



Hawkesbury City Council

general purpose committee minutes

date of meeting: 25 March 1997

location: Council Chambers

time: 9:30am

GENERAL PURPOSE COMMITTEE

Business

Meeting Date: 25 March 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 25 March 1997, commencing at 9.33am.

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

Apologies for absence were received from Councillors Minturn, Sahasrabuddhe, Baczynskyj and Mackay.

RESOLVED on the motion of Clr Calvert and seconded by Clr Allan that the apologies be accepted.

RESOLVED on the motion of Clr Calvert and seconded by Allan that the Minutes of the General Purpose Committee Meeting held on the 25 February 1997, be confirmed.

The following recommendations were passed as resolutions of the Committee:

Councillor Paine left the meeting at 12:32am and returned at 1.30pm.

SECTION 1 - ENVIRONMENT

101: 9 - 15 Grose Street, Richmond - Medium Density Housing Development (DA264/96/EVD/ENC25NAX.V07)

A site inspection was carried out of 9-15 Grose Street, Richmond at approximately 5.10pm. Councillors present were Councillors R P Stubbs, Mayor, L Allan, H J M Books, R G Calvert, M E Lawson, C A Paine, R D Searle, and L C Sheather and A Baczynskyj.

- A. That in accordance with Section 91A (1) (b) of the Environmental Planning and Assessment Act 1979 the Department of Housing be advised that Council seeks to approve the villa development on 9 - 15 Grose Street, Richmond subject to the following conditions of consent:
1. The development being carried out substantially in accordance with plan numbers DA02, DA03, DA04, DA05 dated Sept 1996, plan number LC1 dated October 1996, plan number 0801 H01 dated October 1996, and plan number DA01B dated October 1996 except where modified by the following conditions:
 2. A contribution of \$2528.28 being a contribution for recreational buildings, park improvements and community facilities as a consequence of medium density development (residential flats, villas, townhouses, dual occupancy etc). This contribution shall remain fixed for a period of 3 (three) months after which time it will be recalculated at the rate

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applicable at the time of payment. Payment shall be made prior to the release of the building approval.

3. Construction of Council's standard heavy duty footway and layback vehicular crossings to suit the access to the site with a minimum width of 6m.
4. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
5. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval prior to construction. On-site detention shall be provided to maintain all stormwater discharges up to the 1 : 100 year storm at predevelopment levels.
6. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and are to be constructed with a sealed pavement, drained and marked. Details to be submitted prior to construction.
7. 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.
8. Construction is only to take place between the hours of 7.00am - 6.00pm Monday to Friday and 7.00am - 1.00pm Saturdays.
9. All necessary steps are to be taken by the contractor, to ensure dust generated during the construction phase of the development is suppressed to the satisfaction of the Director of Environment and Development.
10. The driveway shall be constructed of pavers/earth toned coloured concrete or the like.
11. To ensure resident privacy and security the 1200mm high aluminum fencing on Units 1, 2, 3, 4, 5, and 8 is to be replaced with decorative fencing constructed of masonry and/or timber with a minimum height of 1500mm. Details are to be submitted for consideration prior to construction.
12. To ensure privacy and security for the residents of Units 2 and 3 the courtyard areas adjacent to carspaces 1 and 2 are to be enclosed by way of the recommended fencing in condition 14.
13. A detailed plan of landscaping which reflects the changes to the site plan shall be submitted and approved by the Director of Environment and Development prior to construction. As far as practicable all trees and shrubs on the site are to be preserved and integrated with the plan

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of landscaping.

14. The building design shall incorporate components that will provide aircraft noise mitigation in accordance with AS 2021.
15. Submission of a schedule of proposed external finishes including sample materials for consideration and approval prior to construction.
- B. Upon written approval of the draft conditions from Department of Housing final development consent be issued.
- C. If the Department of Housing does have an objection to the draft conditions of consent the final conditions of consent be determined under delegated authority.

102: 14 Lot Subdivision - 58 Royerdale Place, Sackville (SA83/96/EVD/ENC25NAX.V03)

Mr Alan Currall and Mr Neil Shedden addressed the Committee

- A. That Council support the SEPP1 objection and seek the Department of Urban Affairs and Planning's concurrence to the SEPP1 objection .
- B. That Council resolve to amend HLEP 1989 so as to rezone the Wetland to the Environmental Protection 7(a) (Wetland) Zone.
- C. That Council support the application and issue a "deferred commencement" consent subject to the applicant submitting a wetland management plan, prepared by a suitably qualified consultant who has expertise in wetland management, that provides a balance between the current grazing activities occurring in and around the wetland and its long term conservation. The Plan should be prepared in accordance with the principles of the Hawkesbury Nepean Catchment Management Trust's guide for preparing Wetland Management Plans. The plan should determine the current state of the wetland, the impacts on the wetland from current grazing activities and determine a balance between the grazing activities and an improvement of the wetland's environmental qualities.
- D. That subject to the applicant submitting a satisfactory Wetland Management Plan, consent be granted subject to the following conditions:

Approved Plans

1. To confirm and clarify the terms of Council's approval, the development shall be

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carried out in accordance with the approved, stamped plans (prepared by Bowdens, numbered 12672A/33 dated drawn 23.9.96) submitted with SA83/96.

Note: modifications to the approved plans will require the lodgement and consideration by Council of a separate application.

Contributions

2. Payment of a cash contribution of \$31,856.60 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.

Environment

3. In order to maintain an appropriate balance between the conservation of the wetland and the ongoing grazing of Lot 78, recommendations contained within the Wetland Management Plan, accepted by Council, are to be incorporated into the subdivision and the ongoing management of the site. In this respect recommended physical works, such as revegetation, rehabilitation and fencing, are to be completed prior to the release of the linen plan. Ongoing management is to be incorporated into a conservation agreement between the landowner and Council.
4. A landscaping plan and statement is to be provided with the engineering details and is to address McMahons Road entrance point, Howes Creek and woodlot planting. The plan should aim to provide a buffer between rural residential allotments and agricultural lots so as to restrict the conflict between potential agricultural uses and rural residential lifestyles. Landscaping should also aim to provide an appropriate environment for the subdivision. Landscaping to be completed prior to the release of the linen plan.
5. 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.
6. In order to protect groundwater and receiving waters a Section 88B instrument is to accompany the title of each allotment requiring the use of Ecomax system, or similar, for the on-site disposal of wastewater. Geotechnical advice, to the satisfaction of Council, is to be provided prior to the release of the linen plan, to support the use of the Ecomax System on this site.
7. In order to protect koala feed trees on the site, a Section 88B instrument is to

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accompany the title of each allotment stating that trees listed under Schedule 2 of SEPP44 are not to be cleared.

Services

8. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the linen plan.
9. 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.
10. Submission of a Certificate from Telstra that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
11. Dedication of a 6m by 6m splay corner free of costs to Council at the intersection s of the new road and McMahons Road with Stannix Park Road where not already provided.
12. Construction of a half width sealed pavement (minimum 3.5m seal width) and any necessary drainage over the frontage of Lots 76, 77, 82, 83 and 84 to Stannix Park Road.
13. Construction of a full width sealed pavement and any necessary drainage over the frontage of Lots 75, 77, 78, 80 and 81 to McMahons Park Road including the construction of a sealed turning area at the northern end of McMahons Road.
14. The creation of easements to drain water over the site of drainage discharge from roads 4m wide and 10m long free of cost to Council.
15. Street name signs to be provided at the junction of the new road/s.
16. The new road/s to be named (to be advised).
17. The new road/s be classified as rural road/s.
18. Construction of a 3.5m wide compacted crushed rock pavement and any necessary drainage along the access strip and across Lot 79.
19. Construction of a 3.5m wide compacted crushed rock pavement and any necessary drainage along the right of carriageway and across the footway to Lots 71 and 72.

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20. Construction of road and drainage or access 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 Environment and Development.
21. The submission of a plan showing all existing services on the lots including septic tank and effluent disposal area, sewer connections, water connections and stormwater disposal, where applicable, and the correction of any encroachments or defects to the requirements of the Director Environment and Development.
22. A design checking and inspection fee calculated at \$40 per hour must be paid prior to release of the linen plan. This rate is valid until 30 June 1997.
23. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
24. Payment of a linen release fee of \$660. This amount is valid until 30 June 1997.
25. Dedication of road widening free of cost to Council to contain the turning area in McMahons Road.
26. The submission of a surveyor's certificate stating that house sites exist on each of the lots above RL12.0 AHD.
27. That conditions 12 and 22 of this recommendation be further reported to Council's next Ordinary meeting.

103: Proposed Dual Occupancy - Lot 2 DP 846501, 533 Wilberforce Road, Wilberforce.
(DA0188/96Pt01/EVD/ENC25NAX.V01)

Mr Wilson, the applicant's representative, addressed the Committee.

A site inspection was carried out at approximately 5.45pm. Councillors present were Councillors R P Stubbs, Mayor, L Allan, H J M Books, R G Calvert, M E Lawson, C A Paine, R D Searle, and L C Sheather.

That the proposed dual occupancy be approved with appropriate conditions to be reported to the next Ordinary Meeting.

104: Review of Delegated Authority determination to refuse an application for a pole sign -

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Gary White Property Centre, Windsor Road, Wilberforce.
(DA0055/96Pt01/EVD/ENC25NAX.V15)

A site inspection was carried out at approximately 5.30pm. Councillors present were Councillors R P Stubbs, Mayor, L Allan, H J M Books, R G Calvert, M E Lawson, C A Paine, R D Searle, and L C Sheather.

1. That the proposed pole sign as indicated in the application dated 21 March 1996 be approved, with appropriate conditions, as a replacement for the existing sign.
2. That the banner sign which has been displayed from the first floor of the building be removed.

105: Hawkesbury Lodge and Run Corps Convention Centre Extensions - Lot 12 DP816462 Richmond Road, Windsor (DA304/96/EVD/ENC25NAX.V16)

That the proposed alteration and additions to the existing resort be approved subject to the following conditions of consent:

1. The development being carried out substantially in accordance with plan number H6/96/9 dated 23/12/96, plan numbers H6/96/11 and H6/96/12 dated 19/3/97 except where amended by condition of consent.
2. Submission of a building application, plans and specifications complying with the Building Code of Australia.
3. Payment of a sewer headworks contribution to Council of 12,977 (twelve thousand nine hundred and seventy seven dollars). This contribution shall remain fixed for a period of 3 (three) months after which time it will be recalculated at the rate applicable at the time of payment. Payment shall be made prior to the release of the building approval.
4. A surcharge path sufficient to carry the 1 in 100 year storm flow to be provided across the site and a drainage easement of adequate width to be created over the surcharge path. Details to be submitted for approval concurrently with the building application.
5. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application.

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6. Parking shall be provided for 81 (eighty one) 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. Full details of works shall be submitted for approval with the building application.
7. Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
8. Provided concurrence from the Roads and Traffic Authority is given, a raised sea-gull type device is to be constructed at the developer's expense at the main entrance on Richmond Road, Windsor. Work is to be undertaken accordingly to the requirements of the Roads and Traffic Authority.
9. The access to the Chapel and sunken garden is to be 3.5 metres wide and sealed.
10. Submission of a schedule of proposed external finishes including sample materials for consideration and approval in conjunction with the submission of a building application.
11. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager Environment and Development prior to the approval of the building application. Such landscaping is to be completed prior to the occupation of the building and shall be maintained for the life of the development.
12. The building design shall incorporate components that will provide aircraft noise mitigation in accordance with AS 2021, to the satisfaction of the Divisional Manager Environment and Development. Details prepared by an accredited acoustical consultant to be submitted for approval with the building application.
13. 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.
14. Construction of drainage and access parking 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 Asset Services and Recreation.
15. Details of any fill material to be removed from or imported to the site to be submitted with the engineering plans. Details to include quantities, borrow sites or disposal sites. A contribution based on 3 ¢ per tonne per kilometre shall be paid to Council prior to release of the engineering plans.
16. The building platform is to be designed by a suitably qualified engineer and the construction certified on competition prior to the approval of the building application.

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17. Satisfactory evidence is to be submitted showing that Lot 12 DP 816462 and Lot 11 DP 790346 are to be consolidated into one lot or drainage easements of adequate width are to be created where required prior to the approval of the building application.
18. The building platform is to be compacted to 98% standard compaction and verified with the submission of test results and contour depth of fill plan prior to approval of the building application.
19. Details of extent of excavation to existing dam is to be submitted.
20. The topsoil shall be stripped and stockpiled and used to cover the landfill.
21. All fill to be adequately compacted by track rolling or similar.
22. Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by running water to be stored clear of any drainage line, easement, natural watercourse, footpath, kerb or road surface.
23. Approval is not granted for the construction of the levee as shown on the plans accompanying the development application. Approval is granted for a suitably landscaped and drained earth mound no greater than 2 metres in height to replace the proposed levee. Details of the earth mound is to be submitted at building application stage.
24. The proposed games room and lounge not being used as a function room without the prior approval of Council
25. Details of the amount and origin of any fill imported to the site being submitted to Council. Payment to Council at a rate of 3 cents per tonne per kilometre of fill transported to the site will be required under Section 94 of the Environmental Planning and Assessment Act 1979 towards the maintenance of roads.
26. The submission of an erosion and sedimentation control plan for approval prior to any works commencing.
27. All loaded trucks arriving at the site shall have their payloads suitably covered to prevent spillage from the truck onto the road.
28. All demolition, construction and associated work necessary for the carrying out of the development being restricted to between the hours of 7.00am and 6.00pm on Mondays to Fridays and between 8.00am and 4.00pm on Saturdays.
29. Measures shall be implemented to prevent vehicles tracking sediment, debris, soil and other

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pollutants onto any road.

30. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food 1989 and Regulations thereunder and Council's Food Premises Code.
31. Application to be made for Place of Public Entertainment Licence to Council if extensions are to be used as a Place of Public Entertainment.

106: Rezoning of Grose Wold from Rural 1(b) to Rural 1(c1) - Draft Local Environmental Plan 16/95 (LEP16/95/EVD/ENC25NBX.V13)

Mr Steve Buzas addressed the Committee.

1. That the Council proceed with the draft plan to rezone the Grose Wold area from Rural 1(b) to Rural 1(c1).
2. That the written instrument be amended to make reference to Cumberland Plain woodland and adopt the Scientific Committee list as a definition of Cumberland Plain woodland.
3. That the draft plan be forwarded to the Department of Urban Affairs and Planning for final gazettal.

107: Proposed Telstra Mobile Phone Base Station - Lot 553 DP 751665 Old Sackville Road, Wilberforce (P1514/5 PT02/EVD/ENC25NBX.V05)

That Hirst Consulting Service Pty Ltd be advised that Council raises no objection to a mobile phone base station consisting of a 40m slimline pole and associated equipment hut in accordance with Plan No. NX25724/2 at Lot 553 DP 751665 Old Sackville Road, Wilberforce.

108: NSW Green Paper on Environmental Education (GE020/039 PT02/EVD/ENC25NBX.V09)

That:

1. A submission be forwarded to indicate support for quality environmental education programs in NSW.

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2. The need for local “tailor-made” environmental education programs to promote and support local initiatives and to reflect local needs and issues be emphasised.
3. Council ensure that transparent and equitable contribution rates are applied with education programs to reflect member agency contributions in the applicable sector.

109: Tilmunda Pastoral Co Pty Ltd - 219 Springwood Road, Yarramundi - Request to Amend Development Consent to Allow a Continuation of an Extractive Industry (DA144/93 & P825/545 PT02/EVD/ENC25NBX.V08)

Mr Peter Graham addressed the Committee.

- A. That the Deed of Agreement be amended as follows:

Item 3: The bond for rehabilitation of the site remain at \$40,000;

Item 4: Completion of all extractive activities and rehabilitation of the site within three years;

Item 7 be deleted

Item 9 be deleted.

- B. Council enter into a Deed of Agreement as outlined in the report with the above amendments and following endorsement of the Deed, approve a Section 102 Amendment of Consent to permit the extraction operation for a period of up to two years subject to conditions.

- C. Council's Seal be attached to any relevant documents.

110: Exhibition of Draft Local Environmental Plan to Revert to the 1:100 Year Flood Level as the Planning Standard for the City of Hawkesbury Plus Other Related Amendments (LEP11/96/EVD/ENC25NBX.V12)

Mr Brian Keegan, Ms Raylene Wiltshire, Mr Bruce Garrad and Mr Trevor Devine addressed the Committee.

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That the draft Local Environmental Plan as amended be referred to the Department of Urban Affairs and Planning for final gazettal.

111: Information Paper - Electromagnetic Energy (GT001/006 PT01/EVD/ENC25NBX.V06)

That this report be received.

- 112: A. Threatened Species Conservation Act 1995 - NSW Scientific Committee's Notice of the Preliminary Determination of Cumberland Plain Woodlands as an Endangered Ecological Community**
- B. Threatened Species Conservation Act 1995 - NSW Scientific Committee's Notice of the Preliminary Determination of Acacia Gordonii as an Endangered Species (GP025/031/EVD/ENC25NBX.V10)**

That the information concerning the preliminary determinations made by the Scientific Committee under the Threatened Species Conservation Act 1995 be received.

113: South Windsor Waste Depot - Finalisation of Valuation for Nine Properties Wholly or Partly Within a Buffer Area of 250m from Final Extent of the Landfill (GC281/067 PT02/EVD/ENC25NBX.V11)

Mr John Pearson addressed the Committee.

- A. That offers of purchase be sent to the nine property owners indicated in the table to this report (as shown in column - 7 Recommended Offer) for the purchase of their land and that the offers be conditional upon the following:
1. Acceptance from the nine property owners identified in the table, within one month of the offers being issued.
 2. Finalisation of the extension to the lease by the University of Western Sydney - Hawkesbury.

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3. Approval of any external loan requirements by the Department of Local Government.

B. The Member for Londonderry be advised of the offers in the table.

114: Removal of Illawara Flame Tree - Windsor Police Station Heritage Wall (P265/105 PT02/EVD/ENC25NBX.V04)

Mrs Chown and Mr McEwan addressed the Committee.

Clr Paine tabled a letter from Mr George Rhodes. Also a letter from Millers Garden Centre which states that the roots of the tree could be severed next to where they meet the wall, and the tree need not be removed.

That the tree not be removed.

115: Windsor Road, McGraths Hill - Investigation of Commercial Potential - Land Between McGrath Road and Henry Road (LEP22/93/EVD/ENC25NBX.V14)

That Council not proceed with any action.

Supplementary Reports

116: Natural Heritage Trust - Application for Funding for Septic Tank Audit (GR060/067Pt02/EVD/ENC25LBX.V19)

That Council seek \$40,000 (Forty thousand dollars) from the Natural Heritage Trust Pilot Grant Scheme to implement a prioritised auditing process of existing on site effluent disposal systems in the City of Hawkesbury. Further, that Council advise the Hawkesbury Nepean Catchment Management Trust that it would be prepared to contribute funding to support any grant from the

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Natural Heritage Trust

117: Natural Heritage Trust - Request for Regional Assessment Panel Members by the Hawkesbury Nepean Catchment Management Trust
(GR060/067Pt02/EVD/ENC25LBX.V18)

- A. That Council nominate a Councillor to participate on the Regional Assessment Panel with Councillor Books being nominated.
- B. That Council's Branch Manager Environment and Waste, Mr Garry Baldry, be nominated as Council's senior staff representative on the Regional Assessment Panel.

118: Lot 12 DP 816462 - Richmond Road, Windsor - Extensions to Hawkesbury Lodge and Rum Corps Convention Centre (DA304/96/EVD/ENC25LBX.V17)

- A. That condition 1 be changed to:
 - "1. The development being carried out substantially in accordance with plan number H6/96/9 dated 23/12/96, plan numbers H6/96/11, H6/96/12 and H6/96/13 dated 19/3/97 except where amended by condition of consent."
- B. That condition 23 be deleted and replaced with the following:
 - "23. That the proposed additions which are below the 1 in 100 year flood frequency level be constructed of flood compatible materials. Details of proposed building materials are to be submitted at Building Application stage."

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SECTION 2 - INFRASTRUCTURE

- 22: Drainage Construction - Richmond and East Richmond - Draft Development Contribution Plan, Drainage Catchment No 4 (DCP2/93; LEP1/93/ENG/INC25NBX.E01)**

The Director Asset Services and Recreation asked that this item be withdrawn.

That the item be withdrawn.

- 23: Environmental Grant Funding (GR030/058/ENG/INC25NBX.E02)**

That the information be received.

- 24: Swallow Rock Reach - Argyle Bailey Reserve (PK/050/ENG/INC25NBX.E05)**

That the assistance offered by the MNHCMC be accepted and that the equivalent contribution of \$10,000 be allocated from the 1997/98 Park Improvement Program.

- 25: 1997/98 Greenspace Program (GG021/127/ENG/INC25NBX.E04)**

That the action taken in applying for a Greenspace Grant for improvements to Howe Park be endorsed.

Supplementary Reports

- 26: South Windsor Park - Concept Plan (GM001/023; P1950/213/ENG/INC25LBX.E06)**

That the Plan be exhibited and comments sought from the residents of Stewart Street, the users of the facilities and the Sports Council and the matter be further reported to Council for final determination.

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27: The Healthy Rivers Commission Enquiry into the Hawkesbury Nepean River System
(GR060/081 PT01/ENG/INC25LBX.E07)

That this report form the basis of a submission to the Commission.

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SECTION 3 - ORGANISATION AND RESOURCES

38: New South Wales Fire Brigade Service (GF010/051 PT02/GMA/OGC25NAX.G07)

That the information be received.

39: Leasing of Shop 3 McGraths Hill Shopping Centre (GC283/015 PT02/CSV/OGC25NBX.C02)

That:

1. Council lease Shop 3 in McGraths Hills Shopping Centre to Mr Paul and Mrs Anne Siniawski, trading as Pauls Advanced Electronic Service:
 - (i) Commencing 9 April, 1997;
 - (ii) For a term of (3) three years with an option for a further term of (3) three years;
 - (iii) At a rental for the first year of \$10,155.00 (ten thousand one hundred and fifty five dollars);
 - (iv) With a contribution of 22.71% for Council & Sewer rates, and 28.38% of other Centre outgoings.
2. The Council Seal be affixed to the Lease Agreement.

40: Australian Pioneer Village (GC283/107 PT05/CSV/OGC25NBX.C03)

Mr Chris Wells addressed the Committee.

A site inspection was carried out at approximately 6.00pm to view the changes that have taken place since Mr Wells took over the Australian Pioneer Village. Councillors present were Councillors R P Stubbs, Mayor, L Allan, H J M Books, R G Calvert, M E Lawson, C A Paine, R D Searle, and L C Sheather.

1. That no objection be raised to the proposal to rename Australian Pioneer Village to Hawkesbury Heritage Farm.
2. That the Lease Agreement in respect of the future operation of the facility be amended so that it is between the Council and Hawkesbury Heritage Farm Pty Limited.

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41: Hawkesbury Library Working Party (GL020/004 PT2/CSV/OGC25NBX.C06)

That Council defer determination of this matter until the next Ordinary Meeting on 8 April 1997.

42: Monthly Financial Statements - February 1997 (F011/005 PT04/FNC/OGC25NBX.F01)

That the information be received.

43: Australian Pioneer Village - Statement of Income Expenditure to 31 December 1997 (GC283/107 PT05/FNC/OGC25NBX.F04)

Clr Books wishes his name to be recorded as being against this recommendation.

That:

1. The information be received.
2. An appropriate adjustment to the March quarterly review be made.

44: Management Of Bosworth Centre (GC283/113 Pt02, P255/100 Pt2/FNC/OGC25NBX.F05)

Mr Graham Skimin addressed the Committee.

A site inspection was carried out at approximately 4.35pm. Councillors present were Councillors R P Stubbs, Mayor, L Allan, H J M Books, R G Calvert, M E Lawson, C A Paine, R D Searle, and L C Sheather and A Baczynskyj.

That:

1. Council resume the care, control and management of the Bosworth Centre at 23 Bosworth Street, Richmond.
3. The management structure and possible extensions of services be reported to Council.

Supplementary Reports

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- 45: Compulsory Acquisition of Land off Baker Street, Windsor - From Nevitoro Investments Pty Limited. (P731/0140 PT06/CSV/OGC25LBX.C08)**

That the information be received.

- 46: Richmond Outreach Program - Hawkesbury Community Kitchen (PK/202 PT05/FNC/OGC25LBX.F09)**

Mr Anthony Dorhauer addressed the Committee.

That approval be given to Hawkesbury Community Kitchen for the operation of a food caravan in Richmond Park on Friday evenings between the hours of 6.30pm and 9.30pm and that the van be removed from the site by 9.30pm with any litter associated with the activities to be removed from the park.

- 47: Bush Fire Radio Network (GF004/001 PT02/MYR/OGC25LAX.Y10)**

That the 1997/98 Bush Fire Estimates be increased by \$101,811 (one hundred and one thousand, eight hundred and eleven dollars) (Council's share \$12,522 (twelve thousand, five hundred and twenty-two dollars)) to provide for the recommended PMR radio system.

QUESTIONS WITHOUT NOTICE:

Clr Lawson

1. With regard to the sale of cars on roadsides, how are we following it up?
The Director Environment and Development advised we are putting letters on windscreens and will write to the registered owner of a vehicle. He is not aware yet if we have imposed any penalty notices.
2. The softwall still has not been installed at the Agnes Banks playground.
The Director Asset Services and Recreation said the original quote was too expensive but he would chase up further quotes.
3. Asked about proposed work for dole scheme and any details known.
The General Manager advised that no written details were available but a problem is that we

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carry our own workers' compensation insurance and in the past the Commonwealth has not been prepared to cover this cost.

Clr Sheather

1. At Wilberforce Flats irrigators have been putting water across the road predominantly from Buttsworth Road to the orchard. Can we look into it.
2. Also, with regard to composting yards that are producing more than before because of the closure of other composting yards, has any approach been made to them?

The Director Environment and Development had a letter from Pebbly Creek composters basically admitting that they do sell compost and that they will continue to do so. Clr Sheather said they are turning over 500 tonnes, surely they have to do an EIS. Councillor Sheather said that adjoining residents are complaining so we should nip it in the bud now rather than let them on for twelve months then fight them in Court about it.

Clr Paine

1. Had a phone call from a man who was upset at children playing soccer and a girl riding a horse in Richmond Cemetery. Does Council allow these activities in the Cemetery? The Director Asset Services and Recreation said he will get someone to keep an eye on it.
2. Had a phone call about the lack of bus shelters in Bligh Park. Do we have any plans? The Director Asset Services and Recreation said he wrote to bus companies recently and he will follow it up.
3. Re Federal Government's changes to State Governments, will these affect our Glossodia Sewerage Scheme? The General Manager said he had no idea how the State would react.
4. Some time ago we were going to interview some independent auditors. Did we notify the local people who applied? The Director Community Management and Finance said yes, we did notify everyone. Clr Paine said that Harry Khouri said he hadn't been notified.
5. Clr Paine tabled a letter from Trevor Devine. He hasn't had a reply yet. Can we look into it.
6. Clr Paine has some concerns about sewerage figures and wonders if we can get an independent auditor, but will speak to relevant staff about that later.

Clr Calvert

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1. Re Woolworths' Court case, how is it going? The Director Environment and Development said it finished the week before last. The impression the Branch Manager Building and Development got was that retail planning consultants cancelled each other out and it got down to set backs. They have increased their set back on eastern boundary. The Branch Manager Building and Development isn't confident to provide an assessment of what the outcome will be.
2. Re employment contracts for senior staff, when do they fall due?
The General Manager advised in 1998 and 1999.

The meeting terminated at 4.15pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on *.

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Mayor