

HAWKESBURY CITY COUNCIL

ORDINARY MEETING



Where People Make the Difference!

SUPPLEMENTARY BUSINESS PAPER

DATE OF MEETING: 12 December 1995

LOCATION: Council Chambers

TIME: 7.30pm

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ORDINARY



Mayoral Minutes

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Mayoral Minute

Mayoral Minutes

Ordinary Meeting - 12 December 1995

1. HAWKESBURY EISTEDDFOD GF008/001 PT12

The Eisteddfod Society have written thanking the Council for its continuing support and sponsorship of the event.

They advise that during the last Eisteddfod 4,500 individuals appeared on stage, either in solos or group performances, with a further 1,400 involved as spectators.

They have sought continuing support from the Council and specifically sponsorship for 1996. That sponsorship would be in the form of a donation to the extent of the higher costs of the Function Centre.

I recommend that Council advise the Eisteddfod Society that the Council will continue its support of the organisation and recommend the funding in the 1996/97 budget of an amount to cover the hire of the Windsor Function Centre of the event. Further that they be congratulated on this year's Eisteddfod and its contribution to the cultural activities of the district.

2. COMMUNITY FACILITIES AND SERVICES - HAWKESBURY HOSPITAL DA0266/94

As part of the development of the new hospital it is proposed to demolish the existing building at the intersection of Macquarie and Day Streets known as Risbey House.

This is a substantial masonry building that could be upgraded at quite reasonable cost considering the floor space that can be made available.

The Council has been receiving increasing requests for a number of community related facilities in the youth, aged, and disabled areas that could possibly be accommodated in the building. Specifically Council has received requests from Hawkesbury Voluntary Aid Detachment (Australian Red Cross) for a permanent location, and within the City there is also a need for accommodation for Home and Community Care (HACC).

There is also the suggestion of accommodation for relatives of patients in the hospital and the need for a small amount of accommodation for emergency co-ordination of services in the Windsor area.

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I recommend that Council advise the Catholic Health Care and Wentworth Area Health Service of the increasing demand for accommodation for a wide range of facilities and services in the Hawkesbury area, and it would appear that these could be accommodated in an upgraded Risbey House. In those circumstances, they be asked to undertake an evaluation of those services in the current building in consultation with the Council prior to any demolition being undertaken.

3. PLANNING - WARRAGAMBA DAM GC180/006 PT02

It is becoming more apparent that a number of individuals and organisations are seeing the Council's stance on the need for increased flood protection by the construction of appropriate facilities at Warragamba Dam, that is being construed as a "backdoor" way of the Council subsequently lowering its development standards to develop land on the floodplain.

Council has a long history of evaluating and increasing its planning level for development in flood prone areas to minimise risks to life and property and not exacerbate previous positions.

In terms of planning, the district has benefited by the floodplain in separating the area's towns and villages and providing some very beneficial vistas to existing development.

In pursuing the need for additional flood protection, I consider that the Council would be in a far stronger position should it clearly indicate that its only intention is to have flood protection for existing and future residents within the valley and in no way intends to use this to lower its existing planning standard to enable development of the floodplain.

I therefore recommend that Council clearly indicate that its reasons for pursuing the continued evaluation of the construction of appropriate flood mitigation facilities at Warragamba Dam are to safeguard the risk to life and property within the valley and in no way should be construed as the Council being desirous of lowering its existing planning standard to enable development of the floodplain.

Councillor Rex Stubbs
Mayor

***** END OF MAYORAL MINUTES *****

ORDINARY



Section 4

Reports for Determination

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Item: 149

ITEM: 149

**PARKING RESTRICTIONS - WINDSOR BUSINESS DISTRICT -
CHAMBER OF COMMERCE**

FILE NUMBER: GT070/023 PT01/ENG

REPORT:

The Windsor Chamber of Commerce has requested extension of weekday parking restrictions within the Windsor CBD to Sunday 24 December 1995, being Christmas Eve and a trading day.

Generally, Sunday parking within Windsor CBD, both within car parks and kerbside, is unrestricted.

Several difficulties arise with the subject application, namely:-

1. Cost of manufacture, erection and removal of amending signage in respect of every parking sign within Windsor CBD.
2. Despite advertising, force of habit on the part of motorists would be a mitigating factor in relation to any infringement notice.
3. The NSW Police Service has commitments at that time of the year other than enforcement of kerb side parking restrictions.
4. If approved, it is presumed that a Council officer would be rostered on duty to enforce car park restrictions at overtime rates.
5. Flow-on effect in that Richmond and South Windsor Chambers of Commerce will in all probability seek the same extension in relation to their respective CBD's.

RECOMMENDATION:

That having regard to cost and enforcement difficulties, that the application by Windsor Chamber of Commerce for extension of existing parking restrictions within Windsor CBD to Sunday 24 December 1995, be refused.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC12LBX.E38

**** END OF ITEM 149 ****

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ITEM: 150

TRAFFIC CONDITIONS - RIFLE RANGE ROAD, SOUTH WINDSOR - HAWKESBURY CITY COUNCIL - BEDE POLDING COLLEGE

FILE NUMBER: 1833/R PT03/ENG

REPORT:

Item 6, Minutes of the Local Traffic Committee Meeting held on 17 November 1995, refers (Section 6 Reports of Committees, this Business Paper).

A joint inspection of the subject site was undertaken on 7 December 1995, by Councillor R Searle, Ms T Cairns of the Catholic Education Office, Mr D Lamont of the Roads and Traffic Authority and Council officers.

Issues Addressed

High volume of pedestrian/vehicle movement, informal bus stops, limited sight distance both east and west along Rifle Range Road upon egress the College car park driveway.

RECOMMENDATION:

1. Install "No Stopping" zones on the northern side of Rifle Range Road, South Windsor, at the following locations:-
 - a. for a distance of 19 (nineteen) metres immediately east of the exit driveway to the bus bay;
 - b. for a distance of 18 (eighteen) metres immediately west of the pedestrian crossing;
 - c. for the length of the median island of the bus bay and governing the carriageway side of that median island; and
 - d. for a distance of 6 (six) metres immediately west of the intersection of Collith Avenue.
2. Install a bus zone for a distance of 63 (sixty three) metres west of the proposed "No Stopping" zone referred to at 1(b) above, that bus zone to be time restricted "8.00am - 9.30am/2.30pm - 4.00pm School Days Only", subject to the concurrence of the Department of Transport.
3. Representations be made to the Roads and Traffic Authority for urgent installation of a "School Zone", Level 2 Treatment at Bede Polding College, Rifle Range Road, South Windsor, on the following basis:-

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- a. the Roads and Traffic Authority funding line-marking and erection of all associated signage; and
- b. Council funding gateway treatment.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC12LBX.E39

**** END OF ITEM 150 ****

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ITEM: 151

TWO LOT SUBDIVISION TO SEVER EXISTING DWELLINGS
UNDER STATE ENVIRONMENTAL PLANNING POLICY N^o 1 -
MADDENS ROAD, NORTH RICHMOND

FILE NUMBER: SA0134/95 PT01/EVD

REPORT:

This report refers to Item 94 in the Environment Section of the business paper.

The following correspondence, dated 4th December 1995, has been received by the applicant, Falson and Associates.

"We refer to our application submitted on behalf of our clients, Mr & Mrs Bonner, in respect of the subdivision of their property at North Richmond.

On 1 November 1995 Council advised us by letter that the matter had been placed on public exhibition up to 15 November 1995. Shortly after this time Mr John Corry contacted us to advise that he was recommending the matter be approved and the indication was that the matter would be dealt with under officer's delegation of authority.

We attended Council's General Purpose Committee Meeting on 28 November 1995 and were surprised to see our clients' application listed for Council's consideration in a supplementary business paper. We had no knowledge of this application going to Council's Committee Meeting, prior to us seeing the proposal in the business paper, and accordingly we listed our name with an officer of Council so we could speak to the proposal.

Due to the volume of business, the Council had on the day, the matter was not dealt with before Council left for its inspections and we assumed that we would have been notified by telephone as to when Council was reconvening so we could arrange to be present and speak to Council.

We are now advised that the matter was recommended for refusal and accordingly, if it is Council's intention to refuse the matter at its Ordinary Meeting of 12 December 1995, we wish the matter to be deferred to a subsequent Council Committee Meeting to enable us, or our clients to address Council. We feel that this request is fair in the circumstances as it is important that the history of development of the land be properly explained..."

Circumstances of the application were such that it was not considered appropriate that it be determined under delegated authority and, accordingly, it was placed in the business paper just prior to the cut-off deadline.

RECOMMENDATION:

The application be deferred for consideration to the General Purpose Committee meeting on 30 January 1996 to enable the applicant to address the Committee.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC12LBX.V46

**** END OF ITEM 151 ****

ITEM: 152 SECTION 94 CONTRIBUTIONS PLAN UPDATE

FILE NUMBER: GT200/001 PT07/EVD

REPORT:

Council's Section 94 Contributions Plan which was adopted in 1993 has been updated with revised population growth figures, building cost estimates and a revised schedule of works. The methodology adopted was the same as that used in the 1993 plan. The major reason for updating the plan was a general overestimate in the amount of subdivision and development resulting in an overestimate in the projected revenue.

There has been consultation with the Sports Council in the development of the revised schedule of works.

The updated plan results in an annual average increase in contributions from July 1993 to July 1996 across all catchments of 5.6% per annum. Depending upon the life of the Plan the annual average increase may well be less than 5% per annum.

The updated contributions plan has to be placed on public exhibition and further reported to Council in accordance with the requirements of the Environmental Planning and Assessment Act.

RECOMMENDATION:

That the updated Section 94 Contributions Plan be placed on public exhibition in accordance with the requirements of the Environmental Planning and Assessment Act and further reported to Council.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC12LBX.V47

**** END OF ITEM 152 ****

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Item: 153

ITEM: 153

CASTLEREAGH REGIONAL WASTE DEPOT - COMMUNITY
MONITORING COMMITTEE

FILE NUMBER: GW001/005 PT15/EVD

REPORT:

Three years ago, the then Minister for the Environment appointed a Community Monitoring Committee comprising representatives of local interest groups, residents, State Government and Penrith and Hawkesbury Councils.

The terms of reference included overseeing the Stage II Environmental Audit (which has been completed), review and assess environmental monitoring and to advise the Minister in respect to closure and post closure issues.

The State Government has announced that the Waste Depot will close by the end of 1997 and has appointed a consultancy to facilitate consultation with stakeholders interested in the Depot's operation and closure.

The Minister for the Environment has forwarded the following letter dated 5 December 1995 to the Mayor of Penrith City which convened the committee. The December meeting referred to in the letter was held on 6 December 1995.

"I am writing to thank Council for convening the Castlereagh Waste Disposal Depot Community Monitoring Committee (CMC) over the past three years. As we are moving into a significantly different phase of planning for the closure of the Depot, a more broadly based consultation program will be required. As a result, I intend that the December meeting of the CMC will be its last formal meeting.

As you are aware this Government ordered the closure of the Depot by the end of 1997, and to herald in this concluding phase of the Depot's operations, the EPA has directed that the Waste Service implement a widely based community consultation program on the closure. The consultation program has been designed to be independently facilitated and will recognise and complement the extensive efforts of the CMC which has been deeply committed to this issue for the past three years. The CMC's contribution has been invaluable in assisting the Government to reach its decision to close the Depot.

In order to facilitate a smooth transition between the consultation programs, the Waste Service has invited Ms Mary Walker of Negotiated Solutions, who is the facilitator of the consultation program, to meet with the CMC at its final meeting on 6 December 1995. Ms Walker will make a presentation on the objectives and process for the new wider community consultation program and explain the opportunities for future involvement in the wider program.

I would like to thank Council and each of the CMC members for their significant effort and valuable contributions to the CMC. I am particularly grateful for Council's dedication in convening the CMC, and I trust that the future community consultation process will pave the way forward for identifying and resolving all issues related to the closure of the Depot."

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In abolishing the Committee, the community has lost direct access to the results of the ongoing ground and surface waters monitoring and would not oversee post closure remediation. There continues to be a very high level of interest in the Depot within the local community, and the cessation of the dissemination of results and lack of direct involvement is likely to cause mistrust.

RECOMMENDATION:

That the Minister for the Environment be advised that to aid community confidence in the Castlereagh Regional Waste Depot closure, that results of all monitoring should be made available to Hawkesbury and Penrith Councils for public access, and further, that direct community involvement and monitoring of the post closure remediation should be provided.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC12LBX.V51

**** END OF ITEM 153 ****

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Section 5

Reports for Information

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Item: 154

ITEM: 154

HAWKESBURY SPORTS STADIUM - HOURS OF OPERATION

FILE NUMBER:

GM001/023 PT02/FNC

REPORT:

At a meeting of the Board of Hawkesbury Leisure Centres held on Thursday, 7th December, 1995, the matter of the hours of operation of the Sports Stadium was discussed and it was resolved as follows:-

- "A) *Management be given the authority to extend hours of operation for tournaments and special events.*
- B) *Also, that immediate residents be advised in advance of any activities which would involve extended hours. "*

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC12LCX.F41

**** END OF ITEM 154 ****

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ITEM: 155

**HAWKESBURY SPORTS COUNCIL - PROCEEDS FROM SALE OF
ACTIVE RECREATION AREAS**

FILE NUMBER:

GR030/030 PT04/FNC

REPORT:

Correspondence has been received from the Hawkesbury Sports Council regarding proceeds from the sale of active recreation areas, as follows:-

"The Management Committee of the Hawkesbury Sports Council Inc., wish to request of Council that the proceeds (total funds - principle and interest), and the revenue generated from those proceeds, from the sale of assets currently used for Active Recreation, be allocated to the Sports Council for active recreation purposes."

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC12LCX.F43

**** END OF ITEM 155 ****

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Item: 156

ITEM: 156 SUBDIVISION TO CREATE FIVE ALLOTMENTS WITH
BUILDING ENTITLEMENTS PLUS A SIXTH COMMUNITY LOT -
CLIFF ROAD, FREEMANS REACH

FILE NUMBER: SA0106/95/EVD

REPORT:

This matter refers to Item 95 in the Environment Section of this business paper.

As a consequence of the recommendation of the General Purpose Committee on 28 November 1995, the owner contacted adjoining property owners for their views. He advises as follows:

"... Constructive suggestions were forthcoming and taking into account the expressed views of Council members we have now formulated a revised plan which cuts down the allotments to four dwelling sites, is definitive in metes and bounds and alters the configuration of the community title allotment to more fully envelop the building parcels and ensure preservation of views.

A copy of the amended plan is attached herewith as are five letters with signed plans annexed from adjoining owners in support of the application.

We would be pleased if the revised plan could be considered at the upcoming Council meeting."

The public exhibition closes on 21 December 1995.

Whilst letters advising of no objection have been received from the majority of the surrounding property owners, comment has not been received from all adjoining and adjacent owners. In addition, one property owner has written expressing overall concern with the development.

It is proposed that the application be reported to the General Purpose Committee in January 1996.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC12LCX.V44

**** END OF ITEM 156 ****

ITEM: 157 **FLOODPLAIN PLANNING**

FILE NUMBER: GC180/006 PT02/EVD

REPORT:

This report refers to Item 88 in the Environment Section of this business paper.

The following comments have been received from the Windsor Downs Home Owners' Association:-

"I refer to the Floodplain Planning Report to Council's General Purpose Committee Meeting held on 28 November 1995, where recommendations were brought forward regarding the raising of the existing Warragamba Dam wall in order to save lives in the Hawkesbury Floodplain area, in the event of a major flood in the district.

The concerns for the safety of residential and commercial property owners in the Hawkesbury-Nepean Area must be the paramount reason, above all else, in any argument to support the raising of the Dam wall, and Council is to be congratulated on the stand taken in its representations to the NSW Government.

The Windsor Downs Home Owners' Association, on behalf of Members and Residents of Windsor Downs Estate, bordering South Creek in the catchment area, strongly supports the Hawkesbury City Council's Resolution:

'That the NSW Government be advised that Hawkesbury City Council supports the raising of the existing Warragamba Dam wall by 23 (twenty three) metres as recommended by the Warragamba Dam Interdepartmental Committee (IDC) and the respected environmental consultants, ERM Mitchell McCotter, in order to save lives.'"

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC12LCX.V45

**** END OF ITEM 157 ****

ITEM: 158 WASTE MANAGEMENT AND MINIMISATION BILL 1995

FILE NUMBER: GW010/023/EVD

REPORT:

This matter refers to Item 131 in the Reports for Determination Section of the business paper.

Advice has been received from the Local Government and Shires Associations and WSROC as to their preferred models for the formation of Regional Waste Boards.

The Associations propose that there should be one co-ordinating body for the entire metropolitan area whilst WSROC propose that a Board be based on member Councils with the possible inclusion of the three MACROC Councils (Wollondilly, Camden and Campbelltown).

The Associations have recently advised that the Government has accepted a number of amendments to the Bill. The Bill will probably go to the Upper House early in the week of 11 December, where further amendments may be proposed by the government, opposition and independents.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC12LCX.V49

**** END OF ITEM 158 ****

ITEM: 159 **ILLEGAL DUMPING OF BUILDING DEMOLITION MATERIAL**

FILE NUMBER: GE020/023 PT04/EVD

REPORT:

Recently there have been a number of instances of illegal dumping of substantial quantities of building demolition material on rural properties.

The persons involved are being provided with the opportunity to remove the material within 14 days by being party to a deed of agreement with an appropriate security. Where the deed of agreement is not signed it is proposed to seek orders in the Land and Environment Court seeking removal of the material as well as a fine and costs.

It is possible that a number of prosecutions could be commenced in the near future.

The frequency of illegal dumping of demolition material is increasing and it is proposed that firm and consistent action be taken to keep the problem under control.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

FN:ORC12LCX.V50

**** END OF ITEM 159 ****

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Meeting Filename: OR121295.BIL

END OF BUSINESS PAPER

