

**HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE**

Where People Make the Difference!

**BUSINESS PAPER
MINUTES**

DATE OF MEETING: 2 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 2 May 1995, commencing at 9.30am.

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 J Sledge, and H Williams.

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

Councillor Keegan arrived at 9.35am, Councillor Paine at 9.45am and Councillor Rogers at 10.15am.

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

RESOLVED on the motion of Councillor Sheather and seconded by Councillor Minturn that the Minutes of the General Purpose Committee Meeting held on 28 March 1995, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

155: TOURIST FACILITY - LOT 18 DP753784 79 GREENS ROAD, LOWER PORTLAND (DA38/94/CSV)

Mr S Klinger, Solicitor, addressed the Committee on behalf of the applicant.

Ms J Whitmont, objector, addressed the Committee.

THAT THIS APPLICATION be refused as it is contrary to the 7(d) zone and overdevelopment of the site particularly in the floodplain.

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

Mr G White, applicant, addressed the Committee.

A site inspection be carried out.

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

THE APPLICATION BE approved subject to appropriate conditions to be reported to the Ordinary Meeting on 9 May 1995.

157: 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)

Mrs Brinckley, applicant, addressed the Committee.

THE APPLICATION BE deferred.

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

Mr D Becroft, applicant, addressed the Committee.

A site inspection be carried out.

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

THE APPLICATION BE approved with appropriate conditions to be reported to the Ordinary Meeting on 9 May 1995.

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159: REQUEST TO MODIFY DEVELOPMENT CONSENT. LOT 1 DP 741427 AND DP 80529, 304 PITT TOWN BOTTOMS ROAD, PITT TOWN - CHARLES KINGSFORD SMITH MODEL AIRCRAFT CLUB INC. (DA76/93/EVD)

THE DEVELOPMENT CONSENT be modified in the following manner:-

1. Condition 6 be replaced with the following:

"The total number of motor powered planes, including remote and line controlled, in the air at any one time, shall not exceed 6."

2. Condition 9 be replaced with the following:

"The hours of operation will be limited to 9.00am to 5.00pm. This restriction shall not apply to non-powered models or to electric powered models."

160: STAGED EXTENSIONS AND ALTERATIONS, INCORPORATING A MASTER PLAN, TO THE EXISTING RICHMOND EX-SERVICEMAN'S CLUB - LOT 13 DP4906, LOT B DP368301 LOTS 1-5 DP237356 6-8 EAST MARKET STREET AND LOT 1 DP624012 CORNER FRANCIS STREET AND BENSONS LANE, RICHMOND (DA24/95/EVD)

1. AMENDED STAGE 1 be carried out generally in accordance with plans referenced DA2, DA3, DA4, DA5 dated 10 February 1995 and DA13 dated April 1995 and where modified by conditions.
2. Submission of a building application, plans and specifications complying with the Building Code of Australia.
3. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6.0m (six).
4. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
5. 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.

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6. 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. On-site detention shall be provided to maintain all stormwater discharges up to the 1 : 100 year storm at predevelopment levels.
7. 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.
8. All solid and liquid wastes arising from the premises 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.
9. 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.
10. No excavation or site works shall be commenced prior to the issue of the building permit.
11. Parking shall be provided for 187 (one hundred and eighty seven) 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.
12. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.
13. A physical barrier being provided between public spaces, vehicular accessways, parking areas and the surrounding landscaped area.
14. A common television antenna shall be provided for the development.
15. All land not required to be sealed is to be landscaped in accordance with a plan of landscaping which is to be submitted for Council's consideration and approval concurrently with the building application.

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16. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
17. 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.
18. 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.
19. The spillage of light, if any, shall be controlled to the satisfaction of Council.
20. The building design shall incorporate components that will provide aircraft noise mitigation in accordance with AS 2021, to the satisfaction of the Divisional Manager Environment and Development. Details prepared by an accredited acoustical consultant to be submitted for approval with the building application.
21. Erosion control measures such as geotextile silt traps are to be provided during construction to stop silt, rubbish or debris from leaving the property. Details shall be submitted for consideration prior to the works commencing.
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 building plans.
24. Submission of detailed plans indicating the extent and volumes of excavated material to be removed generally in accordance with Condition No. 1. Details to be submitted with the Building Application.
25. Exterior surfaces of the proposed structure being painted or treated with a 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.
26. Disabled access shall be provided so as to comply with the Building Code of Australia.
27. The roof of the Auditorium shall not exceed 30m in height relative to the Australian Height Datum, generally in accordance with plans referenced DA5.

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28. The Auditorium shall not be 'fitted-out' for future use unless satisfactory arrangements have been made for the availability of parking to the satisfaction of the Divisional Manager of Environment and Development.
29. The installation of pedestrian refuge to suit the access point to the Club's southern side of Francis Street and that access point being west of the revised driveway to the car park.
30. Future stages identified in the Master Plan referenced DA6 - DA11 inclusive be determined under Delegated Authority under separate applications.
31. The provision of conduit/ducts under new driveways to the requirements of Prospect Electricity, in accordance with Prospect Electricity drawing 049759H dated 14 July 1987. Conduit and ducting material is available from Prospect Electricity.
32. 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. On-site detention shall be provided to maintain all stormwater discharges up to the 1:100 year storm at predevelopment levels.
33. Consideration of comments by Council's architectural adviser on the external appearance of the building prior to the submission of building plans.

161: DEVELOPMENT CONTROL PLAN FOR KURRAJONG HEIGHTS VILLAGE (DA125/94 PTS 1 & 2 DCP/95/EVD)

THE DRAFT DEVELOPMENT control plan for Kurrajong Heights Village be placed on exhibition for at least twenty eight (28) days in accordance with Part 3 of the Environmental Planning & Assessment Regulations.

162: LOCAL AIR QUALITY MANAGEMENT - REGIONAL ORGANISATIONS OF COUNCIL (GE020/016 PT05/EVD)

1. COUNCIL ESTABLISH A LAQMP Steering Committee and Project Team; and
2. Council participate in the development of a Regional Air Quality Management Plan.

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163: DRAFT LOCAL ENVIRONMENTAL PLAN TO PERMIT A 20 LOT SUBDIVISION OF LOT 7 DP979541 JOHNSTON STREET, PITT TOWN - I JOHNSTON AND G TIMMERMAN (DA0360/92 PT09; LEP011/91 PT02/EVD)

Mrs G Timmerman, applicant, addressed the Committee.

1. A DRAFT local environmental plan be prepared to permit a 20(twenty) lot subdivision of Lot 7 DP979541. Further that the 20 (twenty) lots are to have areas of between 450m² (four hundred and fifty) minimum and 1 (one) hectare maximum.
2. In the event that the subdivision proceeds without the provision of reticulated sewerage, then a development control plan is to be prepared to facilitate a future resubdivision into residential lots.
3. A draft local environmental plan be prepared to delete clause 40 from Hawkesbury Local Environmental Plan 1989.
4. The draft local environmental plan permit the 20 (twenty) lot subdivision and such preparation take into account the principles of solar orientation.
5. A meeting be held with the applicants prior to the Ordinary Meeting to discuss the matter.

164: BLAXLAND RIDGE SEPTIC TANK EFFLUENT PONDS (GE020/028/PT05/EVD)

1. SHOULD THE ponds be decommissioned or their operation be altered, a qualified Bush Regenerator be engaged to report on rehabilitation of the vegetation in the irrigation areas.
2. Options be prepared for a program to restrict the further spatial spread of weeds in the short term.
3. Should the ponds be decommissioned or their operation be altered, a qualified Bush Regenerator be engaged to report on rehabilitation of weed affected areas. Further that downstream landowners be consulted and their involvement in future control be discussed.

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4. Options for financing the rehabilitation works in 1. and 3. be considered and if necessary a financial reserve be established.
5. Sydney Water be requested that reticulated water not be extended to any premises that relies on tanker removal of septic tank effluent.
6. Only the following developments be approved in respect of unsewered land that will rely on tanker removal of septic tank effluent:
 - a) single dwelling houses
 - b) light industry and single shops which do not require a water supply greater than that which can be delivered via a normal domestic connection without on-site storage; OR which are not connected to a reticulated water supply.
7. Subdivision of unsewered land that will rely on tanker removal of septic tank effluent be prohibited.
8. Recommendations 6 and 7 be reassessed when alternative disposal facilities are available.

165: REZONING APPLICATION FROM LIGHT INDUSTRIAL 4(B) TO RESIDENTIAL 2(A) - PART LOT 1 DP831345 CORNER DRUMMOND AND MILEHAM STREETS, SOUTH WINDSOR (LEP11/94/EVD)

Councillor Sheather declared an interest in this matter.

The General Manager advised that Mr M Coulter, Divisional Manager Environment & Development had indicated that he had a conflict of interest in this matter.

Mr R Clarke and Mr K Graf of A V Jennings Ltd, applicants, addressed the Committee.

1. COUNCIL SUPPORT THE preparation of a draft local environmental plan to zone part of Lot 1 DP831345 corner of Mileham and Drummond Streets, South Windsor, containing an area of 3.133ha, from Light Industrial 4(b) to Residential 2(a). That consideration of the solar orientation principles also apply in the review of the draft local environmental plan. The applicant is to submit a Traffic Consultant's Report regarding traffic access to the land and parking and specifically that access from Drummond Street to any development that faces that street.

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2. The Director of Planning be requested to issue the Section 65 Certificate to allow the proposal to be exhibited.
3. Consultation be undertaken with relevant government authorities and agencies pursuant to Section 62 of the Act.

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4. That Council assist the applicant and A V Jennings to settle a Memorandum of Understanding and appropriate Section 88B Instrument of the Conveyancing Act whereby the applicant and its successors in title will address any future environmental/nuisance issues to the satisfaction of all parties involved, they being the Council, the applicant and any future owners of the land.

166: "IN PRINCIPLE" CONSIDERATION FOR THE RELOCATION OF SEVENTEEN RAAF HOMES TO ERINA PLACE, SOUTH WINDSOR - LOT 14 IN PROPOSED RESUBDIVISION OF LOT 12 DP826816 AND LOT 178 DP221986 MILEHAM STREET, SOUTH WINDSOR (P1833/1120 PT1; SA2/94 & SA6/94/EVD)

Councillor Rogers declared an interest in this matter.

Mr P Edmonds, applicant, addressed the Committee.

An inspection of the site and Raven Place be carried out.

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

THE APPLICATION NOT be supported at this time but that a staged development would be considered with appropriate landscaping.

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SECTION 2 - INFRASTRUCTURE

49: FLOOD/STORM DAMAGE - FEBRUARY/MARCH, 1995 (GG021/111 PT03/ENG)

THE INFORMATION REGARDING assistance to repair flood/storm damaged roads be received.

50: WINDSOR/RICHMOND SUB-REGIONAL BICYCLE NETWORK (GG021/193 PT01/ENG)

THE SUB-REGIONAL BICYCLE Network as identified by the Committee be adopted.

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SECTION 3 - ORGANISATION AND RESOURCES

72: STATE EMERGENCY SERVICE - STORAGE FACILITIES (GC305/009 Pt01/GMA)

Councillor Minturn declared an interest in this matter.

A STEEL FRAMED colorbond building of approximately 20 (twenty) metres x 30 (thirty) metres with a concrete floor and appropriate internal services be provided for the State Emergency Service on the site at Kurmond Road Wilberforce with total cost, including ancillary facilities of \$120,000 (one hundred and twenty thousand dollars) with funding from the proceeds of the sale of the Windsor site.

73: MONTHLY FINANCIAL STATEMENTS - MARCH 1995 (GF011/004 PT4/FNC)

THE INFORMATION BE received.

QUESTIONS WITHOUT NOTICE:

1. Councillor Rogers asked if a letter could be forwarded to the President of the Show Society and members of the Committee congratulating them on a successful Hawkesbury Show.
2. Councillor Sheather referred again to the Sackville Ferry and its operation, and asked if there is any chance of getting the ferry back from Parramatta.

The Divisional Manager Engineering Operations advised that he had written to the RTA this week outlining Council's concerns about the operation of the Ferry as he believed there was a larger ferry becoming available from the Daintree which they could possibly purchase for that location.

3. Councillor Parsons asked if a report could be brought forward to the next General Purpose Committee or the one after regarding the issue of tree clearing and securities that could be lodged to prevent the sale of these properties as a cleared resource and not for the intention that was given.
4. Councillor Books sought advice on the reason why the RTA or SRA had offset the pillar in the middle of Macquarie Street to one side.

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The Divisional Manager Engineering Operations undertook to ascertain the reason.

5. Councillor Paine tabled a letter from Mrs Ghantous who lives in Anschau Crescent regarding some problems with Hawkesbury Valley Motors using Anschau Crescent as an access to unload their heavy vehicles. Also using it for large trucks and as a business entrance.

The General Manager undertook to provide Councillor Paine with the file on this matter.

6. Councillor Paine asked for an update on what is happening with Mushroom Composters.

The Divisional Manager Environment and Development advised that in relation to Ebenezer, the Contempt Motion is being heard on the 22nd and 23rd May. In relation to Tinda Creek, Hearing starts on 30th June which involves all the actions - Neville Diamond, Mushroom Composters and Council.

7. Councillor Paine sought advice on the Kurrajong Heights Court Case. She advised that residents are concerned that there has been a call over and they do not know anything about it.

The Divisional Manager Environment and Development understood it would be in July sometime and that Mr Edds may be working for Council as a Consultant. He advised that Council will be asking for affidavits from residents and for them to attend Court.

The General Manager advised that call overs set down timetables for which all parties are required to carry out certain things and it is not normal policy to advise residents in this regard.

8. Councillor Paine sought advice regarding the lack of funds for the Toy Library.

The Divisional Manager Financial Management advised that he had spoken to Councillor Books who indicated that Prospect Electricity would probably be willing to allocate \$750 (seven hundred and fifty) of the \$1500 (one thousand five hundred) that has been requested. He undertook to verify if funds were available in either the Library Vote or the Public Relations Vote to ensure whether it is possible to make up the rest of the funding and to check on their current financial position.

Councillor Calvert asked if the long term funding could be addressed in regard to this issue. He stated that he would like to see a yearly budget set and where that budget comes from and how it fits in with the overall budget.

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9. Councillor Rogers advised that the President of the Windsor Chamber of Commerce, Raylene Wiltshire, had approached him and advised that she had received partial funding for the Main Street Program and sought confirmation as to when funding would be provided.

The Divisional Manager Financial Management advised that the Divisional Manager Environment and Development has had discussions with the Chamber of Commerce and has authorised the appropriate drawing of the cheque.

The Divisional Manager Environment and Development advised that the cheque would be drawn this week.

Councillor Rogers asked if Ms Wiltshire could be advised to collect the cheque on either Thursday or Friday of this week.

The meeting then adjourned for inspections, the time being 1.50 pm.

The meeting terminated at 4.15pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on May 30, 1995.

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Mayor