

HAWKESBURY CITY COUNCIL GENERAL PURPOSE COMMITTEE

Where People Make the Difference!

BUSINESS PAPER MINUTES

DATE OF MEETING: 28 February 1995

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 28 February 1995, commencing at 9.30am.

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 W J Sledge.

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

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

RESOLVED on the motion of Councillor Sheather and seconded by Councillor Keegan that the Minutes of the General Purpose Committee Meeting held on the 31 January, 1995, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

120: RESIDENTIAL REZONING - PT LOT 6 DP39166 AND LOT 1 DP563924 PITT TOWN ROAD AND WOLSELEY STREET, MCGRATHS HILL - GRAHAM PRICE PTY LTD (LEP15/94/EVD)

Mr Glenn Falson, for the applicant, addressed the Committee.

COUNCIL SUPPORT A Draft Local Environmental Plan to rezone to Residential 2(a) that part of the property generally above RL 15.0m AHD to be subdivided into lots with an area not less than 1000m², with the land filled to a maximum of RL 16.0m AHD and dwellings elevated with a minimum floor level of RL 17.3m AHD.

121: TWO LOT SUBDIVISION LOT 6 DP17870 NO 28 GROSE WOLD ROAD, GROSE WOLD - APPLICANT: R G & C O PATTISON (SA14/95/EVD)

Mr G Pattison, applicant, addressed the Committee.

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A SITE INSPECTION be carried out.

122: DEMOLITION OF EXISTING COTTAGE AND CONSTRUCTION OF FIVE (5) VILLA UNITS - LOTS 18 & 23 SECTION 10 14 ARNDELL STREET, WINDSOR (DA317/94/EVD)

Mr Glenn Falson, for the applicant, addressed the Committee.

Miss O'Brien, objector, addressed the Committee.

A SITE INSPECTION be carried out.

123: PROPOSED BOUNDARY ADJUSTMENT AND LAND SWAP - LOT 1016 DP 241424 NO. 53 CASTLEREAGH ROAD AND LOT THE ADJOINING PUBLIC RESERVE BEING LOT 1070. APPLICANT: R W ROSE (P378.450/0/EVD)

A DRAFT LOCAL environmental plan be prepared to permit the proposed boundary adjustment.

124: SUBDIVISION TO CREATE SIX ALLOTMENTS - LOT 14 DP202803 NO. 260 TERRACE ROAD, FREEMANS REACH. APPLICANT: FALSON & ASSOCIATES (SA118/94/EVD)

Mr Glenn Falson, applicant, addressed the Committee.

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Councillor Rogers declared an interest in this matter.

SEPP NO. 1 support and approval be given under delegated authority provided the applicant can demonstrate by a geotechnical report that each lot has sufficient suitable land for the erection of a dwelling and the on-site disposal of effluent considering the building line, soil types, soil cover and slope.

125: ERECTION OF CLASS 10 (OUTBUILDINGS) ON FLOOD AFFECTED LAND (GT160/001/EVD)

1. THE HAWKESBURY ENVIRONMENTAL Plan 1989 Clause 25(2) be amended by adding the word "habitable" before the word "building".
2. A policy be adopted that requires all building work in flood affected areas to conform to the requirements of the "Flood Plain Manual" in respect to design and materials used for construction.

126: REMOVAL OF TREE - PROPOSED RESIDENTIAL FLAT BUILDING - LOT 19 DP4906 6 TOXANA STREET, RICHMOND - APPLICANT: R MILES OF FERNBRAN CONSTRUCTIONS PTY LIMITED (DA236/94/EVD)

Mr D Bradshaw, objector, addressed the Committee.

THE TREE BE trimmed as per Council's resolution of 8 November 1994.

127: DRAFT WASTE MANAGEMENT STRATEGY (GW010/023 PT02/EVD)

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1. AN APPROPRIATE pricing structure based on a cubic metre rate for all vehicles be fixed following submission of a further report on depot operating costs. Further, if necessary, an interim volume charge be fixed (other than car boots, utes and small trailers) if there are delays in determining the pricing structure.
2. The operation of South Windsor Waste Depot be altered to incorporate disposal at a material recovery area.
3. Only sorted materials be accepted at South Windsor Waste Depot when the materials recovery area has been established.
4. Discussions be held with local community groups regarding the establishment of a home mulching service.
5. A further report be submitted on the recycling service and waste minimisation via the waste collection service, following a three month review of the performance of the recycling contractor and that the contractor be advised accordingly.

128: SUBDIVISION TO CREATE TWO ALLOTMENTS - LOT 13 DP25309 7 PECKS ROAD, KURRAJONG HEIGHTS. APPLICANT: JOHN BOWDEN & CO (A CURRALL) (SA115/92/EVD)

Mr A Currall, applicant, addressed the Committee.

Ms J Bridson and Mr P Nolan, objectors, addressed the Committee.

THE APPLICATION BE refused for the following reasons:

1. The subdivision does not comply with the minimum allotment size outlined in Clause 12(1)(b) of Hawkesbury LEP 1989.
2. The proposal is not in the public interest as evidenced by objections to the subdivision.
3. Suitable residential development could not be provided on the proposed lots.

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4. Inadequate provision is made for vehicular access to proposed lot 100 and the expected resultant development.
5. Lack of suitable land for effluent disposal.

**129: PROPOSED REZONING FROM RESIDENTIAL 2(C) TO SPECIAL BUSINESS 3(B)
PT LOT 2 DP207634 12 MACQUARIE STREET, WINDSOR - APPLICANT: HAWKESBURY
VALLEY HOLDEN (LEP12/94/EVD)**

Mr R Vernon addressed the Committee.

Councillor Rogers declared an interest in this matter.

1. COUNCIL RESOLVE TO prepare a draft LEP to rezone Pt Lot 2 DP 207634, No 12 Macquarie Street, Windsor, from Residential 2(c) to Special Business 3(b).
2. The applicant be advised that it will need to demonstrate that there is adequate provision on site for the loading and unloading of car transporters.

**130: TREE PRESERVATION ORDER - BUSH FIRE HAZARDS AND AMENDMENTS TO
THE AREAS COVERED BY THE TREE PRESERVATION ORDER (GT070/006 PT2,
GE020/031 PT4/EVD)**

1. COUNCIL'S TREE PRESERVATION Order be amended to include the latest amendments to the Environmental Planning and Assessment Model Provisions, 1980, which came into effect on 16 December, 1994, in relation to bush fire hazards.
2. Council's Tree Preservation Order be amended so that land zoned Residential 2(a) with an area of 2000m² or less be excluded from the requirements of the Order, except for Residential 2(a) zoned land situated in the areas of Bowen Mountain, Kurrajong and Kurrajong Heights.

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3. That a "Significant Tree Register" be compiled as outlined in this report to protect trees not covered by the Tree Preservation Order.
4. That a Draft Development Control Plan be prepared to support the "Significant Tree Register" which would be placed on public exhibition for comment prior to adoption.
5. That Council employ the services of a horticultural consultant to assist in the identification of "Potential Koala Habitats" (as reported to the January GPC), "Remnant Vegetation", "Trees that Present a Significant Fire Hazard" and to assist in the compilation of the "Significant Tree Register".

131: PROPOSED REZONING OF KEMSLEY DOWNS AT NORTH RICHMOND FOR URBAN DEVELOPMENT (LAND BOUNDED BY GROSE VALE ROAD, BELLS ROAD, REDBANK CREEK AND PECKS ROAD) (SA97/86, SA94/88, P722.2509)

Messrs S Simmons, G Falson and A Currall, for the applicant, addressed the Committee.

THAT COUNCIL SUPPORT the potential of possible development of the Kemsley Downs property for residential purposes by preparing a draft LEP and further that Council support in principle the provision of reticulated water from Cranebrook to South Windsor as a means of servicing additional urban development on the Kemsley Downs property at North Richmond.

132: CARAVAN PARK AND BANK REGRADING - LOT 1 DP617232 AND LOT 201 DP632354 PITT TOWN BOTTOMS ROAD, PITT TOWN. MR WERNER (DA119/93/EVD)

Mr Glenn Falson, for the applicant, addressed the Committee.

Messrs J Ryan, R Hodgskin, J Fitzgibbon and J Ellison, Mrs Phyllis Phippard and Mr C Ellison, objectors, addressed the Committee.

The General Manager read a letter from the Department of Public Works which contained a section dealing with this application.

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- A. THE APPLICANT'S SEPP No 1 objection be refused for the following reasons
1. An extractive industry from the property is prohibited.
 2. The subject property is significantly flood affected and the proposal does not provide adequate evacuation procedures in times of flood.
 3. The adverse impact of caravan parks within floodways.
 4. Not in the public interest.
 5. Not consistent with the objectives of the 7(d1) Environment Protection (Scenic) Zone.
 6. Not consistent with the aims and objectives of the Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River.

133: ENVIRONMENT PROTECTION AUTHORITY - DRAFT STRATEGIC PLAN FOR THE HAWKESBURY NEPEAN CATCHMENT (GT225/018/PT01/EVD)

THAT THE ENVIRONMENT Protection Authority be advised:

1. Local Government should be consulted in the designation of recreational sites for which water quality objectives will be set;
2. Further consultation should take place following the drafting of strategies for air quality;
3. Future reviews of the draft are to include consultation with Local Government and the success or otherwise, of the strategies is to be assessed incorporating the principles of Total Catchment Management;
4. The contribution of Local Government in the areas of education and policy development is supported.

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134: WASTE OIL RECYCLING - PROGRESS REPORT (GW010/011 PT08/EVD)

THE INFORMATION BE received.

135: SUBDIVISIONS (SA19/95, SA136/94/EVD)

Mr P Laurence of Don Fox Planning addressed the Committee.

THAT THESE MATTERS be dealt with separately.

SA19/95 - TWO LOT SUBDIVISION - 264 EAST KURRAJONG ROAD, EAST KURRAJONG - LOT 2 DP246945 - APPLICANT: NIGHTINGALE AND GOLDSWORTHY

- A. That the applicant's SEPP 1 objection not be supported.
- B. That the application be refused for the following reasons :-
 - 1. Neither of the proposed allotments comply with and are significantly less than the 4 (four) hectare minimum lot size for land zoned Rural 1(c1) as prescribed in Clause 11 of Hawkesbury LEP 1989.
 - 2. Lot 2 has an insufficient area to support on-site disposal and is therefore unsatisfactory in terms of Clause 18(1) of Hawkesbury LEP 1989.
 - 3. The proposed Lot 2 has an unsatisfactory shape.
 - 4. Support for the proposal would create an undesirable precedent.

SA 136/94 - TWO LOT SUBDIVISION - LOT 19 SECTION 3 25 WELLS STREET, PITT TOWN - APPLICANT: FALSON AND ASSOCIATES

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Councillor Rogers declared an interest in this matter.

THE INFORMATION BE received.

136: SEPP NO. 1 SUBDIVISION - REFERRAL OF APPLICATIONS TO COUNCIL AND DETERMINATIONS UNDER DELEGATED AUTHORITY (GT190/001PT02/EVD)

THE INFORMATION CONCERNING the processing of SEPP No. 1 subdivisions be received.

137: THREE LOT SUBDIVISION 10 TALLOW WOOD CLOSE, WILBERFORCE, - LOT 10 DP 247168 - APPLICANT: FALSON AND ASSOCIATES (SA0015/95/EVD)

Councillor Rogers declared an interest in this matter.

Mr G Hardaker, owner and Mr G Falson, applicant, addressed the Committee.

A SITE INSPECTION be carried out.

The Committee inspected the site at 5.45 pm. Councillors present at the inspection were Councillors H J M Books, C A Paine, B N Keegan, P J Minturn, L C Sheather and W J Sledge.

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

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SECTION 2 - INFRASTRUCTURE

43: PROPOSED AUSTRALIAN ROAD RULES (GT230/005 PT02, GM001/024 PT01/ENG)

THE COMMENTS OUTLINED regarding the "No Standing/No Stopping" regulation, the maximum gross vehicle mass of a vehicle allowed to park in a built up area, the use of paint on kerbs to indicate parking restrictions, and the ability of bicycles to be ridden in a bus lane being the rule rather than the exception be forwarded to the Project Manager, Australian Road Rules.

44: "BATTLE OF THE BANDS" - YOUTH WEEK 1995 (PK202/ENG)

THE YOUTH WEEK 1995 proposal for "Battle of the Bands" in Richmond Park be approved.

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SECTION 3 - ORGANISATION AND RESOURCES

57: PROPOSED ALCOHOL FREE ZONE - MCGRATHS HILL (GP070/001 PT04/CSV)

1. COUNCIL ADVERTISE AND invite public comment on the proposal to create an Alcohol Free Zone on the block bounded by Redhouse Crescent, Phillip Place, Books Crescent and the McGraths Hill Community Centre.

58: 1A GREENWAY CRESCENT, WINDSOR (P740/15 PT02/CSV)

NOTICE BE GIVEN to Mr Ghantous to terminate the existing Occupancy Agreement.

59: PROVISION OF ALL-WEATHER MULTI-PURPOSE BUILDING - AUSTRALIAN PIONEER VILLAGE (P2355/0585 PT01/CSV)

1. THE INFORMATION be received.
2. Consideration be given to the provision of a multi-purpose all-weather building at the Australian Pioneer Village in conjunction with the preparation of the 1995/1996 Estimates.

60: TOURISM HAWKESBURY (GT050/005 PT4/CSV)

Mr G Riley, Chairman and Group Captain P Rasmussen, Board Member, Tourism Hawkesbury Inc., addressed the Committee.

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THE INFORMATION BE received.

61: WINDSOR FUNCTION CENTRE (GC283/45 PT09/CSV)

THE INFORMATION IN this report be received and noted.

62: MONTHLY FINANCIAL STATEMENTS - FEBRUARY 1995 (GF001/004 PT4/FNC)

THAT THE INFORMATION be received.

63: BUSHFIRE BRIGADE - RELOCATION OF HEADQUARTERS BRIGADE (GF010/043 Pt02/GMA)

Mr D Ryan, Headquarters Brigade Captain, addressed the Committee.

A development application be prepared for the Thorley Road - George Street site providing for the maximum distance between existing residences and the proposed Bush Fire Brigade Station.

A plan of management for all that land (indicated as Proposed Recreation Area, Passive) between Colonial Drive and Thorley Road be prepared incorporating the development proposal.

Such application to address all the issues raised by the residents to date.

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QUESTIONS WITHOUT NOTICE:

1. Councillor Rogers referred to the number of times to-day that he had to declare an interest on various items and the confusion in identifying in advance as to who is the owner, and who is the applicant when dealing with matters dealing with Mr Falson and asked if this could be more clearly indicated in all future reports.
2. Councillor Rogers referred to his previous request for a copy of a lease of property at Yarramundi. He advised that he had a meeting with a concerned citizen this Friday and asked if the lease could be made available by Friday so that he can discuss it with him.
3. Councillor Rogers asked if Council had notice as to whether the Local Government & Shires Associations will be having public seminars prior to the September Elections for citizens interested in learning about serving in public life.

The General Manager stated that there is some indication that they will have, but they will not be held locally. It may be that the Council, if it so wishes, will have to arrange its own independent ones locally as it did last time.

Councillor Rogers asked if this could be followed up.

4. Councillor Minturn asked why was Council not doing RTA inspections any more at the Depot.

The Divisional Manager Engineering Operations advised that the inspection scheme changed and staff had to get accredited to undertake the new scheme.

5. Councillor Sheather referred to Macquarie Road, Wilberforce and the section in the low area where it is proposed to be stabilised and asked when will the program be carried out.

The General Manager advised that the work has been carried out.

6. Councillor Sheather referred to roadworks carried out at the other end of Wilberforce and stated that the "Give Way" signs have not been remarked and asked if this could be done.
7. Councillor Sheather referred to the condition of the approaches to the majority of the bridges throughout the Hawkesbury, one in particular being in Crooked Lane or at the

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end of Slopes Road which is extremely bad. He stated that the roads either dip or are raised. He asked if all of these approaches could be looked at.

8. Councillor Sheather referred to Sackville Ferry, and the nine car ferry. He stated that the ferry there now is dangerous. The cars parked in the middle row cannot open their doors. If there is one truck on the ferry, at a maximum it will only take two cars. It is a major problem. Every week since the ferry has been there, there have been hours of that particular week when the ferry has been off. He asked if this could be addressed.

The Divisional Manager Engineering Operations advised that to the best of his knowledge it is a twelve car ferry. There was a proposal to exchange that ferry with the Mortlake Ferry, and the decision was made by the RTA not to proceed with the exchange.

9. Councillor Sledge asked if Council has received an application for a resited dwelling on the Anglican Church land next to the Freemans Reach tennis courts, and if so, when will it be coming before Council.

The Divisional Manager Environment & Development undertook to ascertain whether an application had been received.

10. Councillor Parsons sought advice as to the reason why Mr Hardaker's application was brought up as a late item.

The General Manager advised that he thought it was as a result of Mr Hardaker's representations. Also there were some representations by Councillors to have it brought forward and as there are a number of other similar SEPP1s, it seemed appropriate that they be dealt with together.

The Mayor advised that Mr Hardaker was also given the option to have it brought before the next General Purpose Committee as an alternative and he chose this General Purpose Committee meeting.

11. Councillor Parsons asked if there has been any applications approved for a market garden and tree felling on Terrace Road, North Richmond.

The Divisional Manager Environment & Development advised that this was approved at the last meeting.

Councillor Parsons asked if the quality of the work could be checked.

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12. Councillor Keegan sought advice on the results of the solutions put on the roads to reduce the dust problem. He also sought advice as to the cost.

The Divisional Manager Engineering Operations advised that two dust suppressants were used on the dirt roads. He undertook to advise Councillor Keegan on the name of the first one, the second one being a salt based solution which appeared to work well. He undertook to report on the costs of both experiments.

The Mayor vacated the Chair and left the meeting.

The Deputy Mayor then took the Chair.

13. Councillor Books referred to his previous request regarding weed growth in Pitt Town Lagoon. He has been advised that the weed growth is now 3 (three) metres high. He asked if the River Trust has any authority.

The General Manager advised that he is unaware whether the River Trust has any authority, however, someone did write letters to Mr Rozzoli and the National Parks & Wildlife Service concerning Councillor Books' motion regarding the use of that area and he has not seen any response.

14. Councillor Books stated that he had been advised by some of the farmers that Bardenarang Creek has a lot of water hyacinth in it. He asked if this could be referred to the Government to do something about it in the future.

Councillor Sheather advised that he brought this matter up at the Regional Co-Ordinating Committee of the Trust and the EPA is looking into it. There should be a report back to the Trust within a month. He undertook to take the matter up with the Trust to report back to Council.

15. Councillor Paine stated that a blind gentleman who travels on the train from Riverstone to Windsor each day had asked some eighteen months to have some noise monitor device put on the lights. It was approved at the Traffic Committee meeting. She asked if it could be ascertained as to when these noise devices will be installed.

16. Councillor Rogers referred to correspondence received from Master Plan Consultants dated 23rd February, 1995 dealing with an objection to the proposed Mushroom Composting at Tinda Creek. In addition to this document, representations from a constituent were made that it may be that Council's legal advice in relation to an issue dealing with the questions of quantity of material was obtained on the August provisions of the EPA Act whereas there were some amendments in September which show a different light on the issue of concerns dealing with quantities of materials.

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He asked if this could be followed up with some urgency.

The Divisional Manager Environment & Development advised that he had forwarded the letter from Master Plan along with another lengthy letter received from the Currawong Foundation which also raises some legal points, to Council's Solicitors. All the points will be gone through before the matter is determined and they will be reported on.

Councillor Rogers suggested that it may be appropriate, because of the confidentiality of the matter, that it might be further reported to the next Legal Consultative Committee meeting as well.

17. Councillor Paine asked what is happening about the Workshop that was proposed to be held on the Sunday.

The General Manager advised that he had taken the matter up with the Mayor to-day, who indicated that the response to the Sunday was not particularly good. He was looking to have the Workshop on an evening. The General Manager outlined the many issues that need to be addressed.

The Deputy Mayor undertook to convey to the Mayor that the consensus of opinion was that a similar situation would be preferred as was held last year and they definitely did not want a weekend situation.

QUESTIONS FROM THE GALLERY

1. Mr Neville Diamond referred to the proposed mushroom Composting at Tinda Creek and stated that the water content in mushroom composting is 1 tonne for 1 tonne of compost. If the water content is cut by 87%, there is no pump on the creek, the only place they can get water is from the bore, the bore is legally licensed at 10 megalitres which is 10,000 tonnes of water. They need 100,000 tonnes of water. Does that mean therefore that they will only be doing 156 tonnes of compost per week.

The Divisional Manager Environment & Development stated that he agreed with that proposition that they will be making less compost.

The meeting then adjourned for inspections, the time being 5.25 pm.

The meeting terminated at 6.00pm.

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Submitted to and confirmed at the meeting of the General Purpose Committee held on 28 March, 1995.

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Mayor

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