

**HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE**

Where People Make the Difference!

**BUSINESS PAPER
MINUTES**

DATE OF MEETING: 31 October 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 31 October 1995, commencing at 9.30am.

PRESENT: Mayor Councillor R P Stubbs, Councillors L Allan, A W Baczynskyj, H J M Books, R G Calvert, P J Minturn, C A Paine, R Sahasrabuddhe, R D Searle, L C Sheather and M Lawson.

Apologies for absence were received from Councillors Mackay and Lawson.

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

RESOLVED on the motion of Councillor Sheather and seconded by Councillor Allan that the Minutes of the General Purpose Committee Meeting held on the 26 September 1995, be confirmed.

Councillor Lawson arrived at the meeting at 3.03pm

The following recommendations were passed as resolutions of the Committee:

Councillor Lawson returned to the meeting at 11:51am.

Councillor Allan left the meeting at 12:09am.

Councillor Allan returned to the meeting at 12:46am.

SECTION 1 - ENVIRONMENT

58: HOME ACTIVITY - REPAIR AND TUNING OF PERFORMANCE BOAT MOTORS - LOT 38 DP9478 15 BRUCE ROAD, VINEYARD (DA0189/95/EVD)

Mrs Tricker and Mr Falson, for the applicant, addressed the Committee.

Mrs Parry, objector, addressed the Committee.

MOVED THAT THERE be a site inspection

Inspection by GPC on 31/10/95

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Present: Councillors Stubbs, Sheather, Books, Minturn, Searle, Allan, Baczynskyj, Lawson, Paine, Sahasrabuddhe, Calvert.

The inspection commenced at 1.45pm

THAT THE APPLICATION be approved subject to the following conditions.

1. The proposed development is to conform to the definition of a "Home Activity" as defined in Hawkesbury Local Environmental Plan 1989 and, in particular, is not to involve the employment of persons other than residents of the dwelling.

The definition of "Home Activity" is as follows:

"Home Activity" means any activity, pursuit occupation or profession not specifically defined elsewhere in this clause, carried on for personal gain in a building or a room or a number of rooms forming part of, attached to or on the same parcel of land as a dwelling-house or in a dwelling in a residential flat building where

- (a) only goods made or produced therein as a result of the activity or pursuit and goods ancillary thereto are displayed or sold; and*
- (b) the activity or pursuit does not -*
 - (i) interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;*
 - (ii) involve exposure to view from any public place of any unsightly matter;*
 - (iii) require the provision of any essential service main of a greater capacity than that generally available in the locality;*
 - (iv) involve the employment of persons other than residents of the dwelling-house or dwelling; or*
 - (v) involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding one metre by 0.6 (zero point six) metres exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof)"*

2. Sufficient all weather off street parking is to be provided for visitors' vehicles and client

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boats. There is to be no parking of power boats on the street.

3. Provision is to be made for the storage of waste oil and fluids and their disposal to an approved recycling facility.
4. The consent is limited for a period of 2 (two) years at which time the consent will lapse and a new development application will need to be submitted and assessed to enable a continuation of the use.
5. Construction of a sealed rural type footway crossing to Council's usual standards.
6. 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.
7. 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.
8. Hours of operation for the home activity being 8.00am to 6.00pm Monday to Friday and 8.00am to 4.00pm on Saturdays.
9. An Appropriate screen is to be provided along the eastern boundary to the satisfaction of the Director Environment and Development and at the applicants expense, in consultation with the adjoining owner.

59: ERECTION OF 3 X 3 BEDROOM VILLA HOMES BEHIND EXISTING DWELLING - LOT 1 DP995622 NO. 5 CHATHAM STREET, PITT TOWN (DA137/95/EVD)

Mrs Skipper, objector, addressed the Committee.

A. That this application be approved subject to the following conditions:-

1. Payment of a sewer headworks contribution to Council of \$14,340 (fourteen thousand, three hundred and forty dollars). 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

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release of the building approval.

2. A contribution of \$6,746 (six thousand, seven hundred and forty six dollars) being a contribution for recreational buildings, park improvements and community facilities as a consequence of medium density development (residential flats, villas, townhouses, dual occupancy etc). 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.
3. The construction of concrete kerb and gutter, including layback vehicular crossings, the 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.
4. Construction of Council's standard heavy duty footway and layback vehicular crossings to suit the accesses to the site.
5. Construction of road and drainage works are not to commence until 3 (three) copies of the plan or specifications of the proposed works are submitted to and approved by the Divisional Manager Engineering Operations.
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 with all stormwater discharge to the street.
7. A design checking and inspection fee of \$250 (two hundred and fifty dollars) must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 30 June 1996.
8. Submission of a building application, plans and specifications complying with the Building Code of Australia.
9. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
10. 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.

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11. No excavation or site works shall be commenced prior to the issue of the building permit.
12. The submission of an erosion and sedimentation control plan for approval prior to any works commencing.
13. 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.
14. The driveway shall be constructed of pavers/earth toned coloured concrete or the like.
15. Submission of a schedule of proposed external finishes including sample materials for consideration and approval in conjunction with the submission of a building application.
16. New boundary fences shall be provided at the applicant's expense to suit the historic character of Pitt Town, full details to be submitted with the Building Application.
17. 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.
18. 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 (four) 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.
19. 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.
20. The subject development, including landscaping, is to be maintained in a clean and tidy manner to the satisfaction of the Divisional Manager Environment & Development at all times and any direction given in this regard is to be complied with forthwith.
21. The development shall be carried out in accordance with Plan No. 9515 (nine

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five one five), dated August 1995.

22. The submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of cables for telephones to the development.
23. Erosion and sedimentation control devices shall be installed and maintained during construction. Details shall be submitted and approved prior to any works commencing.
24. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the Building Application.
25. Details of waste and recycling bin storage area, hard standing area for bins and means of screening from the road to be submitted with the Building Application.
26. Provision of an exhaust fan in the WC of Unit 1.

B. The objectors be advised of Council's decision.

60: PROPOSED CLEARING OF TREES FOR A MARKET GARDEN - LOT 12 DP588380 NO. 133 TERRACE ROAD, NORTH RICHMOND (DA0155/95 PT01 & P2003/95 PT01/EVD)

Mr W Wilson, representing the applicant, addressed the Committee.

Two objectors addressed the Committee.

THAT THE APPLICATION to remove all trees over an area of about 5ha (five) as shown on the plan prepared by W D & B L Wilson and dated 10 October 1995, be refused for the following reasons:-

1. The land is unsuitable for cultivation.
2. The application is contrary to a moratorium on the clearing of native vegetation for new intensive horticultural developments.

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3. Inadequate water supply
4. Steepness of the land
5. The average 10% slope has major potential for erosion
6. The removal of the trees could cause significant landslip.

61: ERECTION OF AN AGED PERSONS HOUSING DEVELOPMENT COMPRISING 144 DWELLINGS & ASSOCIATED FACILITIES - LOT 1 DP811506 LOT 1 DP516593 & LOTS 21 & 22 DP812698 NOS. 118-138 KING ROAD, WILBERFORCE (DA175/95/EVD)

This Item deferred in accordance with the request from Gary White. See Item 75

62: DETACHED DUAL OCCUPANCY (2 X 3 BEDROOM UNITS) - LOT 1313 DP802879 NO. 3 DEANE PLACE, BLIGH PARK (DA214/95/EVD)

Mr R. Mitchell and Mr S Fell, objectors, addressed the Committee.

THAT:

- A. THIS APPLICATION not be supported and appropriate conditions be brought back to the Ordinary Meeting.
- B. The applicant participate in discussions with the Director Environment & Development regarding possible design alterations to the rear wall s of the storage units to improve their appearance.

63: CONSTRUCTION OF DWELLINGS & STORAGE UNITS - LOTS 12 & 13 DP843973 NO. 26 BOWMAN STREET, RICHMOND (DA176/95/EVD)

THAT ITEM 63 be dealt with after 11am

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Mr G Falson, applicant, addressed the Committee.

Mrs Pickford, on behalf of Mrs Ogden, objector, addressed the Committee.

RESOLVED THAT there be a site inspection.

Inspection by GPC on 31/10/95

Present: Councillor Stubbs, Mayor, Sheather, Books, Minturn, Searle, Allan, Baczynskyj, Lawson, Paine, Sahasrabuddhe, Calvert.

The inspection commenced at 2.30pm

THAT THE APPLICATION for the construction of storage units and 2 (two) dwellings be approved generally in accordance with the amended plans submitted on 23 October 1995 subject to the following conditions:-

1. No drainage to be discharged to Bowman Street. All drainage is to be discharged to the system servicing the eastern arm of Lukis Avenue. Where this involves the provision of drains across land owned by others, drainage easements of adequate width shall be provided for which documentary evidence must be provided prior to approval of the building application.

Alternatively, the applicant would need to satisfy the Director of Environment and Development that arrangements have been made for the disposal of stormwater drainage which will not result in any drainage discharge from the site.

2. The construction of concrete kerb and gutter, including layback vehicular crossings, the 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 such works as are necessary to make this construction effective.
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 6m (six).
4. 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

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all stormwater discharges up to the 1 : 100 year storm at predevelopment levels.

5. A design checking and inspection fee of \$250 (two hundred and fifty dollars) must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 30 June 1996.
6. Construction of road and drainage works are not to commence until 3 (three) copies of the plan or specifications of the proposed works are submitted to and approved by the Divisional Manager Engineering Operations.
7. Parking spaces and accessways are to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application. Rockla - Eureka turf paved slabs may be used in light traffic areas.
8. The storage units are not to be accessed between the hours of 10.00pm and 6.00am on any day. Further, any lease arrangements for the Units are to incorporate this restriction.
9. Submission of a building application, plans and specifications complying with the Building Code of Australia.
10. 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.
11. Submission of a schedule of proposed external finishes including sample materials for consideration and approval in conjunction with the submission of a building application.
12. Screen walls are to be provided to screen open yard activities and are to be of an approved design, details of which are to be submitted with the building application.
13. New boundary fences shall be provided at the applicant's expense. Details to be submitted with the building application. Such fencing behind the building line shall be to a height of 1.8m (one point eight) and at least lapped and capped.
14. 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.
15. No goods are to be stored outside of the storage units.

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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 subject development, including landscaping, is to be maintained in a clean and tidy manner to the satisfaction of the Divisional Manager Environment & Development at all times and any direction given in this regard is to be complied with forthwith.
18. The spillage of light, if any, shall be controlled to the satisfaction of the Divisional Manager Environment & Development.
19. The design of the dwellings shall incorporate components that will provide aircraft noise mitigation in accordance with AS2021, 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.
20. Registration of a plan of survey consolidating the site into a single allotment or alternatively the creation of reciprocal rights of way over the access and internal circulation area. Documentary evidence to be submitted prior to occupation of the proposed buildings.
21. The applicant participate in discussions with the Director Environment & Development regarding possible design alterations to the rear walls of the storage units to improve their appearance.

64: HAWKESBURY SPORTS STADIUM (P1950/213 PT08, DA233/94/ENG)

Mr Donnelly, neighbour, addressed the Committee.

1. THAT THE information be received.
2. As a consideration of further development of the area, depending on assessed traffic needs and safety of the proposed development, the driveway be relocated giving access from the intersection of Ham, Drummond and Stewart Streets.

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65: DRAFT LEP 1/94 ADDITIONAL HERITAGE ITEMS - "MELROSE COTTAGE", 57 EAST MARKET STREET, RICHMOND (LEP1/94/EVD)

Mr P Lyons, on behalf of his mother, objector, addressed the Committee.

MOVED THAT COUNCIL not support "Melrose Cottage" as a Heritage item.

66: HERITAGE STATUS OF THE HAWKESBURY HOSPITAL SITE (P731/3005 PT1/EVD)

1. The information be received.
2. Council prepare a draft local environmental plan to include the Hawkesbury Hospital Site on Schedule 1 - Heritage Items of Hawkesbury LEP 1989.
3. The Department of Urban Affairs and Planning be advised of Council's decision pursuant to Section 54(4) of the Environmental Planning and Assessment Act 1979.

67: TREE REMOVAL AGRICULTURE - LOT 6 DP239897 NO. 153 COMMERCIAL ROAD, VINEYARD - APPLICANT: MR J SULTANA (P361/590/EVD)

THAT THE APPLICATION for tree removal not be approved:

68: MODIFICATION OF DEVELOPMENT CONSENT FOR GREENHOUSE - NO. 91 MENIN ROAD, OAKVILLE (DA148/95/EVD)

Councillor Paine declared an interest in this matter as there could be legal action pending.

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Mr & Mrs Ciccollella were available to answer questions from Councillors.

Mr Seltenrych, objector, addressed the Committee

That a report come back to the next Ordinary Meeting with a review of the original conditions to address the run-off water problems and in particular Condition No 4.

69: DRAFT LOCAL ENVIRONMENTAL PLAN - PT LOT A & PT LOT B
DP38011 NOS. 34-36 MACQUARIE STREET, WINDSOR - A J DEAN & ASSOCIATES
(LEP5/95/EVD)

THAT THE PLAN be forwarded to the Department of Urban Affairs and Planning for gazettal.

70: DRAFT DEVELOPMENT CONTROL PLAN - DRAFT GUIDELINES
FOR DEVELOPMENT IN THE MACDONALD VALLEY AND ST ALBANS VILLAGE
CONSERVATION AREA (DCP004/92/EVD)

Councillor Allan returned during this item at 3.35pm

Mr J Saxby and Dr Kate Short, residents, addressed the Committee.

THAT COUNCIL ADOPT the MacDonald Valley Development Control Plan that has been prepared and submitted by the MacDonald Valley Association and that there be a report to the Ordinary Meeting.

71: DEMOLITION OF TWO STOREY BUILDING & ASSOCIATED
STRUCTURES - LOT 1 DP811602 CNR GEORGE & BAKER STREETS, WINDSOR (P731/3350
PT02/EVD)

Mr R Robertson, applicant, addressed the Committee.

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THAT APPROVAL BE granted to remove/demolish the two storey brick building with timber framed verandah together with the workshop and associated buildings on proposed Lot 3 as shown in the proposed plan of subdivision, subject to the following conditions:-

1. Demolition of the structures shall be to ground level only without any disturbance of the ground surface below them.
2. Hoardings shall be erected around the structure on the Baker Street frontage during demolition. The hoarding structure shall be approved by the Branch Manager of Building and Development prior to its erection.
3. All waste and demolished material shall be removed from the site and disposed of at a licensed waste depot, and documentary evidence of such shall be available on request.
4. The demolition process and handling of materials shall be carried out to WorkCover Authority requirements.
5. The owner of the property upon which the demolition is taking place, shall ensure that no damage is caused to either adjoining properties or to Council property.
6. The process of demolition shall be completed within 30 (thirty) days of commencement, with all waste and demolished materials being removed from the site within this period.
7. That a photographic display of the existing structures to be supplied to Council before the demolition.

72: DRAFT LOCAL ENVIRONMENTAL PLAN TO REZONE THE SITE OF THE MUSHROOM COMPOSTING FACILITY AT MULGRAVE FROM RURAL 1(C) TO LIGHT INDUSTRIAL 4(B) - R & N TOLSON - LOT 4 DP 610341 & PART LOT 12 DP 736138 84-112 MULGRAVE ROAD (LEP0009/94/EVD)

Mr D Shaddick, for the applicant, addressed the Committee.

Mr N Diamond, addressed the Committee.

THAT THE DRAFT local environmental plan for the rezoning of Lot 4 DP 610341 and Part

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Lot 12 DP 736138 84-112 Mulgrave Road, Mulgrave, from Rural 1(c) to Light Industrial 4(b) not be referred for final gazettal until the owner ceases the operation of composting on that parcel of land.

73: BLIGH PARK NORTH RESIDENTIAL RELEASE AREA - EXHIBITION OF DRAFT LOCAL ENVIRONMENTAL PLAN AND DRAFT DEVELOPMENT CONTROL PLAN (LEP0011/95; LEP0016/93; DCP0005/95/EVD)

Councillor Calvert declared an interest in this matter as his parents reside in this area.

THAT THE INFORMATION concerning the Draft Local Environmental Plan and Draft Development Control Plan for the Bligh Park North Residential Release Area, together with the proposal for land owned by Mr T Lonsdale for a general business rezoning be received.

74: GRAHAM PRICE PTY LTD MUSHROOM COMPOSTING - 100 PITT TOWN ROAD, CORNER WOLSELEY ROAD (P1641/700 PT09/EVD)

Mr K Symons, objector, addressed the Committee.

THAT INFORMATION CONCERNING the odour survey of mushroom composting at 100 Pitt Town Road (Graham Price) be received.

Supplementary Reports

75: ERECTION OF AN AGED PERSONS HOUSING DEVELOPMENT COMPRISING 144 DWELLINGS AND ASSOCIATED FACILITIES - KING ROAD, WILBERFORCE (DA175/95/EVD)

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That the application (in Item 61) be deferred in accordance with the request from the applicant Gary White.

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SECTION 2 - INFRASTRUCTURE

8: ROAD CLOSURE & PURCHASE - ST ALBANS (SA0057/93/CSV)

THAT:-

1. Council raise no objection to the closure and purchase of a portion of unused road numbered R478a1603 which traverses Lot 1 in DP562121, Upper Macdonald Road, St Albans.
2. The applicants Mrs Gregory and Mrs Jurd enter into a Deed of Agreement to ensure that:-
 - a. all further costs are met by the applicants;
 - b. the portion of closed road is consolidated with the existing Lot 1 in DP562121; and
 - c. compensation of \$7,200 (seven thousand two hundred dollars) be paid to Council upon Gazettal of the closure.
3. All necessary documents be completed under the Seal of Council.

9: ACQUISITION OF EASEMENT ON COUNCIL LAND FOR ELECTRICITY TRANSMISSION (PK/227 PT1/CSV)

THAT:-

1. Approval be given to Prospect Electricity to acquire an easement for the purpose of electricity transmission approximately 12 (twelve) metres wide in Lot 47 DP787272 for the nominal sum of \$1 (one dollar).
2. Any relevant documentation be executed under the Seal of Council.

10: PIPELINES ACROSS ROADS & PUBLIC RESERVES (P2003/1675)

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PT2, 2003/R PT02, P2003/755 PT1, 1832/R PT02, P1832/65 PT1, P2312/2200 PT1, 2312/R PT04/ENG)

THAT THE APPLICATIONS as listed in the report be approved.

The Mayor left the meeting at this stage, Councillor Sheather Deputy Mayor, took the Chair.

11: WOODLANDS ROAD, WILBERFORCE - PROPOSED CLOSURE (2319/R PT02/ENG)

THAT THE CLOSURE of Woodlands Road, Wilberforce, at its intersection with Sackville Road, proceed.

12: PITT LANE, NORTH RICHMOND - PROPOSED ONE-WAY TRAFFIC (1605/R PT02/ENG)

THAT THE PROPOSAL that Pitt Lane, North Richmond, be designated as one-way traffic in a southerly direction from Bells Line of Road to Riverview Street, proceed.

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SECTION 3 - ORGANISATION AND RESOURCES

**9: MONTHLY FINANCIAL STATEMENTS - SEPTEMBER 1995
(GF011/005 PT04/FNC)**

THAT THE INFORMATION be received.

**10: WESTPOOL BULK PURCHASING - COMPREHENSIVE MOTOR
VEHICLE INSURANCE (GI030/081/CSV)**

THAT COUNCIL ACCEPT the Westpool Bulk Purchase Motor Vehicle Insurance arrangement with R J Abrahams Pty Ltd/GIO at a premium of \$34,000 (thirty four thousand dollars) for the 1995/96 insurance period.

11: AUSTRALIAN PIONEER VILLAGE (GC283/107 PT03/CSV)

Mr B MacKinlay, Australian Pioneer Village Management Committee, addressed the Committee.

THAT THE INFORMATION be received.

**12: WESTPOOL - PUBLIC LIABILITY/PROFESSIONAL INDEMNITY
CONTRIBUTION (GF013/006/CSV)**

Mr Neville Diamond, questioned the Committee.

THAT:-

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The information contained in this report be received.

1. Council's contribution of \$227,388 (two hundred and twenty seven thousand and three hundred and eighty eight dollars) to Westpool for the period 1 November 1995 to 30 June 1996, as outlined in this report be endorsed.

13: RECLASSIFICATION PROPOSAL & SALE OF LOT 1 IN DP582018 (GC283/032 PT02/CSV)

Mr C Carl, Secretary/Manager of Windsor Leagues Club and Mr I Miller, Director, Windsor Leagues Club, applicants, addressed the Committee.

THAT:-

1. A Local Environmental Plan be prepared for the reclassification of Lot 1 in Deposited Plan 582018 from Community land to Operational land.
2. Upon the reclassification to Operational land, Lot 1 in Deposited Plan 582018 be sold to Windsor Leagues Club Ltd for the contract price of \$200,000 (two hundred thousand dollars). On the terms of a mortgage being secured over the property for a period of 10 (ten) years at an interest rate of 5% (five) per annum.
3. All relevant documentation be executed under the Seal of Council.
4. A report be brought back to the Ordinary Meeting regarding any necessary easements and recognising the water retention aspects of this site.

14: EXEMPTION FROM RATING (P1341/1620/FNC)

THAT THE APPLICATION for Exemption from Rating for 218 Macquarie Street (DP564010 Lot 1), be approved and the total value of the Rates from 1 July 1995, with a value of \$371.96 (three hundred and seventy one dollars and ninety six cents) be abandoned and further,

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15: HAWKESBURY TRIATHLON (GR030/062 PT01/ENG)

REPORT

It is proposed to hold a triathlon in April 1996, and the Youth and Recreation Officer is currently organising the development of this the first "Hawkesbury Triathlon". To ensure that the event is successful an organising committee is proposed to be established. The committee requires people with a range of skills and experience in the field and the suggested composition is:-

Hawkesbury City Council - Councillor (Chairperson)

Hawkesbury City Council - Youth & Recreation Officer

Hawkesbury City Council - Public Relations Officer

Hawkesbury Sports Council

Department of Sport, Recreation & Racing

RAAF Triathlon Club

Community members representing cycling, swimming, running (invited through public advertisement).

Other groups and individual who will be involved during the planning phase will be the Hawkesbury Nepean Catchment Management Trust, State Emergency Service, Council's Road Safety Officer, St John Ambulance, Police and Triathlon NSW.

It is envisaged that the committee will also look at the development of a Hawkesbury Triathlon Club which would then continue with the organising and promotion of these activities on an ongoing basis.

RECOMMENDATION:

THAT A COMMITTEE as outlined in the report be formed to organise the inaugural 'Hawkesbury Triathlon'. Councillor Christine Paine was elected as Council's representative and Chairperson of the Committee.

16: WASTE COLLECTION SERVICE (GW010/017 PT05/EVD)

THAT:-

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1. The waste management charges for properties to which a fortnightly collection service is available, be 60% (sixty percent) of the normal charges.
2. The information concerning a review of the garbage collection service preparatory to a competitive tender of the service in 1997 be received.

Supplementary Reports

17: SALE OF LOT 1 IN DP582018, RIFLE RANGE ROAD, SOUTH WINDSOR (GC283/032 PT02/FNC)

That the information be received.

QUESTIONS WITHOUT NOTICE:

1. Councillor Searle enquired whether the Special Meeting on the 7th November is an open meeting.

The General Manager advised it was and the Council should determine its position regarding speakers addressing the meeting.

2. Councillor Searle - Advised of a proposed meeting to discuss general improvements in the Woodland Industrial Estate and adjoining areas.
3. Councillor Baczynskyj asked why Council did not submit anything to the Public Meeting about the ridges development in Baulkham Hills.

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The Director of Environment & Planning advised that Council was not advised by Baulkham Hills Council of the meeting and when the matter became known it was too late to make a submission.

4. Councillor Baczynskyj asked about notifying neighbours and close residents of any matter which will have an effect on them.. or

The General Manager advised of Council's policy.

5. Councillor Books enquired about the proposed bore for McQuade Park.

The Director of Asset Services and Recreation advised the investigation was continuing.

6. Councillor Books asked if there was a policy on garage sales.

The Director of Environment and Development advised there was not.

7. Councillor Allan asked about the bins in Richmond.

The Director of Assets Management and Recreation advised that he is investigating the matter.

8. Councillor Paine - asked about the position with Pound Paddock;

Director of Assets Management and Recreation advised.

9. Councillor Paine - enquired about the bridge on Mount Irwen Road

The Director of Assets Management and Recreation advised that a structural check and safety audit is currently being undertaken.

10. Councillor Paine enquired about the result of the appeal by Mr Hooker.

The Director of Environment and Development advised that Council had won the appeal and reasons.

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11. Councillor Paine raised the matter of a meeting with Real Estate Agents to discuss issues.

12. Councillor Paine enquired about traffic arrangements for the Peninsular this weekend.

The Director of Asset Services and Recreation advised.

13. Councillor Paine enquired about the proceeds that would be received if the Council sold the Council sold the land to Windsor Leagues Club.

The General Manager advised the Council could determine the position, alternatively the the funds would be placed in accordance with Council policy into its property reserves.

14. Councillor Paine enquired about the position of Woods Road.

The Director of Asset Services and Recreation advised.

15. Councillor Paine enquired about the position of the Purple Paper.

The General Manager advised that the paper raised a number of issues most of which addressed the organisational structure. The current structure was working well considering staff numbers and workloads. It had enabled a reduced chain of command, maximum delegations for effective decision making and efficient use of resources. That the issues should be discussed by the Council at its strategic planning forum with the whole range of matters that have been raised and then, if necessary, proposals for a change in structure be formulated.

The meeting terminated at 7.10pm..

Submitted to and confirmed at the meeting of the General Purpose Committee held on <Date>.

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