



Hawkesbury City Council

general purpose committee minutes

date of meeting: 29 July 1997

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 29 July 1997, commencing at 9.30am.

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

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

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

RESOLVED on the motion of Councillor Sheather and seconded by Councillor Allan that the Minutes of the General Purpose Committee Meeting held on the 24 June 1997, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

1: Draft Richmond Archaeological Management Plan (GG021/184 PT01/EVD/ENG29NAX.V19)

THAT:

1. The Richmond Archaeological Plan be adopted as reference guide and a stand alone study.
2. A draft local environmental plan to amend Hawkesbury Local Environmental Plan 1989 be prepared to incorporate definitions for archaeological site and potential archaeological sites.
3. A draft local environmental plan be prepared to amend Hawkesbury Local Environmental Plan 1989 generally as shown attached.
4. A draft local environmental plan be prepared to map approximately 205 (two hundred and five) archaeological and potential archaeological sites as a new schedule to HLEP 1989.

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2: Community Title Subdivision Proposal Creating 4 Development Lots and Common Property - Lot 2 DP565168 & Lot 1 DP614232 Nos. 1165 & 1177 Bells Line of Road, Kurrajong Heights (SA14/97 & DA334/94/EVD/ENG29NAX.V04)

Dr Stephen Larkin, applicant, addressed the Committee.

- A. THE SEPP1 objection be supported.
- B. The application be referred to DUAP for concurrence.
- C. Upon receipt of concurrence from DUAP the application to subdivide be approved subject to:-
 - a. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the linen plan.
 - b. 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.
 - c. Submission of a Certificate from Telstra that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
 - d. The submitted Community Management Statement being amended as follows:-
 - i. development of the site to be carried out in accordance with the conditions of Development Consent 334/94 with this section of the Statement not able to be changed without the consent of Council;
 - ii. By-Law 1 to be modified to provide that only one person or family may permanently reside on the site other than the dwelling on Lot 5; and
 - iii. parking on Lot 3 to be made available to Lot 2.
 - e. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
 - f. Payment of a linen release fee of \$300 (three hundred). This amount is valid until 30 June 1998.

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- g. The subdivision shall be in general accordance with the plans and documentation submitted on 3 July 1997, for community title subdivision.

3: Proposed Brothel - 245 George Street, Windsor (DA141/97/EVD/ENG29NAX.V08)

Mr Trevor Devine, Mr John Mann, on behalf of the applicant, addressed the Committee.

Captain Matthew Stanhope, Salvation Army, objector, addressed the Committee.

THAT there be a site inspection.

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

COUNCIL issue development consent, subject to the following conditions:

Approved Plans

1. To conform and clarify the terms of this approval, the development shall take place in accordance with the plans and information submitted with the application accepting as modified by these further conditions.

Term of Approval

2. In order to monitor and re-evaluate the operation of the development, this consent is valid for a period of two (2) years from the date of the issue of the consent. A further development application will be required to be submitted and approved in order to operate beyond this period.

Signage

3. No advertising structures to be erected, displayed or affixed on any building or land without prior approval. Any unauthorised advertising structure will be removed at the expense of the advertiser. You are advised that Council will not approve any signs which display words or images, which are in the opinion of the Council, sexually explicit, rude or offensive, or sexually suggestive.

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4. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity of the site.
5. No sex workers are to display themselves in windows or doorways of the subject premises.

Security and Access

6. The applicant will be required to provide security lighting into the rear car park.

Building Application

7. Submission of a building application, plans and specifications complying with the building code of Australia for any structural alterations.
8. Structural engineering details regarding any proposed spa baths are to accompany the building application.
9. The premises are to be fitted with the necessary services and facilities which are required for Class 5 buildings under the Building Code of Australia.

Waste Management

10. Prior to the commencement of the development, a waste management plan will be submitted to and approved by Council detailing the arrangements to contain, collect and dispose of waste arising from the use of the premises. A waste management plan will also include details of the authorised waste collector/transporter and the final destination of any contaminated waste.
11. Contaminated waste shall not be disposed of through the domestic waste collection system.

Amenity

12. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood in respect of noise, vibration, smell, waste products or otherwise.

Health Requirements

13. The applicant is to register the spa with Council and pay an appropriate registration/ inspection fees and comply with the NSW Health Department's code for semi public pools and spas. Prior to occupation, the applicant is to notify the public health unit (north west) that the premises is operating within its area.

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External Appearance

14. All external windows are to be covered with blinds or curtains at all times.

Operation of Brothel

15. No alcohol is to be sold from the premises without prior approval of Council.
16. Only four (4) rooms are to be used for prostitution. Details are to be provided with the Building Application.

Police Requirements

17. The name, address and telephone number of the key holder of the premises is to be notified to the patrol commander, Windsor Police, prior to commencing operations and as changers occur to personnel.
18. That sufficient security precautions are taken to ensure safe keeping of any money kept on the premises.
19. No minors are to be employed in the conduct of the business (ie under 18 years of age).
20. Sufficient security precautions are to be taken to ensure the safety of employees and patrons on the premises.

Car Parking

21. Parking shall be provided for four (4) vehicles in accordance with Council's Regulations and Parking Policy. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and to be constructed, drained, sealed and marked. Details are to be provided with the Building Application. Alternatively, a payment of an amount of \$39,200 (thirty nine thousand two hundred) to Council be a contribution towards the parking in the area based on \$9,800 (nine thousand eight hundred) per space. This contribution will remain fixed for a period of three (3) months after which time it will be recalculated at the rate applicable at the time of payment. In the event of a contribution being paid, it shall be in the form of a bank guarantee which will be returned in the event that Council refuses to provide an extension to the two (2) year approval.

Advices

The development should be carried out in accordance with NSW public health units health and safety code of practice for brothels.

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**4: Lot 5 DP McGraths Road, Vineyard - Landfill and Construction of Single Dwelling
(DA 127/97/EVD/ENG29NAX.V09)**

Mr Dal Mann, on behalf of the applicant, addressed the committee.

THAT there be a site inspection.

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

THE application not be supported with reasons to be reported to the Ordinary Meeting of Council.

**5: Removal of Caravan Park and Replacement with 30 "Weekender" Cottages and
Ancillary Facilities - 78 Greens Road, Lower Portland
(DA109/97/EVD/ENG29NAX.V16)**

The Mayor advised that there had been a request from the applicant, Mrs Glenys Gilling, for the matter to be deferred to allow her to supply information in regard to the Development Application.

THAT the item be deferred.

**6: Existing Unauthorised Fill and Development Application to fill land Part Lot 2 DP
215134 Bandon Road, Vineyard. (DA0165/97/EVD/ENG29NAX.V18)**

The Director Environment & Development advised that the applicant has requested a deferral in order to address the filling issue and the relocation at the one time.

THAT the item be deferred.

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- 7: **Erection of a Dwelling House - Lot 27 DP211780 No. 141 Coromandel Road, Ebenezer (DA155/97/EVD/ENG29NAX.V20)**

THAT there be a site inspection.

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

THAT the application be approved with conditions to be determined under delegated authority.

- 8: **New South Wales Agriculture - Draft Strategic Plan for Sustainable Agriculture in the Sydney Region (GT150/015Pt06/EVD/ENG29NBX.V05)**

THAT New South Wales Agriculture be advised in terms of the above report as a response to their Draft Strategic Plan for Sustainable Agriculture in the Sydney Region.

- 9: **Wilberforce Abattoir (P1102/560 PT06; DA0052/94 PT02/EVD/ENG29NBX.V01)**

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

THAT there be further discussions between the applicant and the Director Environment & Development prior to the Ordinary Meeting concerning the issues raised by residents including all night truck movements and the provisions of the existing consents in relation to hours of operation.

- 10: **Rezoning Proposal - Establishment of a "Boutique" Wine Estate, Lot 2 DP736516 & Lot 12 DP834771 Gadds Lane, Kurmond. Applicant: Falson & Associates (P701.15/EVD/ENG29NBX.V10)**

The Director Environment & Development advised that a request had been received from the applicant to defer this item. However property owners wished to address the Committee.

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THAT the item be deferred to the next General Purpose Committee, and that the property owners be permitted to address the Committee.

Mr Tony Radnovic and Mrs Valerie Daley addressed the Committee.

11: Optus Mobile Phone Base Station Proposal - Lot 2 DP230943 James Street, Glossodia (P1001/60/EVD/ENG29NBX.V03)

THAT Connel Wagner Pty Ltd be advised that Council acknowledges the intention to erect a digital mobile phone base station at Lot 2 DP 230943, James Street, Glossodia as detailed in their Prescribed Activity Proposal dated May 1997.

12: Brothels DCP & LEP (DCP2/97/EVD/ENG29NBX.V13)

THAT Council resolve to prepare and exhibit a draft Hawkesbury Brothels Development Control Plan.

13: Investigations into a Trial Fortnightly 240 Litre Waste and 240 Recycling Collection Service (GW010/022/EVD/ENG29NBX.V02)

THAT the information concerning a 4 (four) month trial of a fortnightly 240 (two hundred and forty) litre waste collection and recycling service for Bligh Park comprising the following components:-

- . fortnightly collection of a 240 (two hundred and forty) litre waste container
- . fortnightly collection of a 240 (two hundred and forty) litre recycling container on the same day as the waste container
- . subsidised compost and/or worm farms for residents
- . one free pass to the South Windsor Waste Depot for the disposal of domestic green waste
- . extensive education campaign and monitoring

be received and that the matter be further reported detailing costs, servicing arrangements and back up to minimise inconvenience prior to any trial commencing.

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14: Request to allow the installation of manufactured homes - Hawkesbury Retreat, Paradise Point, Lower Portland. (DA0026/97Pt01/EVD/ENG29NBX.V14)

Mr Roderick Stone, on behalf of the applicant, addressed the Committee.

Ms Jerry Whitmont, objector, addressed the Committee.

THAT there be a further report to the Ordinary Meeting together with legal advice in relation to the matters raised by Mr John Whitehouse, Solicitor.

15: Development Control Plan/Local Approvals Policy - Bed and Breakfast Accommodation (DCP 003/96/EVD/ENG29NBX.V12)

THAT a Development Control Plan for all forms of Bed and Breakfast Accommodation be completed, incorporating the Local Approvals Policy and placed on public exhibition in accordance with the Local Government Act 1993 and the Environmental Planning and Assessment Act 1979.

SECTION 2 - INFRASTRUCTURE

1: South Windsor Park - Management Plan (PK226/Pt1/ENG/ING29NBX.E05)

- a) THE concept plan for the development of South Windsor Park as shown on plan number 1950-33 as amended be adopted.
- b) Funding be provided in the 1998/99 budget for the relocation of the stadium driveway at an estimated cost of \$102,120 (one hundred and two thousand, one hundred and twenty).
- c) Prior to the relocation of the driveway, and not after, residents in Stewart Street who are affected by the existing driveway, upon request be offered shutters or some similar device for their front windows.
- d) Further works identified on the concept plan be considered in future programs as required.

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2: Windsor Downs Nature Reserve (0606/R Pt2; PK 257 Pt2/ENG/ING29NBX.E06)

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

- a) THE Minister for the Environment be advised that the Council supports the extension of the Windsor Downs Nature Reserve to the south-western boundary of the current road reserve, however, does not support inclusion of Lot 7 DP821396 and
- b) Removal of the road reserve not be supported.

SECTION 3 - ORGANISATION AND RESOURCES

1: Councillor P J Minturn - Leave of Absence (GA030/014/GMA/OGG29NAX.G01)

THAT leave of absence be granted to Councillor Minturn.

2: Monthly Financial Report - June 1997 (FO11/005 PT04/FNC/OGG29NAX.F08)

THAT the information be received.

3: Lease of Macquarie Park House to Mr Frank Taranto (GC283/064 PT06/CSV/OGG29NBX.C04)

THAT the information concerning the subleasing of Macquarie Park House, Windsor, be received and the rental payable by Mr Taranto to Council be reviewed to an amount of \$150 (one hundred and fifty) per week on the basis outlined in the report.

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**4: Hawkesbury Heritage Farm - Lease to Mr Wells. (GC283/107
PT6/CSV/OGG29NBX.C03)**

Mr Chris Wells was available to answer questions raised by the Councillors.

THAT the information be received.

**5: Donation - Macdonald Valley Distance Education (GF008/001
PT15/CSV/OGG29NBX.C02)**

THAT Council donate \$500 (five hundred dollars) towards the Macdonald Valley Distance Education Centre.

6: Community Kitchen Donation Report (GF008/001/CSV/OGG29NBX.C06)

Mr John Dorhauer, Hawkesbury Community Kitchen Inc. addressed the Committee.

A DONATION of \$2,000 (two thousand dollars) be forwarded to Hawkesbury Community Kitchen Inc to assist with works associated with fire safety and access to the Community Kitchen premises (Macquarie Street, Windsor).

7: Street Parade - Temporary Road Closure (GE030/002 Pt3/CSV/OGG29NBX.C07)

THAT the following temporary road closures be permitted on Saturday 6 September, 1997:

1. Windsor Street, Richmond, between Chapel Street and East Market Street between 10am and 12noon on the 6 September.
2. The area bounded by Chapel, Francis, Windsor Streets and Smith Park from 9.30am to 11.30am and Chapel Street from Windsor Street to Bells Line of Road for the same period.
3. Approval is subject to compliance with the following standard conditions:

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- a. all marshalling points including routes being left clean and tidy, including collection of animal manure;
- b. The Hawkesbury Sports Council being advised of the proposed activity;
- c. Advertising of proposed road closures; and
- d. Each organisation involved submitting to Council a copy of its public liability policy in an amount not less than \$5,000,000 (five million) and indemnifying Council in respect of that street parade.

8: Greenhills Child Care Centre - Improvements (GC050/007 Pt2/FNC/OGG29NBX.F09)

THAT the information be received and the program of building works be adopted.

QUESTIONS WITHOUT NOTICE:

1. Councillor Books asked if there has been any assessment done on the Stimulus Building since it was built for painting or any maintenance.

The General Manager advised that he recently had a long meeting with Mrs Kelly of Stimulus. Stimulus had recently received a grant for extending the building so that it could comply with the guidelines for 0 to 3 year olds. The entire building was repainted over the Christmas period. They have also done a considerable amount of work outside the building. The buildings, surrounds and grounds are in a very good condition. The General Manager advised that he had indicated to Mrs Kelly that he would report to Council with a favourable recommendation regarding the provision of an extension of the land area to allow them to extend the building which would require the removal of the fence for a couple of metres. This will enable them to continue their operations under the new licensing laws and improve the building as well.

2. Councillor Sheather stated that in last week's Councillors' Newsletter there is a Road Traffic Seminar coming up and asked if someone from Council would be attending the Seminar.

The General Manager stated that Council's Road Safety Officer, Diana Aspinall, will be attending the Seminar.

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3. Councillor Sheather referred to the recent legislation in relation to road rage and expressed concern regarding traffic issues relating to double lines and overtaking of vehicles. He also referred to an accident last week on McGraths Hill Flats; the phasing of the lights at McGraths Hill; and stated that the traffic was banked up for a long way, well back towards McKenzies Creek. He asked how do we minimise the pressure on roads and if it would be prudent to discuss these issues during a Workshop to be held on a Saturday or Sunday afternoon. He undertook to make some notes and speak to Councillor Searle and the Engineer on this matter.
4. Councillor Sheather advised that Mr Brett Moore, Acting General Manager Operations of New South Wales Waterways for this area has recently been appointed to a Committee set up by the Minister. He asked if the Mayor could forward a letter congratulating him on his work and his new appointment.

The Mayor advised that he would be happy to do this.

5. Councillor Books referred to the traffic lights at the Corner of Richmond Road and George Street, Windsor. He stated that the traffic heading south automatically turn right across the traffic heading north coming up Macquarie Street. He stated that maybe there should be some warning signs further back.

The Mayor stated that the Local Traffic Committee would have a look at the position.

The meeting adjourned at 12.20pm for inspections.

The meeting terminated at 3.50pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 26 August 1997.

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Mayor