

**HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE**

Where People Make the Difference!

**BUSINESS PAPER
MINUTES**

DATE OF MEETING: 26 September 1995

LOCATION: Council Chambers

TIME: 9:30am

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GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 26 September 1995

Page 2

Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 26 September 1995, commencing at 9.30am.

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

An apology for absence was received from Councillor Paine.

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

RESOLVED on the motion of Councillor Calvert and seconded by Councillor Books that the Minutes of the General Purpose Committee Meeting held on the 22 August 1995, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

43: CONSTRUCTION OF GARDEN SHEDS FOR THE HOUSING AND KEEPING OF EIGHTEEN (18) CHIHUAHUAS - LOT 1 DP566369 NO. 17 ROSE STREET, WILBERFORCE (DA49/95/EVD)

Mrs Tracey, applicant, addressed the Committee.

Mr Jason Koch, objector, on behalf of Ms Chaseling, addressed the Committee.

The General Manager read a letter tabled by Mrs Tracey and also from Mrs Sarah Stevenson of Rose St., Wilberforce, Mrs G B Schilling of 215 Rose Street, Wilberforce and Mrs Michelle Chaseling of 115 Rose St., Wilberforce.

44: UNDERSTOREY REMOVAL FOR THE PURPOSES OF RABBIT CONTROL AND FIRE CONTROL - LOT 12 DP846650 NO. 124 TIZZANA ROAD, EBENEZER (DA115/95/EVD)

THAT APPROPRIATE CONDITIONS for approval be brought forward to the next Ordinary Meeting.

This is Page 2 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 26 September 1995.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 26 September 1995

Page 3

45: EDUCATIONAL FACILITY BEING ANIMAL FARM AND DEER PARK FOR PRE-SCHOOL AND SCHOOL CHILDREN - LOT 12 DP775129 NO. 111 WEATHERBOARD RIDGE ROAD, KURRAJONG (DA170/95/EVD)

Mr Jon Ingersole, on behalf of the residents of Weatherboard Ridge Road, Kurrajong, objectors, addressed the Committee and tabled a petition from the residents.

A site inspection be carried out.

The Committee inspected the site at 2.07pm. Councillors present were Councillor R P Stubbs, Mayor and Councillors L Allan, A W Baczynskyj, H J M Books, R G Calvert, M E Lawson, P J Minturn, R G Sahasrabuddhe, R D Searle, and L C Sheather.

The applicant, Mr Duncan Galbraith, addressed the Committee on site.

Six resident objectors were also present and addressed the Committee.

A. THAT THE APPLICATION be not approved on the following grounds :

1. Its close proximity to the adjoining residents
2. The generation of dust and odour.
3. The impact on the general amenity of the area.
4. The increase in traffic generation by the proposal.
5. The proposal is inappropriate for the site.

B. Further, that the applicant be invited to have discussions with the Australian Pioneer Village Management Committee with a view to negotiating possible conduct of the proposed activity within the grounds of the Village.

This is Page 3 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 26 September 1995.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 26 September 1995

Page 4

**46: REFRESHMENT ROOM - USE OF AN EXISTING BUILDING - LOT 1 DP997462 NO. 36
BERAMBING CRESCENT, BERAMBING (DA139/95/EVD)**

Ms Teresa Plane, applicant, addressed the Committee.

THAT CONSENT BE granted subject to:-

1. The development shall be carried out generally in accordance with plans and documentation submitted with the application.
2. 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.
3. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
4. 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.
5. Parking shall be provided for 6 (six) vehicles wholly within the property in accordance with Council's Regulations and Parking Policy. The situation be reviewed in 12 (twelve) months with a view to either increasing the carparking space and the provision of sealing to that area.
6. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
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. Operating hours shall be limited to 10.30am to 5.00pm for Saturday, Sunday and Public Holidays. Any alteration of these hours will require the approval of the Divisional Manager Environment and Development.
9. Parking signs shall be provided to parking areas.

This is Page 4 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 26 September 1995.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 26 September 1995

Page 5

47: ALTERATIONS TO A HERITAGE ITEM AND ITS USE AS A RESTAURANT - LOT 3 DP803879 NO. 663 GROSE VALE ROAD, GROSE VALE (DA106/95/EVD)

Item 57 of the Supplementary Report was considered in conjunction with Item 47.

Mr Alex O'Grady, Mrs Virginia McLeod, Mr Don Shaddick, for the applicant, addressed the Committee.

Mrs Caroline Upjohn, Mr Lyndsay Upjohn and Mr Jim Beves, objectors, addressed the Committee.

Mrs Upjohn tabled a letter from Mr & Mrs Warham of 5 Timms Hill Road, Kurrajong and Mr Upjohn tabled a letter from Mr Geoff Lindsay of The Packing Shed at Grose Vale which were read to the meeting by the General Manager.

THAT THE APPLICATION be refused as it is an inappropriate commercial activity in this rural zone and it will cause an adverse impact on the amenity of the local area, particularly in relation to noise.

THAT ANY PREVIOUS Development and Building application decisions of Council require a new application to be put before Council and that the appropriate steps be taken before being relisted before this Council.

48: REJECTION OF PROPOSED REZONING OF KEMSLEY DOWNS AT NORTH RICHMOND FOR URBAN DEVELOPMENT (LEP002/95 PT01/EVD)

THAT THE LAND and Housing Committee be requested to receive a small delegation from Council to discuss their preferred strategic approach to the location of new urban development in the North West Sector and in particular the City of Hawkesbury.

This is Page 5 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 26 September 1995.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 26 September 1995

Page 6

49: OFF STREET PARKING REQUIREMENT FOR KURRAJONG BETWEEN THE KURRAJONG PUBLIC SCHOOL AND THE BUSHFIRE STATION (722/R PT05 & 1501/R PT03/EVD)

THAT:-

1. The information in the report be received.
2. Appropriate action be taken to ensure the provision of 9 (nine) outstanding car parking spaces required for DA102/82 and DA145/82.

50: HAWKESBURY CITY COUNCIL & FOSTER - V - MUSHROOM COMPOSTERS PTY LTD - APPLICATION FOR COSTS & PROCEEDS OF PENALTY (P1609/110 PT11/EVD)

THAT THE INFORMATION be received and that the money be used for agriculture purposes such as the Agriculture Lands Study for which Council has engaged consultants to find a suitable site and criteria for mushroom composting.

51: AMENDMENTS TO INDUSTRIAL DEVELOPMENT CONTROL PLAN BASED ON URBAN CONSOLIDATION AND "GREENSTREET" PHILOSOPHIES (DCP001/93 PT1/EVD)

1. THAT INFORMATION CONTAINED in the report be received.
2. That the amended Development Control Plan - Industrial Development be placed on exhibition in accordance with the Environmental Planning and Assessment Regulations, 1994, subject to the following amendments:
 1. Deletion of the 2 (two) diagrams marked "Typical Industrial Sites and Buildings":

This is Page 6 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 26 September 1995.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 26 September 1995

Page 7

- a. Desirable Design Features
- b. Undesirable Design Features

2. Item 4 - Landscaping - Page 5

Where the standard set back is used it is to be turfed but where the minimum setback is used, landscaping should be incorporated as outlined in the document.

3. Item 6 - Vehicular Access and Circulation - Page 7

The drawing to be amended to read 6 (six) metres for 2 (two) way driveways and 6.7 (six point seven) metres in the manoeuvring areas.

4. Signs - Page 9

The signs to be incorporated with the Council's new Sign Policy that is being developed.

5. 10 - Pollution Control - Page 11

- 4. State Control Commission to be changed to Environment Protection Authority.

52: DRAFT DEVELOPMENT CONTROL PLAN - DRAFT GUIDELINES FOR DEVELOPMENT IN THE MACDONALD VALLEY AND ST ALBANS VILLAGE CONSERVATION AREA (DCP4/92/EVD)

THAT:

This matter be deferred to the next General Purpose Committee Meeting.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 26 September 1995

Page 8

53: REZONING APPLICATION - LOT 1 DP201294 NO. 53 ARGYLE STREET, SOUTH WINDSOR (LEP006/95/EVD)

THAT COUNCIL:-

1. Exercise its delegation under Section 69 of the Environmental Planning and Assessment Act 1979.
2. Refer the local environmental plan, Hawkesbury Local Environmental Plan 1989 (Amendment 50) to the Department of Urban Affairs and Planning for final gazettal.

54: DRAFT LOCAL ENVIRONMENTAL PLAN - LOT DP836577 & LOT 1 DP736139 NO. 1 MARCH STREET, RICHMOND AND NO. 21 BRABYN STREET, WINDSOR - STATE RAIL AUTHORITY (LEP5/94/EVD)

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

55: TOURIST FACILITY - EXTENSION TO OPERATING HOURS - LOT 182 DP593791 NO. 39 NORTH STREET, WINDSOR - MR C WELLS (DA320/93/EVD)

THAT CONDITION NO. 8 to Development Consent DA320/93 be amended to read:-

- "8. Operating hours shall be limited to 10.00am to 5.00pm 7 (seven) days a week. Any alteration to these hours will require the approval of the Divisional Manager Environment and Development."

56: DRAFT LOCAL ENVIRONMENTAL PLAN - LOT 5 & 3 & PT LOT 1 FP977347 NO. 63 BELLS LINE OF ROAD, NORTH RICHMOND (LEP9/95/EVD)

Mr Glenn Falson for the applicants, addressed the Committee.

This is Page 8 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 26 September 1995.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 26 September 1995

Page **9**

Councillor Lawson declared an interest in this matter as her grandfather owns and resides on a block of land in Grose Vale Road.

- A. THAT COUNCIL RESOLVE to proceed with the draft local environmental plan and then further consider the matter following its advertising and receipt of any submissions.
- B. That a report be brought to the Ordinary Meeting with consideration for rezoning adjoining land.

57: ALTERATIONS TO A HERITAGE ITEM AND ITS USE AS A RESTAURANT - LOT 3 DP803879 NO. 663 GROSE VALE ROAD, GROSE VALE (DA106/95/EVD)

See Item 47

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 26 September 1995

Page 10

SECTION 2 - INFRASTRUCTURE

7: CONSTRUCTION - NORTH WESTERN SIDE BANDON ROAD FROM WINDSOR COUNTRY VILLAGE TO VINEYARD RAILWAY STATION. (0236/R PT02/ENG)

THAT:-

1. The construction of a footway on the north western side of Bandon Road from the Village to Vineyard Railway Station not proceed at this time.
2. An investigation be undertaken to determine the most appropriate and safe location for the construction of the missing 100 (one hundred) metre section near Vineyard Station and that this work be considered for inclusion in Council's 1996/97 Construction Program.
3. That this matter be referred to the Local Traffic Committee for the consideration of appropriate signage.

This is Page 10 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 26 September 1995.

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 26 September 1995

Page 11

SECTION 3 - ORGANISATION AND RESOURCES

8: MONTHLY FINANCIAL STATEMENTS - AUGUST 1995 (GF011/004 PT04/FNC)

THAT THE INFORMATION be received.

QUESTIONS WITHOUT NOTICE:

1. Councillor Baczynskyj - Would it be possible to have the supporters of an application listed as well as the objectors.

The Mayor advised that this could be done.

2. Councillor Sheather - advised of a seminar to be held at Waverley Council on 20th October to advise new Councillors mainly about legal matters.

The General Manager advised that Council has adopted a policy whereby the Mayor and General Manager may approve attendances at conferences at Council's cost and undertook to give Councillors details of some seminars and meetings of benefit to Councillors on various topics when they returned from inspections.

3. Councillor Books - there is a bad break near the lights in Kable Street in the main Macquarie Street drag.

The Director Assets & Recreation advised this matter to be referred to the RTA.

4. Councillor Books - Can Councillors votes be recorded in the business paper or at least can the lights be left on for half a minute to allow people to record the votes.

The General Manager to bring forward a report. The Mayor advised that in the meantime lights will be left on for half a minute.

5. Councillor Allan - is there any plan proposed for a pedestrian crossing outside Park Mall and Coles in Windsor Street.

The Director Assets and Recreation advised that both of these road crossings are in the program for 1995/96.

This is Page 11 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 26 September 1995.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 26 September 1995

Page 12

6. Councillor Allan - could the drainage of the road outside WESTPAC in Richmond be attended to as it is impossible to cross when the road is flooded.

The Director Assets & Recreation advised that this will be investigated.

7. Councillor Mackay - There are no toilet facilities in North Richmond Heritage Park, could something be done to rectify this.

The Director Assets and Recreation advised not at this stage.

8. Councillor Mackay - representations from two elderly ladies about a crossing in front of the Post Office in Richmond and asked if a crossing could be investigated together with an improvement to the steep gutters.

The Director Assets and Recreation advised this will be referred to the local Traffic Committee.

9. Councillor Calvert - referred to Council's decision to investigate a site in Richardson park for a disabled accommodation. He has received letters of complaint from adjoining residents. There is a lot of community participation in using that Park. Asking that the residents be invited to give some input into the report back to Council. Also if the possibility of using one of the vacant Housing Commission homes could be investigated.

10. Councillor Books - asked a) Could a report be prepared regarding the possibility of establishing a bore in McQuade Park, near the lake, for irrigation of the Park for watering of the Park and b) the trees which have died or been stolen, replaced.

The Director Environment and Planning said this will be investigated.

The meeting then adjourned for inspections.

The meeting terminated at 3.40pm

Submitted to and confirmed at the meeting of the General Purpose Committee held on 31st October, 1995.

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Mayor

This is Page 12 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 26 September 1995.

General Manager

Mayor