



EIS 464

AA052403

Submission of the agricultural improvement & regrading of Part
Lot 4, Hall Street, Pitt Town for P. T. Cleary

NSW DEPT PRIMARY INDUSTRIES



AA052403

L87/0146

N.S.W. DEPARTMENT OF
MINERAL RESOURCES
24 NOV 1998
LIBRARY



R.A. Cole Town Planning PTY. LIMITED
Environmental and Town Planning Consultants

E18
464

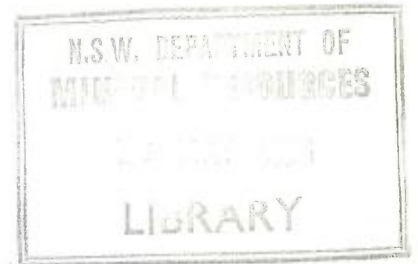
464

EIS
464

42782949

464

SUBMISSION OF THE
AGRICULTURAL IMPROVEMENT & REGRADING
OF PART LOT 4 HALL STREET
PITT TOWN
FOR
P T CLEARY



Prepared by:-
R A COLE TOWN PLANNING PTY LTD
9 Hilar Ave, Carlingford, 2118
(02) 871 4255
January 1987

1.0. INTRODUCTION

This submission has been prepared to accompany a development application by Mr P T Cleary to remove flood deposited sand and regrade the subject site to give a landform suitable to grow crops and stock feed.

Details of the existing zoning and planning controls are given, the existing site and environs are detailed, and a full description with appropriate plans of the proposed development is explained.

The Department of Agriculture at Windsor has been approached in regard to the existing potential of the subject site and the likely environmental impact is also assessed for Council's consideration.

2.0. THE SITE & ENVIRONS

The subject site for the proposed agricultural improvement involving the removal of the flood deposited sand and regrading, is approximately a 4ha part of Lot 4, DP 979541 fronting the northern end of Hall Street, Pitt Town.

The site contains one dwelling house and associated domestic and rural outbuildings. The higher parts of the site are generally used for a citrus orchard with a sweetcorn/maize crop adjacent on the northern side of the subject site. The remainder of the site, generally along the river, is used for grazing purposes.

The following photograph shows the majority of the subject site taken from the northern fence line of Hall Street. The citrus orchard on the highest land can be seen in the top of the photograph with the maize crop being the mid-green paddock to the left hand side of the photograph 'under' the citrus orchard.



The property opposite the subject site is used mainly for grazing and the property to the north, on the 'peninsula' of the river, contains a small caravan park and grazing activities. The subject site is shown hatched on the following page.

2
14.17 ha
535801

- 4 -

1958-0
ANSLEY
BOISETT

89619
12.18 ha

979541

Subject Site

N. CLEARY
1954-10

4

STREET

ROAD

1964-0
10.518 ha

1962-0

ANDREWS
1964-21
130
1402 ha

115

2.732 ha

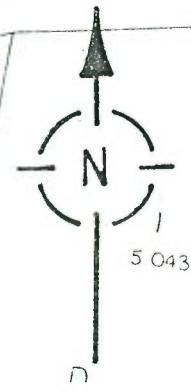
5.043 ha

HALL

D.P. 979 242

D.P. 620 000

1141



Scale 1:4000

3.0. ZONING & PLANNING CONTROLS

3.1. Hawkesbury Local Environmental Plan 1984

The site is zoned as Rural 1(a3) under the above Plan and agriculture and associated works are allowable uses. Extractive industries are prohibited.

The land is flood liable, being almost totally below the 1 in 20 year flood frequency level as shown on Public Works Department of New South Wales' publication, 'Lower Hawkesbury River Flood Plain Atlas', May 1982. The proposal is allowable under Clause 35 of the Plan, no buildings are proposed.

No items of environmental heritage are on the site or on close adjoining sites.

Clause 42 requires that any development needs the concurrence of the Metropolitan Water Sewerage and Drainage Board, the site being in the water catchment area of the Hawkesbury River.

3.2. Development Control Plan No. 21

Council has the above Plan relating to bank stabilisation and agricultural improvement within the flood plain. The proposal conforms to the general aims and objectives of the Development Control Plan insomuch as it proposes to remove flood deposited sand and regrade the land to provide land suitable for the growing of stock feed and crops.

3.3. Sydney Regional Environment Plan No. 9 (Extractive Industry)

The subject site for the removal of the sand and regrading is within the area at Pitt Town covered by the above Regional Plan. This Plan was introduced to protect the high level sand deposits at Pitt Town. According to investigations undertaken by the Department of Mineral

Resources (Baker 1977), there is no high level sand under the site now proposed for regrading. High level sand does exist on the total site to the south generally under the citrus orchard.

The Regional Plan allows extractive industries with Council's consent. However it is contended that the proposal is primarily an agricultural improvement and not an extractive industry.

As agricultural improvements, the proposal may need to be referred to the Department of Environment and Planning under Clause 11 of the Regional Plan.

The proposal will not have any adverse effect on any land contained within the Regional Plan.

4.0. PROPOSED DEVELOPMENT

The proposed development involves the removal of flood deposited sand and general regrading on the subject site to give an acceptable 4ha paddock for the growing of crops and stock feed.

The topography of the land in the general area of subject site allows, when a major flood occurs, the flood waters to pass over the subject site and the land to the east and west. This flooding isolates the land to the north on the 'peninsula' with the river taking a new path as shown on the following page by arrows.

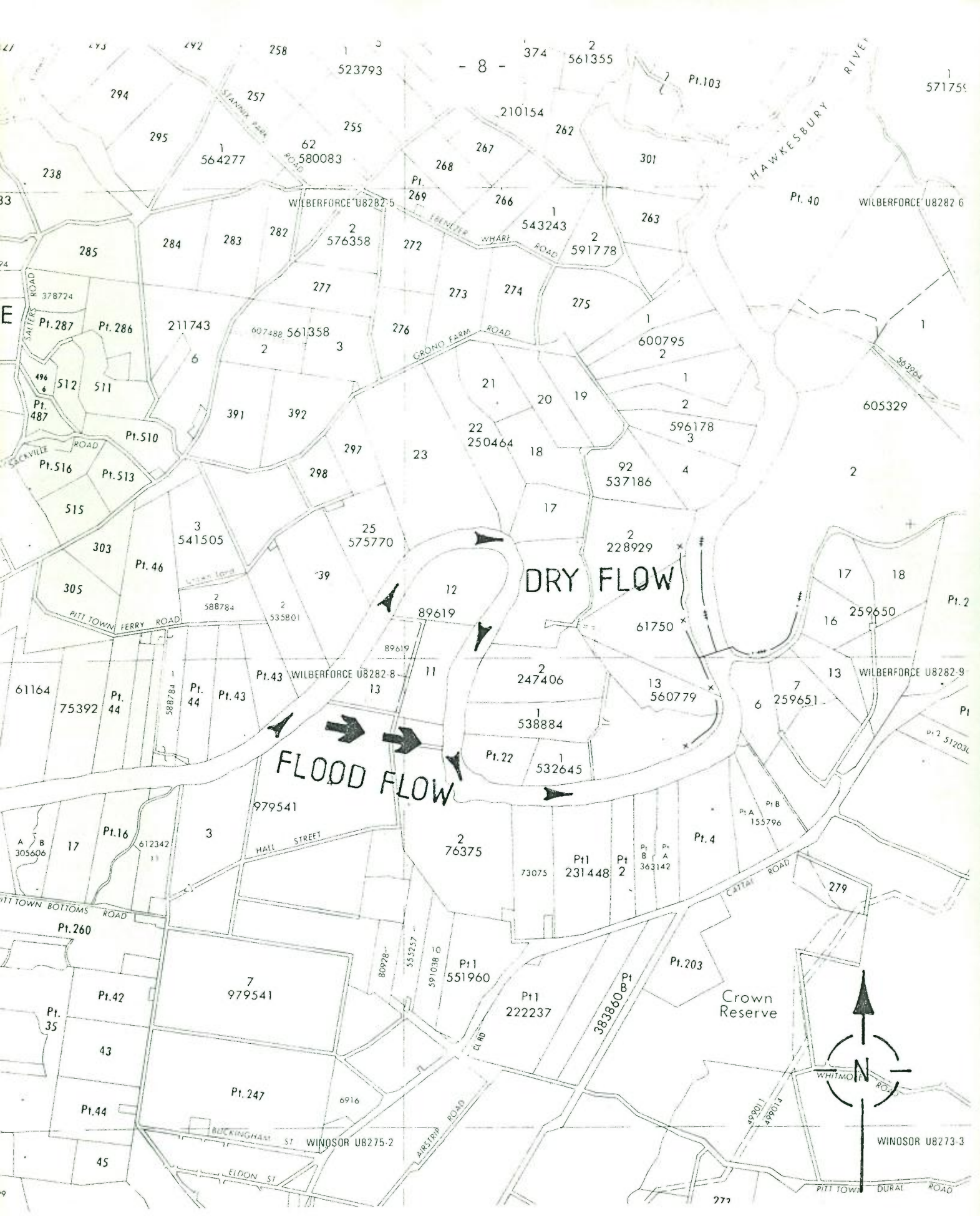
The flooding of this section of land in 1978 left behind a deposit of sand over the site generally and left a bank across the southern part of the site.

Attached at the rear of this report as Appendix 3 are plans prepared by W F Cole, Surveyor, showing the existing contours and levels of the land and the proposal for the levelling and regrading as required by the owner.

Sheet 1 shows the contours of the land with spot levels at various locations on the site.

There are two low spots on the site that contain pits with a connecting pipeline and a 375mm pipeline to the Hawkesbury River. A small excavation exists adjacent to Hall Street where some material has been removed. Existing trees and vegetation are shown on Sheet 1 which are mainly regrowth. Any that can be retained with the proposed work will be retained.

Sheet 2 shows the long-section of the base line along the edge of the sweetcorn/maize crop. This area is remaining unaltered with a fall to the pit at chainage 00.



Scale 1:25,000

PIT TOWN

The cross sections along chainages 00, 50, 100, 150 and 185 are shown on Sheet 2, with the finished levels shown in red.

The intentions of the regrading are to remove the sand covering and regrade to give an even fall from the north to the south with stormwater being collected in the pit at chainage 00. The pit in the top centre of the site will remain open but due to regrading will not collect as much runoff as at present.

It has been estimated that with the regrading approximately 26,000 cubic metres, 39,000 tonnes, of the flood deposited sand will be removed from the site.

A front-end loader will be used to level the site and to load the material on the trucks for removal from the area.

It is proposed that the front-end loader and trucks will only operate between 9.00 am and 4.00 pm, three weekdays a week, generally Tuesday, Wednesday and Thursday. It is not expected more than 300 tonnes will be removed per day involving 12 truck movements to and from the site per day.

This low scale operation is proposed so that minimal interference, if any, occurs to those residents along the traffic route between the site and the Main Cattai Road at Pitt Town.

It is estimated that the removal of the excess material at approximately 900 tonnes per week will take approximately ~~12~~ weeks.

40

The gravel section of Hall Road and any roads on the subject site will be watered to stop dust rising. This must be undertaken so that the owners' citrus trees and fruit are not adversely affected by the deposited dust.

The Department of Agriculture at Windsor was approached on behalf of the owner to assess the suitability of the paddock for the growing of crops and stock feed. This letter to the Council is attached as Appendix 1 and states that the sand is not suitable for the growing of any horticultural or agricultural crop. The 1.2ha area referred to is basically the most heavily deposited part of the site along the southern side but the deposited sand needs to be removed from the whole site and the site regraded to make the whole site suitable for agricultural pursuits.

5.0. ENVIRONMENTAL ASSESSMENT

The environmental impact and effects of the proposal will be restricted to the following matters:

5.1. Regrading Works

A front-end loader will be used for regrading and loading of trucks. No persons reside close by the site and, with the topography, most noise will be shielded from adjoining dwellings. The short daylight hours of the operation will keep any adverse effect in this regard to a minimum. A water cart will be used to suppress any dust nuisance on the site or on the gravel section of Hall Street.

5.2. Transport Route

The transport route from the site to the main roads system means that 12 trucks per day must pass along Hall Street and Bathurst Street to Pitt Town. These rural roads are not heavily trafficked at the moment and the 12 trucks per day, 24 traffic movements, will not adversely affect traffic movements on the local road or the main roads system. Minor noise interference may occur to those residents living along the transport route, however, with the restricted hours of operation during the day, this interference is not likely to be great and within acceptable limits.

5.3. Agricultural Use

The site is not at present suitable for crop or stock feed growing because of the flood deposited sand. To restore an economical use of the land, this sand must be removed and the site regraded to give a suitable landform for agricultural use.

The resultant land will be a benefit to the owners and the community generally.

5.4. Environmental Effects

A check list of environmental effects is attached as Appendix 2.

6.0. CONCLUSION

The subject 4ha site forms part of a large rural holding used for citrus orchard and for minor crops and grazing purposes.

The development application required to be submitted by the Council is considered to be primarily an agricultural use of the site, which is allowable in a Rural 1(a3) area.

The removal of the deposited sand from the site is a necessary consequence of the work proposed because the material is not suitable for agricultural purposes.

The proposed work is necessary to allow the utilisation of the subject site for economic and viable agricultural pursuits. The general overall benefit of the work overrides any minor environmental impact likely by the work and the transport of the material off the site.

Council should support this application in accordance with its adopted code for this type of activity.

APPENDIX 1



Department of Agriculture
NEW ENGLAND, HUNTER AND METROPOLITAN REGION



Mr G. Falson,
The Town Planner,
Hawkesbury Shire Council,
WINDSOR.

P.O. Box 72,
WINDSOR. N.S.W. 2756.

Our reference:

Your reference:

Telephone: 77 2301
STD 045

26th November, 1986.

Re Property inspection for
J. Gough

Dear Mr Falson;

I recently visited a property owned by P. Cleary at Hall St Pitt Town for Mr John Gough.

There was an area of 1.2 hectares of sand. It was obvious this area was a break in the river bank and flood waters had rushed through leaving a sand deposit.

The sand was unsuitable for growing any horticultural or agricultural crop.

Yours faithfully,

HUGH ALLAN
District Agronomist
Windsor

Copy for your attention:

K.F. Flemons,
Special Agronomist
Pesticides and Environmental Studies

APPENDIX 2

1. All applications should be accompanied by a review of the environmental effects of the proposed development. In the case of "designated development" this must be in the form of an environmental impact statement, but in other cases the applicant is required to:

- (a) demonstrate that consideration has been given to the environmental impact of the development and
- (b) set out any steps to be taken to mitigate any likely adverse environmental impact

2. The following checklist may be used to minimize the likelihood that an important environmental issue has been overlooked, however an applicant should always consider whether some effect not noted here will be relevant for the Council's deliberations.

Each question in this checklist has a "yes" or "no" answer. Where the answer is "yes", a report must be submitted with the Development Application.

3. EXISTING BUILDINGS AND WORKS

YES NO

- (i) Will the project involve the demolition of or substantial alterations to any building or structure?
- (ii) Does the project affect any building or monument scheduled by the Heritage Council or classified by the National Trust of Australia?
- (iii) Is the project visually different in style or character from neighbouring buildings or structures, including those on the same site?

4. LANDFORM, VEGETATION AND WILDLIFE

- (i) Does the project involve the permanent destruction of any vegetation?
- (ii) Does the project destroy, damage or threaten the natural habitat of any substantial colony of native animals, whether on the site or near the project?
- (iii) Will the project permanently and significantly affect any natural features of the site, such as landform, water-bodies or courses, rock outcrops etc.?
- (iv) Is the site subject to flooding/subsidence/tidal inundation/slip/bushfires or other such risks?

	YES	NO
5. WASTES AND EFFLUENTS		
(i) Will any noxious or offensive gases, steam, smoke, odours, vapours, particles, sawdust, shavings, dust or other waste products be produced in the proposed processes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) Will solid trade wastes be produced?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iii) Will effluents produced exceed the current permitted limits or criteria for solids, liquids, particulates or gases? (quote relevant regulations)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. ODOUR		
(i) Will the project when completed produce any odour beyond the boundaries of the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. NOISE		
(i) Will the project when completed produce any noise beyond the boundaries of the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. TRAFFIC		
(i) Will the project when completed require <u>frequent</u> visits by pedestrians, motor cars, trucks or public transport vehicles? (give details and estimate traffic volumes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. LIGHT, VENTILATION AND RAIN		
(i) Will the development alter the patterns of sunlight, daylight or shadows as they affect adjoining properties or public spaces?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) Will the development create rainshadow areas affecting established vegetation on the subject or adjoining land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iii) Is it proposed that plenum or exhaust mechanical ventilation or air conditioning be installed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. SERVICES		
(i) Will the project require the amplification of the following utility services: stormwater drainage, sewerage, electricity supply, water supply, telephone connections, gas supply?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. SOCIAL AND ECONOMIC		
(i) Does the proposed development displace existing tenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) Will the proposed development provide <u>substantial</u> improvements in employment opportunities in the Municipality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

YES NO

- (iii) Are there any other social or economic benefits to the community which might partly offset any permanent or temporary costs of the project as revealed above?

12. MISCELLANEOUS

- (i) Will the project have any beneficial effects on the environment?

- (ii) Will the project produce any known or suspected impact on the environment, other than that indicated above, which will or may contribute to the pollution of the environment by effluents, waste, noise or visual impact, or the defilement, defacement or deterioration of the environment by altering or contributing to the alteration of the natural areas or the character of developed areas?

13. Submissions relating to environmental factors are to be made as a letter or report with such illustrations, charts, photographs or diagrams as might be necessary to clearly demonstrate the changes which might occur as a result of carrying out the development and the measures proposed to mitigate the impact of that Development. Council reserves the right to require presentation of specific details or to require information on any environmental, social or economic matter not specified above.

14. Details of "designated development" as specified in the Regulations under the Environmental Planning and Assessment Act, 1979, or as adopted in any Planning Instrument may be obtained from Council's Town Planning section.

The following information is required in respect of industrial development in relation to statutes administered through Council's Health and Building Department:

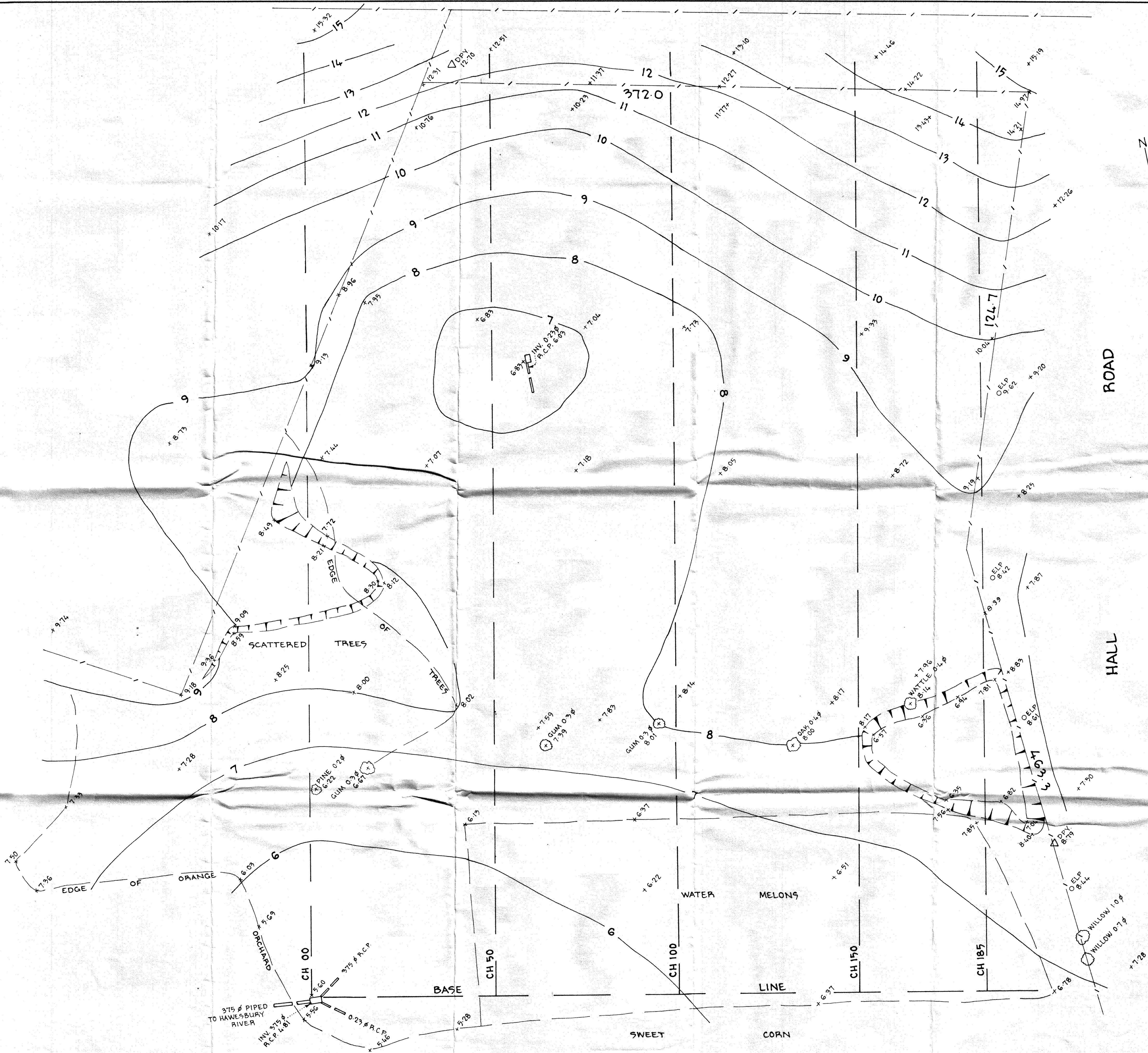
15. NOISE CONTROL

Will there be any plant (including any motor or motors or engine or engines or turbine or turbines) either existing or proposed, that supply, or are capable of supplying, either alone or in the aggregate, more than 50 kilowatts (67 horse power) of MECHANICAL power

16. HOURS OF OPERATION

Will there be any operations in or associated with the proposed industry outside the following hours: 7.00 a.m. to 6.00 p.m. Monday to Friday, 7.00 a.m. to 12.00 Noon Saturday.

APPENDIX 3

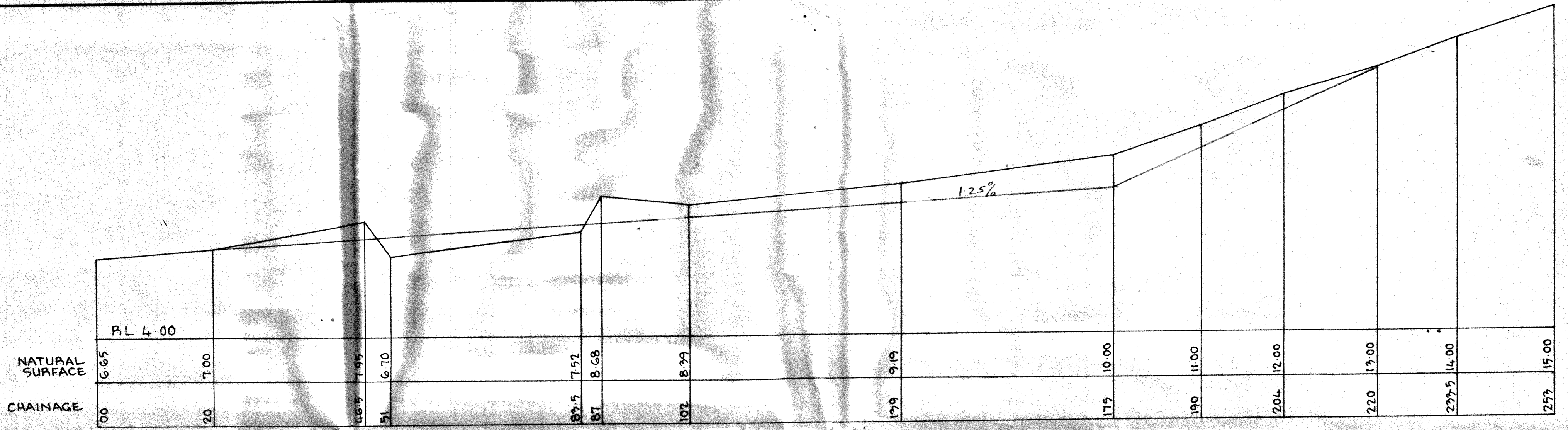


WARREN F. COLE B. SURV. M.I.S. AUGT.
 REGISTERED SURVEYOR
 60c AIKEN ROAD
 WEST PENNANT HILLS 2120 PH. 872 1691

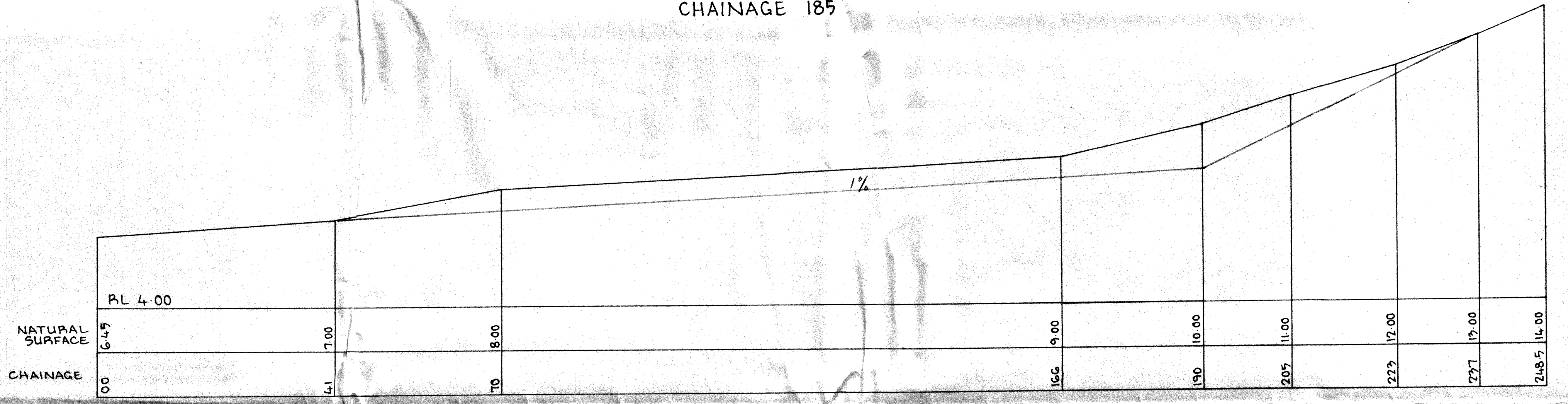
PRINCIPAL
P.A. COLE TOWN PLANNING PTY. LTD.

PROJECT - DETAIL SURVEY OF LOT 4 D.P. 979541
 HALL ROAD PITT TOWN

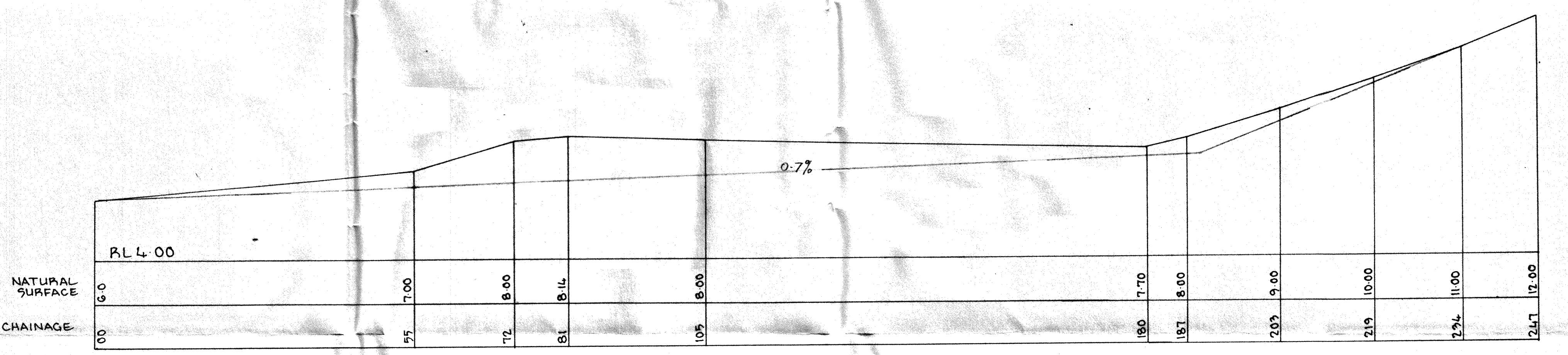
DRAWN	CHECKED	SCALE	DRAWING No.
W.F.C./P.W.	W.F.C.	1:500	135
Datum A.H.D.			SHEET 1 OF 2



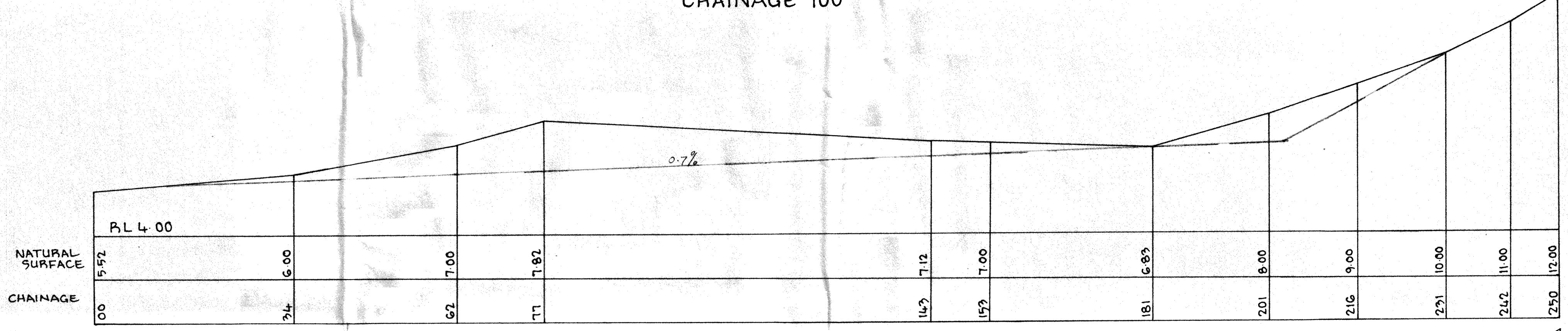
CHAINAGE 185



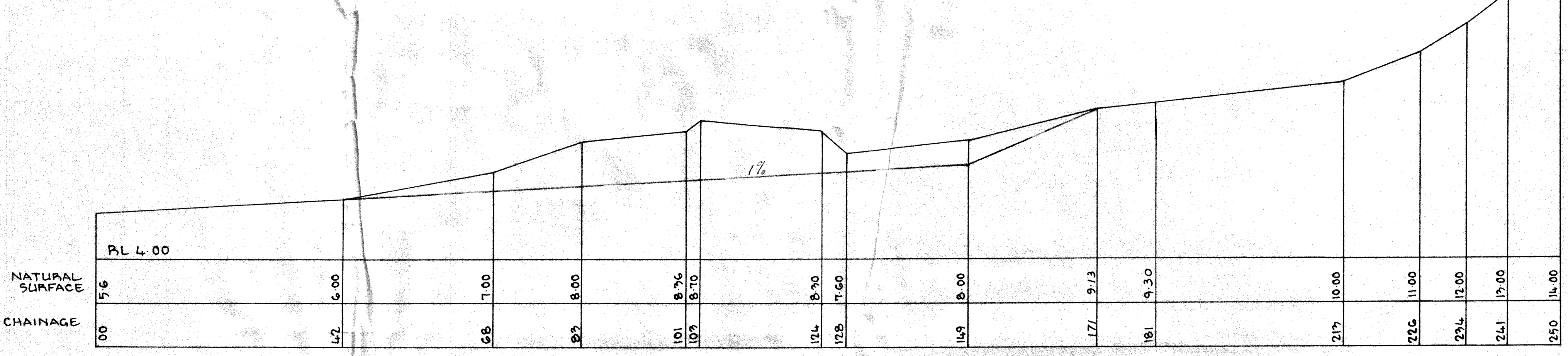
CHAINAGE 150



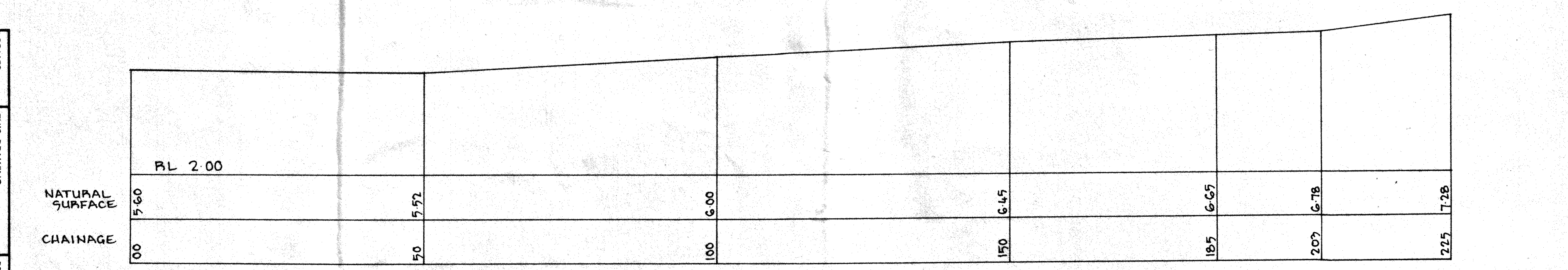
CHAINAGE 100



CHAINAGE 50



CHAINAGE 00



BASE LINE

SCALES:
 HORIZ. 1" = 50'
 VERT. 1" = 10'
 THE DRAWING
 CROSS-SECTIONS
 A LONG SECTION OF
 PART LOT 14 DP 979341
 HALL RD. PITT TOWN
 REFERENCE
 SHEET NO. 2
 OF 2 SHEETS
 195

CLEARY, P T

EIS

464

Submission of the agricultural
improvement and regrading of part lot
4 Hall Street Pitt Town

Borrower's name	Date	Ext

CLEARY, P T

EIS
464

Submission of the agricultural
improvement and regrading of part lot
4 Hall Street Pitt Town