

**HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE**

Where People Make the Difference!

**BUSINESS PAPER
MINUTES**

DATE OF MEETING: 26 March 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 26 March 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, and from Councillors A W Baczynskyj, R G Calvert and C A Paine who would be arriving late.

Councillor Calvert arrived at 10.40am, Councillor Baczynskyj at 11.00am and Councillor Paine at 2.00pm.

RESOLVED on the motion of Councillor Allan and seconded by Councillor Sheather that the apologies be accepted.

RESOLVED on the motion of Councillor Allan and seconded by Councillor Sheather that the Minutes of the General Purpose Committee Meeting held on the 27 February 1996, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

117: GUIDED HORSE TRAIL RIDES ALONG EXISTING FIRE TRAILS LOT 202, 203 DP206301 - NO 380-382 LIEUTENANT BOWEN DRIVE - BOWEN MOUNTAIN (DA288/95/EVD)

Mr Scott Antcliff, applicant and Mr Tony Radanovac, for the applicant, addressed the Committee.

Mr Harry Hunter; Mr Alan Cox, Grose Vale Bushfire Brigade; and Mr Brian McKinlay on behalf of the Hawkesbury Bushfire Management Committee and representative on the Hawkesbury Executive of the Regional Fire Association, objectors, addressed the Committee.

THAT THE APPLICATION be deferred to the next General Purpose Committee Meeting to allow the applicant the opportunity to have further discussions with the Bushfire Brigade and the residents of Bowen Mountain.

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118: MODIFICATION OF DEVELOPMENT CONSENT - USE OF BRICKS AND CONCRETE IN LANDFILL MATERIAL - LOT 1 DP814363 NO 103 FRANCIS STREET, RICHMOND (DA218/93 P613.309/EVD)

THAT THE DEVELOPMENT consent 218/93 be amended to:-

1. Permit the use of concrete and bricks as fill in addition to clean fill.
2. Require the access roadway throughout the site to be regularly watered during times that material is delivered.
3. Require all filling to cease by 10 May 1997.
4. Apply all previous conditions on consent 218/93 except as amended in items 1,2 and 3 above.

119: LOCAL ENVIRONMENTAL PLAN - LOT 1 DP831345 CORNER DRUMMOND AND MILEHAM STREETS, SOUTH WINDSOR (LEP11/95/EVD)

Councillor Sheather declared an interest in this matter as his brother manages Airlite Joinery.

Mr Roland Clark, Airlite Windows; Mr Athol Day, Audio Expert; and Mr Brian McKinlay, addressed the Committee.

1. THAT COUNCIL SUPPORT the preparation of a local environmental plan to rezone Part Lot 1 DP831345 corner Drummond and Mileham Streets, South Windsor from Light Industrial 4(b) under Hawkesbury Local Environmental Plan 1989 to Residential 2(a) and the local environmental plan be forward to the Department of Urban Affairs and Planning for final gazettal.

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2. That Council not exercise its delegation for the Section 69 Report to the Minister.
3. That Airlite Windows Pty Ltd enter into a memorandum of understanding with Council within 30 (thirty) days of the date of this decision on the following:-
 - (a) Noise generating processes on the Airlite Windows Pty Ltd site be restricted to between the hours 7.00am to 6.00pm Monday to Friday.
 - (b) That necessary works be undertaken to the Airlite Windows Pty Ltd factory buildings and operations on the site to ensure that, for the rezoning site, the maximum noise levels are L90 50 dBA and L10 55 dBA to preserve the residential amenity of the rezoning site.
4. That with the future subdivision and development of the land, a development control plan be prepared by the applicant incorporating at least the following:-
 - (a) no lots to have access to or front Drummond Street
 - (b) a suitable noise barrier and landscaping be provided along the Drummond Street frontage to the requirements of the Director of Environment and Development
 - (c) a landscaped buffer, a minimum 5.0m (five point zero) wide be provided within the lots along the common boundaries with the industrially zoned lands as part of the subdivision application
 - (d) solar orientation principles apply to the lot layout and siting and design of the residential buildings
 - (e) design of the residential buildings incorporate noise attenuation measures in view of the existing acoustic climate of the subdivision
 - (f) subdivision layout to be generally in accordance with Plan No 88772 dated 13 March 1996, prepared by McKinlay Morgan and Associates Pty Ltd except where amended by items (a) to (e) above.

120: SUBDIVISION TO CREATE 3 LOTS - LOT 12 DP246945 - 81 ALA MOANA ROAD, KURRAJONG (SA173/95/EVD)

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Mr Neil Bowers, owner, addressed the Committee.

A SITE INSPECTION be carried out.

The Committee inspected the site at 3.30pm. 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, P J Minturn, C A Paine, R Sahasrabuddhe, R D Searle and L C Sheather.

A. THE SEPP1 objection not be supported.

B. The application to subdivide be refused for the following reasons.

1. Proposed lot 1 does not comply with the minimum area of 4ha required by clause 11(2)(d) of HLEP 1989.
2. Approval of the proposed subdivision would set an undesirable precedent and is not in the public interest.

121: MEDITATION ROOM FOR EXISTING RELIGIOUS RETREAT CENTRE - LOT 47 DP753793 NO. 374 GORRICKS RUN, UPPER MACDONALD (DA184/95/EVD)

Mr Tony Coote, applicant, addressed the Committee.

Mr David Ferrier on behalf of himself and Ms June Waterhouse, neighbour, addressed the Committee as an objector.

A SITE INSPECTION be carried out on a date to be determined.

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122: COMMUNITY TITLE SUBDIVISION TO CREATE 7 LOTS, 6 RESIDENTIAL AND 1 COMMUNITY LOT - LOT 1 DP838855 - 484 TERRACE ROAD, FREEMANS REACH (SA10/96/EVD)

THE MATTER BE deferred pending a site inspection.

The Committee inspected the site at 3.00 pm. 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, P J Minturn, C A Paine, R Sahasrabuddhe, R D Searle and L C Sheather.

- A. THE APPLICANT'S SEPP1 objection be supported in principle and the concurrence of DUAP be requested.
- B. Subject to DUAP concurrence a "deferred commencement" consent be issued as follows:
 - (a) The applicant satisfying Council that:
 - 1. Onsite disposal of effluent on each of the lots can be effected satisfactorily. In this regard a full water balance report is to be submitted.
 - 2. That the proposed lots are suitable for the erection of dwellings thereon. In this regard a geotechnical report covering the stability of the site with particular reference to the escarpment and the existing fill on the site is to be submitted.
 - 3. Reticulated water will be made available by Sydney Water to each lot in the subdivision either by separate connections or through a community system. In this regard written confirmation will be required from Sydney Water.
- C. Upon the applicant satisfying the requirements above consent be granted subject to the following.
 - 1. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the Linen Plan.
 - 2. Submission of a Certificate from Integral Energy that satisfactory arrangements have been made for the provision of electricity to each of the resultant lots of the subdivision.
 - 3. Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of underground cables for telephones through the

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subdivision.

4. Payment of a cash contribution of \$17,913.00 (seventeen thousand nine hundred and thirteen) for recreational buildings, park improvements and community facilities as a consequence of the subdivision of land. This sum will remain fixed for a period of 3 (three) months after which it will be recalculated at the rate applicable at the time of payment.
5. The construction of concrete kerb and gutter, including layback vehicular crossings, the footway area being formed in earth and all necessary drainage, together with the full construction of the adjacent road shoulder over the frontage of proposed Lots 1 to 6 inclusive together with any such works as are necessary to make this construction effective.
6. The provision of interallotment drainage covering all lots with house sites not draining directly to a public road and the creation of necessary easements free of cost to Council.
7. All existing fill must be compacted to 98% standard compaction and verified by the submission of test results for each lot accompanied by a contoured depth of fill plan. Topsoil is to be stockpiled and respread over the finished surface.
8. Erosion and sediment control devices are to be installed and maintained to ensure that there is no increase in downstream levels of nutrients, litter, vegetative debris or other water borne pollutants. Details shall be submitted and approved prior to any works commencing.
9. Construction of road and drainage works are not to commence until three (3) copies of the plans and specifications of the proposed works are submitted to and approved by the Director Engineering Operations.
10. A design checking and inspection fee of \$658.00 (six hundred and fifty eight), must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 30 June 1996.
11. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
12. Payment of a linen release fee of \$380.00 (three hundred and eighty). This amount is valid until 30 June 1996.
13. The subdivision shall be in general accordance with the submitted plan except where varied by conditions of this consent.
14. The depth of lots 1 to 6 inclusive to be modified as necessary to ensure all lands below

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the top of the escarpment is contained within the community lot.

15. If a community water tank is to be provided on the community land the community lot is to be modified to provide a suitable site for the tank.
16. The creation of any covenants and restrictions necessary to implement any requirements of reports to be submitted as part of the three preconditions to the commencement of this consent.
17. The creation of a restriction prohibiting the use of cut and fill in the construction of any dwellings on the lot.
18. Submission of the Management Statement and any other documentation required by the Community Titles Legislation.
19. The common boundary of proposed lots 1 and 2 being located to contain the existing easement and pumping system wholly within one of the lots.

123: EMPLOYMENT LANDS DEVELOPMENT PROGRAM 1995 SURVEY (GT225/005/EVD)

THAT THIS REPORT concerning the Employment Lands Development Program be received.

124: DRAFT LANDFILL DEVELOPMENT CONTROL PLAN - LANDFILL POLICY (DCP1/92/EVD/EVD)

THAT:- Council adopt the Draft Landfill Development Control Plan DCP1/92, only for the purposes of exhibition, and

1. Advertise the Draft Plan for 28 (twenty eight) days in accordance with Clause 17 of the Environmental Planning and Assessment Regulations, 1994.

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2. Following the advertising period the Draft Plan and any submissions received be reported back to Council.

125: DRAFT LOCAL ENVIRONMENT PLAN - LOT 11 DP803218 CORNER OF OAKVILLE AND SMITHS ROAD, OAKVILLE APPLICANT: MR AND MRS JAMES (LEP19/95/EVD)

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

126: COMPOSTING IN THE HAWKESBURY - GUIDELINES FOR COMPOSTING OPERATIONS - STRATEGIC DIRECTION (GA025/001PT04/EVD)

1. THAT COUNCIL ENDORSE the final background report prepared by RUST PPK.
2. That Council adopt the draft development control plan (Appendix D) for the purpose of public exhibition for a period of not less than 28 (twenty eight) days in accordance with clause 17 of the Environmental Planning and Assessment Regulation, 1994.
3. That Council utilise the existing Steering Committee to review the site specific investigations and to consult with the Environment Protection Authority prior to incorporating community representatives from any area that may be deemed suitable for composting.

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127: WASTE MINIMISATION AND MANAGEMENT ACT (GW010/022 PT02/EVD)

1. COUNCIL NOMINATE FOR inclusion in the regional waste board as proposed by WSROC.
2. A Councillor be nominated as a director of the Waste Board with the Councillor being determined at the Ordinary Meeting.
3. Mrs Elspeth Murphy and Mr Hugh Williams be nominated as directors of the Waste Board.
4. The Branch Manager Environment and Waste, Mr Garry Baldry be nominated as a Director of the Waste Board.

128: GRAHAM PRICE PTY LTD - COURT ORDER NOT TO INTERFERE WITH THE AMENITY OF THE NEIGHBOURHOOD - CONTEMPT OF COURT (P1641/700PT09/EVD)

THAT THE INFORMATION concerning Graham Price Pty Ltd and the Order of Justice Bannon be received and, in the event that the Deed of Agreement is not signed, a further report be prepared for the Ordinary meeting on 9 April 1996 recommending appropriate legal action.

The Seal of Council be affixed to the Deed of Agreement.

129: CSR READYMIX QUARRY - BULL RIDGE ROAD, EAST KURRAJONG (68/297/76/EVD)

1. A SURVEY BE conducted of the site to establish the area of extraction to scale.

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2. The survey superimposed over the staged plan as supplied in the original application be used and read in conjunction with the conditions of consent relating to areas of extraction i.e. contour depths, areas from boundaries, watercourses etc.
3. The area of extraction and estimated life expectancy, calculated on material removed over the period since commencement be reported back to Council.

130: WARRAGAMBA DAM - PROPOSED AUXILIARY SPILLWAY - ISSUES TO BE TAKEN INTO ACCOUNT IN THE PREPARATION OF THE ENVIRONMENTAL IMPACT STATEMENT. (GC180/006PT02/EVD)

THAT AUSTRALIAN WATER Technologies Pty Ltd be advised to address the issues raised in this report in the preparation of the Environmental Impact Statement.

131: REZONING APPLICATION - LOT 202 DP801553 AND LOT 1 DP 574043, CORNER ARGYLE STREET AND FAIREY ROAD, SOUTH WINDSOR (OLD SPEEDWAY SITE) (DA270/95Pt01;LEP002/91/EVD)

THAT COUNCIL RESOLVE to rezone the land General Industrial 4(a) or some other zoning which would permit at least the proposed sandstone sawing and Urbanstone manufacture. The precise form of the rezoning to be determined following discussions with Sydney Water.

Supplementary Reports

132: HAWKESBURY NEPEAN CATCHMENT MANAGEMENT TRUST (GP021/001 Pt04/GMA)

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Council nominate an elected representative to the Associations to be on the Board of the Hawkesbury Nepean Catchment Management Trust with Councillor Sheather being nominated.

133: GUIDED HORSE TRAIL RIDES ALONG EXISTING FIRE TRAILS - LOT 202 & 203 DP206301 NOS. 380-382 LIEUTENANT BOWEN DRIVE, BOWEN MOUNTAIN (DA288/95/EVD)

That the information be received.

134: NATIONAL PARKS & WILDLIFE SERVICE ADVISORY COMMITTEES GP021/001 PT04.

The Service has advised that the current term for members of the Committees expires on the 30 June 1996. New Committees will be constituted from 1 July 1996. The Committees are appointed to advise on measures to improve the control and management of specified national parks, nature reserves and historic sites which are reserved under the National Parks & Wildlife Service Act. It has been the practice in the past to call for nominations from members of the public through advertisements and from other specific organisations such as Local Government. The Minister for the Environment will make the final selection of members with appointments from Local Government being based on a person's experience and knowledge of Government issues generally and their ability to provide advice and assist in the Committee's deliberations on such matters having regard to the role of the Advisory Committee.

The three Committees involving Hawkesbury are :

1. Blue Mountains District - this comprises Wollemi, Kanangra-Boyd, Abercrombie River, Blue Mountains and Garden of Stone National Parks.
2. Central Coast District - involves Brisbane Water, Yengo, Dharug National Parks and a number of nature reserves.
3. North Metropolitan District - comprises Ku-ring-ai Chase, Scheyville National Parks

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and a long list of nature reserves including Pitt Town and Windsor Downs.

COUNCIL RESOLVE TO nominate Councillor Calvert for the Blue Mountains District, Councillor Books for the North Metropolitan District and Councillor Sheather for the Central Coast District.

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SECTION 2 - INFRASTRUCTURE

18: WEBBS CREEK FERRY (GT240/007 PT02/ENG)

THAT THE PROPOSAL developed by Mr McNamara to alter the grades on the approach ramps to Webbs Creek Ferry be supported.

19: EXTEND IRRIGATION PIPELINE (1908/R PT03, P1908/1985 PT01, P2312/478 PT02/ENG/ENG)

THE APPLICATION BY Mr and Mrs Vella to extend their existing irrigation be approved.

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SECTION 3 - ORGANISATION AND RESOURCES

31: REQUIRED ACQUISITION BY COUNCIL - 16 RIFLE RANGE ROAD, SOUTH WINDSOR (P1833/1170/CSV)

1. COUNCIL COMPULSORILY ACQUIRE 16 Rifle Range Road, South Windsor, being Lot 61 in Deposited Plan 32260, in accordance with the Land Acquisition (Just Terms Compensation) Act 1991, from Liberty Investments Pty Limited.
2. Application be made to the Minister for Local Government for approval to proceed with compulsory acquisition of Lot 61 in Deposited Plan 32260.
3. All relevant documents be executed under the Seal of Council.

32: WILBERFORCE SHOPPING CENTRE (GC283/66 PT02, GC283/018 PT02/CSV)

Councillor Minturn declared an interest in this matter as part owner of a bottle shop.

1. THAT COUNCIL LEASE shop 3 (three) of Wilberforce Shopping Centre to Mr RJ McCarthy of No 54 Edlan Pty Ltd, as a liquor shop subject to the following terms and conditions:-
 - i. Lease period is to be 5 (five) years
 - ii. Commencing annual rental of \$13,520.00 (thirteen thousand five hundred and twenty), which is to be reviewed annually in accordance with the CPI for Sydney.
 - iii. The lessees to pay 6.7% (six point seven) of Council rates and 8.3% (eight point three) of outgoings in respect of the centre.
 - iv. Trading hours be restricted to 10.00am to 7.00pm daily.

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2. All necessary documentation be completed under Seal of Council.
3. Council establish an alcohol free zone for the grounds, walkways and roadways within the Wilberforce Shopping Centre site and the adjoining reserve bounded by King Road and Singleton Road and the Wilberforce Childcare and Preschool Centres.

33: MONTHLY FINANCIAL STATEMENTS - FEBRUARY 1996 (GF011/005 PT04/FNC)

THAT THE INFORMATION be received.

34: YOUTH WEEK 1996 (GG021/079 PT05/ENG/ENG)

1. THAT THE INFORMATION be received.
2. Approval be granted for use of Richmond Park on those dates listed below for activities scheduled:

TIME/DATE	ACTIVITY
6.00pm - 10.00pm, 26 April 1996	Jam Session and BBQ
11.00am - 5.00pm, 27 April 1996	Battle of the Bands

QUESTIONS WITHOUT NOTICE:

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1. Councillor Books tabled a letter from Mrs N Adams of Rickaby Street, South Windsor. There is a problem with traffic going down Rickaby Street as there is no sign indicating that it is a bend.
2. Councillor Sheather referred to the proposed closure of West Market Street and asked if it would be appropriate to temporarily block off that street to assess the impact it has on surrounding streets.

Councillor Searle advised that the closure has just been advertised for a 28 day period. All the submissions received could be discussed at that point.

3. Councillor Sheather asked if street sweeping in Grose Vale Road, North Richmond is in the program and if not, could it be investigated.
4. Councillor Sahasrabuddhe asked about the lights to be installed at the back of the Orange Grove Mall, Richmond.

The Director Asset Services & Recreation advised that Integral Energy had been instructed to proceed with the installation and undertook to follow the matter up.

5. Councillor Sahasrabuddhe tabled a letter from Mr Paul Gibson MP regarding the South Windsor Waste Depot and asked what is Council's position in this matter.

The Mayor advised that he had acknowledged the letter and asked that the issues raised be investigated.

The General Manager advised that it was anticipated that a response would be received to-day and the Councillors would be advised addressing all the specific issues.

6. Councillor Baczynskyj referred to Bensons Lane and asked if there was any provision for parking on the field for softball or baseball. Cars are parking on the road verge. He expressed concern in regard to the safety aspect for children.

Councillor Sheather stated that the Softball Association has been asked to address this problem along the creek verge. The Hawkesbury Sports Council has been asked to include parking inside the fence on Bensons Lane in its budget.

7. Councillor Baczynskyj referred to a project reported in the Courier to plant Claret Ash from North Richmond Bridge to the traffic lights. He stated that these trees are deciduous and exotic and all the nutrients go into the river. He asked why native plants were not supported.

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The Mayor advised that this would be investigated.

8. Councillor Baczynskyj asked if there is any progress regarding the two intersections and the roundabout at Bligh Park. He asked if all the correspondence could be made available to him between RTA and Council.

The Director Asset Services & Recreation advised that there is no further information at this stage and undertook to follow the matter up.

Councillor Books asked if the Local Member could be asked to take up the matter of the roundabout and intersections.

9. Councillor Searle raised various issues for Councillor Minturn on behalf of Bob Brierley, Chairman of the Kurrajong Small Business Forum relating to the Memorial Park at Kurrajong - the amenity block completion date, the sign on the wall redirecting people to use McMahons Park, and the progress of the stage area as well as the plan.

The Director Asset Services & Recreation undertook to ascertain the position and advise Councillor Minturn.

MEETING WITH HAWKESBURY LOCAL ECONOMIC DEVELOPMENT BOARD

The Committee met with representatives of the Hawkesbury Local Economic Development Board. The purpose of the meeting was to discuss the aims and objectives of the Board and to seek Council's views in this regard.

The Board was represented by Councillor R G Calvert, Chairperson, Councillor Lorna Allan, Messrs Brian Lindsay, Paul Rasmussen and Rob Tolson.

The meeting adjourned at 12.20pm for inspections.

The meeting terminated at 4.15pm.

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Submitted to and confirmed at the meeting of the General Purpose Committee held on 23 April 1996.

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