

**HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE**

Where People Make the Difference!

**BUSINESS PAPER
MINUTES**

DATE OF MEETING: 30 August 1994

LOCATION: Council Chambers

TIME: 9:30am

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Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 30 August 1994, commencing at 9.30am.

PRESENT: Councillor W J Sledge, Mayor and Councillor H J M Books, R G Calvert, B Keegan, W J Mackay, P J Minturn, C A Paine, M G Parsons, L C Sheather, R P Stubbs, and H Williams.

An apology for absence was received from Councillor Rogers.

Councillor Calvert arrived at 10.40am and left at 1.00 pm. Councillor Stubbs left at 3.00 pm. Councillors Keegan and Parsons left at 3.05 pm. Councillor Mackay left at 4.30 pm.

RESOLVED on the motion of Councillor Books and seconded by Councillor Keegan that the apology be accepted.

RESOLVED on the motion of Councillor Parsons and seconded by Councillor Books that the Minutes of the General Purpose Committee Meeting held on the 26 July, 1994, having been circulated amongst the members of Council, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

38: FLOODLIGHTS FOR EXISTING DRESSAGE AND SHOWJUMPING ARENAS - LOT 8 DP602821 37 OGDEN ROAD, OAKVILLE - APPLICANT: C MUNCASTER (DA107/94/EVD)

Mrs Nixon, an objector, addressed the meeting.

A SITE INSPECTION be carried out.

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39: AGED PERSONS' HOUSING DEVELOPMENT - LOT 1 DP811506 AND LOTS 21 & 22 DP812698 KING ROAD, WILBERFORCE - GARY WHITE PROPERTY CENTRE (DA236/92/EVD)

Mr G Falson addressed the meeting on behalf of the applicant.

THAT THE APPLICATION be supported in principle and further reported with suitable conditions of approval to the Ordinary Meeting.

40: INTRODUCTION, MASSAGE AND RELAXATION CENTRE - LOT 13 DP787262 UNIT 1, 13 ASPINALL PLACE, MULGRAVE - BODY MAINTENANCE SERVICES (DA157/94/EVD)

Messrs D W Stewart, S Williams and W Wilson, objectors, addressed the meeting.

THAT THE application not be approved.

41: AGED PERSONS' HOUSING DEVELOPMENT - PROPOSED LOT 6 IN SUBDIVISION OF LOT 1 DP554590, LOTS A & B DP331606, PART PORTION 102, PART LOT 1 DP9148 AND LOTS A, B, C & D OLD BELLS LINE OF ROAD AND VINCENTS ROAD, KURRAJONG - MR A O'GRADY (DA142/94/EVD)

Mr A O'Grady, the applicant, addressed the meeting.

THAT THE APPLICATION be approved subject to the following conditions:-

1. The development shall be carried out in accordance with Plan Nos. B2-93-8-9-10, dated 21 May 1994.
2. Submission of a building application, plans and specifications complying with the Building Code of Australia.
3. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.

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4. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
5. Adequate and suitable solid garbage/trade waste storage facilities shall be provided on the premises. Separate details indicating the location, type and construction of such facilities shall be lodged with Council concurrently with the building application.
6. No excavation or site works shall be commenced prior to the issue of the building permit.
7. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act 1989 and Regulations thereunder and Council's Food Premises Code.
8. Submission of a schedule of proposed external finishes including sample materials for Council's consideration and approval in conjunction with the submission of a building application.
9. A common television antenna shall be provided for the development.
10. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager Environment and Development prior to the approval of the building application. Such landscaping is to be completed prior to the occupation of the building and shall be maintained for the life of the development.
11. Erosion control measures such as hay bales or geotextile silt traps are to be provided during construction to stop silt, rubbish or debris from leaving the property. Details shall be submitted for consideration prior to the works commencing.
12. Construction of Council's standard heavy duty footways and layback vehicular crossings to suit the access to the site with a minimum width of 3.5m.
13. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application.
14. All driveways to be constructed with a sealed pavement and all necessary drainage. Particular attention is required to control runoff from the slope above the development. Details to be submitted for approval with the building application.

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15. Submission of a satisfactory Geotechnical Report covering the stability of the slope above the development with particular regard to the proposed works.
16. Detailed design of the access road and garage entrances to provide for adequate manoeuvring to the garages.
17. Provision of a turning area at the end of the access drive to Units 29 to 31 inclusive.
18. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and are to be constructed with a sealed pavement, drained and marked. Details to be submitted with the building application.
19. The development shall provide for wheelchair access. Full details to be submitted with the building application.
20. The proposed wastewater treatment plant to be licensed by the Environment Protection Authority.
21. The submission of a Subdivider/Development Certificate from the Water Board (a Certificate under Part 3, Division 2, Section 27 of the Water Board Act, 1987).
22. Cut and fill is to be minimised in accordance with the sections shown on plan B2/93/10.
23. Any batters are to be suitably retained and stabilised.

42: TOURIST FACILITY - GARDEN DISPLAY - LOT 2 DP600918 91 MENIN ROAD, OAKVILLE - MRS J CICCOLELLA (DA199/94/EVD)

Mr Seltenrych and Miss J Makim, objectors, addressed the meeting.

A SITE INSPECTION be carried out.

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43: SIX LOT SUBDIVISION - LOT 141 DP751658 WHEENY CREEK ROAD, EAST KURRAJONG - APPLICANT: MR A BOW (SA12/93/EVD)

Mr C Cambridge, for the applicant, addressed the meeting.

A. THAT THE APPLICATION be refused because:-

1. The proposal does not comply with the provision of Hawkesbury Local Environmental Plan 1989.
2. The proposal is located within a high bush fire risk area.
3. The soil quality is insufficient to suitably contain an on-site effluent disposal system.
4. Access is unsatisfactory.
5. The proposal is not in the public's interest

B. FURTHER THAT Council require removal of the unauthorised buildings within 12 (twelve) months.

44: ADDITIONS TO SERVICE STATION - LOT 2 DP706131 1255 BELLS LINE OF ROAD KURRAJONG HEIGHTS - APPLICANT: L & G GRAHAM (DA125/94/EVD)

Mr G Moore, for the applicant, addressed the meeting.

THAT THE APPLICATION be approved with appropriate conditions to be reported to the Ordinary Meeting.

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45: REZONING PROPOSAL - TRUCK SALES AND SERVICE CENTRE - LOT B DP411701
130 WINDSOR ROAD, MCGRATHS HILL - BASTIAN SALES PTY LTD (LEP4/94/EVD)

Mr S Bastian, the applicant, addressed the meeting.

THAT COUNCIL support the preparation of a draft local environmental plan to permit the establishment of a motor showroom on the site.

46: DECENTRALISED SERVICE CENTRE - RECYCLING OF USED MOTOR OIL -
WORTH OIL (GW010/011 PT09/EVD)

THAT THE INFORMATION be received.

47: COST OF SUBDIVIDER/DEVELOPER COMPLIANCE CERTIFICATES ISSUED BY
THE WATER BOARD (SA174/93PT1/EVD)

THAT THE WATER Board be advised that the \$300 (three hundred dollar) fee for a subdivider/developer compliance certificate application in areas of the City of Hawkesbury remote from reticulated water and sewerage would seem to be excessive and not comparable with the amount of investigation and reporting required by the Board.

Further, the Water Board be requested to investigate the need for compliance certificates in localities remote from its services or, alternatively, to reduce the application fees to a figure commensurate with the issue of a standard letter.

48: MUSHROOM COMPOSTING OPERATION - 6127 SINGLETON ROAD, TINDA CREEK
(DA171/94/EVD)

Mr N Diamond, Tinda Creek Progress Association, addressed the meeting.

THAT THE INFORMATION be received.

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49: REDEVELOPMENT OF THE LAND SURROUNDING CLAREMONT COTTAGE AS A MEANS OF FUNDING ITS RESTORATION FOLLOWING FIRE DAMAGE (GH020/033 PT 2/EVD)

THAT THE OWNERS be advised that in Council's opinion the proposed development options would be contrary to the required curtilage for Claremont and the conservation of the stables.

50: 1994 HERITAGE ASSISTANCE PROGRAM (GG021/098; GG021/183 PT1; GG021/184 PT1; GG021/191 PT1; GC040/009 PT2/EVD)

1. THAT INFORMATION IN the report relating to the 1994 Heritage Assistance Program be received.
2. That Council accept the offer of funding assistance from the 1994 Heritage Assistance Program for the Repair of Vandalism Damage at the Windsor Catholic Cemetery, the Richmond Archaeological Zoning Plan and the Conservation Works at St Monica's Church, Richmond.
3. That Council's 'share' of the funding required for the Repair of Vandalism Damage at the Windsor Catholic Cemetery and the Richmond Archaeological Zoning Plan be funded from Council's Heritage Program.

51: ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 1980 - CHANGES TO SCHEDULE 3 - DESIGNATED DEVELOPMENT (GT090/001 PT2 LEP 8/91 PT1/EVD)

THAT THE INFORMATION be received.

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52: WEATHERBOARD COTTAGE - NOTICE OF INTENTION TO DEMOLISH - 80 LENNOX STREET, RICHMOND - V & D TCHADOVITCH (P515/135 PT2, DA281/93 PT1/EVD)

1. THAT THE INFORMATION in the above report be received subject to Condition 3 - "Unrestricted commercial/retail use for the weatherboard cottage" amended to read as follows : *"Appropriate commercial/retail use for the weatherboard cottage"*.
2. That provision of a \$5,000 (five thousand) dollar for dollar grant from the Hawkesbury Local Heritage Assistance Fund for repainting the weatherboard cottage known as 80 Lennox Street, Richmond in a traditional colour scheme and erection of a picket fence on the land be referred to Council's Heritage Advisory Committee.

53: WEATHERBOARD COTTAGE - NOTICE OF INTENTION TO DEMOLISH - 339 WINDSOR STREET, RICHMOND (DA281/93 PT1/EVD)

Mrs Colquhoun, the applicant, addressed the meeting.

THAT :

- A. The demolition of this house be approved.
- B. An appropriate Development Control Plan be placed over the land to maintain the architectural merit of the streetscape.

54: MUSHROOM COMPOSTERS PTY LTD - INDEPENDENT ODOUR ASSESSMENT - BREACHES OF CONDITIONS OF DEVELOPMENT CONSENT - MOTION FOR STAY OF COURT PROCEEDINGS (P1609/110 PT8/EVD)

Mr B Daley, for the applicant, and Ms F Peters, objector, addressed the meeting.

1. THAT AN INDEPENDENT odour assessment not be commissioned for the reasons outlined in the report.
2. That the information concerning the breaches of development consent be received.

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3. That the application by Mushroom Composters Pty Ltd for a stay of the Court Orders be opposed and that Council's solicitors be instructed accordingly, including making submissions at the hearing on 31 August 1994.

Further that the reasons include the continuing odours being experienced by residents in the neighbourhood and the failure of Mushroom Composters Pty Ltd to alleviate the odours emitted from the premises.

55: DPS ABATTOIRS PTY LTD - 62 KING ROAD, WILBERFORCE (DA52/94/EVD)

Mrs Moore, adjoining owner, addressed the meeting.

THAT THE INFORMATION be received.

56: PROPOSED RETAIL DEVELOPMENT. (248/32 PT01/GMA)

THE INFORMATION BE received.

57: TYRE LANDFILL - HENDRENS ROAD, EBENEZER. (DA347/92/GMA)

Mr B Porter and Mr G Watts, applicants, addressed the meeting.

THAT COUNCIL'S RESOLUTION of the 23 August, 1994 be amended to provide for an extension for a period of 5 (five years) from May 1995.

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SECTION 2 - INFRASTRUCTURE

17: DRAINAGE EASEMENT ACQUISITION - 35 BOWEN MOUNTAIN ROAD, BOWEN MOUNTAIN (P212/0130 PT02/CSV)

1. THAT COUNCIL PROCEED to acquire a 3m (three) wide drainage easement at no cost across Lot 5 DP220135 35 Bowen Mountain Road, Bowen Mountain, from Mr P Dodds.
2. That Council meet the applicant's reasonable legal and survey costs.
3. That all necessary documents be completed under Seal of Council.

18: WATER PIPELINE OVER PUBLIC RESERVE AT KURRAJONG HEIGHTS (P203/170, P203/175, GR060/028/ENG)

THAT PERMISSION BE granted to Mrs D Varosanec of 26 Bellbird Avenue, Kurrajong Heights, for a pipeline and pump across Lot 31, DP203876 to Little Wheeny Creek and the permission rest on correspondence.

19: RENAMING ROAD - PART EAST KURRAJONG ROAD SECTION 2 NEAR WEST PORTLAND ROAD (510/R PT04/ENG)

Ms H Sobiesiak, resident of East Kurrajong Road, addressed the meeting.

1. THAT ACTION BE commenced to alter the name of the part of East Kurrajong Road, Section 2, which is a cul-de-sac gaining access off West Portland Road, under Section 162 of the Public Roads Act 1993.
2. That the proposed name be "Grey Gum Close", subject to the concurrence of the Hawkesbury Historical Society.

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20: CONTRIBUTIONS TOWARDS KERB & GUTTER AND FOOTPATH WORKS (0119/R PT02/ENG)

Mrs R Taylor, resident of Argyle Street, South Windsor, addressed the meeting.

1. IN THIS MATTER, in relation to footpaving and driveways on the southern side of Argyle Street between George and Mileham Streets, Council not recover any of the costs of construction from adjoining property owners.

Further that a report be prepared on the total revenue foregone and impact on the Works Program.

2. That the following schedule of charges representing 50% (fifty) of the cost be adopted in respect of completed kerb & gutter and concrete footpaving works at the following locations:-

. Nightingale Square, Glossodia (kerb & guttering)	\$28.31/m (twenty eight thirty one)
. George Street, Windsor	\$14/m ² (fourteen) footpaving \$19/m ² (nineteen) driveways
. Drummond Street, South Windsor	\$14/m ² (fourteen) footpaving \$19/m ² (nineteen) driveways

21: 35TH ANNUAL FLOOD MITIGATION CONFERENCE (GR060/031 PT04/ENG)

The report was withdrawn.

22: EAST KURRAJONG ROAD - PROPOSED RENAMING (0510/R PT04/ENG)

THAT EAST KURRAJONG Road, Section 2, be renamed Bull Ridge Road, in accordance with the provisions of the Roads Act, 1993.

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23: PROPOSED RENAMING - BLAXLANDS RIDGE ROAD - PUTTY ROAD TO WEST PORTLAND ROAD (GR120/003 PT02, 0209/R PT02/ENG)

THAT THE SECTION of Blaxlands Ridge Road between Putty Road and West Portland Road be named Packer Road in accordance with the provisions of the Roads Act, 1993.

24: B-DOUBLE ROUTES - DRUMMOND STREET, STEWART STREET AND HAM STREET (GT230/004 PT03/ENG)

THAT THE ROADS & Traffic Authority be advised that Council does not support the use of 25 (twenty five) metre B-Double operations to D & R Henderson, Ham Street, Windsor, via Drummond Street, Stewart Street and Ham Street.

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SECTION 3 - ORGANISATION AND RESOURCES

17: MONTHLY FINANCIAL STATEMENTS (GF001/004 PT4/FNC)

THAT THE INFORMATION be received.

18: REDEVELOPMENT - RICHMOND SWIMMING CENTRE (GP080/001 PT3/GMA)

THE INFORMATION REGARDING the possible redevelopment of the Richmond Swimming Centre be received.

19: ROAD CLOSURE & PURCHASE PROPOSAL - CNR MANNS & GRONO FARM ROADS, WILBERFORCE (GR080/045 PT1/CSV)

1. THAT COUNCIL RAISE no objection to the closure and purchase of a portion of unnecessary road adjacent to Lot 12 DP39350 2 Manns Road, Wilberforce.
2. That the applicant, Mr J Rouba, enter into a Deed of Agreement to ensure:-
 - a. all further costs are met by the applicant;
 - b. the portion of closed road is consolidated with the existing Lot 12 DP39350;
 - c. no trees shall be lopped or removed without prior consent of Council under the provisions of the Tree Preservation Order; and
 - d. compensation of \$200 (two hundred dollars) be paid to Council upon Gazettal of the closure.
3. All necessary documents be completed under Seal of Council.

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20: PURCHASE OF UNNECESSARY PUBLIC ROAD - WEATHERBOARD RIDGE ROAD, EAST KURRAJONG (GR080/043 PT1/CSV)

1. THAT COUNCIL RAISE no objection to the closure and purchase of a portion of unnecessary road adjacent to Lot 1 DP815499 130 Weatherboard Ridge Road, East Kurrajong.
2. That the applicants, Mr and Mrs Reberger, enter into a Deed of Agreement to ensure:-
 - a. all further costs are met by the applicants;
 - b. the portion of closed road is consolidated with the existing Lot 1 DP815499; and
 - c. compensation of \$2,000 (two thousand dollars) be paid to Council upon Gazettal of the closure.
3. All necessary documents be completed under Seal of Council.

21: WORKERS' COMPENSATION SELF-INSURER'S LICENCE - RENEWAL (G155/007/CSV)

1. THAT AN APPLICATION be made to the WorkCover Authority to renew Council's licence for Workers' Compensation.
2. The Common Seal of Council be affixed to the necessary documentation.

22: LEASE - SHOP 3 HOBARTVILLE SHOPPING CENTRE (GC283/007 PT2/CSV)

1. THAT COUNCIL LEASE shop 3 Hobartville Shopping Centre to Mr Blagoja Cvetanovski on the following terms.

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The lease shall be:-

- a. for a period of 3 (three) x 3 (three) years;
- b. commencing annual rental to be \$6,850 (six thousand eight hundred and fifty) with the lessee to pay 8.77% (eight point seven seven) of outgoings costed to the centre. Outgoings include rates, insurances, water and electricity use in common areas, ground maintenance and building maintenance;
- c. rental in the second and third years of the term shall be reviewed in accordance with movements in the Sydney Consumer Price Index; and
- d. should the option be exercised, rental for first year of the new term shall be reviewed to market.

2. The Common Seal be attached to all necessary documents.

23: IMPROVEMENTS - WINDSOR FUNCTION CENTRE (GC283/45 PT8/CSV)

THAT STAGE I of the proposed improvements to the Windsor Function Centre, as detailed in this report, be commenced immediately.

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SECTION 4 - QUESTIONS WITHOUT NOTICE

1. Councillor Minturn referred to the edges of Redbank and Vincent Roads. They have about 4" to 6" guttering.
2. Councillor Minturn asked if the papers along the Rest-A-While near the RAAF Base could be removed.
3. Councillor Sheather referred to the footpath at the school at Wilberforce and asked if this could be given attention.
4. Councillor Sheather asked if consideration could be given to putting a concrete causeway across the Roberts Creek crossing low enough for the water to pass over the causeway.

ADDRESS ON MOBILE POLICE STATION.

Snr.Sgt.Phil Close and Sgt.Ernie Jones attended the meeting.

Snr.Sgt.Close addressed the meeting on the Mobile Police Station, gave details of the proposal, the progress made to date, ownership, running costs and the need for sponsorship.

ADDRESS - HAWKESBURY/NEPEAN CATCHMENT MANAGEMENT TRUST

Mr Robert Crawford, Chairman of the Hawkesbury/Nepean Catchment Management Trust addressed the meeting on the objectives and functions of the Trust.

The meeting terminated at 5.10 pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 27 September, 1994.

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Mayor

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