

**HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE**

Where People Make the Difference!

**BUSINESS PAPER
MINUTES**

DATE OF MEETING: 30 July 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 30 July 1996, commencing at 9.38am.

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 Councillors W J Mackay.

Councillor Baczynskyj arrived at the meeting at 10.05am.

Councillor Sahasrabuddhe left the meeting at 4.45pm.

RESOLVED on the motion of Councillor Lawson and seconded by Councillor Allan that the apology 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 25 June 1996, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

1: ERECTION OF A DWELLING-HOUSE - LOT 2 DP214168 NO. 39 WHITMORE ROAD, MARAYLYA (DA65/96/EVD)

Mr F James the applicant, addressed the Committee.

A SITE INSPECTION be carried out.

The Committee inspected the site at 3.45pm. Councillors present at the inspection 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, C A Paine, R Sahasrabuddhe, R D Searle and L C Sheather.

THAT THE APPLICATION be approved with appropriate conditions.

2: WOOLWORTHS SUPERMARKET AND ASSOCIATED CAR PARKING FOR 221 CAR SPACES PROPOSAL - LOTS 1 AND 2 DP630616 GEORGE AND MACQUARIE STREETS, SOUTH WINDSOR (DA96/96/EVD)

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Mr John Duffy addressed the Committee.

A. THE DEVELOPMENT application for the proposed Woolworths supermarket be refused for the following reasons:-

1. The proposed development is prohibited in the Residential 2(a) zoning of the land.
2. The proposed development is contrary to the zone objectives of the Residential 2(a) zone under HLEP 1989.
3. The proposal is a significant enlargement, expansion and intensification of an existing use activity and is considered contrary to the objectives of the EP & A Act and Regulations.
4. The proposed development represents a commercial development in a residential area which would normally require rezoning.
5. The proposed supermarket is considered to have an adverse economic impact on existing and planned retail supermarkets within the Hawkesbury City local government area.
6. Insufficient justification has been given as to why the supermarket should not be located within or next to a business zone, eg. Windsor Town Centre.
7. The proposed development makes inadequate provision for landscaping to adequately screen the development from the north and eastern elevations to the adjoining residential properties.
8. The proposed development is out of character with the residential area as the building is a large commercial building with no architectural relief to the adjoining residential properties.
9. The proposed development will have an adverse impact on the adjoining residential area by reason of noise and associated activities particularly at night interfering with the amenity of adjoining properties.
10. Disposal of stormwater discharge through residential properties to Woods Road from the site is not available.
11. Due to the likely adverse impacts the proposed development is not in the public's interest.

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12. The approval of an "out-of-town" supermarket will have an adverse economic and social impact on the existing Windsor and South Windsor Shopping Centres.

3: TENNIS COURT LIGHTING PROPOSAL - PART PORTION 123 PARISH KURRAJONG "GOLDFINDERS", OLD BELLS LINE OF ROAD, KURRAJONG (ADJACENT TO BRIDGE OVER LITTLE WHEENY CREEK) (BA0277/96 PT01/EVD)

Mr Chris Hallam, applicant, Dr Frank Lohning, Engineer, addressed the Committee.

Mrs Mary Buckett was available to answer questions.

THAT THE APPLICATION to erect tennis court lighting on the existing tennis court be approved subject to the following conditions:

1. The tennis court lights may be used up to 7 (seven) nights per week until 9.30 pm but may only be used after 9.30 pm on not more than 3 (three) nights per week and on those 3 (three) nights they are to be extinguished no later than 10.30 pm.
2. The use of the court is to be limited to private use, i.e., no hiring of the court to the general public.
3. The lights and reflectors are not to be capable of direct viewing from the adjoining residences.
4. A planting screen of appropriate species, pot size and spacing to be determined by the Director Environment and Development, be planted between the tennis court and the creek from the shed to past the opposite end of the tennis court.

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

Mr Bob Klein, applicant, Mr Keith Maher, representing the residents of Colo Heights, in support of the application, addressed the Committee.

Mrs Barbara Stanners and Mr Don Shaddick on behalf of his clients, Mr & Mrs Jones, objectors,

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addressed the Committee.

A SITE INSPECTION be carried out.

The Committee inspected the site at 2.00pm. Councillors present at the inspection 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, C A Paine, R Sahasrabuddhe, R D Searle and L C Sheather.

THAT THE 2 (two) parties get together and try to reach a compromise before the next Ordinary Meeting.

5: SUBDIVISION TO CREATE THREE ALLOTMENTS WITH BUILDING ENTITLEMENTS PLUS A FOURTH COMMUNITY LOT - LOT 18, DP 30468 NO.26 CLIFF ROAD, FREEMANS REACH - APPLICANT FALSON AND ASSOCIATES; OWNER J & G TAYLOR (SA0106/95 PT01/EVD)

THAT THE INFORMATION concerning subdivision of Lot 18 DP 309468 Cliff Road, Freemans Reach, be received.

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6: RECLASSIFICATION OF COMMUNITY LAND AND REZONING TO OPEN SPACE 6(C) (PRIVATE RECREATION) - LOT 1 DP582018 CORNER RIFLE RANGE ROAD AND GEORGE STREET, WINDSOR (10/96/EVD)

THAT COUNCIL RESOLVE to:-

1. Prepare a Local Environmental Plan to rezone Lot 1 DP582018 Rifle Range Road, Windsor, from 6(a) (Open Space) (Existing Recreation) to 6(c) (Open Space) (Private Recreation).
2. That the Local Environmental Plan referred to in 1. above incorporate the reclassification of the subject land from Community Land to Operational Land.
3. If no submissions are received objecting to the plan, the plan be referred to the Department of Urban Affairs and Planning in accordance with Section 68 of the Act.
4. The Director Environment and Development be given delegated authority to proceed in this matter should no objections be received.
5. Windsor Leagues Club be advised of Council's resolution.

7: DRAFT LOCAL ENVIRONMENTAL PLAN 24/95 - AMENDMENT NO. 68 - DEVELOPMENT CONSENT FOR DAM CONSTRUCTION (LEP24/95/EVD)

THAT THE DRAFT plan be forwarded to the Department of Urban Affairs and Planning requesting the Minister to gazette the plan.

8: TELSTRA MOBILE PHONE BASE STATION PROPOSAL AT THE EXISTING WATER TOWER OFF OLD PITT TOWN ROAD, SCHEYVILLE (P1936/142/EVD)

THAT HIRST CONSULTING Services Pty Ltd be advised that Council does not object to the proposed Telstra mobile phone base station at the existing water tank off Old Pitt Town Road, Scheyville.

9: TELSTRA MOBILE PHONE BASE STATION PROPOSAL AT 26 FAIREY ROAD,

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SOUTH WINDSOR (P606/15/EVD)

THAT HIRST CONSULTING Services Pty Ltd be advised that Council does not object to the proposed Telstra mobile phone base station at 26 Fairey Road, South Windsor.

10: REZONING PROPOSAL - REDEVELOPMENT OF MILLERS NURSERY TO ESTABLISH AN AGRICULTURAL MUSEUM, SERVICE STATION, RESTAURANT, DRIVE THROUGH FOOD OUTLET AND CONSOLIDATION OF EXISTING NURSERY - LOTS 1, 2 AND 3 DP959819 WINDSOR ROAD, MCGRATHS HILL (LEP14/96/EVD)

The Mayor advised that a request had been received for this item to be deferred.

THAT THIS ITEM be deferred.

11: 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 AND LOTS 22, 24, 26-29, 32-41 INCLUSIVE DP17870 - "KEMSLEY DOWNS", GROSE VALE ROAD, NORTH RICHMOND (LEP4/95; LEP4/96/EVD)

Mr Brian McKinlay addressed the Committee.

Mr Ray Coulton, resident of Redbank Road, an objector, addressed the Committee.

THAT THIS MATTER be deferred to the Ordinary Meeting to give Mr McKinlay and Mr Coulter an opportunity to sort out the boundary.

12: VINEYARD DEVELOPMENT STRATEGY (LEP0017/96/EVD)

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1. THAT COUNCIL write and make representations to the Minister and Director for Urban Affairs and Planning to have the Vineyard area and relevant areas in the Blacktown City Council Local Government Area declared as areas under investigation on the Urban Development Program.
2. That Council write to Blacktown City Council inviting them to make a joint representation to the Minister and Director in accordance with 1 above.
3. That negotiations continue with Sydney Water to find a solution to providing reticulated water to the area.

13: RURAL LANDS STUDY (GT150/015/EVD)

1. THAT COUNCIL ADOPT the Draft Issues Paper and the Draft Statement of Purpose, Aims and Objectives and forward it to the Rural Lands Sub-Committee for consideration.
2. That Council adopt the methodology for the project as detailed in this report.
3. A report be brought forward following initial comments from the Rural Lands Sub-Committee and to finalise the consultant's brief.

14: NOISE ATTENUATION OF NEW DWELLINGS WITHIN FLIGHT PATH OF RICHMOND RAAF BASE (GT125/001 PT2/EVD)

1. THAT TENDERS be called for a one-off comprehensive acoustic report, which is to be prepared by a suitably qualified acoustic consultant, covering a range of expected dwelling construction types with appropriate noise attenuation to be built within the ANEF affected area adjacent to the Richmond RAAF Base.
2. That a report be submitted back to Council following close of submissions.

15: WATER SUPPLY TO DEVELOPMENT WITHIN HAWKESBURY LOCAL GOVERNMENT AREA - SYDNEY WATER (GW020/007/EVD)

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THAT THE INFORMATION be received.

16: REQUEST FROM THE WINDSOR DOWNS HOME OWNERS' ASSOCIATION TO ADOPT THE COVENANTS APPLYING TO THE WINDSOR DOWNS ESTATE AS AN ENVIRONMENTAL PLANNING INSTRUMENT (LOCAL ENVIRONMENTAL PLAN AND/OR DEVELOPMENT CONTROL PLAN) (GT100/001 PT02; SA046/89 PT04/EVD)

Mrs Sue McGrath, Windsor Downs Home Owners' Association, addressed the Committee.

THAT COUNCIL CONFIRM previous advice given to the Windsor Downs Home Owners' Association that the enforcement of the covenants is not the responsibility of Council and, further, that it would be inappropriate for them to become environmental planning instruments as many are contrary to Hawkesbury Local Environmental Plan 1989 and require a regularity framework which would be unduly restrictive and beyond the resources of Council.

17: DRAFT DEVELOPMENT CONTROL PLAN - SIGN POLICY (DCP002/94 PT01/EVD)

COUNCIL EXHIBIT THE Draft Development Control Plan - Sign Policy for 28 (twenty eight) days in accordance with the Environmental Planning and Assessment Regulations.

Further that each of the Chambers of Commerce be provided with a copy of the draft for comment.

18: DRAFT LOCAL ENVIRONMENTAL PLAN - NO.32 FAIREY ROAD, SOUTH WINDSOR - SCHAFFER CORPORATION (LEP009/96;DA115/96;DA116/96/EVD)

1. THAT THE DIRECTOR Environment and Development exercise delegated authority to determine the Draft Local Environmental Plan - Amendment No.77 subject to no objections being received.

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2. That the Director Environment and Development exercise delegated authority to determine DA115/96 and DA116/96 subject to no objections being received.

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

THAT COUNCIL invite the appropriate people, including representatives of the Department of Agriculture, farming groups and the University of Western Sydney, Hawkesbury, to come and have a look at the establishments in the Hawkesbury to show them that Council can plan and control the problems that these issues could create.

20: LOCAL ENVIRONMENTAL PLANS PROGRESS REPORT (GT090/001 PT02/EVD)

That the information be received

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SECTION 3 - ORGANISATION AND RESOURCES

1: MONTHLY FINANCIAL STATEMENTS - JUNE 1996 (GF011/005 PT04/FNC)

THAT THE INFORMATION be received.

2: WORKERS' COMPENSATION - SELF-INSURERS LICENCE RENEWAL (GI055/007 PT1/CSV)

THAT:-

1. An application be made to the WorkCover Authority to renew Council's licence for Workers' Compensation.
2. The Common Seal of Council be affixed to the necessary documentation.

3: GLOSSODIA VILLAGE SHOPPING CENTRE (GC283/56 PT2/CSV)

THAT:-

1. Council endorse the concept plan for the construction of an additional 8 (eight) shops at Glossodia Village Shopping Centre and proceed with the project.
2. The tenant mix for the new shops as outlined in this report be supported in principle, with leases including rentals and shop allocation to be negotiated and reported back to Council.
3. The preliminary estimate of \$750,000 (seven hundred and fifty thousand dollars) for the cost of the project be endorsed and the final project budget be determined by Council once tenders and quotations for the construction works are received, with funding to be from the Property Development Reserve.
4. The Seal of Council be affixed to any necessary documentation required at this stage.

4: KURRAJONG HEIGHTS BUSH FIRE BRIGADE (P2007/90 PT01/CSV)

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1. THAT THE proposal submitted for the establishment of a Bush Fire Brigade Headquarters in Powell Park adjoining Stanley Avenue, be notified to adjoining residents and their views in relation to the proposal sought.
2. The Powell Park Management Committee be advised of the proposal.
3. The Kurrajong Heights Bush Fire Brigade be advised of Council's decision in relation to the matter.

5: LANDSCAPING WORKS PROPOSAL - MACQUARIE PARK HOUSE, WINDSOR (GC283/064 PT06/CSV)

THAT AN AMOUNT of \$20,000 (twenty-thousand dollars) be allocated from the Property Development Reserve, toward the laying of a pressed concrete hard surface and associated landscaping as outlined in this report.

That the Macquarie Park Committee be asked to meet before the next Ordinary Meeting to provide some input and make comment on the finishes that need to go into the final product.

QUESTIONS WITHOUT NOTICE:

1. Councillor Searle asked for copies of the last correspondence received back from the RTA in relation to the BP Service Station at North Richmond regarding the request for the installation of the median strip.
2. Councillor Searle asked for two copies of the Bicycle Way Legislation that recently came out.
3. Councillor Searle stated that he had received complaints about the ongoing use of premises in Windara Place, Windsor Downs and asked if "on the spot" inspections could be carried out rather than pre-determined.

The Director Environment & Development advised that the Council Officer had carried out several inspections without notice and undertook to have more inspections carried out.

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4. Councillor Searle referred to the Notice of Consent for Development Applications received by the Councillors and asked if it could be clearly stated in the left hand column where it indicates the property, where the activity is proposed to take place.
5. Councillor Baczynskyj referred to an enquiry he had received in regard to a pensioner paying more now in regard to the sewerage rate and asked if he could receive a copy of the reply sent out.
6. Councillor Baczynskyj asked if any correspondence had been forwarded for the removal of the DAMIT sign at McGraths Hill, or if there is a time schedule.

The Mayor advised that there is a time frame for the removal of the sign.

7. Councillor Baczynskyj sought clarification as to Council's involvement in the recent tree planting program at North Richmond.

The Director Asset Services & Recreation advised that Council had provided some technical assistance and mulch to put around the trees. Funds were provided out of the Tree Planting Program.

Councillor Allan stated that each Chamber was given a grant from the State Department of Planning from the Mainstreet Program and how each Chamber spent the money was determined by the Department.

8. Councillor Baczynskyj referred to Council's Community Report and sought advice on how exactly does one rehabilitate a road.

The Director Asset Services & Recreation stated that there are numerous ways of rehabilitating a road - it can be patched, refurbished, rehabilitated by using cement compounds.

9. Councillor Baczynskyj asked if it is possible for twelve parking spaces to be provided for the Councillors on the Tuesday Committee Meetings.

The Director Asset Services & Recreation advised that normally the small carparking area near the Library is closed for the Councillors to park their vehicles, and he could only assume that the staff had forgotten this morning. He undertook to take the matter up with the staff.

10. Councillor Lawson referred to the recent Family Day Care meeting held in the Windsor Function Centre and sought advice as to the present position with the results.

The Director Community Management & Finance advised that a copy of the outcomes of that meeting went to all the participants in the meeting. An invitation is going out this week to all the parents and carers in the scheme in relation to participating in an Advisory Group. This

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Advisory Group, when established, will be participating in providing information into the other outcomes that were accepted.

11. Councillor Books asked when would the report on The Driftway be received.

The Director Asset Services & Recreation advised that the RTA are including all by passes and flood free routes in their study of Windsor Road. They have not put a time scale on it.

12. Councillor Books referred to the trees which had been planted at North Richmond and asked how high would the trees grow.

The Director Asset Services & Recreation stated that they would be less than 10 metres. This was one of the criteria for picking the type of tree so that trees would be under power lines.

13. Councillor Calvert referred to the parking of semi trailers on footpaths, in particular one in Stewart Street opposite the Sports Centre, one in Porpoise Crescent in Bligh Park and a large truck with a trailer that parks on the edge of the reserve. He stated that these trucks are destroying the footpaths and people have to walk on the road. He asked who is responsible for controlling this practice.

The Director Asset Services & Recreation advised that he had rung the Police on 2 occasions and they had stated that they would look at specific instances. He advised that a vehicle above 4 tonnes which is parked in a residential street for more than one hour is parked illegally. He undertook to take the matter up with the Police again.

14. Councillor Calvert referred to the road link between Bligh Park and South Windsor and stated that he was continually getting complaints from residents in Bligh Park that they are unable to get on to the main road.

The General Manager advised that he would be meeting with the Director General of the Department next week concerning North Bligh Park. The three north south links east of George Street were the basis on which the original traffic study was done. This is a matter that needs to be re-addressed based on what is to occur in North Bligh Park.

The meeting terminated at 5.25pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 27 August, 1996.

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