

**HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE**

Where People Make the Difference!

**BUSINESS PAPER
MINUTES**

DATE OF MEETING: 30 May 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 30 May 1995, commencing at 9.35am.

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

Apologies for absence were received from Councillors W J Mackay, M G Parsons, P E Rogers and H Williams.

Councillor R G Calvert arrived at the meeting at 10.30am.

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

RESOLVED on the motion of Councillor Keegan and seconded by Councillor Books that the Minutes of the General Purpose Committee Meeting held on the 2 May 1995, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

167: OPERATION OF A HORSE DRAWN OMNIBUS THROUGH THE STREETS OF WINDSOR INCLUDING OPERATIONS IN THE EVENING AS A RESTAURANT (DA0001/95/EVD)

Mr Chris Wells, applicant, addressed the Committee.

Mrs Raelene Wiltshire, President, Windsor Chamber of Commerce, objector, addressed the Committee.

THE APPLICATION be approved in respect of Routes 1, 2 and 3, other routes being approved under delegated authority, the approval being subject to the following conditions :-

1. The Omnibus is to be rubber-tyred to prevent damage to road pavements.
2. Where bus stops are used, arrangements are to be made with the relevant bus companies to provide bus access to the bus stops, when required.

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3. The operator is to be appropriately insured in the event of any injury to patrons.

168: CATTLE FEEDLOT - LOT 5 DP238298 169 COMMERCIAL ROAD, VINEYARD (DA0221/94/EVD)

Key Issues:

- , Environmental Impact
- , Odours and dust
- , Water pollution
- , Amenity
- , Noise

Action:

Refusal

Mr Dudley Becroft, applicant, addressed the Committee.

A. THE APPLICATION be approved subject to the following conditions:

1. Cattle kept on the site as part of the cattle feedlot to be restricted to weaners only (6 - 9 months old) and to be a maximum of 50 head.
2. Holding/feeding area to be made into a hardstand of compressed earth or concrete isolated by drains from the surface water above it, to the requirements of the NSW Agriculture. *This condition must be complied with by 13 June 1996.*
3. The hardstanding area to be drained separately into a second dam, to be located above the main dam, to the requirements of the NSW Agriculture. *This condition must be complied with by 13 June 1996.*
4. The hardstanding area to be cleared regularly and the solid waste removed for disposal onto the kikuyu pasture or off site.

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5. The liquid effluent from the hardstanding area to be collected in the proposed dam and used for the irrigation of the kikuyu pasture. *This condition must be complied with by 13 June 1996.*
 6. Provision of a detailed management plan to the requirements of the NSW Agriculture with the management plan addressing the matters set out in the National Guidelines for Beef Cattle Feedlots in Australia. *This condition must be complied with by 13 June 1996.*
 7. Compliance with the requirements of the Department of Conservation of Land Management - Soil Conservation Service in regard to soil erosion and sedimentation controls. *This condition must be complied with by 13 June 1996.*
 8. Compliance with the requirements of the Environment Protection Authority in regard to water, air and noise pollution controls.
 9. Submission of a building application, plans and specifications complying with the Building Code of Australia for any alteration and additions to the existing buildings and yards. *This condition must be complied with by 13 June 1996.*
 10. 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.
 11. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
 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. This development consent will lapse on 13 June 1999 which means that the development is to cease on or before 13 June 1999 at which time a new application will need to be submitted for a continuation of the use.
- B. Any future application or documentation in relation to this application to be dealt with as an animal establishment.

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169: ERECTION OF 3 X 3 BEDROOM VILLA HOMES - LOT 2 DP837419 NO. 3A YVONNE PLACE, NORTH RICHMOND - D TURNER (DA18/95/EVD)

THE APPLICATION BE refused for the following reasons:-

1. The proposal does not conform to the provisions of the Council's Development Control Plan - Medium Density Housing in respect of access, privacy, design, overshadowing, private open space and solar access.
2. The proposed density of the development is generally out of character with development on adjoining lands.
3. The proposed development could adversely affect the amenity of the neighbourhood.
4. The proposed 3 x 3 bedroom villa homes is considered to be an overdevelopment of the site and approval would not be in the public's interest.
5. Potential flooding from the drainage easement.

170: ERECTION OF 5 X 3 BEDROOM SINGLE STOREY VILLA HOMES - LOT 48 DP801673 21 ELDON STREET, PITT TOWN (DA0073/95/EVD)

Mr Glenn Falson for the applicant, addressed the Committee.

Mr Ron Van Driest, an objector, addressed the Committee.

A site inspection be carried out.

The Committee inspected the site at 4.15 pm. Councillors present at the inspection were Councillor R P Stubbs, Mayor and Councillors H J M Books, B N Keegan, P J Minturn, C A Paine, L C Sheather and W J Sledge.

FOUR (4) UNITS BE approved subject to appropriate conditions including landscaping and fencing, with adjoining owners to be notified of the amended building application plans and being provided with the opportunity to make comment.

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171: PROPOSED WEDDING RECEPTION/FUNCTION CENTRE, TEA ROOMS AND CRAFT EXHIBITION - LOT 1 DP211614 AND LOT 1 DP540273 NO 11 PAGET STREET, RICHMOND, BRINCKLEY AND SCIBERRAS (DA279/93/EVD)

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

THE CRAFT AND TEA room be approved and the Wedding Reception/Function Centre be approved conditionally for 12 (twelve) months and appropriate conditions be brought back to the Ordinary Meeting.

172: THREE X THREE BEDROOM VILLAS - LOT 4 DP788232 5 O'DEA PLACE, NORTH RICHMOND (DA62/95/EVD)

Ms Jeanette Turner, objector, addressed the Committee.

A site inspection be carried out.

The Committee inspected the site at 4.50pm. Councillors present at the inspection were Councillors H J M Books, B N Keegan, P J Minturn, C A Paine, L C Sheather and W J Sledge.

As there was no quorum there was no recommendation.

173: PROFESSIONAL CHAMBERS - PSYCHIATRIC GROUP TREATMENT - 43 PITT STREET, RICHMOND - REVIEW OF CONDITIONS OF CONSENT (DA0164/93PT01: BA104/95EVD)

Item 185 of the Supplementary Report was considered in conjunction with Item 173 above.

Mr Geoff Robinson, objector, addressed the Committee.

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THE INFORMATION IN the report be received and that the Divisional Manager Environment and Development amend the conditions of consent as discussed in the report under delegated authority following the submission of a request from St. John of God for an amendment of consent.

174: TYRE LANDFILLS (DA19/92/EVD)

THE INFORMATION BE received.

175: MECHANICAL REPAIRS - LOTS 21 AND 22 DP800232 61 MILEHAM STREET, WINDSOR (DA437/87/EVD)

Mr Glenn Falson for the applicant addressed the Committee.

Mr Cratchley, objector, addressed the Committee.

THAT the request to conduct Sunday trading not be supported.

176: "GLENROY" STUD, KURMOND ROAD, FREEMANS REACH - AMENDED PROPOSAL TO DEVELOP 250 RESIDENTIAL LOTS AND A LARGE RESIDUAL LOT TO BE KEPT FOR AGRICULTURAL USE. APPLICANT: MR JOHN LOGAN WITH SUPPORTING ADVICE PROVIDED BY DOUGLAS SANGER PTY LTD, LAWRENCE ROSE, JOHN SEARS, PETER LOWRY AND GLENN FALSON (SA0145/93PT01/EVD)

Councillor Keegan declared an interest in this matter.

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

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1. A DRAFT Local Environmental Plan be prepared to rezone the land to permit 250 residential lots generally in accordance with the plan prepared by Douglas Sanger Pty Ltd and dated 5 May 1995 subject to the following conditions:
 - a) The draft plan provide for medium density development with the objective of achieving a dwelling density of 13-15 (thirteen to fifteen) dwellings per hectare. This will mean that the total number of dwellings will exceed 250 (two hundred and fifty). However, the release area will not extend beyond the boundary shown on the plan.
 - b) The draft plan provide that satisfactory arrangements be made with Sydney Water, the Department of Land Management and Water Conservation, the Environment Protection Authority and Council, for the supply of water and disposal of effluent.
 - c) The draft plan provide that all dwellings are to be designed and constructed to achieve energy efficiency to the satisfaction of Council.
 - d) The draft plan require the preparation of a waste management strategy which will in part require the retention of all green waste on site as well as other measures to reduce the volume of waste, such as 120 (one hundred & twenty) litre waste carts.
 - e) The draft plan require the retention and treatment of stormwater runoff to the standard required by the Hawkesbury Nepean Catchment Management Trust.
2. Upon receipt of a Section 65 Certificate from the Department of Planning, the applicant undertake the necessary environmental studies to facilitate public comment during the exhibition period. These studies would need to include consideration of the provision of reticulated water, disposal of treated effluent, disposal of stormwater, provision of open space, access to community facilities such as schools and shops, traffic generation, public transport, archaeology, flora and fauna, AMCORD design principles, landscaping, and waste management.
3. Provision to be made on the title to all of the subdivided lots that there is to be no objection to agricultural uses on the residue lot.
4. The applicant be advised that Council will not support further extension of the residential subdivision onto the residue rural lot.

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5. The applicant be requested to negotiate with Council for an upgrading of the sewage treatment plant to facilitate the reticulation of the Freemans Reach village and the elimination of pump out services.
6. The applicant be advised that direct access from lots onto Kurmond Road will not be supported.

177: POULTRY FARM EXTENSIONS - LOT 6 DP215573 NO. 53 WALLACE ROAD, VINEYARD - J XUERE (DA117/94/EVD)

CONDITIONS 8 AND 9 of DA117/94 be retained.

178: ENERGY EFFICIENCY (GC280/004/EVD)

1. A DEVELOPMENT CONTROL Plan be prepared and reported to a further GPC outlining requirements of energy efficient subdivisions, water restrictors and insulation.
2. Information be prepared outlining the type of measures available to improve energy efficiency and reduce the amount of energy used, with the information, where practical being provided free of cost.
3. A random assessment of Building Applications be undertaken to examine whether solar efficiency is being implemented and be further reported to Council in 12 months time.
4. Guidelines be prepared to reduce the visual impact of solar hot water heaters.

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179: DRAFT LOCAL ENVIRONMENTAL PLAN - LOT 1 - 4 DP223656 141-145 MARCH STREET, RICHMOND - TO ALLOW GENERAL BUSINESS, HAWKESBURY CITY COUNCIL (LEP14/94/EVD)

Mr Mark Phipps, objector on behalf of Mrs Knott, addressed the Committee.

- A.
1. SECTION 68 AND 69 submissions be prepared for the draft local environmental plan rezoning Lots 1 - 4 DP223656 Nos. 141-145 March Street, Richmond from Residential 2(a) under Hawkesbury LEP 1989 to General Business 3(a).
 2. A Clause be included as requested by Sydney Water.
 3. The draft plan be forwarded to the Department of Planning for gazettal.
 4. The objectors be advised of Council's decision.
 5. Any future development application for the site be advised to adjoining owners, the above objectors and any other interested persons.
- B. The fence on the eastern boundary of Mrs Knott's property be further reported to the Ordinary Meeting.

180: HAWKESBURY CITY COUNCIL AND FOSTER -V- MUSHROOM COMPOSTERS PTY LTD - CONTEMPT PROCEEDINGS, EBENEZER (P1609/110Pt10/EVD)

THAT COUNCIL'S SOLICITORS be advised to inform the Court that the Council has acted in all reasonableness and initially did suggest to the Company that it would agree to a three year period to abate the nuisance, however they chose the course of action that led to the present position. The Council is still receiving complaints from residents of nuisance as a result of the odour from the compost operation, that while the Company indicates that it has reduced its level of operation and has made efforts to relocate the nuisance, it is still occurring and accordingly, the Court should impose a fine that encourages the Company to abate the nuisance as soon as possible.

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181: TYRE LANDFILL - LOT 2 DP123962 CNR LEVEL CROSSING ROAD AND RAILWAY ROAD SOUTH, VINEYARD (LEP6/94 & DA19/92/EVD)

THE INFORMATION BE received.

182: INTEGRATED TRANSPORT STRATEGY (GP110/005 PT14/EVD)

THE INFORMATION BE received

183: DEPARTMENT OF PLANNING -"CITIES FOR THE 21ST CENTURY" (GP110/005 PT14/EVD)

THE INFORMATION BE received.

184: THREE LOT INDUSTRIAL SUBDIVISION LOT 8 DP260028 NO 11 BOX AVENUE, WILBERFORCE. GARY WHITE PROPERTY CENTRE (SA30/95/EVD)

Mr Gary White, applicant, addressed the Committee.

A. THAT APPROVAL BE granted for the 3 (three)lot subdivision of Lot 8 DP260028 11 Box Avenue, Wilberforce, creating lots having areas of 475m², 475m² and 1050m² subject to the following conditions:-

1. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the linen plan.

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2. Submission of a Certificate from Prospect County Council that satisfactory arrangements have been made for the provision of electricity to each of the resultant lots of the subdivision.
3. Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of underground cables for telephones through the subdivision.
4. The construction of a concrete kerb and gutter similar to that existing in the area, layback vehicular crossings, the footway area being formed in earth and all necessary drainage, together with the full construction of the road pavement 8m (eight) wide over the frontage of proposed Lots 1 and 2.
5. The provision of interallotment drainage covering all lots not draining directly to a public road and the creation of necessary easements free of cost to Council.
6. Construction of road and drainage works are not to commence until three (3) copies of the plans and specifications of the proposed works are submitted to and approved by the Divisional Manager Engineering Operations.
7. A design checking and inspection fee of \$250.00 (two hundred and fifty), must be paid when submitting engineering plans for approval prior to construction.

This amount is valid until 30 June 1995.
8. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
9. Payment of linen release fee of \$220.00 (two hundred and twenty). This amount is valid until 30 June 1995.
10. The subdivision shall be in general accordance with the submitted plan dated 4 April 1995.
11. Both factories having access for turning purposes and parking under a common title.
12. An easement for services to be provided from Box Avenue.

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185: PROFESSIONAL CHAMBERS - PSYCHIATRIC GROUP TREATMENT - 43 PITT STREET, RICHMOND - REVIEW OF CONDITIONS OF CONSENT (DA0164/93PT01;BA104/95/EVD)

The information be received.

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SECTION 2 - INFRASTRUCTURE

51: KERB AND GUTTER AND FOOTPAVING CHARGES (GR120/012 PT2/ENG)

THE FOLLOWING RATES of contribution be adopted in respect to:

- a) Concrete Footpaving - \$13/m²; and
- b) Kerb and Guttering - \$28.30/m.

52: MANAGEMENT PLAN BUSHLAND RESERVES - BOWEN MOUNTAIN (PK/281/ENG)

- 1. THE MANAGEMENT PLAN for Bushland Reserves at Bowen Mountain be adopted.
- 2. Licences be issued over Lot 3 Lieutenant Bowen Road to allow vehicular access to Lots 663 and 664 Red Gum Crescent, under Seal of Council.

53: "HEADLIGHTS ON IN DAYTIME" CAMPAIGN (GT230/005 PT02/ENG)

THE "HEADLIGHTS ON In Daytime" Campaign be supported in principle.

54: UPPER COLO RESERVE (PK/016 PT03/ENG)

- 1. A DEED OF Agreement be entered into with Ms Bush and Mr Cox, under Seal of Council, for a period of 2 (two) years with an option to renew annually thereafter, to a maximum of 5 (five) years total.

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2. Payment for caretakers be \$15,000 (fifteen thousand) per annum plus 10% of camping fees received.
3. Ms Bush and Mr Cox to supply firewood, clean toilets/amenities, pick up and remove litter, open and close gate and monitor use of the park.
4. Camping fees remain at 2.00 per person per night, children under 5 years free.
5. Council delegate authority, under the Local Government Act 1993, to Ms Bush and Mr Cox to collect fees for camping and power to issue infringement notices for littering and undertake the provisions of the Dog Act.

55: PITT TOWN GENERAL CEMETERY (GC040/015 PT01/ENG)

1. THE EBENEZER-PITT TOWN Parish of the Uniting Church of Australia be given care control and management of areas 4, 5, 6 and 7 of Pitt Town General Cemetery with Council remaining as Trustee.
2. Fees be charged in accordance with Council's adopted fees and charges.
3. Council provide the committee with a reconditioned ride on mower, carry out survey works as required and provide materials for fencing with funds coming from the cemetery maintenance budget.

56: ENTRANCE TO WINDSOR - PUTTY ROAD (1927/R PT03, 2019/R PT04/ENG)

THE WINDSOR & District Chamber of Commerce offer to repaint the "Welcome to Windsor" sign on the retaining wall adjacent to the Windsor Bridge be accepted subject to the necessary approval of the Heritage Council should it be required.

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SECTION 3 - ORGANISATION AND RESOURCES

74: CULTURAL EVENT - HERITAGE PARK - 14TH OCTOBER, 1995 (PK227/001 PT1/CSV)

1. COUNCIL RECEIVE THE information concerning the proposed Hawkesbury Wine, Food and Music Affair scheduled for Heritage Park on Saturday 14th October, 1995, and endorse the event as its "Annual Music in the Park" event.
2. Council establish a Hawkesbury Cultural Committee to replace the former Macquarie Towns Festival Committee with the aims and objectives of this Committee to be:-
 - a. To promote and co-ordinate cultural events within the City of Hawkesbury.
 - b. To initiate appropriate cultural programs within the City.
 - c. To make submissions to government bodies and other agencies for funds to be utilised for cultural activities.
 - d. To co-ordinate other activities as requested by Council.
3. The Hawkesbury Wine, Food and Music Affair Committee be endorsed as a sub-committee of the proposed cultural committee.
4. Subject to the adoption of the 1995/96 budget by the Council an amount of \$20,000 from the financial provisions for cultural events be allocated to the "Hawkesbury Food, Wine and Music Affair"
5. That a Councillor be elected to the Committee, with the election of such Member to take place at the Ordinary Meeting.

75: PROPOSED REGIONAL TOURISM MARKETING STRATEGY HAWKESBURY, BAULKHAM HILLS AND HORNSBY COUNCILS (GT50/8 PT03/CSV)

THE INFORMATION CONCERNING the proposed Regional Marketing Strategy between Hawkesbury, Hornsby and Baulkham Hills Councils be received and an appropriate letter be sent to Tourism NSW as outlined in this report.

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76: HAWKESBURY SPORTS COUNCIL MANAGEMENT PLAN 1995/96 (GR030/030 PT03/FNC)

Mr G Bannerman, Hawkesbury Sports Council, addressed the Committee.

1. THE SPORTS Council be congratulated on the Management Plan as presented to Council.
2. The Management Plan be adopted in principle, subject to the availability of funds.
3. The Fees and Charges recommended in the Management Plan be adopted.

77: MONTHLY FINANCIAL STATEMENTS - APRIL 1995 (GF011/004 PT4/FNC)

THE INFORMATION BE received.

QUESTIONS WITHOUT NOTICE:

1. Councillor Keegan asked about the situation with the Windsor Water Supply and the restricted supply from the Water Board mains, as to whether the supply tanks are to be underground or above ground. If they are underground and it is in an area that might have water over the land there could then be a health problem. He asked if there is any control situation as far as the tanks are concerned.

The Divisional Manager Environment & Development advised that they are generally above ground because where they are connected to the roof as well you need the Water Board pipe above so that there is no potential for cross contamination, so that the overflow is actually below the intake pipe. It could probably be done below ground with a non return valve as well.

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2. Councillor Keegan asked if the Water Board would approve it if the stormwater/rainwater went into the same tank.

The Divisional Manager Environment & Development advised that the Sydney Water would not mind whether that is the case or not. They only require a no return valve or zero potential for cross connection.

3. Councillor Books asked if a letter could be forwarded to the SRA thanking them for the excellent job done on both bridges and approaches to Macquarie and George Streets, Windsor.

4. Councillor Paine referred to an article in yesterday's Sydney Morning Herald on "What Councils Spend Our Money On" in which apparently the Department of Local Government has released this year's bench marks or comparison of Local Government statistics.

The General Manager stated that it quotes that Hawkesbury Council's average residential rate as \$557, which is probably the average rate across Hawkesbury, the average residential rate in Windsor and Richmond is about \$430. It also quotes waste disposal statistics, and legal costs. Unfortunately the article is not accurate and the General Manager undertook to forward a suitable response to the Herald and there is some response locally to the Gazette in terms of printing the information.

The meeting adjourned at 4.00pm for inspections.

The meeting terminated at 5.30 pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on June 27, 1995.

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Mayor