

**HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE**

Where People Make the Difference!

**BUSINESS PAPER
MINUTES**

DATE OF MEETING: 26 July 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 26 July 1994, commencing at 9.30am.

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

Apologies for absence were received from Councillors W J Mackay and M G Parsons.

RESOLVED on the motion of Councillor Paine and seconded by Councillor Rogers that the apologies be accepted.

Councillor Calvert arrived at 11.10am and left at 2.55 pm. Councillor Books arrived at 12.08pm. Councillor Keegan left the meeting at 2.40pm. Councillor Stubbs left the meeting at 2.47pm.

RESOLVED on the motion of Councillor Sheather and seconded by Councillor Keegan that the Minutes of the General Purpose Committee Meeting held on the 28 June 1994, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

21: POULTRY FARM EXTENSIONS - LOT 6 DP215575 NO. 53 WALLACE ROAD, VINEYARD - J XUERE (DA117/94/EVD)

Mrs P Schembri and Mrs S Hogarth, objectors, addressed the Committee.

A SITE INSPECTION be carried out.

The Committee inspected the site at 4.20 p.m. Councillors present at the inspection were Councillors Sledge, Books, Paine, Rogers and Sheather.

As there was not a quorum a recommendation was not made.

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

Mr B Porter, the applicant, addressed the Council.

THAT COUNCIL APPROVE this application subject to a personal undertaking from Mr Porter and an undertaking from his Company that all dumping will cease within 2 years from the General Meeting, in accordance with his public statements reported in the press, and that there is a resolution of this Council that from now on no further applications for tyre dumping will be approved. In the meantime the tyres be shredded.

23: HOLLANDS PADDOCK CAR PARK - COMMERCIAL DEVELOPMENT (P1408/95 PT2/GMA)

THAT THE WINDSOR and District Chamber of Commerce be advised that previous advice to the Council has been that rezoning for large scale commercial development was unlikely and the current position with this will be ascertained. Further, that redevelopment of the properties fronting George Street, including some of the Hollands Paddock area would be supported subject to consideration of appropriate access and other development considerations.

24: DEMOLITION OF WEATHERBOARD COTTAGE - 339 WINDSOR STREET, RICHMOND (DA281/93 PT1/GMA)

THAT COUNCIL DOES not consent to demolition.

25: URBAN LAND RELEASES (GT190/002 PT2/GMA)

THE MINISTER FOR Planning be advised of the critical problem of land for the Defence Housing Authority to provide housing for defence families associated with the Royal Australian Air Force Base at Richmond and the current action of relocating them some distance from their work place. Further, that the support of the Member for Hawkesbury and the Member for Londonderry be sought in this matter.

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26: TREE REMOVAL - PROSPECT ELECTRICITY (GE010/004PT02/EVD)

- A. PROSPECT ELECTRICITY be advised that there would be no objection to the re-introduction of a tree removal or replacement program as requested subject to the following conditions:-
1. Prior to any tree removal being undertaken, an application be submitted and approved by this office, removal costs to be borne by applicant.
 2. A minimum of 1 (one) replacement tree is to be provided for each tree removed subject to the discretion of the inspecting officer, replacement trees to be provided and planted at cost of applicant.
 3. Where it is found that it is impractical to undertake complete removal, the offending tree or trees be ground lined and the resulting residue stump growth be treated with the weedicide "Round Up" as a deterrent to regrowth.
- B. That Prospect Electricity be invited to have discussions with Council concerning the merits and workings of a Community Environmental Liaison Committee with regard to tree management issues in respect of Prospect Electricity's undertakings.

27: RE-INSTATEMENT OF AFTER HOURS COURTESY KENNELS (GE020/002/EVD)

THAT THE INFORMATION be received.

28: WEATHERBOARD COTTAGE - NOTICE OF INTENTION TO DEMOLISH - 80 LENNOX STREET, RICHMOND - V & P TCHADOVITCH (P515/135/EVD)

THAT THE REPORT be received.

29: THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 - AMENDMENTS (GC070/006 PT2/EVD)

THAT THE INFORMATION relating to recent amendments to the Environmental Planning and Assessment Act 1979 be received.

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30: ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 1980 - CHANGES TO SCHEDULE 3 - DESIGNATED DEVELOPMENT (GT090/001 PT2, LEP8/91 PT1/EVD)

THAT THE INFORMATION be received.

31: SHOPPING CENTRE PROPOSAL - PAGET, WINDSOR AND EAST MARKET STREETS, RICHMOND (P1343.212/10 PT1/EVD)

Clr Rogers declared an interest in this matter.

Mr R Tolson addressed the Committee

1. THAT AN APPROPRIATE curtilage around the Richmond Railway Station be determined by Council's Heritage Adviser.
2. That the architects of the proposed development be advised that Council considers that the proposal has some merit and as such further discussions with the State Rail Authority should be undertaken. This advice however does not necessarily mean that Council support for the preparation of a draft local environmental plan over the site will be forthcoming.
3. That the architects attention be directed to the shortfall in off street carparking and Council's desire to ensure that the parking provision complies with its DCP as well as providing for the current and projected demand for commuter parking.

32: MUSHROOM COMPOSTERS PTY LTD - POST OFFICE ROAD, EBENEZER (P1609.110 PT8/EVD)

Mr B. Daley - Chairman Mushroom Composters, Ms M. Lawson, Ms J. Davis - Australian Mushroom Growers Association, on behalf of the applicant, addressed the Committee.

Mrs F Peters, Mr N Byrnes, Mr N. Diamond - President Tinda Creek Progress Association, objectors, addressed the Committee.

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THAT THERE BE no action taken until such time that all these problems are addressed so that they can move to their new site and that an independent odour assessment be undertaken urgently and that the matter be further reported to the next General Purpose Committee meeting.

THAT A SITE inspection of the Tinda Park premises of the applicant be undertaken and that all interested parties be invited to attend.

33: INDUSTRIAL DEVELOPMENT CONTROL PLAN (DCP1/93/EVD)

THAT THE ITEM be withdrawn until the next General Purpose Committee Meeting.

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

THAT THE INFORMATION be received.

35: BOUNDARY ADJUSTMENT - OBJECTION TO ENGINEERING CONDITIONS - LOT 22 DP622668, LOT 379 DP210302 AND LOT 383 DP210303 BELLBIRD CRESCENT AND GUNBOWER ROAD, BOWEN MOUNTAIN - MR J ROCHE (SA174/93/EVD)

Mr J Roche, applicant, addressed the Committee.

THAT CONDITIONS 7, 8 and 9 be deleted.

36: TWO LOT SUBDIVISION - LOT 1 DP 815222 NO. 29 CHAPEL STREET, RICHMOND - FALSON & ASSOCIATES (SA0071/94/EVD)

THAT THIS MATTER be deferred to the Ordinary Meeting at which time a letter should be tendered from the Hawkesbury Village giving their advice to this proposal.

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37: PROPOSED COMMUNITY TITLE SUBDIVISION - STATE ENVIRONMENTAL PLANNING POLICY NO. 1 - GROSE VALE ROAD AND BELLS ROAD, GROSE VALE - MCKINLAY MORGAN AND ASSOCIATES PTY LTD (SA25/94/EVD)

1. THAT THE APPLICATION be referred to the Department of Planning for the Director's concurrence under State Environmental Planning Policy No. 1.
2. That the application be determined under delegated authority following receipt of the Director's concurrence.

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SECTION 2 - INFRASTRUCTURE

10: THE TERRACE WINDSOR (2019/R/GMA)

THAT THE CLOSURE of the Terrace at Bridge Street incorporate a lay-by immediately adjacent to Bridge Street suitable for parking of break down vehicles and that a paved area be established incorporating bollards and an appropriate horizontal component sufficient to prohibit the traversing by vehicles.

11: CYCLEWAY/FOOTPATH - REDBANK CREEK TO COLO HIGH SCHOOL (423/R PT5/ENG)

THAT SUBJECT TO Roads & Traffic Authority approval, the cycleway/footpath between Redbank Creek Bridge and Colo High School be named "Colo Way" and the Geographical Names Board be advised of the proposal.

12: PROPOSED ROAD WIDENING - STANNIX PARK ROAD, WILBERFORCE (1911/R PT2/ENG)

THAT ACTION BE taken to widen Stannix Park Road, Wilberforce in the three locations within Lot 12 DP817345 as indicated on Plan 1911-4 with the extent of widening to be as fenced and Council to bear reasonable legal and survey costs.

13: PARK IMPROVEMENT PROGRAM 1994/5 (GP010/017 PT1/ENG)

THAT THE PARK Improvement Program for 1994/5 be adopted.

14: 1994/95 ROAD, DRAINAGE AND KERB & GUTTER PROGRAM (GR120/011 PT2/ENG)

See Item 16.

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15: ARGYLE/MACQUARIE STREETS INTERSECTION - PEDESTRIAN FATALITY - SPECIAL MEETING OF LOCAL TRAFFIC COMMITTEE - 22 JUNE 94 (0119/R PT02/ENG)

THAT THE ROADS & Traffic Authority be requested to provide unbroken parking lane lines for the full length of Macquarie Street between Richmond Road and George Street, where appropriate, including left turn lanes, merging lanes at intersections, and 5 (five) locations for right hand turns at intersections.

16: 1994/95 ROAD, DRAINAGE AND KERB & GUTTER PROGRAM (GR120/011 PT02/ENG)

THAT THE ROAD, Drainage and Kerb & Gutter Program for 1994/95 be adopted with the inclusion of the Comleroy Road/McMahons Road intersection reconstruction at an estimated cost of \$45,000 (forty five thousand) and Windsor Street, Richmond, reconstruction of bituminous footpath south side between Bosworth and West Market Street in brick pavers, Stage 1 at an estimated cost of \$17,600 (seventeen thousand six hundred) in lieu of the original Windsor Street footpath proposal.

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SECTION 3 - ORGANISATION AND RESOURCES

6: MONTHLY FINANCIAL STATEMENTS (GF011/004/FNC)

THAT THE INFORMATION be received.

7: COMMITTEES OF COUNCIL - FUNCTIONS & OBJECTIVES (GC280/003 PT2/GMA)

THAT COMMITTEES OF the Council only deal with those matters directly identified in their establishment or those as referred by the Council. Further, that the various Committees be requested to provide comment and the basis of their objectives for consideration in September.

8: BICENTENNIAL CELEBRATIONS (GC030/012 PT3, PK/203 PT9, PK/205 PT3/GMA)

1. THAT COUNCIL AGREE to the Bicentennial Committee's arrangements for exclusive catering rights for McQuade Park on Saturday the 1st of October and Governor Phillip Park on Sunday the 2nd of October.
2. That Council also agree to the granting of an appropriate Liquor Licence for those occasions.
3. That approval be given for a band to play in McQuade Park on Saturday evening the 1st of October and the Committee be requested to advise all surrounding landowners and ensure that appropriate steps are taken in relation to noise and finishing times.

9: EMERGENCY SERVICES BUILDING - COMMUNITY FACILITIES (GC305/009 PT1/GMA)

1. That SES relocate to McKinnons Road, vacating current Local Headquarters with a sub-local at the CWA Hall, Windsor, under their approval.
2. That the Bush Fire Control remain at the present location and be partially funded by the Bush Fire Council.

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3. That SES supply plans and approximate costs of improvement/extensions to the Local Headquarters by the General Purpose Committee.
4. That Bush Fire Control supply plans of alterations to existing building by the General Purpose Committee.
5. That the funding of SES extensions be provided by the sale of 325 George Street, Windsor.
6. That the Community Centre be located at Bush Fire Control.
7. The helipad be located at the Local Headquarters.

10: PROPERTY DEVELOPMENT STRATEGIES (GC285/002/CSV)

THAT THE INFORMATION be received and that support in principle be given by the Council to enable the strategies defined in the report to be implemented accordingly.

11: WINDSOR PENINSULA - LEASE OF VACANT LAND (GC283/084 PT2/CSV)

1. THE LEASE OF Lots X and Y DP162477 Pitt Street, Windsor be granted to Mr K Kennedy for a initial term of 6 (six) months.
2. Tenancy beyond the initial term shall be on a month by month basis.
3. The lessee will pay to Council rental in the amount of \$190 (one hundred and ninety) per calendar month.
4. Rental shall be reviewed at each annual anniversary of the commencement of the lease, reviews to reflect movement in the Sydney Consumer Price Index.
5. The lessee shall pay all services used or separately consumed/metered on the site.
6. The lease shall rest on correspondence.

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12: MACQUARIE PARK HOUSE - LEASE (GC283/064 PT6/CSV)

1. COUNCIL LEASE MACQUARIE Park House to Mr Noel Greentree for a period of 3 (three) x 3 (three) years at a commencing annual rental of \$5,000 (five thousand).
2. The lessee shall, after 12 (twelve) months operation and at a subsequent 12 (twelve) month periods provide audited financial statements for the purposes of enabling assessment of appropriate rental.
3. The lessee shall be responsible for:-
 - a. the operation of the restaurant/kiosk facility in Macquarie Park House.
 - b. act as caretaker (or appoint a suitable persons) for the whole of the property. As such the caretaker will be responsible for opening and closing on a daily basis of gates which may be installed at the entrance of Macquarie Park.
 - c. the payment of outgoings on the premises including electricity, gas, telephone, water consumption charges and any costs associated with the provision of services or utilities separately provided or metered to the premises.
 - d. the cleaning of toilet blocks, showers, change rooms and any other facilities available for public use in Macquarie Park with the supply of materials to achieve these tasks being at the sole expense of the lessee.
 - e. the collection of rubbish within the immediate vicinity of the premises and placing the rubbish in a single collection point for removal by Council staff.
 - f. the maintenance of the immediate surrounds of Macquarie Park House including the maintenance of gardens - nurturing of trees, operation of any irrigation system etc and minor repairs to fences, signs, light fittings etc and mowing of lawns with the lessee to supply all equipment necessary to achieve these tasks at the lessees sole expense.
 - g. the payment of various insurances including:-
 - i. a minimum of \$5,000,000 (five million) indemnity for Public Risk Insurance;
 - ii. Worker's Compensation Insurance as appropriate;
 - iii. Personal Accident Insurance;
 - iv. Contents Insurance for Macquarie Park House; and
 - v. Plate Glass Insurance.
 - h. to comply with provisions of the Occupational Health and Safety Act, 1983 and the Liquor Act, 1981.

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- i. subject to an appropriate agreement, the lessee shall manage all water based activities within the property with due regard to safety and environmental concerns.
4. The lessor will be responsible for:-
 - a. all rates and taxes charged to Macquarie Park House.
 - b. major maintenance, that is structural repairs to Macquarie Park House, picnic areas and toilet - shower facilities.
 - c. Industrial Special Risks Insurance for all structures in Macquarie Park.
 - d. payment of water rates and electricity for the non leased area of Macquarie Park.
 - e. collection of rubbish from the nominated collection point.
 - f. the broad acre maintenance of the remainder of Macquarie Park.
5. All necessary documents be completed under Seal of Council.

13: INSURANCE QUOTATIONS 1994 - 1995 (GI001/004 PT5/CSV)

COUNCIL RENEW THE specific categories of insurance as detailed in this report for the term 20 August 1994 to 20 August 1995.

14: 20 FITZGERALD STREET, WINDSOR - LEASE (GC283/042 PT4/CSV)

1. COUNCIL LEASE 20 Fitzgerald Street, Windsor to Colbell Investments Pty Ltd on the following terms:-
 - a. A 3 x 3 year Lease to commence on 1 October 1994.
 - b. In recognition of various works to be under taken to the building, rental for the first year of the term shall be \$12,000.
 - c. Rental in the second year shall be set at \$30,000 with rental in the third year to be adjusted by the Sydney CPI factor.
 - d. Rental for the first year of the new term shall be reviewed to market.

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- e. The lessee to pay outgoings including oil, gas, water consumption, electricity, telephone and any other charges separately metered or utilised on the site.
 - f. The lessor to pay rates and taxes.
 - g. The lessee shall liaise closely with Council staff to ensure all buildings works are to Council's satisfaction. The lessee shall lodge a "Works as Executed" plan on completion of the works.
2. All necessary documents be completed under Seal of Council.

15: RICHMOND MALL RE-DEVELOPMENT (LEP19/93/CSV)

THAT THE INFORMATION be received and that by the next Ordinary Meeting Council obtain legal advice in relation to the Deed of Understanding and Agreement proposed by the applicant and that a deed be settled as agreed between the parties evidencing those matters discussed in debate and that the Richmond Chamber of Commerce be advised of Council's intentions.

16: DRAFT ACCESS POLICY (GC150/015/CPL)

Mr K Ferris addressed the Committee.

THAT THE DRAFT Access Policy be advertised for a period of 28 (twenty eight) days, with the following amendments :

DEFINITIONS

ACCESS : Line 2 Add the words "and accessibility" after "Access" to now read : "Access and accessibility is intended to permit the general...."

OBJECTIVES

- 1. Line 1 To be amended to read "Provide access to appropriate buildings/developments and facilities."

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2. Line 1 To be amended to read "To ensure appropriate existing buildings and facilities (parks, streets,....."
- 2.3 Line 1 To be amended to read "Existing buildings which are subject to a change in use which significantly increases....."
- 4.2 To be deleted.
5. To be amended to read "Council shall, where possible, assist in community education and the integration of persons with disabilities into all aspects of life in the community".
6. By the Ordinary Meeting there be a definition of the Hawkesbury Access Forum ensuring that there are delegates on the Forum from Council both by elected and senior staff.

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SECTION 4 - QUESTIONS WITHOUT NOTICE

1. Councillor Rogers stated that the removal of the clothing bins from the CBD areas has caused a problem for the need of an alternative collection site and asked what has been proposed in this regard.

The Divisional Manager Environment and Development undertook to look into the matter and advise Councillor Rogers.

2. Councillor Rogers asked if a note had been sent to the local branch of the Gideon's Society thanking them for the provision of bibles.

The Mayor advised that this would be done.

3. Councillor Sheather asked if Gunbower Road could be looked at to see if it can be programmed within the Works Program.

4. Councillor Sheather advised that Baker Street between George and Macquarie Streets on the eastern side is overgrown with vegetation and one cannot walk down the pathway. He asked if this could be cleaned up as part of the Mall.

5. Councillor Sheather stated that where the traffic lights are as one enters East Richmond there is a white Ford Falcon which stops there permanently on the left hand side at about two places down where the S lane is located, and asked if a "No Parking" sign could be installed where it indicates a parking place for vehicles turning left into Bourke Street, or the matter addressed by the Local Traffic Committee.

6. Councillor Paine referred to the condition of the Windsor Railway Station carparking area.

The Divisional Manager Engineering Operations advised that Council is currently responsible for it. Council has a lease from CityRail. CityRail gave Council the use of the land if it maintained it for carparking services.

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The meeting then adjourned for a site inspection.

The meeting terminated at 5.00 p.m.

Submitted to and confirmed at the meeting of the General Purpose Committee held on August 30, 1994.

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Mayor

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