



Hawkesbury City Council

general
purpose
committee
minutes

date of meeting: 28 January 1997

location: Council Chambers

time: 9:30am

GENERAL PURPOSE COMMITTEE

Business

Meeting Date: 28 January 1997

Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 28 January 1997, commencing at 9.30am.

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

Apologies for absence were received from Councillors W J Mackay , C A Paine, R Sahasrabuddhe and P J Minturn.

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

Councillor A W Baczynskyj left the meeting at 12.30pm and returned at 4.20pm.

RESOLVED on the motion of Councillor Sheather and seconded by Councillor Allan that the Minutes of the General Purpose Committee Meeting held on the 26 November 1996 be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

78: Presentation on Environmental Impact Statement (EIS) for the Construction of the Auxiliary Spillway for Warragamba Dam (GC180/006PT04/ENG/ENA28NBX.E05)

Mr David Snape and Mr John Petre of Australian Water Technologies, Sydney Water Corporation, addressed the Committee on the Environmental Impact Statement.

1. THE INFORMATION BE received.

79: Proposed Recreational Establishment - Lot 4 (Book 3671 No 894) - No 160 Davis Lane, Pitt Town (DA216/96 PT01/EVD/ENA28NBX.V02)

Mr John Humphreys of the Mini Car Club addressed the Committee.

Mrs Mary and Mr Sam Axiak, Mr Peter Schembri and Mr John Fitzgibbon, objectors, addressed the Committee.

THAT THE APPLICATION not be approved.

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80: Proposed Community Title Subdivisions of Lot 112 DP 842543 - 355 Blaxlands Ridge Road and Variation to Policy (SA132/96 & SA133/96/EVD/ENA28NBX.V20)

Mr Brian McKinlay, Mr Rob Player representing Don Fox Planning and Mr Glenn Falson addressed the Committee.

- A. That the SEPP1 objection not be supported and SA132/96 & SA133/96 be refused for the following reasons:
- (i) The site does not have the potential for three lots in accordance with the 4 ha. minimum lot area as required by Clause 11(2)(d)(i) of HLEP 1989.
 - (ii) The applicant has not demonstrated any unique reason why the development standard is unnecessary or unreasonable in this particular case.
 - (iii) In the light of (ii) above, approval of the subdivision could set an undesirable precedent and is not in the public interest.
 - (iv) No report showing that effluent can be disposed of satisfactorily on each of the lots has been submitted.
- B.
- (i) If the applicant obtains additional area from the adjoining property to increase the land being subdivided to 12 ha. and submits a report showing that effluent can be satisfactorily disposed of on each of lots 1 to 3 consent be issued under delegated authority to a community title subdivision substantially in accordance with the submitted plan dated 29 August 1996, Plan No 89272:DA:2 subject to suitable conditions.
 - (ii) No further application fees be required for this amended application.
- C. Council vary its policy adopted 9 April 1996 to that as follows:
- (i) That applications for subdivision under State Environmental Planning Policy No 1 in Non Urban areas where the number of lots proposed is in excess of the potential number of lots available under the minimum area standard for the zone be refused under delegated authority unless clause (ii) applies.
 - (ii) Where lots do not comply with clause (i) above and the SEPP1 objection provides valid and unique reasons that approval of the subdivision is not unreasonable and unnecessary in the circumstances (i.e. that no precedent will be set) the matter be considered on its merits under delegated authority. Note: based on experience to date, it will be extremely difficult to justify that the reasons are unique.
 - (iii) This policy to apply to all subdivisions not yet determined.

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81: The Control of Noise from Vessels on NSW Waterways (GE020/017 PT02/EVD/ENA28NBX.V12)

THAT A SUBMISSION based on the comments outlined in the report be prepared and forwarded to the Waterways Authority.

82: Hawkesbury Wildlife Corridor Plan (G021/197/EVD/ENA28NBX.V06)

THAT THE INFORMATION be received and the matter be deferred to the next General Purpose Committee Meeting.

83: Local Environmental Plan for Composting Facilities (LEP18/96/EVD/ENA28NBX.V08)

Ms Jerry Whitmont addressed the Committee.

Councillor Sheather tabled a letter from Mr Chris Longworth and Mr Geoff Hincks which was read to the Committee.

THAT A FURTHER report come to the Ordinary Meeting outlining the amendments to the plan.

84: Landfill Development Control Plan No 4 (DCP1/92/EVD/ENA28NBX.V09)

THAT:

1. The Landfill Development Control Plan No 4, as amended (attached), be approved by Council.
2. That approval of the Landfill Development Control Plan No 4 be advertised in the local newspaper, the plan to take effect from the date of the notice in accordance with Clause 20 of the Environmental Planning and Assessment Regulation, 1994.

85: Dual Occupancy and Medium Density Housing - Flood Liable Land (GT125/001PT02;LEP011/96Pt01/EVD/ENA28NBX.V11)

Mr Warren Wilson addressed the Committee.

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THAT COUNCIL NOT impose a separate standard for dual occupancy and medium density housing within the City of Hawkesbury.

86: Sign Policy - DCP No 6 (DCP002/94/EVD/ENA28NBX.V18)

THAT THE INFORMATION concerning the implementation of Development Control Plan No 6 - Sign Policy be received.

87: Dam Construction Development Control Plan No 5 (DCP1/96/EVD/ENA28NBX.V15)

Councillor Books declared an interest in this matter as his name is included in the list of contractors.

As there was no quorum, the matter was deferred to the Ordinary Meeting.

88: Draft Development Control Plan No 4 - Light Industrial Area Richmond (DCP2/93/EVD/ENA28NBX.V21)

THAT::

1. THAT COUNCIL NOT put the draft Development Control Plan on display.
2. That Council reaffirm its previous decision to rezone this land to Light Industrial and part of that rezoning have a restriction that no access from Windsor Road be allowed.

89: Tilmunda Pastoral Co Pty Ltd - 219 Springwood Road, Yarramundi - Request to Amend Development Consent to Allow a Continuation of an Extractive Industry (DA0144/93;P825/455PT02/EVD/ENA28NBX.V23)

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

THAT THIS ITEM be deferred until a later meeting.

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- 90: Request for Review of Council Decision - Proposed Service Station - Richmond Marketplace, Cnr East Market and Lennox Streets, Richmond (DA193/96) (DA193/96/EVD/ENA28NBX.V17)**

Mr Peter McLellan, Barrister, addressed the committee.

THAT THE APPLICATION BE refused with appropriate reasons for refusal to be reported to the Ordinary Meeting.

- 91: Town Planning Codes - Extractive Industries (GT070/010 PT02/EVD/ENA28NBX.V13)**

THAT THE INFORMATION be received.

- 92: Status of Extension to Richmond Mall - Coles Addition, Liquor Land and Speciality Shops (DA0215/96PT02/EVD/ENA28NBX.V10)**

Mr Steve Lacey addressed the Committee.

RESOLVED on the motion of Councillor Calvert seconded by Councillor Allan that Council go into Committee of the Whole.

COMMITTEE OF THE WHOLE

The General Manager advised that whilst in Committee of the Whole, consideration was given to the Coles extension at Richmond , and the Committee now RECOMMENDS as follows :

1. THAT COUNCIL RESOLVE to advise A & A Lederer Pty Ltd that, to make land available of an area of 1800 (one thousand eight hundred) square metres for the extension of Coles Arcade, Council requires provision of land of approximately 3260 (three thousand two hundred and sixty) square metres and being 122, 124, 126 and 128 Francis Street, Richmond in fee simple at no cost to Council and a cash payment of \$100,000 (one hundred thousand).
2. IF THE HERITAGE Council advises Council that it is not prepared to permit the demolition of 128 Francis Street, Richmond, the application be referred to the Traffic Committee and then the Traffic Committee's advice and the Heritage Council's advice be referred back to Council for determination.

RESOLVED on the motion of Councillor Calvert seconded by Councillor Searle that the Committee of the Whole's recommendation be adopted.

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- 93: Draft Development Contribution Plan, Drainage Catchment No 4, Richmond**
(DCP2/93, LEP1/93/EVD/ENA28NBX.V22)

THAT THE MATTER be further reported to Council.

- 94: Professional Chambers - Psychiatric Group Treatment, 43 Pitt Street, Richmond -
Renewal of Consent for Indefinite Period and Variation of Hours of Operation**
(DA164/93 PT01/EVD/ENA28NBX.V19)

Mr Gerald Overton, St John of God Hospital, addressed the Committee.

Mr Geoff Robinson and Mr Steve Alford, objectors, addressed the Committee.

THAT:

There be a further report to the Ordinary Meeting.

SECTION 2 - INFRASTRUCTURE

Nil

SECTION 3 - ORGANISATION AND RESOURCES

- 30: Leasing of an Unnecessary Section of Public Road - St Albans Road, Wisemans Ferry**
(GC283/147 PT01/CSV/OGA28NBX.C06)

THAT:

- 1) The Council lease the area of road reserve between the road batter and along the boundary of Lots 54 and 55 in DP 829116, as presently fenced on the MacDonald River side, to the adjoining owners Mr K and Mrs J Reeks of 119-151 St. Albans Road, Wisemans Ferry, for grazing purposes.
- 2) That the lease agreement rest on correspondence for a term of 5 (five) years at a rental of \$1.00 (one dollar) per annum.

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31: Prohibiting the Consumption of Alcohol in a Public Park - Tarragan Avenue and Holborrow Avenue, Richmond (GP070/001 PT05/CSV/OGA28NBX.C08)

THAT PURSUANT TO Section 632 of the Local Government Act, 1993, Council erect notices at the three parks located at 18A Tarragan Avenue, 13A Holborrow Avenue, Richmond and Tamplin Field prohibiting the consumption of alcohol at any time.

32: Bellbird Hill Lookout (GC316/015/CSV/OGA28NBX.C03)

THAT THE FEASIBILITY of developing a tourist facility at Bellbird Hill Lookout incorporating a restaurant/kiosk, viewing platform, amenities facilities, tourism information services and a forest walking trail within the property, be further investigated and full concept and building plans be developed and reported back to the Council for consideration, together with a costing for the project.

Further, that the site, i.e. Lot 10 DP 719776, be reclassified from Community to Operational Land and rezoned to allow the development of a restaurant/kiosk and tourist facilities within the current 6(a) Open Space (Existing Recreation) zoning.

33: Creation of an Alcohol-Free Zone - Wilberforce Shopping Centre (GP070/001 PT05/CSV/OGA28NBX.C07)

THAT :

- 1) An Alcohol-free Zone be created at Wilberforce Shopping Centre for the roads, footpaths and car parks in the block bounded by the George Road entrance, the section of Singleton Road in front of the Wilberforce Pre-School and Child Care Centres and the frontage along King Road, to be in operation until 31 December, 1997.
- 2) Pursuant to Section 632 of the Local Government Act, 1993, the consumption of alcohol be prohibited firstly; in the grassed area along King Road between the Pre-School and Child Care Centres and the Wilberforce Garden Nursery, and secondly; in the landscaped area between the front of the 11 (eleven) shops and the shopping centre car park.

34: Monthly Financial Statements - December 1996 (F011/005 PT04/FNC/OGA28NBX.F04)

THAT THE INFORMATION be received.

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35: East Kurrajong School of Arts Inc - Building Refurbishment (GC318/005 PT01/FNC/OGA28NBX.F01)

The East Kurrajong School of Arts be advised that Council will provide the materials amounting to \$4,150 (four thousand one hundred and fifty) for refurbishment of the kitchen, roofing repairs and internal painting and that appreciation be extended to them for their valuable contribution to the Hawkesbury Community. Further, that the funds be provided from the other Council Buildings Maintenance Vote.

QUESTIONS WITHOUT NOTICE:

1. Councillor Sheather advised that Councillor Paine had approached him on Saturday regarding a request by Mr Keith Sumner for the erection of a flag pole in the Lawn Cemetery at Richmond. Mr Sumner's wife had died, he was to have a heart operation before the Ordinary Meeting and he would like something to be done before his operation.

The Mayor advised that he was aware of the request, that a report had been written but which had not been included in the business paper.

The General Manager undertook to follow the matter up.

2. Councillor Searle asked if a copy of the minutes, with the appropriate amendments on the changes, of the RTA Consultative Meeting which he and the Director of Asset Services & Recreation had attended late last year and at which he had raised the question about the current situation on the Windsor Road and the Richmond, Windsor and North Richmond by pass, could be placed in each of the Councillors' mail boxes so that they can be made aware of the responses from the RTA.

3. Councillor Searle referred to the new entrance to Australian Pioneer Village. He stated that he had been approached about the conflict of the use of the bottle shop and carpark of the hotel being used to gain access to the Village.

The General Manager stated that to the best of his recollection, it was moved for commercial reasons. The Council decided that it would like an image for the Village that was separate from that of the hotel. It was a commercial decision to leave it.

Councillor Searle asked what is the planning policy in regard to allowing access into a facility via a carpark and a bottle shop entrance.

The Director Environment & Development advised that because it is an existing development without any consent that he is aware of, he is not sure how vehicles can be stopped from changing from one access to another. Council has, if it so wished, the power to close the end of the road off to stop access.

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Councillor Searle asked if this could be looked into.

4. Councillor Baczynskyj asked the current position regarding the Bligh Park traffic lights.

The Director Asset Services & Recreation advised that in relation to the Rifle Range Road lights, Mr Chris Hallam, the Traffic Consultant, has done some preliminary traffic counts. The final report should be available in a couple of weeks which will be forwarded on to the RTA for approval.

5. Councillor Baczynskyj asked if Council could consider why environmental restrictions are placed upon Council based on biodiversity, when Council produces documents that recommends whole masses of exotic plants to be planted.

6. Councillor Lawson asked if, in future, when the Councillors have 400 pages of documents to read, they could get them a little earlier than the Thursday prior to the meeting.

The General Manager advised that it was not possible to have them available any earlier than Thursday.

7. Councillor Lawson asked when would the Councillors start using their computers.

The General Manager stated that they should be implemented by the next meeting. He asked if the Councillors could come and see Kathy Hassall, Branch Manager Information Services, in the first instance.

8. Councillor Books advised that there is a property on the corner of Buckingham Street and Cattai Road at Pitt Town on the northern side of Buckingham Street, which is becoming a tip. Loads of rubbish have been tipped to make a fence line. He asked if this could be looked into.

9. Councillor Books asked if the missing trees in McQuade Park could be updated.

The Director Asset Services & Recreation stated that this could be done, however, there was never any agreement to keep replacing these trees.

10. Councillor Books asked what is happening with the Traffic Management Plan for South Windsor and when will this be implemented.

The Director Asset Services & Recreation advised that the plans are currently being drawn up. The work will be done within the next two to three months.

11. Councillor Sheather stated that there was a machine which traversed Council's roads some months ago to look at the road conditions. He asked if the results had been received and how they fared. He asked if there is going to be some priority on the areas concerned for ratification from that program.

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The Director Asset Services & Recreation stated that, in relation to the roughness, the results had been received and undertook to provide a copy. He stated that it would be unwise to come up with a program to start rehabilitating roads based purely on roughness.

12. Councillor Sheather referred to the private shop opposite Wolseley Road in McGraths Hill and stated that there has been dirt piled along the road there. He asked if this had been carried out by Council.

The Director Asset Services & Recreation advised that this work has been done by Council. Trucks are using it as a truck stop and creating dust and traffic problems. Signs were put up but they were cut off. Something more substantial was required.

Councillor Sheather stated that now the trucks are parking on the road. He asked if it is going to be left there, could it be dressed up as it looks pretty shoddy.

13. Councillor Sheather stated that there is a landfill that is progressively being dumped at the far end of Brickfield Road. This is going out on to the flood plain. He asked if this could be addressed.

The meeting terminated at 4.50pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 25 February 1997.

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Mayor