



Hawkesbury City Council

general purpose committee minutes

date of meeting: 26 August 1997

location: Council Chambers

time: 9:30am

GENERAL PURPOSE COMMITTEE

Business

Meeting Date: 26 August 1997

AGENDA

- **APOLOGIES.**
- **CONFIRMATION OF MINUTES.**
- **SECTION 1 - ENVIRONMENT.**
- **SECTION 2 - INFRASTRUCTURE.**
- **SECTION 3 - ORGANISATION AND RESOURCES.**
- **NEXT MEETING.**

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Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 26 August 1997, commencing at 9.30am.

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

Apologies for absence were received from Councillors W J Mackay, A W Baczynskyj and R Sahasrabuddhe .

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

RESOLVED on the motion of Councillor Sheather and seconded by Councillor Lawson that the Minutes of the General Purpose Committee Meeting held on the 29 July, 1997, be confirmed.

Councillors Allan and Minturn left the meeting at 4.10pm.

Councillor Baczynskyj joined the meeting at 4.10pm.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

16: Section 102 Amendment - Subdivision into Three Allotments - Lot 21 DP 759090 - Police Station, 534 Wilberforce Road, Wilberforce (SA41/96/EVD/ENH26NAX.V01)

Mr G Falson on behalf of the applicant addressed the committee.

Mr B Bell, Ms G Murphy and Mr G Murphy objectors addressed the committee.

THAT the two lot subdivision be approved with entrance off David Street and the appropriate conditions being reported to Council's Ordinary meeting.

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17: Conversion of Existing Dwelling to New Pharmacy, Adjacent to Kurmond Post Office, Lot 3 DP571921 Corner Bells Line of Road and Longleat Road, Kurmond (DA100/97/EVD/ENH26NAX.V04)

Mr P Robinson on behalf of the applicant addressed the Committee.

Mr D Shaddick on behalf of Mr G Miller objector addressed the Committee.

THAT a site inspection be carried out, including the existing commercial area.

The Committee inspected the site at 3.20pm. Councillors present at the inspection were Councillor R P Stubbs, Mayor and Councillors L Allan, H J M Books, R G Calvert, M E Lawson, P J Minturn, C A Paine, R D Searle, and L C Sheather.

1. It is recommended that the application be refused for the following reasons:
 - i. The proposal to convert the existing dwelling to a pharmacy, being a shop, is prohibited in the Rural 1(b) zoning of the site under the provisions of the Hawkesbury Local Environmental Plan 1989.
 - ii. Insufficient off street parking has been provided for the existing post office and the proposed pharmacy and professional chambers to Council's Parking Policy.
 - iii. The location of the proposed pharmacy on a main road with insufficient parking, could lead to on-street parking, causing a hazard for other road users.
 - iv. Approval of the application could be a precedent for similar applications along Bells Line of Road, contrary to planning principles for development along main roads.
 - v. Approval of the application could adversely affect the economic viability of the existing under utilised zoned Kurmond commercial area.
 - vi. Approval would not be in the public interest.
 - vii. The existing post office does not benefit from existing use rights and there is no provision under the Environmental Planning and Assessment Act to change to a non-conforming use from a conforming use.
2. The applicant be advised that Council would consider a redevelopment of the existing chemist shop, or an expansion of the existing chemist shop into an adjoining shop or a relocation of the chemist shop onto another site in the commercially zoned Kurmond shopping centre subject to the submission of a suitable development application.

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18: Camping Group and Amenities Building Proposal - Lot 32 DP753828 No. 718 Webbs Creek Road, Wisemans Ferry (DA256/96, P2307/180/EVD/ENH26NAX.V09)

Ms J Segal, Mr A Watts, applicant, addressed the Committee.

Mr P Killian, Ms E Murphy, objectors, addressed the Committee.

THAT the application be refused with appropriate conditions to be reported to the Ordinary Meeting..

19: Proposed 117 Lot Community Title Subdivision - Lot 2 DP749638 and Lot 8 DP13446 - Nepean Park, 474 Springwood Road, Yarramundi - Applicant: McKinlay Morgan and Associates (SA156/96/EVD/ENH26NAX.V06)

Mr G Falson, Mr T Fiander (Hydrologist Consultant - water quality), on behalf of the applicant, addressed the Committee.

Mr B McKinlay, applicant, addressed the Committee.

Ms A Kaines, Ms L Heather, Ms M Zammit, Mr Adam, Mr D Guthrie, Mr P Matthews (solicitor on behalf of Mr & Mrs Guthrie), objectors, addressed the Committee.

THAT a site inspection be carried out.

The Committee inspected the site at 2.20pm. Councillors present at the inspection were Councillor R P Stubbs, Mayor and Councillor L Allan, H J M Books, R G Calvert, M E Lawson, P J Minturn, C A Paine, R D Searle, and L C Sheather.

THAT the application not be supported with reasons to be presented to the Ordinary Meeting.

20: Draft Local Environmental Plan 23/95 (Amendment) - Development Consent for Intensive Agriculture (LEP23/95/EVD/ENH26NBX.V03)

THAT:-

1. The draft local environmental plan be amended to incorporate the definition of intensive horticulture and intensive animal industries, as defined in Sydney Regional Environmental Plan No 20 - Hawkesbury Nepean River (Amendment 2- 1997).

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2. The draft plan requiring development consent for intensive agriculture be forwarded to the Department of Urban Affairs and Planning requesting final gazettal.

21: Rezoning Proposal - Establishment of a "Boutique" Wine Estate - Lot 2 DP736516 & Lot 12 DP834771 Gadds Lane, Kurmond - Applicant: Falson & Associates (P701/15/EVD/ENH26NBX.V10)

Mr W Anderson, land owner, and Mr G Falson, applicant, addressed the Committee.

THAT a site inspection be carried out.

The Committee inspected the site at 2.55pm. Councillors present at the inspection were Councillor R P Stubbs, Mayor and Councillor L Allan, H J M Books, R G Calvert, M E Lawson, P J Minturn, C A Paine, R D Searle, and L C Sheather.

THAT the matter be deferred to enable additional information to be submitted to the Ordinary Meeting.

22: Request to Amend Restriction as to Use - Lot 5 DP803225 Price Lane, Agnes Banks (BA772/96, P1637/244/EVD/ENH26NBX.V05)

THAT:

1. Council agree to the request to vary the restriction on the use of the land by relocating the building zoning as shown on the plan annexed to the request.
2. Council seal be affixed to any documents necessary to vary the restriction.
3. All costs associated with registration of the restriction are to be borne by the applicant.

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23: Rezoning to Permit a Three Lot Subdivision - Lot 22 DP626483 Greenway Crescent, Windsor (P740/275, DA32/80, SA90/97/EVD/ENH26NBX.V07)

Councillor Lawson declared an interest as she resides on an adjoining property.

THAT:-

1. The Council not raise objection to the proposed 3 (three) lot subdivision on flooding grounds.
2. A rezoning of the land to permit the proposed 3 (three) lot subdivision be referred to adjoining owners for comment and be further reported to Council at the close of exhibition.

24: Draft Regional Waste Plan for the Western Sydney Region (GW010/022 PT04/EVD/ENH26NBX.V08)

THAT the Western Sydney Waste Board be advised that Council's response to the Draft Regional Waste Plan is as follows:

1. Council has a number of concerns about the cost of pre-stabilisation of waste given that it has recently upgraded its putrescible waste landfill to comply with EPA guidelines and it should have a life of at least 20 years. Council will review the potential for pre-stabilisation of its waste following the provision of more information on operational costs and requirements.
2. That Council queries the feasibility of a waste transport licensing system, particularly its cost effectiveness.
3. There is no objection to the use of conditions of development and building approvals to facilitate waste minimisation, but this will be of limited value without some agreed standards on what can be required.

SECTION 2 - INFRASTRUCTURE

3: Old Hawkesbury Road/Henry Road Vineyard - Proposed Closures (1511/R Pt 03 827/R Pt 02/ENG/INH26NBX.E01)

Mr P Munday, Ms M Greentree supporting the proposal addressed the Committee.

This is Page 7 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 26 August 1997.

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Ms S Burkin, Mr G Fewings, Ms A Cole, objectors, addressed the Committee.

THAT Old Hawkesbury Road and Henry Road, at the previously designated points, not be closed.

THAT a cost estimate for the sealing of the section of road in front of the five (5) residences that are affected by dust be reported to the Ordinary Meeting.

The meeting adjourned at 1.30pm for inspections.

Councillors Allan and Minturn left the meeting at 4.10pm when the meeting resumed.

Councillor Baczynskyj joined the meeting at 4.10pm.

SECTION 3 - ORGANISATION AND RESOURCES

9: Monthly Financial Report - July 1997 (FO11/005 PT04/FNC/OGH26NAX.F02)

THAT the information be received

QUESTIONS WITHOUT NOTICE:

1. Councillor Lawson requested that on the morning of the General Purpose Committee meetings an instruction sheet be placed in the foyer to advise the public of the procedures on how to enrol to address the meeting.
2. Councillor Lawson asked if there are pedestrian crossings being placed on Francis Street behind St Monica's.

The Director of Asset Services and Recreation advised that there are not any at this stage but it is being investigated.

Councillor Lawson asked if this will be reported back to Council.

The Director of Asset Services and Recreation advised that this will go through the Local Traffic Committee.

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- 3 Councillor Lawson advised that she has been approached regarding street signs in Richmond being removed during the weekends. Councillor Lawson suggested that we approach Integral Energy regarding the possibility of fixing street signs to power poles making them more difficult to remove.

The Director of Asset Services and Recreation advised that Integral Energy have a policy regarding signs on power poles which he will follow up and advise of the outcome.

4. Councillor Lawson advised that there is a hole, perhaps excavated by Telstra, on the Corner of Francis and Bourke Streets, Richmond, which apparently it is quite dangerous when stepping off the footpath. She asked if this could be investigated.

5. Councillor Sheather enquired as to the bus stops in the main street of Windsor.

The Director of Asset Services and Recreation advised that he understood that the bus timetables had been changed and he would further investigate the matter with the bus company.

6. Councillor Sheather asked about the status of Wilberforce Community Hall.

The General Manager advised that he is awaiting a response from the Department and Councillor Sheather will be further advised when the information is available.

7. Councillor Sheather requested that someone from the Land Titles Office speak at the General Purpose Committee Meeting on Community Titles.

The General Manager advised that Council's Solicitor may be more suitable as he can answer varied questions as well as the Land Community Titles issues.

8. Councillor Sheather asked about the pedestrian crossing at Ebenezer School. He advised that an indication was given that it would be done early in the financial year.

The Director of Asset Services and Recreation advised that it is proposed for the September school holidays so it can be done uninterrupted. The bus shelter will also be reconstructed at this time.

- 9 Councillor Sheather asked about the 50 kmph speed limit throughout the City.

The Director of Asset Services and Recreation advised that he received information from the Roads and Traffic Authority, who will be investigating appropriate areas to put in trial zones. He further advised that this will not be an overall 50kmh speed restriction. At this stage Bligh Park and Hobartville are being considered.

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10. Councillor Sheather asked about line markings on re-sealed roads.

The Director of Asset Services and Recreation advised that all the line marking is in accordance with the appropriate standards. Sackville Road has been examined and it is believed there is an area where broken lines will be considered.

The Director of Asset Services and Recreation also advised that Freemans Reach Road has been audited a number of times and is in accordance with the appropriate standards.

11. Councillor Paine asked if there could be an update on the removal of sand from the point near The Terrace in Windsor.

The Director of Asset Services and Recreation advised that a letter from the Minister was received.

Councillor Paine asked for a memorandum updating her of the situation.

12. Councillor Paine advised she received some enquiries regarding the provision of EFTPOS facilities for the payment of rates.

The General Manager advised that this will be investigated.

13. Councillor Paine advised she had received a letter from a local plumber who was engaged by a resident in McQuade Avenue to repair a blocked sewer drain. After using his equipment he realised it was a Council matter and consequently referred his account to Council. As the plumber has been refused payment by Council for work which he had already undertaken Councillor Paine asked if guidelines could be put in place to prevent this happening in the future.

14. Councillor Paine advised that Jo Astley, Public Relations Officer, is leaving at the end of this week. She requested that, before Ms Astley leaves, the Council write a letter thanking her for her help and assistance.

15. Councillor Paine requested that the people who maintain the Windsor Mall and surrounding area be congratulated on a job well done.

16. Councillor Calvert advised that there is a traffic problem in Macquarie Street, South Windsor, in front of the Macquarie Street Pre-school where the road has been closed. People are now driving through the paddock creating a dangerous situation.

The Director of Asset Services and Recreation advised that posts will be erected to prevent cars going through the paddock.

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17. Councillor Calvert advised that for the past week there has been a leaking water main in front of the Kable Street Medical Centre in The Terrace, Windsor.

The General Manager advised that the matter had been reported to Sydney Water on a number occasions.

18. Councillor Books advised that there is a leaking water main in Campbell Street.

19. Councillor Searle advised that he has received requests that the current surface in the laneway between the Commonwealth and Westpac Banks be altered to the same finish as the rest of the Mall. He also advised that there is a staunchon at the bottom of this laneway that has been broken which has left a dangerous hole and requested that this be repaired.

The meeting terminated at 5.04pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 30 September, 1997.

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Mayor