

**HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE**

Where People Make the Difference!

**BUSINESS PAPER
MINUTES**

DATE OF MEETING: 1 November 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 1 November 1994, commencing at 9.40 am.

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

Apologies for absence were received from Councillors W J Mackay and W J Sledge.

RESOLVED on the motion of Councillor Parsons and seconded by Councillor Sheather that the apologies be accepted.

Councillor Williams arrived at 9.47 am, Councillor Rogers at 9.50 am and Councillor Calvert at 10.25 am. Councillor Stubbs left the meeting at 4.00 pm.

RESOLVED on the motion of Councillor Parsons and seconded by Councillor Books that the Minutes of the General Purpose Committee Meeting held on the 1 November 1994, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

71: RESIDENTIAL FLAT BUILDING - LOT 19 DP4906 6 TOXANA STREET, RICHMOND - APPLICANT: A KRIKETOS (DA236/94/EVD)

A SITE INSPECTION be carried out.

72: FUNCTION AND RECEPTION CENTRE FOR WEDDINGS, PARTIES AND THE LIKE - ESTABLISHMENT - LOT 2 DP554831 1355 KURMOND ROAD KURMOND - APPLICANT: MR F HENRY (DA216/94/EVD)

Mrs Jan Wood and Mr Rob Cumming objectors addressed the Committee.

THAT THE APPLICATION be refused for the following reasons:-

1. The development will adversely affect the amenity of the area, particularly by way of noise.

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2. The proposal is not in the public interest.
3. The proposal is contrary to the objectives of the zone.
4. The proposed development is out of character with the locality.

73: DUAL OCCUPANCY TWO ATTACHED DWELLINGS - LOT 628 DP260381 85
ANDREW THOMPSON DRIVE, CORNER ROBERTS PLACE, MCGRATHS HILL -
APPLICANT: J A ANZINI DRAFTING AND BUILDING SERVICES (DA223/94/EVD)

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

1. Ground floor covered courtyards are not to be converted to habitable floor space and rear courtyard windows to be deleted.
2. A contribution of \$1,738 being a contribution for recreational buildings, park improvements and community facilities as a consequence of medium density development (residential flats, villas, townhouses, dual occupancy etc). This contribution shall remain fixed until 30 June 1995, after which time it will be recalculated at the rate applicable at the time of payment. Payment shall be made prior to the release of the building approval.
3. Provision of satisfactory vehicular access to the land to the requirements of the Divisional Manager Engineering Operations.
4. Construction of Council's standard residential footway vehicular crossings to suit the accesses to the site with a minimum width of 3m (three) each.
5. Submission of a building application, plans and specifications complying with the Building Code of Australia.
6. 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.
7. Screen walls are to be provided to screen open yard activities and are to be of an approved design, details of which are to be submitted with the building application.

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8. 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.
9. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
10. The development shall be carried out in accordance with Plan No. 940601A1, dated 21 October 1994.
11. Submission of a soil erosion and sedimentation control plan with the Building Application.

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

Mr Don Shaddick, Mrs Bev Maxwell, Tony Ryan, addressed the Committee for the applicant and Mrs Peta Trahar, Mrs Esme Bell, Mr Peter Fay, objectors, addressed the Committee.

REFUSAL FOR THE following reasons:-

1. The development has an unsatisfactory appearance.
2. The development incurs significant visual impact upon the heritage item on the site.
3. The orientation of a car repair station towards Douglas Street is unsatisfactory.
4. The location of car parking for the car repair station inside the building is unsatisfactory.
5. The proposal is an over development of the site.
6. The attraction of vehicular traffic to Douglas Street will adversely affect the character of Douglas Street.

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7. The upgrading of Douglas Street to provide suitable access will adversely affect the character of Douglas Street and could result in the removal of significant vegetation.
 8. The development requires the removal of all significant vegetation on the site.
 9. The development is incompatible with the grouping of heritage buildings in close proximity to the site.
2. A Development Control Plan for Kurrajong Heights be put in place.

75: MUSHROOM GROWING OPERATION - PROPOSED LOT 12 IN LOT 1 DP507936 NO 124 TIZZANA ROAD, EBENEZER - D TOLSON (DA132/94/EVD)

Mr D. Tolson, 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 No. 87594 dated 21 May 1994.
2. All site works shall be carried out in accordance with Plan No. 341 dated 23 April 1994.
3. Submission of a building application, plans and specifications complying with the Building Code of Australia.
4. All access to, and manoeuvring around, the mushroom growing rooms and peak heat spawning rooms, to be constructed with a sealed pavement.
5. Construction of a sealed rural type access to the site.
6. Submission of a sedimentation and erosion control plan for consideration with the building application.
7. 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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8. All solid and liquid wastes arising from the growing rooms and dwelling shall be collected, stored and disposed of to Council's satisfaction. Separate details of the proposed waste collection, storage and disposal method/system shall be lodged with Council concurrently with the building application. The washdown water after treatment is to be used for irrigation of landscaped areas and is not to be discharged into the Hawkesbury River.
9. The earthmound along the Tizzana Road frontage shall be provided 3 (three) metres high.
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. Landscaping shall screen the development from Tizzana Road and adjoining properties.
11. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
12. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
13. The spillage of light, if any, shall be controlled to the satisfaction of Council.
14. The noise control measures recommended in the report dated 7 October 1994 by James Madden Cooper Atkins Pty Ltd being implemented.
15. All mushroom compost shall, upon receipt at the site, be immediately loaded into the growing rooms.
16. The external storage of mushroom compost is prohibited.
17. All spent mushroom compost shall be immediately removed from the site.
18. All effluent shall be treated with an aerated treatment plant, in accordance with the report from Biocycle dated 26 August 1994. Details to be submitted with the building application.

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19. Parking shall be provided at the following rates:

Stage 1 - 15 spaces

Stage 2 - an additional 5 spaces

Stage 3 - an additional 10 spaces

Stage 4 - an additional 10 spaces.

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.

21. All loading and unloading in relation to the use shall take place wholly within the property, and these loading areas shall be kept clear for loading/unloading at all times.
22. Exterior surfaces of the proposed structure being painted or treated with a dark toned non-reflective material in such a manner so as to cause the structure to blend with the landscape of the site and its surroundings. Such painting or treatment to be completed to the satisfaction of the Divisional Manager Environment and Development prior to occupation or use of the building.
23. All trucks shall have their loads suitably covered.
24. The right of way providing access to the adjoining lot shall be extinguished, subject to approval of the benefiting party. Documentary evidence shall be submitted with the Building Application.
25. Substantial stormwater capacity is to be left in wash down catch dam at all times.
26. No composting is to be made on site.

76: OAKVILLE SCHOOL - LOTS 252 AND 253 DP752050 NO. 159 OAKVILLE ROAD, OAKVILLE - DEPARTMENT OF SCHOOL EDUCATION (DA273/93/EVD)

THAT COUNCIL ACCEPT the modified conditions as outlined above and issue a modified consent.

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77: TOURIST FACILITY - LOT 18 DP753784 & PT PORTION 19 PARISH OF HAWKESBURY 79 GREENS ROAD, LOWER PORTLAND - APPLICANT: DAVID HOOKER (DA174/94/EVD)

Mr D Hooker, applicant and Mr Powell, Mr Von Bergen, Ms Whitmont, objectors, addressed the meeting.

THAT THE application be refused because -

1. It is essentially similar to elements of proposals that have previously been rejected by Council and by the Department of Planning.
2. It is contrary to the objectives of the 7(D) Zone, especially Clauses A & E.

78: SUBDIVISION TO CREATE TWO ALLOTMENTS - LOT 3 DP803879 663 GROSE VALE ROAD, GROSE VALE. APPLICANT: MR A O'GRADY (SA108/94/EVD)

THAT THE APPLICATION not be supported with grounds for refusal to be submitted to the Ordinary Meeting.

ADDITIONAL INFORMATION

As the application has been recommended for refusal, the following reasons are considered appropriate:-

1. The proposal does not comply with the provisions of Hawkesbury Local Environmental Plan, 1989.
2. Hawkesbury Local Environmental Plan makes no provision for reducing allotment sizes when the site contains a heritage item.
3. The creation of an additional lot will create demand for facilities, services and infrastructure.

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4. The proposal is not in the public interest.
5. The applicant has not demonstrated the compliance with the minimum area standard is unreasonable or unnecessary in the circumstances of the case.

79: ADDITIONS TO SHOPPING CENTRE - LOT 45 DP838321 AND LOT 3 DP77853 29 & 34 ELDON STREET, PITT TOWN - APPLICANT: IRONRACE PTY LTD (DA188/94/EVD)

Mr G Edds, for the applicant, addressed the meeting

THAT THE APPLICATION be approved subject to:-

1. The development shall be carried out in accordance with Plan No. A5/27, dated July 1994.
2. Submission of a building application, plans and specifications complying with the Building Code of Australia.
3. Payment of a sewer headworks contribution to Council of \$1,352 (one thousand three hundred and fifty two). This contribution shall remain fixed for a period of 3 (three) months after which time it will be recalculated at the rate applicable at the time of payment. Payment shall be made prior to the release of the building approval.
4. The construction of concrete kerb and gutter, brick paving to match that existing in the area including steps, retaining walls and including steps, retaining walls and safety rails and all necessary drainage, together with the full construction of the adjacent road shoulder of the frontage of the site where not already provided together with the construction of any works to make this effective.
5. Construction of Council's standard heavy duty footways and layback vehicular crossings to suit the access to the site.
6. Removal of the existing redundant layback crossings and replacement with concrete kerbs and gutters and the restoration of the footway areas.

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7. Construction of road and drainage or sewer works are not to commence until three (3) copies of the plan or specifications of the proposed works are submitted to and approved by the Divisional Manager Engineering Operations and the Roads and Traffic Authority for Chatham Street.
8. 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.
9. A design checking and inspection fee of \$250 (two hundred and fifty) to Council plus RTA fees as requested must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31 December, 1994.
10. Council shall be consulted regarding acceptable discharge limits to sewer prior to commencement of any works. Preliminary investigation may be required and results submitted to Council. A Trade Waste Agreement shall be entered into with Council prior to discharge of Trade Waste from the premises. Full details of the proposed waste stream, final treatment processes etc, are to accompany the Trade Waste Application. Details of all control devices are to be submitted for approval with the building application.
11. The construction of a new sewer line in Chatham Street and under shop 1 substantially as shown on the submitted plan. The line is to be concrete encased under the building. Council will pay for the line in Chatham Street from the existing manhole to and including the new manhole. Details of the quotation are to be submitted for approval of the cost prior to commencement of the works.
12. The sewer is to be a minimum of 150mm (one hundred and fifty) up to the connection to the existing house service sewer line.
13. The redundant house service line and the manhole is to be removed and the sewer line capped off.
14. The creation of an easement for sewerage over the existing house service line through the site benefiting Council free of cost to Council.
15. The dedication of a 3m (three) x 3m (three) splay corner at the intersection of Chatham and Eldon Streets free of cost to Council.
16. All sewer from the site to be connected to the proposed manhole in the open yard.

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17. No advertising structures are to be erected, displayed or affixed on any building structure or land without the prior approval of Council. Any such advertising structure erected or displayed without prior approval will be removed and disposed of at the expense of the advertiser.
18. Submission of a soil erosion and sedimentation control plan with the Building Application.
19. Compliance with Council's Code for the construction and fitting out of Food Premises.
20. Parking shall be provided for 20 (twenty) vehicles in accordance with Council's Regulations and Parking Policy. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
21. Access to the car park shall be restricted to the hours of 8.00am to 8.00pm daily.
22. A pool type fence shall be provided a minimum of 1.5m (one point five) in height to deny access to the car park outside of the car park operating hours. Details of fence style and colour shall be submitted for consideration with the Building Application.
23. Signage shall be displayed within the car park advising all users of the restricted hours. Details to be submitted with the Building Application.
24. The car park shall be cleaned at least daily within the hours access is available.
25. 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.
26. New boundary fences shall be provided at the applicant's expense. Details to be submitted with the building application. Such fencing behind the building line shall be to a height of 1.8m reducing to 1.5m (one point five) in front of the building line and at least lapped and capped.
27. The external finishes of the development shall match the existing.
28. Development Consent shall be obtained for the use of each shop prior to occupation taking place.

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29. All loading and unloading in relation to the use shall take place wholly within the property, and these loading areas shall be kept clear for loading/unloading at all times.
30. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
31. Registration of a plan of survey consolidating the site including the car parking into a single allotment. Documentary evidence to be submitted to Council prior to occupation of the building.
32. The submission of a soil erosion and sediment control plan for consideration with the building application.
33. The provision of lighting to illuminate the car parking area from sunset to sunrise. Such lighting shall be of a style so that it does not cause the spillage of light onto adjoining properties. Details to be submitted with the building application.

80: MODIFICATION OF A SEWERAGE TREATMENT PLANT - PT POR 19 PARISH OF HAWKESBURY 79 GREENS ROAD, LOWER PORTLAND - APPLICANT: DAVID HOOKER (DA245/93/EVD)

Mr Powell, an objector, addressed the Committee.

1. THE APPLICATION BE refused.
2. The matter be further reported to the Ordinary Meeting in relation to the matters raised by the Divisional Manager Environment and Development as to what options are available to Council in relation to the existing site continuing and as to what options are available to Council to bring those matters in line with proper and best practice of the environmental control.

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ADDITIONAL INFORMATION

At the General Purpose Committee on 1 November 1994 it was requested that;

"the matter be further reported to the Ordinary Meeting in relation to the matters raised by the Divisional Manager Environment and Development as to what options are available to Council in relation to the existing site continuing and as to what options are available to Council to bring those matters in line with proper and best practice of (the) environmental control".

As reported the major problem with the existing park is that there is a proliferation of unauthorised toilets and amenities in small garden sheds at the rear of many of the caravan sites. Because of the proliferation of these unauthorised amenities, the common amenities block was not used and has now been demolished by the caravan park operator.

There has been disagreement between staff and Mr Hooker as to his obligations under Ordinance 71. He has connected fire hose reels across the site but in addition to the general issue of unauthorised toilets and amenities, the following specific comments can be made as a result of a recent site inspection.

- (i) Sites require conspicuous numbering. During the last site inspection it was impossible to accurately determine which site each caravan was on. Hence, the following site numbers referred to may or may not be correct.
- (ii) Site 1 - site unpowered; needs new tyres; no gas compliance plates; window cracked; front right hand side caravan seam is split.
- (iii) Site 3 - the structure adjacent to the caravan does not have the downpipes connected into a disposal system. This is a building matter and also relates to site drainage.
- (iv) Site 4 - no tail light or blinkers; rigid annexe.
- (v) Site 7 - "Sniper" - UMD on flood liable land; rigid annexe; septic tank not noticeable; downpipes not connected.
- (vi) Site 8 - permanent structure; drainage pipe installed but no septic tank visible.
- (vii) Site 9 - two caravans in addition to a large permanent annexe and boat shed. Clause 24 requires that a site not be occupied by more than one movable dwelling.
- (viii) Sites 10/11/12 - five caravans on three sites (Cl.24) not including additional ancillary permanent structures; gas appliances installed without compliance plates; amenities block with no septic tank visible; a kitchen sink is installed in the "shed/shelter".

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- (ix) Site 13 - new structure for which it appears approval has not been sought nor granted; no downpipes.
- (x) Site 14 - the caravan appears to have a hole in the side which is covered with black plastic; no gas plate; brick permanent structure - new roof; unlikely that this structure would receive approval to remain due to its present state.
- (xi) Site 17 - no septic tank visible adjacent to the amenity block; no gas plates; tree branches or similar as support posts; new tyres needed; rigid annexe.
- (xii) Site 18 - no septic tank visible; black ag line from caravan into ground drains; what type of wastewater; no gas plate; support posts are questionable.
- (xiii) Site 19 - no septic tank visible; tail light needs repair.
- (xiv) Site 20 - rigid annexe; no roof guttering; no gas plate; washing machine on site.
- (xv) Site 21 - no septic tank visible; permanent structure on piers which may not be waterproof.
- (xvi) Site 22 - appears to have a shed as an amenities block - no septic tank visible; support posts questionable.
- (xvii) Site 23 - permanent structure; no gas plate.
- (xviii) Site 24 - septic tank is not visible; rigid annexe; is RMD movable; no gas plate.

In addition to these comments it is considered that there are many other deficiencies. For reasons of brevity they have not been listed.

Legal action is currently being taken against another caravan park to achieve compliance with regulations. Unless the required works are undertaken at the Portland Country Club in the near future, there will be no option other than to proceed with legal action to ensure compliance. Unfortunately the necessary upgrading of the existing caravan park to comply with the regulations is not considered to be desirable for longer term planning in the river valley. The capital invested in that upgrading will perpetuate a visual blight and arguably an inferior tourist facility.

RECOMMENDATION

That the information be received.

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81: SIX LOT SUBDIVISION - LOT 141 DP 751658 WHEENY CREEK ROAD, EAST KURRAJONG - APPLICANT: MR A BOW (SA0012/93 PT01/EVD)

Mr Bow was available to answer questions.

- A. THE INFORMATION concerning the withdrawal of the subdivision application be received.
- B. Mr Bow be advised that the approvals which exist for the land are for a passive recreation centre incorporating self-contained holiday cabins. As such, the buildings on the land are not to be used for long term occupation.

82: MUSHROOM COMPOSTERS PTY LIMITED - STATUS OF EXISTING OPERATIONS AT EBENEZER AND THE DEVELOPMENT APPLICATION FOR TINDA CREEK (DA171/94, P1609.110/EVD)

Mr Harper, the applicant, and Mr N. Burnes and Mr K. Hitchcock objectors, addressed the Committee.

- 1. THAT THE INFORMATION concerning the breach of development consent be received. Further that the report and information in regard to the continuing odours experienced by residents be placed before the Court.
- 2. That the information concerning the proposed amendment development application for Tinda Creek be received.

83: DRAFT LEP PROHIBITING BURIAL OF MOTOR VEHICLE TYRES (LEP6/94/EVD)

THAT THE INFORMATION be received.

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**84: PROFESSIONAL CHAMBERS - PSYCHIATRIC GROUP TREATMENT - LOT 3
DP16852 43 PITT STREET, RICHMOND (DA164/93/EVD)**

Mr Overton of St.John of God Hospital, and Messrs Otford and Robinson, objectors, addressed the Committee.

Councillor Keegan declared an interest in this matter.

1. THAT DA 164/93 be extended for a further 6(six) months and the following amendments be made to the Development Consent:

Delete condition 2 and replace it with the following:-

"2. *All external doors and windows shall be closed at all times the activity is in operation.*"

Add the following additional condition:-

"8. *Provide parking for at least 7 (seven) vehicles within the driveway. All patients are to be directed to use the driveway when parking is available.*

9. *Double glazing being provided to any window which faces the east.*"

2. That the matter be further reported to this Council for further determination in 6(six) months.
3. That a photographic traffic survey be carried out by the Council.
4. That Council initiate ongoing dialogue between the applicant and the adjoining neighbours and further reported to Council within 6(six) months.

**85: DEVELOPMENT IN THE VINEYARD AREA - PROPOSED REZONING OF LAND
BOUNDED BY PARK ROAD, RAILWAY ROAD NORTH, LEVEL CROSSING ROAD AND
WINDSOR ROAD TO ALLOW INDUSTRIAL DEVELOPMENT (LEP17/90/EVD)**

Mr Butcher and Mr Tolson addressed the Committee.

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1. THAT THE INFORMATION regarding a meeting of Vineyard residents, Council and the Department of Planning about urban development in the Vineyard area and the scheduled lands be received.
2. That Falson and Associates be advised that Council supports the provision of further industrial land in the City and that the proposed rezoning of land bounded by Park Road, Railway Road North, the railway line, Level Crossing Road and Windsor Road, has merit given the existing zoning pattern in the area. Further that Council would be pleased to consider a concept plan for the development of the area and at that stage would consider the preparation of a draft local environmental plan.

Councillor Stubbs left the meeting at this stage and Councillor Keegan took the chair.

86: HOBARTVILLE - DEFENCE HOUSING AUTHORITY PROPERTIES (GT150/003 PT02/GMA)

Mr John Heath, Regional Director, Defence Housing Authority was available to answer questions.

The General Manager read a letter addressed to the Mayor from the Minister, The Hon Garry Punch, MP dated October 25, 1994 in response to Council's letter of July 1, 1994.

THAT THE DEFENCE HOUSING Authority be thanked for the time and effort that they have spent in assisting to have the Hobartville area redeveloped for medium density housing. That their proposed traffic amenities, landscaping and other improvements be approved with works to be undertaken to the satisfaction of the Divisional Manager Engineering.

Council advise the relevant State and Federal Ministers that it is extremely unfortunate that whilst both Governments are advising Local Government of the need to promote Urban Consolidation and Better Cities, that a project such as the redevelopment of Hobartville cannot take place due to lack of support.

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SECTION 2 - INFRASTRUCTURE

27: CLEAN UP ENTRANCES TO RICHMOND (0243/R PT05/ENG)

THAT THE INFORMATION be received.

28: REHABILITATION OF PASTURES AND MINOR EXTENSION OF IRRIGATION - McGRATHS HILL STP (GS041/005 PT02/ENG)

THAT THE PROPOSED pasture rehabilitation program and minor extension to the irrigation system be carried out at an estimated cost of \$44,000 (forty four thousand) and that the projects be funded from the Sewer Working Fund.

29: PIPELINES ACROSS PUBLIC RESERVES (0203/R PT02, 2312/R PT04/ENG)

THAT THE APPLICANTS listed be granted approval to cross the respective public reserves.

1. That a licence fee of \$250 (two hundred fifty) for the approval of irrigation lines on public land be adopted as part of Council's Fees and Charges.

30: ROAD SAFETY OFFICER (GT230/005 PT02/ENG)

THAT THE OFFER of \$70,000 (seventy thousand) to implement a Road Safety Program from the Roads & Traffic Authority be accepted and that the program be carried out initially over a 2 (two) year period with appropriate reviews after the first 12 (twelve) months.

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31: HENRY ROAD AND WINDSOR ROAD INTERSECTION, VINEYARD - OBJECTION TO CONTRIBUTION AMOUNT - MR S GOSIS (DA77/93, DA193/90, DA72/80/ENG)

Mr W Wilson and Mr S Gosis addressed the Committee.

THE APPLICANT BE advised that:-

1. The intersection works required by Development Consent No. 443/1981 are still outstanding and are required to be completed. Further, the building application for the current development will not be released until such time as these intersection works are completed.
2. The contribution amount to remain fixed until 31 December 1994.
3. In lieu of condition No. 1, Council will accept a contribution of \$124,000 (one hundred and twenty four thousand) covering the intersection works at Henry Road and Windsor Road and sealing of Henry Road to the new entrance as detailed in letter dated 9 June 1994.

32: STIMULUS CENTRE - MAINTENANCE (GC340/004 PT01/ENG)

THAT THE INFORMATION be received.

33: CONDITION OF CEDAR RIDGE ROAD (0307/R PT02/ENG)

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Mayor

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SECTION 3 - ORGANISATION AND RESOURCES

29: LEGAL SERVICES - TENDERS (GL001/008 PT02/GMA)

- A. THAT TENDERS FOR legal services be called in accordance with the specification attached.
- B. If a person is an elected member of Hawkesbury City Council, or has indicated an intention to stand at the following election, or has been a Councillor during 1 (one) of the 3(three) previous terms of Council, then that person and any firm with which the person is professionally associated shall be ineligible to tender for the provision of Council's legal services.
1. That 5 (five) copies of the Expressions of Interest be provided to Council.

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

THAT THE INFORMATION be received.

31: WINDSOR FUNCTION CENTRE FORMER LEASE - STUPSY PTY LIMITED (GC283/45 PT9/CSV)

Item 34 of the Supplementary Report was considered in conjunction with Item 31 above.

THAT THIS INFORMATION be received and noted and that no further action take place in this matter.

32: COMPREHENSIVE MOTOR VEHICLE INSURANCE - BULK PURCHASING (GI030/081/CSV)

THAT COUNCIL RENEW its Comprehensive Motor Vehicle Insurance with G I O Australia.

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33: ROAD CLOSURE AND PURCHASE APPLICATION - CHURCH STREET, WILBERFORCE (GR080/041 PT01/CSV)

THAT COUNCIL NOT support the closure of the public road reserve adjoining 31 Church Street, Wilberforce, as per the application lodged by Mr S Brennan.

34: WINDSOR FUNCTION CENTRE - FORMER LEASE WITH STUPSY PTY LTD (GC283/45 Pt09/CSV)

See Item 31.

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QUESTIONS WITHOUT NOTICE:

1. Councillor Rogers asked if Council would forward a letter of congratulations to the Kurrajong Small Business and Community Forum in relation to the successful Festival Day in Kurrajong last Sunday .
2. Councillor Rogers referred to his previous request regarding the current state of readiness of our Bush Fire Brigades as to their training, funding and equipment levels, and to an article in the Gazette in which there was a report that the Bush Fire Brigades, in particular Glossodia, were having some financial difficulties in relation to the purchasing of some equipment. He asked if the Mayor and/or the Deputy Mayor could chair an urgent meeting with the General Manager, the Fire Control Officer and the Brigade Advisory Committee to get an update as to the current state of readiness, funding, training and equipment levels as to the Brigade's for this year's bushfire season, and the matter be further reported to the Council.

The General Manager advised that the District Bush Fire Committee meets next week and he undertook to take the matter up at that meeting.

Councillor Rogers asked that there be a briefing of the Mayor and that relevant Committee so that Council can be informed as to what the status is.

3. Councillor Minturn asked if a report had come back from the Water Board re standpipes.

The General Manager advised that a verbal response had been received that the Board is quite happy to licence further hydrants. It is prepared to provide additional standpipes at the Council's cost if the Council wishes. He investigated the waiting time for water and five days is the longest he can find waiting. Any urgent requests for water is dealt with within 24 hours.

The Deputy Mayor asked if a smaller outlet could be arranged, perhaps a 3/4" hose.

4. Councillor Sheather referred to the bush fire question and asked if there could be a breakdown as to how the money has been spent.

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The General Manager advised that he could provide a copy of the budget, and that there are four areas of cash - there is 1) the Council's approved budget; 2) funds that the Brigades have raised themselves; 3) the Lord Mayor's Fund which is all going on safety equipment; and 4) as of last week Council received a letter from the Richmond Ex-Servicemen's Club that they this year will be providing 260 pairs of overalls and their intention is to provide a complete change for all the 800 volunteers over the next 3 years as well. It is understood that they have paid their first instalment. He undertook to provide a copy of this information.

Councillor Sheather asked for a complete breakup on everything that has been spent this year on wages, materials, trucks, the whole lot.

5. Councillor Sheather referred to a previous request regarding the possibility of installing a concrete causeway crossing under the water level on Roberts Creek Road and asked the current status.

The Divisional Manager Engineering Operations advised that designs were being investigated.

6. Councillor Sheather referred to Council's resolution to close off Woodlands Road between the Scout Hall area and the bottom of the hill. It is a bad section of road and with the dry spell it is a constant dust haze from 3pm to 9/10pm at night. He asked if the closure could be investigated and also the whole of the intersection, and also to be advised as to when this is likely to happen.
7. Councillor Parsons tabled a letter from Mr & Mrs Lee of Glossodia concerning the liquid waste carter and asked if this could be followed up.
8. Councillor Books asked, through the Mayor to Councillor Rogers, regarding the Kurrajong Festival where it was advertised in the local paper as the last official Bicentenary program for the year and asked how that came about. Councillor Books stated that there were a number of other functions organised and he understood that the Carols by Candlelight would be the last official function.

Councillor Rogers suggested that Councillor Books contact the Chairperson of the Kurrajong Small Business Forum, Mr. Brian Briggs of the Collectors' Theatre at Kurrajong.

9. Councillor Books asked if it is possible to organise a sensible lunch time for the General Purpose Committee Meetings and suggested that it be made at 12.30 pm.

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The General Manager stated that there is a policy of Council that lunch is around 1.00 pm or at the end of the current matter before the Committee.

10. Councillor Paine stated that she had also received a letter from Mr & Mrs Lee of Glossodia and asked if a reply could be forwarded.
11. Councillor Paine advised that she had received a letter regarding the Bicentenary signs and obviously there has been a mistake with the signage relating to the first settlement, and asked if this could be changed.

The General Manager advised that it was going back to the Committee, which is being asked for its opinion as to whether the lot should be changed, unless the Council wishes to resolve to change them.

12. Councillor Paine sought an update regarding the bike bridge over Redbank Creek

The Divisional Manager Engineering Operations advised that the last information he had received from the RTA was that it would be finished by this calendar year. He has since been told by Mr Ron Searle that he had been advised that it would be the financial year. He undertook to advise Councillor Paine in this regard when further information was available.

13. Councillor Paine stated that it was reported to her yesterday that there has been a liquid waste facility built in Inalls Lane and asked if Council had any information on this matter. Apparently there is some runoff running through Killarney Stud.
14. Councillor Paine referred to a phone call from Mr Bob Porter, who was concerned about a tyre dump at North Richmond.

Councillor Rogers stated that there is a report on file, which is available from the Engineering Department. The gentleman has been written to and reminded of his obligations.

15. Councillor Calvert stated that he had received representations from Mr. Bannister of Rickaby Street, South Windsor about tyres. On the adjoining property somebody has dumped large amounts of used tyres on low lying land for a horse arena. He is worried that as has happened in past floods, that they will end up in his swimming pool or on his property.

Councillor Calvert stated that there is another one along Windsor Road, that has thousands of tyres as a horse arena, there again on low lying land. He asked if Council has a policy in controlling tyres in horse arenas or does Council need a policy.

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The Divisional Manager Environment & Development stated that it is quite an issue now with the provisions of Schedule 3 wherein the dumping of any waste material on flood liable land is designated development requiring an EIS, and it might be that Council would not have to worry about landfill policies any more. Tyres are obviously waste material.

16. Councillor Books asked how does this relate to an existing landfill proposal which has 1, 2, 3 and 4 stages.

The Divisional Manager Environment & Development advised that it depends on the definition of waste, but it would seem that someone depositing building materials or excavating a dam and has surplus spoil, that is probably a waste as well, and that would be covered. He advised that there would be a report on the issue generally to the Ordinary Meeting.

The meeting terminated at 5.58 pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on November 29, 1994.

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Mayor