheyville and Pitt Town area - (Hawkesbury) - (80245, 73621)**

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**REPORT:**

Advice has been received from the Roads and Traffic Authority indicating that a review of the existing speed limits along a number of regional and local roads in the Oakville, Scheyville and Pitt Town area has been undertaken. The information provided by the RTA in part is listed below (Dataworks Document No. 3536876).

*"The RTA has reviewed the existing speed limits on a number of regional and local roads in Oakville, Scheyville and Pitt Town to improve road safety.*

*The RTA will be reducing the maximum speed limit from 80 km/h to 70 km/h along:*

- *Saunders Road between Pitt Town Road and Old Pitt Town Road, Oakville*
- *Old Stock Route Road between Saunders Road and Scheyville Road, Oakville*
- *Scheyville Road between Old Stock Route Road and Pitt Town Dural Road, Scheyville*
- *Pitt Town Dural Road between Cattai Road and Boundary Road, Pitt Town*

*The RTA expects the new speed limit signs to be installed from Thursday 28 October 2010. A map of the proposed changes is attached".*

The plan provided by the RTA is included in Attachment 1 - Plan of Proposed Speed Zone Changes – 80km/h to 70 km/h.

**RECOMMENDATION:**

RESOLVED on the motion of Mr R Williams MP, seconded by Mr J Christie

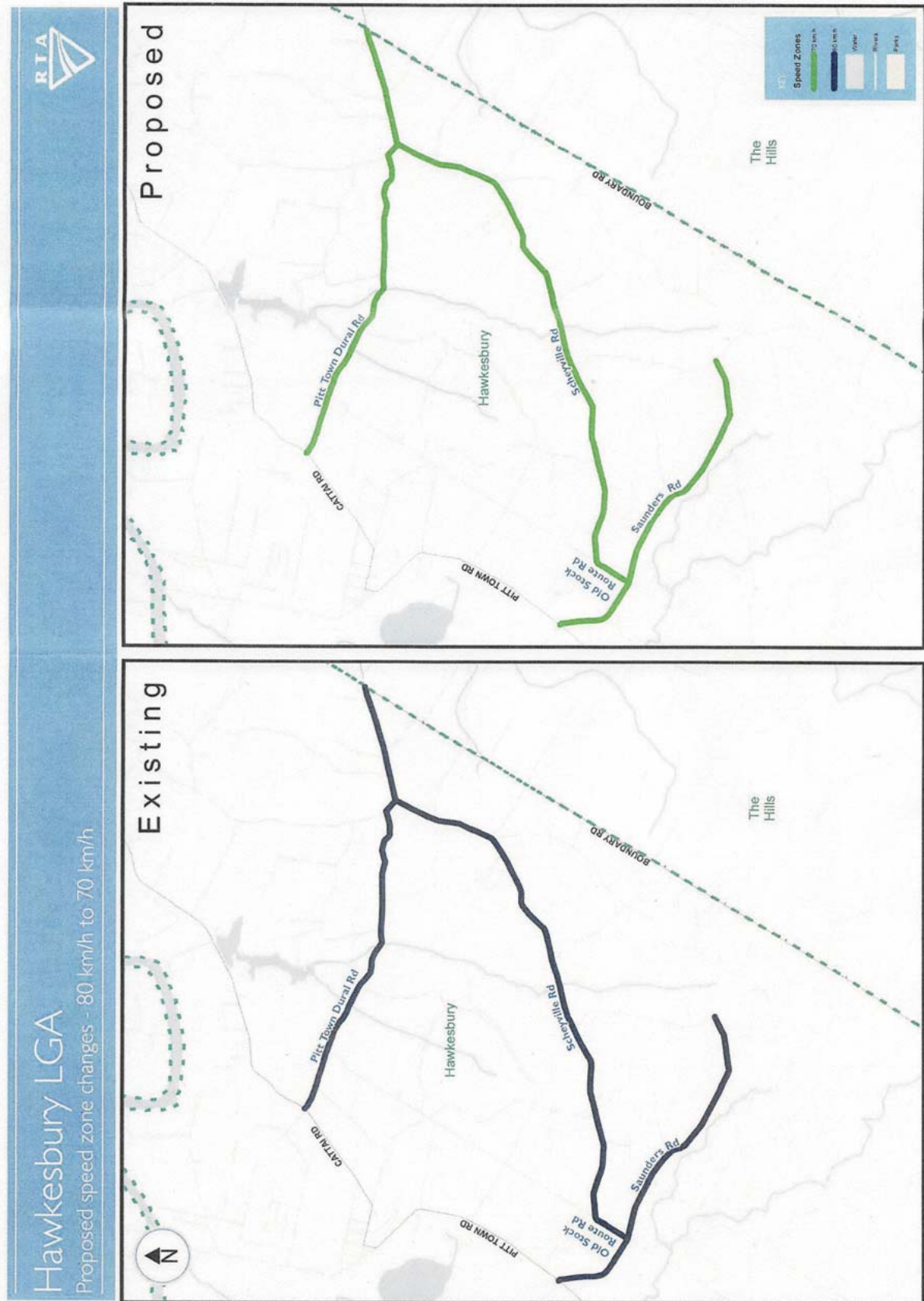
That:

1. The information be received; and
2. Correspondence be forwarded to the RTA's Speed Management Unit requesting that they provide a copy of their speed review for the proposed speed limit changes in the Oakville, Scheyville and Pitt town areas from 80kph to 70kph prior to its implementation on Thursday, 28 October 2010. A copy of the review will be forwarded to the Member for Hawkesbury, Mr Ray Williams, MP.

**APPENDICES:**

**AT - 1** Plan of Proposed Speed Zone Changes – 80km/h to 70 km/h.

AT - 1 Plan of Proposed Speed Zone Changes – 80km/h to 70 km/h



**ORDINARY MEETING**  
Reports of Committees

**SECTION 5 - Next Meeting**

The next Local Traffic Committee meeting will be held on Wednesday, 20 October 2010 at 3.00pm in the Large Committee Rooms.

The meeting terminated at 3.55pm.

**oooO END OF REPORT Oooo**

**ORDINARY MEETING**

## Questions for Next Meeting

**QUESTIONS FOR NEXT MEETING****Councillor Questions From Previous Meetings and Responses - (105109)****REPORT:****Questions - 14 September 2010**

#	Councillor	Question	Response
1	Porter	Requested a letter of thanks be sent to Video Innovations for their support and assistance in publicising the need for the new Windsor Bridge.	The General Manager forwarded a letter of appreciation dated 15 September 2010 to Mr Doug Wiggins of Video Innovations.
2	Paine	Enquired when the Windsor Traffic Study will be undertaken.	<p>The Director City Planning and the Director Infrastructure Services have advised that the concept of a Windsor Traffic Study originated from Condition 96 of the development consent issued for the Riverview Shopping Centre which states:</p> <p><i>"A review be carried out of the traffic study after the flood evacuation route has been opened and the shopping centre has been in operation. The review is to be carried out by the developer in consultation with Hawkesbury City Council."</i></p> <p>This does not require the applicant to undertake a full traffic study of all of Windsor and no formal Council resolution requiring such a study can be found. This would require the applicant to undertake traffic counts for a limited number of intersections surrounding the Shopping Centre as well as the driveway access points into the Centre carpark, that is a review of the original study submitted with the development application for the Shopping Centre.</p> <p>Council's recently resolved to undertake a review of the Windsor Masterplan. That review would benefit from a more comprehensive traffic study of Windsor. Discussions have been held with the applicant and Council staff have suggested that, rather than the applicant undertaking a site specific traffic count, the applicant may wish to contribute, on a pro-rata basis, towards a more comprehensive study. A response to that suggestion has not been finalised as yet as a full costing of the final study is required.</p> <p>Staff are finalising a brief for this work and quotations will be sought and a consultant appointed prior to the end of the year.</p>

**ORDINARY MEETING**  
Questions for Next Meeting

**ATTACHMENTS:**

There are no supporting documents for this report.

**oooO END OF REPORT Oooo**



ordinary  
meeting

end of  
business  
paper

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