

**HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE**

Where People Make the Difference!

**BUSINESS PAPER
MINUTES**

DATE OF MEETING: 29 November 1994

LOCATION: Council Chambers

TIME: At the conclusion of the Special Meeting

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Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 29 November 1994, commencing at 10.00 a.m.

PRESENT: Councillor R P Stubbs, Mayor and Councillors 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, W L Sledge and H Williams.

An apology for absence were received from Councillor W J Mackay.

RESOLVED on the motion of Councillor Calvert and seconded by Councillor Sheather that the apology be accepted.

Councillor Keegan left the meeting at 12.07 p.m. and Councillor Williams at 1.20 p.m.

RESOLVED on the motion of Councillor Sheather 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

87: PLANNING WORKSHOP - LOCAL ENVIRONMENTAL PLAN - LOT D, DP378361 17 GROVES AVENUE, MULGRAVE (LEP13/94/EVD)

Councillor Sheather declared an interest in this matter.

THAT COUNCIL SUPPORT the preparation of a draft local environmental plan to rezone that part of Lot 3 DP37836 17 Groves Avenue shown as Special Business 3(b) on Hawkesbury LEP 1989 to General Industry 4(a).

88: PROPOSED RETAIL PLANT NURSERY - LOT 161 DP751665 106 COBURG ROAD, WILBERFORCE - APPLICANT: MR T SCOTT (DA287/94 PT01/EVD)

COUNCIL NOT SUPPORT the application.

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89: PROPOSED CHILD CARE CENTRE, LOT 40 DP250171 NO 1 GLENN PLACE, NORTH RICHMOND. APPLICANT: MR & MRS D TAIT (DA281/94/EVD)

Councillor Minturn declared an interest in this matter.

Mrs D Tait, the applicant addressed the Committee.

Mr B Anderson and Mrs N Ambesi, objectors, addressed the Committee.

A SITE INSPECTION be carried out.

The Committee inspected the site at 2.50 pm. Councillors present at the inspection were Councillors R P Stubbs, H J M Rooks, R G Calvert, C A Paine, M G Parsons, P E Rogers, L C Sheather and W J Sledge.

THAT THE APPLICATION be refused with reasons for refusal to be reported to the Ordinary Meeting and to include amenity, traffic and parking.

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

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

THAT COUNCIL NOT support a subdivision of this property.

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91: WEATHERBOARD COTTAGE - PROPOSED DEMOLITION - NO 339 WINDSOR STREET, RICHMOND (DA281/93 PT01 & DA6/94 PT01/EVD)

THAT THE INFORMATION be received.

92: OUR CITY OUR FUTURE - RURAL LANDS - DRAFT REPORT (GT225/013/EVD)

Mr B McKinlay and Mr G Falson addressed the Committee.

- A. THAT OUR CITY Our Future Rural Lands draft report be placed on public exhibition for a period of three (3) months and that an executive summary be sent to all correspondents and be made available at the counter free of charge.
- B. That the following recommendations be added to the Environment Section of this report:
 - 4. That the principles of environmentally sustainable development shall apply to all Council policies dealing with land use.
 - 5. That Council identify funding options to undertake a general review of Council policies to enable environmentally sustainable development principles to be incorporated.

93: TYRE LANDFILL - LEVEL CROSSING ROAD/RAILWAY ROAD SOUTH, VINEYARD. APPLICANT: NE PEARE PTY LTD (DA19/92, DA9/94/EVD)

Mr B Peare, the applicant and Mr Pincott addressed the Committee.

THAT COUNCIL AGREE to extend the development consent in accordance with the above and Condition 15 of DA19/92 be amended to read as follows:

- "15. *The tyre landfill development, including site rehabilitation works shall be completed to the satisfaction of the Divisional Manager of Environment and Development by 20 July, 1995 and that all tyres are shredded prior to burial and the one (1)ha site is pegged out immediately.*"

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94: PROPOSED SUBDIVISION - LOT 1 DP557035 LOT 2 DP615915, LOT 171 DP527991
HORANS LANE, GROSE VALE - APPLICANT: G F FALSON & ASSOCIATES
(SA072/91PT01/EVD)

Mr G Falson, the applicant, addressed the Committee.

Councillor Books declared an interest in this matter.

THE APPLICANT BE advised that the proposal for subdivision is not supported as it is inconsistent with the principles enunciated in the draft "Our City Our Future" strategy.

95: RETAIL PROPOSALS - SPECIAL MEETING (GM001/019 PT2; GT225/016 PT02/GMA)

THAT THE MEETING be held at 3.00 p.m. on December 14 and a question time be allowed.

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SECTION 2 - INFRASTRUCTURE

34: STREETLIGHTING (GR120/005 PT02/ENG)

THAT THE PROVISION of street lights be generally determined on the basis of traffic/pedestrian safety needs with community, commercial and industrial special needs cases being encouraged to make use of the Prospect Electricity "Night Watch" service.

35: PIPELINES ACROSS PUBLIC RESERVES/ROAD RESERVES (2312/R PT04, P2312/495 PT2/ENG)

THAT THE APPLICATION by Mr S Muscat for a pipeline for irrigation purposes across the public reserve Lot 5 DP245687 be approved with a licence fee of \$250 (two hundred and fifty).

36: DRAINAGE - 599 SLOPES ROAD, NORTH RICHMOND (P1907/309 PT2/ENG)

THAT \$14,000 (FOURTEEN thousand) allocated for the construction of a piped drainage system in 599 Slopes Road, North Richmond be re-allocated towards the cost of upgrading the piped drainage system in 26 Macquarie Road, Wilberforce at an estimated cost of \$11,500 (eleven thousand five hundred) and the remaining \$2,500 (two thousand five hundred) be held in the drainage reserve.

37: RICHMOND PARK, RICHMOND - HAWKESBURY AREA HEALTH SERVICE - INFORMATION STALL (PK/202 PT04/ENG)

1. THAT APPROVAL be granted to the application by Hawkesbury District Health Service for use of Richmond Park during noon - 2.00p.m. December 1, 1994, to conduct a community picnic to celebrate the theme "We Are Family" in relation to World Aids Day subject to compliance with the following standard conditions:-

- (a) the Reserve being left clean and tidy upon completion of that function;

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- (b) no interference being occasioned to other patrons of the reserve not wishing to attend that function, nor to pedestrian traffic traversing Windsor Street frontage of Reserve;
 - (c) the function being established east of and adjacent to the pedestrian crossing on the Windsor Street frontage.
 - (d) noise being kept to a reasonable level.
2. That approval be granted for establishment of an information stall at that function.
 3. That the application to conduct a play as part of that function be refused.

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SECTION 3 - ORGANISATION AND RESOURCES

35: MONTHLY FINANCIAL STATEMENTS (GF001/004 PT4/ENC)

THAT THE INFORMATION be received.

36: POLICY REGARDING PAYMENT OF EXPENSES AND PROVISION OF FACILITIES (GR120/012 PT02/GMA)

Councillor Parsons declared an interest in this matter.

THAT COUNCILLOR PARSONS be supported at his Newcastle address for the remainder of the current term in accordance with the policy determined under Section 252 of the Local Government Act 1993.

37: PROPOSED ROAD CLOSURE AND PURCHASE - LANEWAY BETWEEN 574 & 578 GEORGE STREET, SOUTH WINDSOR (GR080/047 PT01/CSV)

1. THAT COUNCIL AS the appropriate roads authority proceed with the closure of the public laneway between 574 and 578 George Street, and the rear of 36 Drummond Street, South Windsor.
2. That on closure, the land contained in the road reserve be classified as "operational" and sold to the adjoining owners in such proportion as indicated on Council Plan M3-47-CT.
3. That the applicants enter into the standard Road Closure Deed of Agreement with Council.
4. That all necessary document be completed under Seal of Council.

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38: PROPOSED HAWKESBURY HOSPITAL SITE - CLAIM FOR ADVERSE POSSESSION (P1341/1280/CSV)

1. THAT COUNCIL ACCEPT the offer of the Crown Solicitor to purchase land known as Lot 2 DP832585 in the amount of \$400 (four hundred) plus costs in the amount of \$860 (eight hundred and sixty).
2. Funding for the purchase be drawn from the pumping stations allocation from within the Sewer Fund.
3. All necessary documents be completed under Seal of Council.

39: HAWKESBURY CITY LOCAL ECONOMIC DEVELOPMENT BOARD (GM001/021 PT01/CSV)

THAT THE FREE Growers Association be approached with a view to nominating a representative on the Hawkesbury City Local Economic Development Board.

40: PROPOSED REGIONAL ART GALLERY - HAWKESBURY CITY AREA (GR030/002/CSV)

1. THAT THE INFORMATION be received.
2. A working party comprising Councillors, staff and representation from the Friends of the Hawkesbury Art Collection be established to report on preferred options.

41: PROPOSED SALE OF 1A GREENWAY CRESCENT, WINDSOR (P740/0015 PT02/CSV)

The General Manager read a letter from Mr A Hendrikson.

1. THAT COUNCIL ACCEPT the tender lodged by Triston Pty Ltd in the amount of \$250,000 (two hundred and fifty thousand) for the purchase of land known as 1A Greenway Crescent, Windsor (Lot 161 DP716680) subject to the removal by conditions 7, 8 and 9 as specified by the tenderer.

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2. As previously identified, funding from the sale be put toward extensions of the Windsor Library or a regional art gallery.
3. All documents be completed under Seal of Council.
4. That by the Ordinary Meeting there be further conditions for consideration taking into account the concerns set out by Mr Hendrikson by way of conditions of approval.

42: ALCOHOL FREE ZONES (GP070/001 PT04/CSV)

THAT THE ALCOHOL Free Zones covering the public roads and footpaths of:-

1. The block having as its boundaries Francis Street, West Market Street, Windsor and Bosworth Street, Richmond including the Coles car park.
2. East Market Street, Richmond between Francis Street and Windsor Street.
3. Toxana Street, Richmond between Francis Street and Windsor Street.
4. Windsor Street, Richmond between East Market Street and Paget Street.
5. West Market Street, Richmond between Lennox Street and March Street.
6. The block having as its boundaries East Market Street, Windsor Street, West Market Street and March Street, Richmond.
7. East Market Street, Richmond between March Street and Lennox Street.
8. Woodhills car park, Richmond.
9. Bells Line of Road at North Richmond - the area known as State Bank Plaza car park adjoining Pitt Lane.
10. Windsor Mall, Windsor.
11. Golden Valley Drive, Glossodia in front of Shopping Centre including car park and access road.
12. Eldon Street, Pitt Town between Grenville Street and Chatham Street, be extended for a further twelve month period from January 1, 1995 to December 31, 1995.

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43: LEASE OF 22 FITZGERALD STREET, WINDSOR. (GC283/042 PT04/CSV)

1. COUNCIL LEASE 22 Fitzgerald Street, Windsor, to Pyolag Pty Ltd on the following terms:-
 - (a) a 3 (three) x 5 (five) x 5 (five) year Lease to commence on January 1, 1995;
 - (b) in recognition of various works to be undertaken to the building, rental for the first year of the term shall be \$12,000 (twelve thousand dollars);
 - (c) rental in the second year shall be set at \$30,000 (thirty thousand dollars) with rental in the third year to be adjusted by the Sydney CPI factor;
 - (d) if the option is exercised, rental for the first year of the new term shall be reviewed to market; thence by CPI for the second and third years, review to market in the fourth year and review by CPI in the fifth year;
 - (e) the Lessee to pay outgoings, including oil; gas; water consumption; garbage and waste removal; electricity; telephone and any other charges separately metered or utilised on the site; grounds maintenance;
 - (f) the Lessor to pay Rates and Taxes; Building Insurances and be responsible for items of structural repair;
 - (g) the Lessee shall liaise closely with Council's staff to ensure all building works are to Council's satisfaction. The Lessee shall lodge a "Works as Executed" plan on completion of works;
2. The Common Seal of Council be affixed to all necessary documents.

44: ARTS AND CULTURAL DEVELOPMENT PLAN (GC030/007 PT04/CSV)

1. THAT COUNCIL CONTINUE to fund Music in the Park alternating the venue between McQuade Park and North Richmond Heritage Park each year.
2. Council fund a workshop for interested members of the community with the aim of developing an Arts and Cultural Plan appropriate for the Hawkesbury.

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QUESTIONS WITHOUT NOTICE:

1. Councillor Sheather tabled a letter in relation to a road closure on Crown Land at Sackville Reach, together with a petition with some 60 signatures and asked if the staff could deal with the matter appropriately.
2. Councillor Sheather sought advice regarding a drawing or plan of the proposed cycleway bridge at North Richmond and stated that the RTA has a plan. He asked if this could be presented to the Ordinary Meeting.

The Divisional Manager Engineering Operations undertook to follow up this matter.

3. Councillor Sheather sought an update about the Blacktown Road roundabout and the RTAs intentions in this regard.

The Divisional Manager Engineering Operations advised that he had not received a response from the RTA and had followed the matter up again last week.

4. Councillor Sheather asked if a site inspection could be carried out later this afternoon of the cross members of the Windsor Bridge at low tide.
5. Councillor Books referred to a previous request for a street light in Clergy Road, Wilberforce. He stated that there are no lights whatsoever in this section of road.

The Divisional Manager Engineering Operations undertook to follow up this matter.

6. Councillor Books asked if Council could, through the Local Member, seek permission from the National Parks & Wildlife to allow grazing in Pitt Town Lagoon. He asked if some immediate action could be taken.
7. Councillor Calvert asked if the Divisional Manager Corporate Services could advise of the situation with the Australian Pioneer Village and whether the lease has eventuated any further.

The Divisional Manager Corporate Services advised that the situation remains unchanged in that following the receipt of a brief submission on behalf of the applicants a number of their questions had been answered and further questions had been submitted to the applicants which had not been addressed. To date no response had been received. He undertook to follow up the matter.

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The meeting then adjourned for an inspection to take place.

The meeting terminated at 3.45 p.m.

Submitted to and confirmed at the meeting of the General Purpose Committee held on January 31, 1995.

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