

**HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE**

Where People Make the Difference!

**BUSINESS PAPER
MINUTES**

DATE OF MEETING: 27 February 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 February 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, M E Lawson, P J Minturn, C A Paine, R Sahasrabuddhe, R D Searle and L C Sheather.

An apology for absence was received from Councillor W J Mackay and from Councillor A W Baczynskyj who would be arriving late.

RESOLVED on the motion of Councillor Calvert and seconded by Councillor Searle that the apologies be accepted.

Councillor Baczynskyj arrived at 10.58am.

Councillor Books left the meeting at 11.45am.

RESOLVED on the motion of Councillor Sheather and seconded by Councillor Books that the Minutes of the General Purpose Committee Meeting held on the 30 January 1996, be confirmed, subject to the amendment of Item 14 - Questions Without Notice to read "To stop vehicles doing a right turn from the BP Service Station into Bells Line of Road".

The following recommendations were passed as resolutions of the Committee:

MAYORAL MINUTE

1. CONCERNED CITIZENS COMMITTEE - 24 HR MANNING - RICHMOND POLICE STATION GP040/001 PT02

THAT COUNCIL NOMINATE a representative on the Committee with Councillor Allan being elected as Council's representative.

SECTION 1 - ENVIRONMENT

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

Mrs Gae Kelly and Mr Bob Alford of Stimulus, Mrs Lynne Lane, President and Mrs Noeline Callaghan of Greenhills Child Care Centre Management Committee, addressed the Committee.

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Mr Phil Donnelly, resident Stewart Street, South Windsor addressed the Committee.

THAT NO FURTHER action be taken regarding the relocation of the access to the Indoor Sports Stadium at this stage and the roundabout at the intersection of Stewart/Ham/Drummond Streets be implemented at an estimated cost of \$50,000 (fifty thousand).

113: REZONING APPLICATION AND DEVELOPMENT APPLICATION FOR A COMMERCIAL DEVELOPMENT IN 2 STAGES COMPRISING, SUPERMARKET, SERVICE STATION/CONVENIENCE STORE FAST FOOD OUTLET, CAR WASH, PARKING AREAS AND ASSOCIATED FACILITIES - LOT 1 AND 2 DP 630616, PART LOT 1 DP 421574, LOTS 4 AND 5 DP 546025, PART LOT A DP 410572, LOT 3 DP 710657 AND LOT 2 DP777592 - MACQUARIE STREET, GEORGE STREET AND MILEHAM STREET, SOUTH WINDSOR (DA 278/95 LEP22/95/EVD)

Councillor Allan declared an interest in this matter as President of the Richmond Chamber of Commerce.

Mr John Duffy, Mr Tony Isaac representing Woolworths and BP, addressed the Committee.

Mr Tom O'Brien, Mr Steve Benfield, Vice President & Mr Brian Keegan, President of the Windsor & District Chamber of Commerce, objectors, addressed the Committee.

THAT:-

- (a) Council not support the preparation of a Draft Local Environmental Plan to rezone Lots 4 and 5, DP546025, Lots 1 and 2, DP630616, Lot 3, DP710657, Lot 2, DP777592, Part Lot 1, DP421574 and Part Lot A, DP410572 from Residential 2(a) and Open Space 6(b) Proposed Recreation under Hawkesbury Local Environmental Plan 1989 to General Business 3(a).
- (b) Council refuse the development application for Stage 1 and 2 involving the erection of a supermarket, service station/convenience store, fast food restaurant, carwash, parking areas and other associated facilities for the following reasons:-

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1. Existing use rights for the site of Stage 1 has not been proven, therefore, a change of use and rebuilding cannot be considered under the provisions of the Environmental Planning and Assessment Act 1979 and Regulations 1994.
2. The use of a "deferred commencement" consent for Stage 2 is not appropriate as the reason for the deferred commencement, the rezoning of the site, cannot be achieved by the applicant.
3. The proposed development is prohibited in the existing Residential 2(a) and Open Space 6(b) Proposed Recreation zones of the site under the Hawkesbury Local Environmental Plan 1989.
4. The proposed development is contrary to the objectives of the Residential 2(a) and Open Space 6(b) Proposed Recreation zones as contained in Hawkesbury Local Environmental Plan 1989.
5. The parking space dimensions, parking area aisle widths and provision of disabled persons parking spaces do not conform to Council's policies.
6. Loading and unloading areas and access ways are not satisfactorily located to ensure that conflict will not occur between delivering vehicles and customers vehicles.
7. No provision has been made for pedestrian access across Macquarie Street/George Street.
8. Access to and from Mileham Street could adversely affect the residential amenity of Mileham Street and the residents adjoining and adjacent to the access.
9. Access to the site from George Street/Macquarie Street is not satisfactory and is contrary to the recommendations of the Sydney Regional Development Advisory Committee.
10. Disposal of stormwater drainage to Woods Road from the site is not available.
11. Details have not been provided on the availability of water, sewerage and electricity for the proposed development.
12. The proposed development will adversely affect the visual amenity of the surrounding residents.

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13. The proposed development is out of character with development on the site and on the surrounding lands.
14. The proposed development could adversely affect the residential amenity of the adjoining residents and the area surrounding the site.
15. Due to the likely adverse impact, the proposed development is not in the public's interest.
16. The approval of an "out of centre" supermarket will have an adverse economic and social impact on the existing Windsor and South Windsor shopping centres.

**114: HOME ACTIVITY - COMPUTER CONSULTANT - LOT 1011 DP834694 NO. 9
WIRANDA COURT, WINDSOR DOWNS (DA291/95/EVD)**

Mr Steven Nicholson on behalf of the applicant addressed the Committee.

Mrs Judy Gallagher and Mr John Sivell, residents of Wiranda Court, and Mrs Sue McGrath, Windsor Downs Home Owners Association, objectors addressed the Committee.

THAT APPROVAL BE granted for a period of 6 (six) months and further reported to Council at that time, subject to the following conditions:-

1. All waste paper to be recycled and not disposed of to a landfill site.
2. Submission of a building application, plans and specifications complying with the Building Code of Australia for any alterations or additions to the existing dwelling.
3. 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.
4. All land not required to be sealed is to be landscaped in accordance with a plan of landscaping which is to be submitted for consideration and approval.

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5. No retail sale of goods is to be made on the subject premises.
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 9.00am to 5.30pm Mondays to Fridays. Any alteration of these hours will require the approval of the Director Environment and Development.
9. Compliance with the following requirements of a "Home Activity" as defined in HLEP, 1989:
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;
 - (v) involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (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)."
10. Vehicles to enter and leave the property in a forward direction.

115: USE OF EXISTING DWELLING - PROFESSIONAL & COMMERCIAL CHAMBERS - DENTIST - LOT 12 DP709025 NO. 23 COLONIAL DRIVE, BLIGH PARK (DA277/95/EVD)

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THAT THE APPLICATION be approved in accordance with the report and subject to conditions as listed:-

1. The existing driveway between the existing garage and Colonial Drive to be constructed full width 2.6m (two point six) wide for stacked parking for 2 (two) vehicles and shall be constructed of pavers/earth toned coloured concrete or the like.
2. Details of storage and disposal of medical waste shall be submitted and approved prior to the use commencing.
3. Submission of a building application, plans and specifications complying with the Building Code of Australia for any internal alteration or additions to the existing building.
4. 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.
5. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
6. 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.
7. Operating hours shall be limited to 8.00am to 7.00pm Mondays to Fridays and 8.00am to 1.00pm Saturdays. Any alteration of these hours will require the approval of the Director Environment and Development.
8. The development shall be carried out in accordance with Plan No. 15395.

116: FLOODPLAIN PLANNING (GC180/006PT02/EVD)

Mr Brian Keegan addressed the Committee.

COUNCIL PREPARE A Draft Local Environmental Plan to amend Hawkesbury Local Environmental Plan 1989 to revert to the estimated 1:100 year flood frequency level as the floor level requirement for any habitable rooms and the surface level requirement for the subdivision of rural land.

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SECTION 2 - INFRASTRUCTURE

16: RESTRICTION PROPOSAL - CROWN ROAD RESERVE OFF TIZZANA ROAD, EBENEZER (P2006/250 PT02/CSV)

Mr Steve Atkins of 578 Tizzana Road, Mr Rob Atkins, Mr Greg Foran, Mrs Barbara Hamilton, Mrs Julie Dever, in favour of the proposal, addressed the Committee.

The General Manager read a letter received from the Department of Lands and Water Conservation.

Mr Peter Wade, Mr Steven Zekonus, objectors, addressed the Committee.

1. THAT THE INFORMATION be received.
2. That the Council advise the Department of Lands and Water Conservation that representations have been received and that it currently wishes to have its application for road transfer deferred.
3. Appropriate investigation take place on the relocation of the access of the existing Crown Road Reserve in accordance with the proposal by Mr & Mrs Atkins.

17: CAR PARKING - RICHMOND PRE-SCHOOL/RICHMOND NURSING HOME/SENIOR CITIZENS CENTRE (PP1343/822 PT02, P1343/820 PT02, P1343/834 PT02/ENG)

THAT AN ADDITIONAL 14 (fourteen) car parking spaces be provided at the rear of the Richmond Pre-school at an estimated cost of \$38,000 (thirty eight thousand) with funds provided from the Car Parking Reserve.

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SECTION 3 - ORGANISATION AND RESOURCES

23: COUNCIL'S COMPUTER SYSTEM UPGRADE (GC230/002 PT03/CSV)

THAT THE TENDER from Hewlett Packard Australia Limited to provide an operating lease of the Council's mainframe computer and ancillary equipment for a 3 (three) year period at quarterly payments of \$24,630.29 (twenty four thousand six hundred and thirty dollars and twenty nine cents) be accepted.

24: AUSTRALIAN PIONEER VILLAGE - QUARTERLY REVIEW (GC283/107/CSV)

Mr Brian McKinlay was available to answers questions raised by the Committee.

THAT THE QUARTERLY Review of the operation of the Australian Pioneer Village be received.

25: MONTHLY FINANCIAL STATEMENTS - JANUARY 1996 (GF011/005 PT04/FNC)

THAT THE INFORMATION be received.

26: BELLBIRD HILL LOOKOUT (P243/5425 PT01/CSV)

THAT PERMISSION BE granted to R & L Solutions of Kurrajong Heights, to install one set of coin operated binoculars at the Bellbird Hill Lookout, Kurrajong Heights, subject to the following terms and conditions:

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- i. The Company meeting the full cost of the purchase, installation and maintenance of the binoculars.
- ii. The Company having \$5 (five) million public liability insurance cover, which also indemnifies the Council in respect of the use of the equipment.
- iii. Payment of an initial license fee of \$250 (two hundred and fifty dollars) per annum, which is to be reviewed annually on the basis of audited financial statements being provided by the Company.
- iv. Support for the proposal being obtained from the Kurrajong - North Richmond Rotary Club.
- v. The arrangement rest on correspondence.

27: ALCOHOL FREE ZONE CREATION AT McGRATHS HILL (GP070/001 PT05/CSV)

THAT AN ALCOHOL Free Zone be created for the roads, footpaths and carpark of the block bounded by Redhouse Crescent, Phillip Place and the Community Centre in McGraths Hill, for operation until 31 December 1997.

28: WINDSOR RUGBY LEAGUE COMPLEX - PROCEEDS OF SALE (GC283/032 PT2/CSV)

THAT THE PROCEEDS of the sale of Lot 1 in Deposited Plan 582018 to Windsor Leagues Club Limited be allocated to the property development reserve for the purchase of further recreational facilities (structural/organised).

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29: LEASING OF SHOP 1 - WILBERFORCE SHOPPING CENTRE (GC283/139 PT01/CSV)

Councillor Sheather declared an interest in this matter as he had carried out work for Mr Fowler from time to time.

THAT:-

1. Shop 1 in Wilberforce Shopping Centre be leased to Messrs T and J and Mrs L Fowler as a health food outlet, for a lease period of 3 x 3 (three by three) years at \$7,350 (seven thousand three hundred and fifty dollars) per annum reviewed annually and to include a contribution of 2.9% (two point nine) to Council Rates and 3.7% (three point seven) to Centre outgoings.
2. All necessary documents be completed under the Seal of Council.

30: BUSH FIRE ESTIMATES 1996/97 (GF10/44 PT6/FNC)

THAT THE INFORMATION be received and there be a report to the next Ordinary Meeting on additional information which is available at that stage either from the Coronial Inquiry or the Department of Bush Fire Services.

QUESTIONS WITHOUT NOTICE:

1. Councillor Minturn referred to an accident where a lady fell on the footpath at Kurrajong last Saturday and injured herself. He asked if Council is liable and if something could be done about the footpath.

The Director Corporate Services & Community Relations advised that it is a matter of whether Council is negligent in its actions in some way.

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2. Councillor Minturn advised that, in Comleroy Road just south of the intersection with the School, there is a long drop away, and asked if something could be done in this regard.
3. Councillor Minturn asked if he could receive an itemised account of the construction cost of the SES Headquarters at Wilberforce.

The General Manager undertook to discuss this matter with Councillor Minturn.

4. Councillor Baczynskyj asked if the Federal Candidates had been asked to make a submission to Council.

The General Manager advised that this had been done and undertook to ascertain if any responses had been received.

5. Councillor Baczynskyj asked about the Bligh Park traffic lights and roundabout.

The Director Asset Services & Recreation advised that there was no further information available at this stage.

6. Councillor Sheather referred to the sign at Windsor Bridge and asked if the log in the river could be removed.

The Director Asset Services & Recreation advised that the log was removed at the same time as the sign was removed.

7. Councillor Sheather stated that the pavement had lifted, 3" in some places, across Ham Common.

The Director Asset Services & Recreation advised that the road surface is the responsibility of the Roads & Traffic Authority and undertook to take the matter up with the Authority.

8. Councillor Sheather sought the current situation regarding the roundabout at South Windsor on Blacktown Road.

The Director Asset Services & Recreation advised that the RTA is having a review of environmental factors for the construction of the slip lane.

Councillor Sheather asked if the Mayor could have discussions with the appropriate bodies so that it is not missed out again.

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The Mayor advised that it would be organised fairly quickly.

9. Councillor Allan asked if Council is arranging any project for Clean Up Australia day on Sunday. South Windsor Primary School has asked if their area could be cleaned up.

The Director Environment & Development advised that the Branch Manager Environment & Waste is involved in the program and sites will be selected.

10. Councillor Paine asked if the proposal for a Training Officer for the Bush Fire Brigades was still in vogue.

The General Manager advised that this should be done on a regional basis and undertook to take the matter up again.

11. Councillor Paine asked if the provision of accessible, clean toilets could be included in the budget for both Windsor and Richmond. There are no toilets available for people who visit Windsor early in the morning. Problems have arisen since Council had arranged to have toilets locked up of a night. She referred to the condition of those toilets that were left open overnight.

The General Manager undertook to take the matter up with the Police.

12. Councillor Paine asked what is happening regarding the draining of the lagoon at McGraths Flat, if this would be detrimental to the bird life and what is the time frame.

The Director Asset Services & Recreation advised that the water level in the wetlands is currently being lowered to allow some drying out to allow the wetlands to be constructed. There will still be water for the bird life and also they can migrate to the maturation ponds at the plant. It would probably take a few months before the physical work starts, as Council was awaiting Environmental Approval.

The General Manager advised that arrangements would be made for some signs to be erected on the roadside.

13. Councillor Paine expressed concern about the Bike Plan and asked when is it proposed to hold a meeting.

The Director Asset Services & Recreation advised next Wednesday.

14. Councillor Calvert asked if any progress had been made with Council regaining ownership of the Sewerage Plants and control of the rate system.

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The General Manager advised that Council owns, controls and holds the licence for the plants. The only matter to be finalised is who is the authority to collect the rates.

15. Councillor Calvert advised that he, as Chairman of the Hawkesbury Local Economic Development Board, had received a letter from Senator Macdonald committing \$250,000 towards the EIS feasibility study for sewerage for Glossodia, Freemans Reach and Wilberforce.
16. Councillor Calvert asked if there was any progress regarding the two intersections at Colonial Drive and Rifle Range Road.

The General Manager advised that there have been several approaches direct to the RTA on behalf of the Joint Venture. Both the Federal Member and the Coalition Candidates have indicated Federal funding from current Federal Programs for which there may be an announcement regarding these two intersections.

17. Councillor Calvert referred to previous requests for meetings with the Planning Minister on various issues such as Windsor Road and on the control of redevelopment within our area.

Councillor Allan asked about a meeting with The Hon Craig Knowles or the relevant Ministers.

Councillor Paine asked if Paul Gibson MP had been involved in trying to get a meeting organised.

The Mayor advised that he had had personal discussions with Mr Gibson and he is well aware of the position and he was to raise a number of Council's concerns with the Premier last week.

18. Councillor Searle asked what is the current position regarding provision of toilets for Heritage Park at North Richmond.

The Director Asset Services & Recreation stated that there are no funds available at this stage for provision of toilets at the Park.

19. Councillor Searle asked if a date could be set for the meeting which was to have been held last week regarding various matters.

The Mayor advised that this would be done to-day.

20. Councillor Minturn advised that property in Terrace Road, North Richmond has been battered down to within half a metre of the river. There is no soil control and there is a trench about three quarters of a metre deep between a couple of trees. He referred also to the shale bank. He asked if the property could be inspected.

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The meeting terminated at 3.45pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 26 March 1996.

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Mayor

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