

**HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE**

Where People Make the Difference!

**BUSINESS PAPER
MINUTES**

DATE OF MEETING: 27 August 1996

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 27 August 1996, commencing at 9.30am.

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

Apologies for absence were received from Councillors W J Mackay and M E Lawson.

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

RESOLVED on the motion of Councillor Sheather and seconded by Councillor Sahasrabuddhe that the Minutes of the General Purpose Committee Meeting held on the 30 July 1996, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

21: RETAIL CENTRE WITH BASEMENT PARKING PROPOSAL - LOT 2 RESUBDIVISION OF LOT 1 DP811602 GEORGE, BAKER & MACQUARIE STREETS, WINDSOR (DA63/96/EVD)

Mr Ray Robertson and Mr Don Knott, on behalf of the applicant, addressed the Committee.

A. THAT COUNCIL RESOLVE as follows:-

1. To prepare a draft local environmental plan to rezone the proposed road Reservation 9(b) between Kable Street and Baker Street, Windsor, to:-
 - a. Special Uses 5(a) Masonic Lodge in respect of part; and
 - b. General Business 3(a) for the balance of the reservation between the area of lot to Baker Street.
2. To exercise its delegation in respect of Sections 65 and 69 of the Environmental Planning and Assessment Act 1979.
3. In view of the minor nature of the proposal, an environmental study is not required.

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4. To undertake consultation, in respect of Section 62 of the Environmental Planning and Assessment Act 1979, with the Roads and Traffic Authority, Sydney Water, Integral Energy and Telstra.
 5. If there are no submissions made on the exhibited plan and the final local environmental plan is substantially the same as the exhibited plan, the Council give delegated authority to the Director of Environment and Development to proceed with the plan and forward the plan to the Department of Urban Affairs and Planning for gazettal.
- B. That Development Application 63/96 for a single storey retail/commercial building and associated car parking for 67 vehicles, on Lot 3, resubdivision of Lot 1 DP811602 George Street, Baker Street and Macquarie Street, Windsor, be approved subject to the following conditions:-
1. The development shall be carried out in accordance with Plan No. DA01B dated 15 July 1996 and Plan No. DA012A-DA015A dated 16 July 1996.
 2. 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.
 3. The submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of cables for telephones to the development.
 4. Submission of a building application, plans and specifications complying with the Building Code of Australia.
 5. 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.
 6. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
 7. Provision of toilets in accordance with the requirements of the Building Code of Australia.

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8. 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. Use of shops for a Refreshment Room would require lodgement of a separate development application with Council.
9. No excavation or site works shall be commenced prior to the issue of the building permit.
10. Any internal or external alterations being the subject of a separate building application.
11. Application being made under the Local Government Act for the demolition of the existing building. Such application shall address noise attenuation, dust control, safety of the public, disconnection of services, reuse/recycling of materials and disposal of any residual materials.
12. Submission of a schedule of proposed external finishes including sample materials for consideration and approval in conjunction with the submission of a building application.
13. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
14. 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. All ingress and egress to be in a forward direction and adequately sign posted to this effect.
15. Parking shall be provided for 62 (sixty two) 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.
16. (i) Payment of an amount of \$49,000 (forty nine thousand dollars) to Council being the contribution in lieu of 5 (five) car parking spaces not provided on the site based on \$9,800 (nine thousand eight hundred dollars) per space. 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 release of building approval.

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- (ii) Alternatively, amended plans submitted which reduce the amount of floor space so that car parking complies with the rate of 4.5 (four point five) spaces per 100m² (one hundred) of gross leaseable floor area.

Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.

- 17. Provision on-site of a minimum of 3 (three) disabled car parking spaces.
- 18. Servicing of the shops shall only be carried out during off-peak traffic periods along Macquarie Street.
- 19. The provision of a clearly displayed sign at the Macquarie Street entry, stating "Service Vehicles/Tenant Parking Access ONLY".
- 20. Semi-trailer access to the loading dock off Macquarie Street is prohibited.
- 21. Access drive off Macquarie Street being clearly displayed as "Single Lane Driveway" and "No Passing".
- 22. The developer shall undertake an archaeological assessment of the site to determine the potential for archaeological significance. The assessment to be provided prior to the issuing of any Building Approval. Building Application conditions may, in response to this assessment, include the necessity for partial open archaeology or a watching brief and recording, during construction based on the results of the assessment.
- 23. Separate approval being sought for materials, finishes and colours prior to release of Building Application.
- 24. As part of the Building Application details of an accessible loading dock of sufficient width shall be provided adjacent to Shops 9 and 10.
- 25. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the building approval.
- 26. Payment of a sewer headworks contribution to Council of \$5,184 (five thousand one hundred and eighty four 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 release of the building approval.
- 27. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site to Baker Street.

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28. The provision of conduit/ducts under new driveways to the requirements of Integral Energy, in accordance with Prospect Electricity drawing 049759H dated 14/7/1987. Conduit and ducting material is available from Integral Energy.
29. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
30. 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.
31. Council must be consulted regarding acceptable discharge limits to the sewerage system. A Trade Waste Agreement must be entered into with Council prior to discharge of trade waste from the premises. A Trade Waste Agreement Application must be submitted and assessed prior to the issue of the building approval.
32. The sewer line located under the proposed building is to be excavated, renewed as necessary and concrete encased to the requirements of the Director of Asset Services and Recreation.
33. A new sewer manhole is to be constructed on the existing sewer line immediately to the south of the proposed shops.
34. The reconstruction of the footway area fronting Baker Street with brick paving to match that existing in the George Street Mall.
35. The reconstruction of the pavement area at the rear of the site. Details to be submitted for approval with the Building Application.

22: TOURIST FACILITY - DESIGNATED DEVELOPMENT - LOT 1 DP614232 & LOT 2 DP565168 NOS. 1165-1177 BELLS LINE OF ROAD, KURRAJONG HEIGHTS (DA0334/94 PT02/EVD)

Dr Steven Larkin, on behalf of the applicant and joint owner of the property, addressed the Committee.

THAT THE APPLICATION be determined under delegated authority subject to the submission of a geotechnical report.

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23: OUTDOOR ADVENTURE EDUCATION PROPOSAL - LOT 2 DP581458 NO. 333 WHEELBARROW RIDGE ROAD, COLO HEIGHTS (DA76/96/EVD)

Mr Bob Klein, applicant, addressed the Committee.

Mrs Barbara Stanners and Mr Don Shaddick on behalf of his client Mr Jones, objectors, addressed the Committee.

THAT THE APPLICATION be refused and the reasons for refusal be reported to the Ordinary Meeting.

24: DRAFT LOCAL ENVIRONMENTAL PLAN 4/95 - AMENDMENT NO. 41 - REZONING OF THE RESIDUE ALLOTMENT IN THE SUBDIVISION OF LOTS 4 & 5 DP786671, LOT 7 DP738354, LOTS 80 & 90 DP834019 & LOTS 22, 24, 26-29, 32-41 INCLUSIVE DP17870 - "KEMSLEY DOWNS", GROSE VALE ROAD, NORTH RICHMOND (LEP4/95, LEP4/96/EVD)

1. THAT THE INFORMATION be received.
2. That Council exercise its delegation in respect of Sections 68 & 69 of the Act.
3. That the plan be forwarded to the Minister for Urban Affairs and Planning requesting gazettal of the plan subject to an additional objective being added to the Rural 1(d) zone to retain the holding for some future purpose without fragmentation.
4. The zone boundary to be finalised following submission of a final subdivision plan within 12 (twelve) months.

25: DRAFT REGIONAL ENVIRONMENTAL PLAN NO. 20 - HAWKESBURY-NEPEAN RIVER 1996 (GT192/001 PT03/EVD)

THAT THE ATTACHED detailed submission to the Department of Urban Affairs and Planning be endorsed.

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26: CLASS 1 APPEAL AGAINST COUNCIL'S DECISION - SULTANA - STOCKPILING OF MANURE - LOT 4 DP239897 NO. 137 COMMERCIAL ROAD, VINEYARD (DA154/89/EVD)

THAT THE INFORMATION concerning the legal action in relation to the stockpiling of poultry manure at Commercial Road, Oakville, be received.

27: DRAFT LOCAL ENVIRONMENTAL PLAN TO CREATE 8 RURAL RESIDENTIAL ALLOTMENTS WITH AREAS BETWEEN APPROXIMATELY 6000m² & 2.5ha & A SINGLE RESIDUE ALLOTMENT WITH AN AREA OF APPROXIMATELY 33ha - LOT 2 DP501880 NO. 242 BELLS LINE OF ROAD (K & B JOHNSTON) & LOT 18 DP793094 NO. 83 SLOPES ROAD (O MILLER) - APPLICANT: TEERMAN NEWTON PTY LTD (LEP016/96 PT01/EVD)

Mr Chris Newton, and Mr Keith Johnston, addressed the Committee.

THAT THE DRAFT Local Environmental Plan for the subdivision of Lot 2 DP501880 and Lot 18 DP793094 not be supported.

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28: RECYCLABLE MATERIALS COLLECTION SERVICE - SELECTION OF SERVICE TYPE & SELECTION OF TENDER (GW010/017, GT020/326 PT01/EVD)

THAT THE INFORMATION concerning the recyclable materials collection service be received.

THAT COUNCIL MAKE representations to the EPA, the Minister for the Environment, The Hon Pam Allan, and the Local Government Associations of NSW in regard to funding or contributions towards the cleaning up of streets, parks and other areas on which rubbish and building rubble has been disposed of.

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SECTION 2 - INFRASTRUCTURE

1: DRAINAGE EASEMENT EXTINGUISHMENT - LOTS 8 & 9, DP12710 THE TERRACE, WINDSOR (P2019/140 PT1, P2019/130 PT2/ENG)

THAT COUNCIL CONSENT to the extinguishment of the easement for drainage 1.065 (one point nought six five) wide through Lots 8 and 9, DP12710 The Terrace, Windsor, subject to the applicant's paying Council's legal costs in the matter.

That the Common Seal of Council be affixed where necessary to the documentation.

2: FAIREY ROAD CLOSURE (0606 PT02/ENG)

1. THE SOUTHERN end of Fairey Road from the intersection of the north eastern and south eastern boundaries of Lot 10, DP821396 to its southern most end, just south of the Rifle Range Road/Sanctuary Drive intersection, be closed, subject to the provision of a 3 (three) metre wide right of way giving access to Lot 2, DP60378 to the intersection of Rifle Range Road/Sanctuary Drive.
2. The creation of the easement is subject to Mrs S.L. Hayden's agreement that it shall be extinguished upon the sale of Lot 2, DP860387.
3. All works involved with fencing and the provision of a track suitable to their needs are to be undertaken at the cost of Mr. & Mrs Hayden. That part of the closed road adjacent to Lot 10, DP821396 be consolidated with that lot and that part of the closed road through the Crown Land be consolidated with the Crown Land.
4. Mr & Mrs Hayden be granted access through the currently unformed section of road from Lot 2, DP860387 to the intersection of Rifle Range Road and Sanctuary Drive, subject to the provision of gates to stop use by the general public, and all works necessary for them to gain access to be undertaken at their cost.
5. All necessary documents be completed under the Seal of Council.

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3: WINDSOR GOLF CLUB - ACCESS FROM MCQUADE AVENUE (P1340/8 PT01/ENG)

THAT APPROVAL BE granted to the Windsor Golf Club Limited to use the public road (Lot 71, DP216270) as access to the Golf Club, subject to:-

1. The construction of an industrial footpath crossing.
2. Provision of a sealed access over the full length of the lot, 3 (three) metres wide, located as close as practical to the southern boundary of the lot.

4: BOWEN MOUNTAIN NATURE RESERVES MANAGEMENT STRATEGY (P1205/5/ENG)

THAT THE BOWEN Mountain Nature Reserves Management Strategy be amended to allow a 21 (twenty one) year licence on the above property for the purpose of vehicular access to residential properties No. 14 and 16 Red Gum Crescent.

5: SERVICE ROAD LINK OVER INDUSTRIAL LAND BETWEEN GROVES AVENUE AND PARK ROAD, MULGRAVE (P2342/90, P2342/100, P2342/105, P2342/115, P2342/120, P2342/130, P2342/135/ENG)

THAT THE INFORMATION be received.

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SECTION 3 - ORGANISATION AND RESOURCES

6: MONTHLY FINANCIAL STATEMENTS - JULY 1996 (GF011/005 PT04/FNC)

THAT THE INFORMATION be received.

7: SPONSORSHIP OF CLUSTER MUSIC FESTIVAL (GF008/001 PT13/CSV)

THAT COUNCIL MEET the cost of hiring the Windsor Function Centre for the Combined Schools Music Festival, funding is available through Council's Community Relations Budget.

8: RESCUE EXPO '97 (GF008/001 PT13/CSV)

THAT A DONATION of \$2,000 (two thousand dollars) be made as sponsorship of Rescue Expo '97.

QUESTIONS WITHOUT NOTICE:

1. Councillor Searle asked if the graffiti on the walls of the toilet block in Kurrajong Village could be cleaned off. He also advised that the Kurrajong Small Business Forum had asked if steel doors with padlocks similar to those installed in McMahons Park could be installed.

The Director Asset Services & Recreation stated that it would be necessary to arrange for someone to open and close the doors.

2. Councillor Minturn asked the present position regarding the Councillors' computers.

The General Manager advised that it was anticipated that they would be available in November.

3. Councillor Baczynskyj asked if the mowing contractor for Bensons Lane had been appointed.

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The Director Community Management & Finance advised that the contractor had been appointed some two or three months ago along with the contractor for the mowing services, and was the same contractor as previously appointed.

4. Councillor Sahasrabuddhe submitted a photograph of the carpark behind Orange Grove Mall taken at night showing inadequate lighting.

The Director Asset Services & Recreation advised that he had requested Integral Energy to go ahead with the lighting of the carpark.

5. Councillor Sahasrabuddhe asked if there are any plans for the toilet block at Richmond near Richmond Park.

The Director Asset Services & Recreation advised that tenders would soon be called for the construction of the toilet block.

6. Councillor Books referred to his previous request regarding noise from the Abattoirs.

The Director Environment & Development stated that an Environmental Health Surveyor was carrying out noise readings on the compressor.

7. Councillor Books advised that he had received representations from residents in North Richmond about the young people using the Reserve in the North Richmond area as a BMX track and asked something could be done for the young people.

The General Manager advised that this had been reported to the Councillors in detail in last week's Newsletter. There has been some discussions with the young people and the landowners regarding the provision of a BMX track.

8. Councillor Allan advised that she had received a phone call on Sunday morning about one of the University students being attacked in Richmond Park. Apparently the lights were not on. She asked if a letter could be forwarded from Council to the University, as apparently there have been a number of incidents over the last twelve months, giving an assurance that Council is looking into the matter and that the students are not being targeted.

The Mayor suggested that Councillor Allan take the matter up after the meeting.

9. Councillor Paine asked for a report on the clearing of property at 78 Cabbage Tree Road, Grose Vale.
10. Councillor Paine stated that some cattle had died near South Creek and that there had been some talk that they had died from something that came from Council's sewerage treatment

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works.

The General Manager advised that as far as he was aware it was caused by herbicides being discharged into South Creek. There were similar reports of animal deaths at St Marys. The Environment Protection Authority will be providing a report on the matter.

11. Councillor Baczynskyj referred to the problems being experienced with the additional figure "9" being added to Sydney calls.

The General Manager advised that Council's switchboard will require an additional chip to be installed to enable the system to work.

The meeting terminated at 12.15pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 24 September 1996.

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Mayor

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