

**HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE**

Where People Make the Difference!

**BUSINESS PAPER
MINUTES**

DATE OF MEETING: 28 May 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 28 May 1996, commencing at 9.30am.

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

Apologies for absence were received from Councillors H J M Books and W J Mackay.

Councillor Lawson arrived at the meeting at 9.43am.

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

RESOLVED on the motion of Councillor Calvert and seconded by Councillor Sheather that the Minutes of the General Purpose Committee Meeting held on the 23 April 1996, be confirmed.

The following recommendations were passed as resolutions of the Committee:

MAYORAL MINUTE

SITING OF OLYMPIC STADIUM GR030/056 PT01

THAT THE PROPOSAL of Penrith City Council to seek the siting of an Olympic Stadium at Penrith be supported on a regional basis and that local sports groups be contacted with a view to ascertaining further avenues of support.

SECTION 1 - ENVIRONMENT

146: SUBDIVISION BY BOUNDARY ADJUSTMENT PROPOSAL - LOT 1 DP731677 AND LAND IN OLD SYSTEM CONVEYANCE NO 220 BOOK 146 - 115 REDBANK ROAD, NORTH RICHMOND (SA139/95 PT01/EVD)

Mr Terry Gravara, on behalf of the applicant, addressed the Committee.

THAT THE SUBDIVISION be approved and appropriate conditions come back to the Ordinary Meeting.

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147: URBAN BUSHLAND - BIODIVERSITY SURVEY (GP010/001 PT02/GMA)

Mr Michael Adams, National Parks & Wildlife Service, addressed the Committee.

THAT THE INFORMATION be received.

148: EAST KURRAJONG BUSH FIRE STATION EXTENSIONS (GC305/088 PT01/GMA)

THAT APPROVAL BE given to East Kurrajong Bush Fire Brigade to demolish the existing two bay section of the station and sell the old building materials so as to assist in the financing of a new three bay extension.

149: DRAFT LOCAL ENVIRONMENTAL PLAN 20/95 - ADDITIONAL HERITAGE - HAWKESBURY HOSPITAL (LEP20/95/EVD)

THAT A SUBMISSION be prepared requesting the Minister to gazette the plan, and Council exercise its delegation with respect to Sections 68 and 69 of the Environmental Planning and Assessment Act, 1979.

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150: PROPOSED AMENDMENT TO CLAUSE 22 - HAWKESBURY LOCAL ENVIRONMENTAL PLAN 1989 (GT160/002/EVD)

THAT COUNCIL RESOLVE to prepare a DLEP to replace Clause 22(2) in the manner set out in Appendix 1.

151: THREATENED SPECIES CONSERVATION ACT, 1995 (GE020/035 PT02/EVD)

1. THAT COUNCIL WRITE to Local Members and the Minister for the Environment and Urban Affairs and Planning expressing concern about:
 - (a) Lack of consultation in the drafting of the legislation.
 - (b) Lack of strategic focus and an over reliance on the development control process.
2. That the issue of Council employing an ecologist be investigated.

152: CAMPAIGN AGAINST OVERHEAD CABLES - LOCAL GOVERNMENT ASSOCIATION (GT001/001 PT2/EVD)

1. THAT THIS REPORT be received and noted.
2. That Council write to both Telstra and Optus requesting them to advise Council when they do have plans for cabling the Hawkesbury Local Government area and that the consultation process be in strict accordance with the requirements of the Telecommunications National Code.

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153: REZONING APPLICATION - PROPOSED LOT 1 IN THE SUBDIVISION OF LOT 1 DP789666 NO. 154 BOUNDARY ROAD, OAKVILLE - APPLICANT: AUSTRALIAN WATER TECHNOLOGIES (SYDNEY WATER) (LEP8/96/EVD)

THAT:-

1. Council prepare a draft local environmental plan to rezone proposed Lot 1 in the subdivision of Lot 1 DP789666 from Special Uses 5(a) under Hawkesbury Local Environmental Plan 1989, to Rural 1(c).
2. An environmental study not be required in view of the relatively minor nature of the proposal.
3. Council exercise its delegation under Section 65 and 69 of the Act in respect of the proposal.

154: URBAN DEVELOPMENT PROGRAM - SYDNEY RESIDENTIAL LAND - HAWKESBURY CITY COUNCIL (GT225/001/EVD)

THAT THE INFORMATION be received.

THAT COUNCIL send a delegation to meet with The Hon Craig Knowles MP

1. To discuss the future development of North Bligh Park.
2. The Grose Wold subdivision application.
3. Flood mitigation proposals.

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155: BED AND BREAKFAST ACCOMMODATION - REMOVAL OF THE REQUIREMENT FOR DEVELOPMENT CONSENT FOR B&Bs IN EXISTING DWELLINGS - ADOPTION OF A POLICY TO FACILITATE B&Bs IN THE HAWKESBURY AREA. (LEP012/96/EVD)

1. A DRAFT local environmental plan be prepared to remove the requirement for development consent for Bed and Breakfast accommodation in existing dwellings.
2. Council adopt a policy for Bed and Breakfast accommodation similar to that operating at Newcastle but varied in accordance with (1) above.

156: RICHMOND PASTORAL COMPANY - PROPOSED RESIDENTIAL SUBDIVISION, LOT 12 DP 716742, BELLS LINE OF ROAD, NORTH RICHMOND. (LAND GENERALLY BOUNDED BY BELLS LINE OF ROAD, RURAL PRESS AND REDBANK CREEK) (LEP007/90;P243/415PT02/EVD)

Mr Glenn Falson, on behalf of the applicant, addressed the Committee.

Mr Brian McKinlay, an objector, addressed the Committee.

1. THAT COUNCIL support a draft local environmental plan to rezone the land for residential purposes subject to the preparation of appropriate environmental studies at the applicant's expense.
2. The applicant be advised that all residential home sites may need to be located above the probable maximum flood.
3. Should a Section 65 Certificate be provided by the Department of Urban Affairs and Planning, a Development Control Plan be prepared at the applicant's expense to determine detailed planning issues such as the location of open space and Section 94 contributions.
4. That a report be developed to address the probable expansion of the North Richmond area.

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157: MORATORIUM ON LICENSES TO EXTRACT WATER - IMPACT ON AGRICULTURE - MEETING WITH THE DEPARTMENT OF LAND AND WATER CONSERVATION AND HAWKESBURY NEPEAN CATCHMENT MANAGEMENT TRUST (GEO20/012PT02/EVD)

THAT THE INFORMATION concerning the meeting on the moratorium on licences to extract water be received.

158: ERECTION OF DWELLING - LOT 3 DP246975, NO 5 PALMER STREET, WINDSOR (BA1451/95 PT01/EVD)

Mr Edgar Phipps, objector, addressed the Committee on Items 158, 159 and 160.

A SITE INSPECTION be carried out of Items 158, 159 and 160.

The Committee inspected the site at 3.10pm. Councillors present at the inspection were Councillor R P Stubbs, Mayor and Councillors L Allan, A W Baczynskyj, R G Calvert, M E Lawson, P J Minturn, C A Paine, R Sahasrabuddhe, R D Searle and L C Sheather.

Mr E Phipps and Mr James addressed the Committee on site.

THAT THE BUILDING application be approved subject to amended plans providing for a right of way for flood access benefiting the properties fronting North Street.

159 ERECTION OF A DWELLING - LOT 2 DP246975, NO 7 PALMER STREET, WINDSOR (BA1452/95 PT01/EVD)

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The Committee inspected the site at 3.10pm. Councillors present at the inspection were Councillor R P Stubbs, Mayor and Councillors L Allan, A W Baczynskyj, R G Calvert, M E Lawson, P J Minturn, C A Paine, R Sahasrabuddhe, R D Searle and L C Sheather.

Mr E Phipps and Mr James addressed the Committee on site.

THAT THE BUILDING application be approved subject to amended plans providing for a right of way for flood access benefiting the properties fronting North Street.

160: ERECTION OF DWELLING ON FLOOD LIABLE LAND, LOT 25 DP742749, 17 NORTH STREET, WINDSOR (DA274/95/EVD)

The Committee inspected the site at 3.10pm. Councillors present at the inspection were Councillor R P Stubbs, Mayor and Councillors L Allan, A W Baczynskyj, R G Calvert, M E Lawson, P J Minturn, C A Paine, R Sahasrabuddhe, R D Searle and L C Sheather.

Mr E Phipps and Mr James addressed the Committee on site.

GIVEN THE FLOOD liability of the land, a report be brought to the Ordinary Meeting on a buy back of the land.

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SECTION 2 - INFRASTRUCTURE

22: MACQUARIE STREET ROAD CLOSURE (1341/R PT03/ENG)

The General Manager read a letter from Mrs E Roe, 346 Macquarie Street, Windsor.

THAT THIS MATTER be deferred to the next General Purpose Committee Meeting to allow Mrs Roe to address the Committee.

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SECTION 3 - ORGANISATION AND RESOURCES

37: LEASE OF 20 FITZGERALD STREET, WINDSOR, AS A CREATIVE ARTS CENTRE (P610/155 PT2/CSV)

THAT -

1. The leasing arrangement between the Council and Hawkesbury Creative Arts Centre Inc. be varied so that a weekly rental of \$105:00 (one hundred and five dollars) is payable to Council effective from 1st July, 1996, with Council assuming responsibility for outgoings for that period with the exception of electricity charges which shall remain the responsibility of the Lessee.
2. This arrangement to be reviewed in 12 (twelve) months time.

38: GLOSSODIA SHOPPING CENTRE (GC283/056 PT2/CSV)

THAT A FEASIBILITY study be carried out in regard to the proposal to expand Glossodia Neighbourhood Shopping Centre and once the study is completed, the matter be reported back to the Council, including details of the concept plan costings and financial returns, for determination.

39: MEMORIAL STONE - KURRAJONG WAR MEMORIAL PARK (GF008/001 PT12/CSV)

THAT COUNCIL MAKE a donation of \$1,000 (one thousand) to the Kurrajong/Colo RSL Sub Branch this year.

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40: CAMP QUALITY CAPER CHARITY CAR RALLY (GF008/001 PT12/CSV)

Councillor Calvert declared an interest in this matter as he has been involved in fund raising for this event.

THAT COUNCIL SUPPORT a donation of \$1,000 (one thousand) to the Camp Quality Caper Charity Car Rally in relation to the report.

41: MONTHLY FINANCIAL STATEMENTS - APRIL 1996 (GF011/005 PT04/FNC)

THAT THE INFORMATION be received.

42: HAWKESBURY SPORTS COUNCIL (GR30/30 PT04/GMA)

Mr Greg Bannerman, President, Hawkesbury Sports Council, addressed the Committee.

43: REMOVAL OF HORSE TROUGH AT CORNER BELLS LINE OF ROAD AND

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TERRACE ROAD, NORTH RICHMOND - TO HERITAGE PARK (GC280/004 PT03/ENG)

THAT THE WATER TROUGH stay in its current position and that it be restored by Council when funds are available.

QUESTIONS WITHOUT NOTICE

1. Councillor Searle asked if the Land and Environment Court come out and look at issues before it makes a decision, for example the BP Service Station at North Richmond. He asked who convenes the Court.

The General Manager advised that the Court does inspect sites and the BP Service Station was inspected. The Court comprises the Court and an assessor.

2. Councillor Searle asked when can the new Signage Policy be expected.

The Director Environment & Development stated that he planned to put it up to the next Committee Meeting.

3. Councillor Baczynskyj referred to the condition of the bicycle paths in Bligh Park in terms of soil erosion and asked if there is any way in which this could be remedied.

4. Councillor Baczynskyj referred to the community consultation meetings and the need for a response from a broader community. He referred to a meeting at the Hawkesbury High School where 5 issues were raised - health, homelessness, transport, unemployment, activities and venues. Homelessness was a very big issue and one that needs to be taken on board.

The Mayor advised that Council is undertaking an extensive youth program and it is proposed to take these discussions to the High Schools with the co-operation of the teachers, and the young people will have some input and develop action plans for the youth.

5. Councillor Baczynskyj stated that he was going to start canvassing some levels of Government on issues such as the Bligh Park intersections, the safety of school buses, etc. and asked the Councillors to join with him and support him in his endeavours.

6. Councillor Sahasrabuddhe referred to the weed growth on the footbridge at North Richmond and asked who is responsible for maintenance.

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The Director Asset Services & Recreation undertook to arrange for maintenance work to be carried out.

7. Councillor Sahasrabuddhe asked if Council has any plans for the Year 2000.

The Mayor advised that Year 2001 will be a very important year, being the Centenary of Federation, and indications are that there should be major funding available for projects during that year. These will be reported to Council.

8. Councillor Lawson asked if the Green Waste Plan would be reported to the next General Purpose Committee meeting.

The Director Environment & Development advised that it would be.

9. Councillor Lawson asked if anything was being done about the rubbish bins in Thompson Square.

The Director Asset Services & Recreation advised that a dump bin was being investigated as an alternative to providing an extra service.

10. Councillor Sheather asked about the possibility of Council being involved in dredging parts of the Hawkesbury. He referred to discussions he had had with Mike Geary of the Department of Land & Water Conservation, who indicated that there would be a need to have a study done, of which the Department would pay half the cost.

11. Councillor Allan stated that there were two disabled parking bays in the Jewel's extensions that had been removed and asked if this could be investigated.

12. Councillor Allan referred to a request by Mr Kevin Cox, ranger at the Upper Colo Reserve regarding problems with signage, rubbish and burnt out cars. She asked if Mr Cox could be contacted.

13. Councillor Allan referred to the Main Street Co-Ordinator. The Chambers of Commerce are funding the Co-Ordinator at present and it is hoped to get a grant from the Department of Urban Affairs and Planning so that this could be ongoing, hopefully to the middle of next year.

The Director Environment & Development undertook to follow this matter up.

The meeting adjourned for inspections at 2.40pm.

The meeting terminated at 3.40pm.

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Submitted to and confirmed at the meeting of the General Purpose Committee held on 25 June 1996.

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Mayor

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General Manager

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