

**HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE**

Where People Make the Difference!

**BUSINESS PAPER
MINUTES**

DATE OF MEETING: 27 June 1995

LOCATION: Council Chambers

TIME: 9:07am

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GENERAL PURPOSE COMMITTEE

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Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 27 June 1995, commencing at 9.07am.

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

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

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

Councillor Paine arrived at the meeting at 9.10 am and Councillor Calvert at 9.12am.

Councillor Keegan left the meeting at 12.10pm and returned at 3.15pm.

Councillor Stubbs and Councillor Rogers left the meeting at 5.00pm.

RESOLVED on the motion of Councillor Keegan and seconded by Councillor Sheather that the Minutes of the General Purpose Committee Meeting held on the 30 May 1995, be confirmed, subject to the attendance being amended by the deletion of the names of Councillors P E Rogers and H Williams.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

189: GOLF PRACTICE COMPLEX - PART PORTION 51 DP752032 CORNER OLD KURRAJONG ROAD AND TRIANGLE LANE, RICHMOND - J FIELDING (DA85/95/EVD)

Mr J Fielding, applicant, addressed the Committee.

THIS APPLICATION BE approved, subject to the following conditions:-

1. No buildings are approved as part of this development consent. A fresh development application will need to be lodged with this Council for any future proposed dwellings.
2. Erection of suitably high and long safety fences at either end of the driving tee to ensure no balls can leave the property onto Old Kurrajong Road or onto the adjacent property, Lot 510 DP718600 Triangle Lane. Artificial lake to be altered to comply with this Condition.

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3. No development to take place within 20 (twenty) metres of the existing wetland at the western corner of the site and the wetland is to be protected during the construction and land stabilising phases to ensure no silt laden runoff water enters the wetland.
4. All vehicular and pedestrian access is to be from Old Kurrajong Road.
5. Construction of a sealed rural type access and footpath crossing connecting to the sealed carriageway of Old Kurrajong Road to suit the access to the site with a minimum width of 6m. The driveway within the property to be widened to 6m (six).
6. Submission of a building application, plans and specifications complying with the Building Code of Australia.
7. No advertising structures to be erected, displayed or affixed on any building or land without prior approval. Any unauthorised advertising structure will be removed at the expense of the advertiser.
8. No excavation or site works shall be commenced prior to the issue of the building permit.
9. Parking shall be provided for 30 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. Note that each parking space shall be 2.6m (two point six) x 5.5m (five point five) and the width of the aisle shall be increased to 6.7m (six point seven).
10. A physical barrier being provided between public spaces, vehicular accessways, parking areas and the surrounding landscaped area.
11. 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 use of the site and shall be maintained for the life of the development.
12. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
13. 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.

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14. Operating hours shall be limited to 8.30am to sunset 7 (seven) days per week. Any alteration of these hours will require the approval of the Divisional Manager Environment and Development.
15. Erosion and sedimentation control devices shall be installed and maintained during construction. Details shall be submitted and approved prior to any works commencing.
16. No excavated material, including soil, shall be removed from the site.
17. The topsoil shall be stripped and stockpiled and used to cover the landfill.
18. The filled areas, including batters, shall be grassed to the satisfaction of the Divisional Manager Environment and Development immediately after filling takes place.
19. Artificial lake to have a maximum surface area of water of 0.4 (four) ha.
20. Should the development be operational before the change is made to the LEP, adequate toilet facilities be provided.

190: EXTENSION OF EXISTING POULTRY FARM - LOT 10 DP227532 NO. 98 WHITMORE ROAD, MARAYLYA - M R & C M KUITERT (DA309/94/EVD)

Mr John Evans, Mrs Kay Camwell, objectors, addressed the Committee.

Mr M R Kuitert, applicant, addressed the Committee.

The General Manager gave a precis of letters tabled at the meeting from G J G & S A Chapman, 2 Greenfield Place, Maraylya; F W & M H Sonnberg, 113 Whitmore Road, Maraylya; and M & A Beach, 112 Whitmore Road, Maraylya.

That there be a site inspection.

The Committee inspected the site at 3.30pm. Councillors present were Councillor R P Stubbs, Mayor and Councillors H J M Books, R G Calvert, B N Keegan, C A Paine, M G Parsons, P E Rogers, L C Sheather and W J Sledge.

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- A. COUNCIL CONSIDER the application as an addition to the existing poultry farm pursuant to Part 2 of Schedule 3 of the Environmental Planning and Assessment Regulation 1994.
- B. The application be approved, subject to the following conditions:-
1. The proposed earth mound 2 (two) metres high be extended across the front of the proposed buildings, adjacent to the access driveway and this mound and the one along the eastern boundary be suitably landscaped to screen the proposed sheds from Whitmore Road and the adjacent property.
 2. All surface runoff from the existing farm and the proposed extensions to be directed to the existing or proposed dam.
 3. Lot 4 DP524290 (the existing poultry farm) and Lot 10 DP227532 (the proposed extensions) to be consolidated into one lot prior to the new sheds being occupied.
 4. Activities on Lot 4 and Lot 10 to be conducted in accordance with the NSW Agriculture publication "New South Wales Poultry Farming Guidelines".
 5. The natural flow of water across the site in the vicinity of the rear of the proposed sheds to be retained within the depression relocated as necessary to avoid the shed.
 6. The new access roads to be constructed with a compacted gravel pavement.
 7. All existing vegetation between the proposed front mound, referred to in Condition 1 above, and Whitmore Road is to be retained and incorporated in an overall landscaping plan for the site.
 8. Dead birds to be removed from the site daily.
 9. Poultry manure and litter within the poultry sheds to be maintained at a moisture level to ensure no odour nuisance is produced.
 10. Poultry manure and litter, when removed from the sheds, is to be immediately transported off site and no poultry manure or litter is to be stored on the existing poultry farm (Lot 4) or the farm extension (Lot 10).
 11. Noise from the activities on the site to be controlled at all times to ensure no adverse impact occurs to residents on adjoining lots or in the vicinity.

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12. No excavation or site works shall be commenced prior to the issue of the building permit.
13. Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
14. Submission of a schedule of proposed external finishes including sample materials for consideration and approval in conjunction with the submission of a building application.
15. 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.
16. 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.
17. The spillage of light, if any, shall be controlled to the satisfaction of the Divisional Manager Environment & Development.
18. Erosion and sedimentation control devices shall be installed and maintained during construction. Details shall be submitted and approved prior to any works commencing.
19. All necessary works being carried out to ensure that flow from adjoining properties is not impeded.
20. No excavated material, including soil, shall be removed from the site.
21. The batters shall be grassed to the satisfaction of the Divisional Manager Environment and Development immediately after filling takes place.
22. All fill to be adequately compacted by track rolling or similar.
23. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the building application.
24. Council reserves the right to impose extra conditions at a later date.

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**191: ESTABLISH AND OPERATE A CHILD CARE CENTRE - LOT 8 SECTION 4 NO. 348
MACQUARIE STREET, WINDSOR - C & K ATKINSON (DA89/95/EVD)**

Ms Karen Atkinson, applicant, addressed the Committee.

Mr Stephen Jeffrey, objector, addressed the Committee.

That there be a site inspection.

The Committee inspected the site at 4.30pm. Councillors present were Councillor R P Stubbs, Mayor and Councillors H J M Books, R G Calvert, B N Keegan, C A Paine, M G Parsons, P E Rogers, L C Sheather and W J Sledge.

Mr Stephen Jeffrey addressed the Committee on site.

APPROVAL, SUBJECT TO the following conditions:-

1. The development shall be carried out in accordance with Plan No. PD175, dated 20 April 1995.
2. Submission of a building application, plans and specifications complying with the Building Code of Australia.
3. Compliance with any requirements of the Department of Family and Community Services.
4. Payment of a sewer headworks contribution to Council of \$7,457 (seven thousand four hundred and fifty seven). 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.
5. The construction of concrete kerb and gutter, including layback vehicular crossings, concrete path paving 1.2m (one point two) wide adjoining the kerb and gutter with the remaining footway area being formed in earth and all necessary drainage, together with the full construction of the adjacent road shoulder over the frontage of the site together with any works necessary to make this construction effective. The construction shall provide a layby for 2 (two) cars recessed 2.5m (two point five) behind the kerb line. Road widening shall be dedicated free of cost to Council to maintain a minimum footway width of 3.5m (three point five).
6. Construction of Council's standard residential footway and layback vehicular crossing to suit the access to the site with a minimum width of 3m (three).

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7. Construction of road and drainage 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 Roads & Traffic Authority.
8. The payment of all fees, contributions or securities required by the Roads & Traffic Authority in relation to the roadworks.
9. No access to the site shall be obtained from the rear lane.
10. All staff parking shall be provided on site with a sealed surface.
11. Boundary fencing shall be provided to a height of 2.0 (two point zero) and be of colorbond construction where not already provided to this standard.
12. No advertising structures to be erected, displayed or affixed on any building or land without prior approval. Any unauthorised advertising structure will be removed at the expense of the advertiser.
13. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
14. A waste management plan shall be submitted for consideration with the building application. Such plan shall address any builder's waste and waste generated during day to day operations and shall include types and quantities, recycling, reuse, storage and disposal.
15. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act 1989 and Regulations thereunder and Council's Food Premises Code.
16. 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. Proposed landscaping shall include dense planting around the property boundary.
17. 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.
18. Any clothes drying area shall be effectively screened from public roads and reserves. Details to be submitted with the building application.

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19. Operating hours shall be limited to 7.30am to 5.30pm Mondays to Fridays only. Any alteration of these hours will require the approval of the Divisional Manager Environment and Development.
20. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to commencement of the activity.
21. Mature landscaping be provided along boundaries to maintain privacy for adjoining owners, such landscaping to be provided to the satisfaction of the Divisional Manager Environment & Development.
22. A fence be provided at the applicant's expense.

192: BUSH FIRE BRIGADE STATION - LOT 453 DP749371 CNR GEORGE & THORLEY STREETS, BLIGH PARK - FALSON & ASSOCIATES (DA90/95/EVD)

Mr Dave Ryan, President of the Headquarters Bush Fire Brigade, addressed the Committee.

Mr Colin Matthews, Mrs Chris Eastcott, objectors, addressed the Committee.

Councillor Rogers declared an interest in this matter as his firm has engaged Glenn Falson & Associates to make an application to Council.

A. APPROVAL, SUBJECT TO the following conditions:-

1. The development shall be carried out in accordance with Plan No. 731-132, dated 29 March 1995.
2. Submission of a building application, plans and specifications complying with the Building Code of Australia.
3. All vehicle and equipment washing shall take place over an area draining to an approved washing area. Details to be submitted with the building application.
4. 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.

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5. As far as practicable all trees and shrubs on the site are to be preserved and integrated with the plan of landscaping. No trees over 4m in height shall be removed without the approval of the Divisional Manager Environment and Development. Such approval to be sought subsequent to the pegging of building works.
6. 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.
7. Submission of a schedule of proposed external finishes including sample materials for consideration and approval in conjunction with the submission of a building application.
8. The spillage of light, if any, shall be controlled to the satisfaction of the Divisional Manager Environment & Development.
9. 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.
10. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a width of 6 (six) - 8m (eight)
11. Construction of road and drainage 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 Environment and Development.
12. 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 (design to be undertaken by Council).
13. A design checking and inspection fee of \$250 (two hundred and fifty) must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 30 June 1995 (fee to be paid by Council).
14. Sirens are not to be used before entering George Street.

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- B. There be a report to Council on the preparation of a draft LEP to rezone from 2(a) to Reserve what is known as the nature strip in front of Bligh Park.

193: SUBDIVISION APPLICATION TO CREATE 31 RURAL RESIDENTIAL LOTS ON LITTLE ISLAND PLUS A NEIGHBOURHOOD (RESIDUAL LOT) COMPRISING THE ADJOINING CREEK SYSTEM - LOTS 181 AND 182 DP 701978, HERMITAGE ROAD, KURRAJONG (SA0065/94/EVD)

Mr Don Fox, the applicant, addressed the Committee.

Mrs Barbara Jagoe, on behalf of the Islands Neighbourhood Group, addressed the Committee as an objector.

1. THAT COUNCIL support the principle of a 32 (thirty two) lot community title subdivision (30 [thirty] lots with building entitlement) generally as proposed, with the final lot boundaries and conditions to be determined by the Divisional Manager Environment and Development under delegated authority in consultation with the Hawkesbury Nepean Catchment Management Trust with particular attention to effluent disposal, water supply, erosion control, runoff and proximity of development to the creek.
2. That the final application and conditional approval be referred to the Director Urban Affairs and Planning for concurrence under State Environmental Planning Policy No. 1.
3. Council resolve to prepare a draft local environmental plan to:-
 - . prevent any subdivision of Middle Island and Big Island
 - . prevent vegetation clearing on Big Island
 - . prevent vegetation clearing on the "escarpment", being that area above the existing cleared areas of Little Island and Middle Island
 - . limit development on Big Island to a single dwelling with consent and recreational use not involving the felling of trees and/or removal of vegetation.
4. That Council chair a Consultative Committee of the applicant and community members in relation to the progress of this matter and the Committee operate for 12 (twelve) months with quarterly reports to Council.

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194: DRAFT DEVELOPMENT CONTROL PLAN - POLICY ON SIGNS AND ADVERTISING STRUCTURES (DCP2/94/EVD)

Mr Dennis Bradshaw, objector, addressed the Committee.

COUNCIL REVIEW THIS draft in consideration of the discussion around this table before putting it on public exhibition.

Councillor Stubbs left the meeting at this stage. Councillor Keegan then took the Chair.

195: REZONE LAND FROM RESIDENTIAL 2(C) TO BUSINESS GENERAL 3(A) - NO. 34 - 36 MACQUARIE STREET, WINDSOR. APPLICANT: A J DEAN & ASSOCIATES (LEP5/95/EVD)

Councillor Calvert declared an interest in this matter as he had assisted the applicant in putting forward his development application.

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

196: AMENDMENTS TO INDUSTRIAL DCP BASED ON URBAN CONSOLIDATION AND "GREENSTREET" PHILOSOPHIES (DCP001/93 PT01/EVD)

THE SUGGESTIONS CONTAINED in this report be incorporated into an amendment of the current Development Control Plan for Industrial Development which will be presented to Council for adoption when complete.

197: "OUR CITY - OUR FUTURE" - RURAL LANDS - REPORT ON PUBLIC EXHIBITION (GT225/013/EVD)

Mr John Atkinson, Mr Graham Mitchell, Mr I Buzas, Mr Glenn Falson, and Mr Brian McKinlay, addressed the Committee.

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BY THE AUGUST ORDINARY Meeting Council have a detailed report together with recommendations consistent with our City Our Future and that Council apply the appropriate resources to ensure that the report is available.

198: DEVELOPMENT APPLICATION FOR A TOURIST/EQUESTRIAN COMPLEX ON MIDDLE ISLAND AND PASSIVE RECREATION ON BIG ISLAND. APPLICANT: DON FOX PLANNING PTY LTD. (DA065/95/EVD)

THAT THE INFORMATION concerning DA 65/95 for a deferred commencement approval for equestrian and tourist facilities be received.

199: POLICY RELATING TO THE INSTALLATION OF SATELLITE DISHES, CABLE AND MICROWAVE DELIVERY SYSTEMS (GT090/001/EVD)

THE INFORMATION BE received.

200: GRAHAM PRICE PTY LTD - MUSHROOM COMPOSTING AT MCGRATHS HILL - COURT ORDER (P1641/700Pt09EVD)

Mr Colin Wilson, Mr Kevin Symonds, objectors, addressed the Committee.

The information be received.

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SECTION 2 - INFRASTRUCTURE

57: PIPELINES ACROSS PUBLIC RESERVES (P203/130 PT01, P203/165 PT02, 203/R PT02, P2312/130 PT2, 2312/R PT04, 2003/R PT2, P2003/775 PT1/ENG)

THE APPLICATIONS LISTED be granted approval to cross the public reserves as listed, for irrigation purposes.

58: CATTLE GRID IN ROAD RESERVE (P2307/300 PT1, 2307/R PT2/ENG)

THE APPLICATION BY Mr L J Sharpe for a cattle grid within the road reserve at No. 1126 Webbs Creek Road, Webbs Creek be approved.

59: WISEMANS FERRY & DISTRICT CHAMBER OF COMMERCE - ST. ALBANS ROAD (1929/R PT02/ENG)

THAT COUNCIL SUPPORT the Wisemans Ferry & District Chamber of Commerce in their endeavours to have the remainder of St. Albans Road between Webbs Creek Ferry and St. Albans sealed and applications be forwarded to the Roads & Traffic Authority and Tourism New South Wales requesting special funding be provided for this project.

60: MANAGEMENT COMMITTEE; MCGRATHS HILL EFFLUENT IRRIGATION AND PROPERTY REDEVELOPMENT (GS041/005 PT01; GS045/001 PT02/ENG)

1. THAT A STEERING committee be formed comprising a Councillor (Chairman) and include the Divisional Manager Engineering, Branch Manager Parks, Waste Water Manager, a representative from the Trust, Greening Australia, U.W.S with interested parties and people with particular expertise being invited to attend as appropriate
2. That grants be sought to carry out works on the project.
3. Councillor Calvert be appointed Chairman of the Steering Committee.

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**61: PRIORITISING COMMITTEE FOR CAPITAL ASSISTANCE APPLICATIONS
(GG021/172 PT03/ENG)**

THAT A COMMITTEE be formed to prioritise applications for assistance to the Department of Sport, Recreation and Racing for Council's consideration and the committee composition be:

1. Council's Representative on the Sports Council
2. One other Councillor
3. Sports Council Development Officer
4. Branch Manager Parks
5. Community Development Officer for Youth and Recreation

With Councillor Paine being appointed the other Councillor on the Committee.

**62: TRADE WASTE DISCHARGE - BLACKMAN CRESCENT AND FAIREY ROAD,
SOUTH WINDSOR - WORTH OIL RECYCLING P/L (GL077/001 PT2/ENG)**

THE INFORMATION BE received.

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SECTION 3 - ORGANISATION AND RESOURCES

78: ALFRESCO DINING - WINDSOR MALL (GC283/43 PT3/CSV)

THE PROPOSAL FROM Morros on the Mall to lease part of the public road within George Street, Windsor be accepted, subject to the following principle terms and conditions:-

1. The area to be leased will be a maximum 60m² (sixty) and approximately 12 (twelve) tables providing seating for up to a maximum of 50 (fifty) patrons can be placed in the area.
2. The term of the Agreement being 1 (one) year with a further 12 (twelve) months option.
3. A rental of \$25 (twenty five) per week being paid by the lessee with a rental review at 12 (twelve) months.
4. The lessee being responsible for the cleanliness and clearing of any litter within the leased area.
5. Pedestrian access not being impeded.
6. No exposed hot food counters, boilers or urns to be placed on public areas.
7. The lessees have in place Public Liability Cover by way of a Certificate of Currency indemnifying themselves and Council in respect of occupancy of the land to a minimum value of \$5m (five million).
8. The necessary documentation be completed under Seal of Council.

79: MONTHLY FINANCIAL STATEMENTS - MAY 1995 (GF011/004 PT04/FNC)

THE INFORMATION BE received.

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QUESTIONS WITHOUT NOTICE:

1. Councillor Sheather referred to the lights in Boundary Reserve.

The Divisional Manager Financial Management advised that the lighting situation is being investigated by the Building Services Manager and undertook to find out the current position.

2. Councillor Sheather referred to the road and potholes in Macquarie Street, Windsor.

3. Councillor Sheather referred to the Gary White sign on the Fitzgerald Building.

4. Councillor Paine referred to a letter from the Glossodia P & C Association regarding some problems with children walking to school on Chestnut Drive, and asked what is happening in this regard.

The General Manager undertook to ascertain to whom the letter had been directed to for attention.

5. Councillor Paine asked what is happening with the roundabout in George Street, South Windsor.

The Divisional Manager Engineering Operations advised that the RTA has advised that funds are available for the design in this financial year for the construction in the next financial year. He had asked the Authority to have a look at the plans before implementation of the construction and he was advised that it would be about another month before they would be ready. It would be a 2 stage implementation. Stage I being the left hand turn from George Street into Blacktown Road and Stage 2 making the roundabout two lanes for the bypass to Richmond.

6. Councillor Calvert referred to representations he had received regarding rabbit infestation of Council land on Kurmond Road.

The General Manager advised that if it is Council's land Council has the same responsibilities under the Pastures Protection Act and sought advice as to the location of the land.

7. Councillor Books referred again to the water problem in McQuade Park and getting water up from the river. He asked if there has been any progress in this regard.

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The Divisional Manager Engineering Operations advised that he had taken this matter up with the Branch Manager Parks who is preparing a report on this matter.

The meeting terminated at 5.32pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on July 25, 1995.

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Mayor

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