



Hawkesbury City Council

general purpose committee minutes

date of meeting: 25 November 1997

location: Council Chambers

time: 9:30am

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 2

Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 25 November 1997, commencing at 9.30am.

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

Councillor Baczynskyj arrived at the meeting at 4.10pm.

Councillor Stubbs left the meeting at 3.10pm and Councillor Minturn left at the conclusion of the inspections.

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

RESOLVED on the motion of Councillor Lawson and seconded by Councillor Paine 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 4 November 1997, be confirmed subject to the amendment in respect of Item 41 - Page 13 to now read "*Councillor Books declared an interest in this item as he has priced work for Mr Sheddon and Bowdens.*"

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

57: Proposed Residential Flat Building Class B containing 7 x 3 bedroom 2 storey town houses - Lot 2 DP38394 No. 148 March Street, Richmond (DA263/97/EVD/ENK25NAX.V12)

Mr Sam Ghantous, the applicant, addressed the Committee.

Mr M Lenskyj, an objector, addressed the Committee.

A site inspection be carried out.

The Committee inspected the site at 3.07pm. Councillors present at the inspection were Councillor R G Calvert, Mayor and Councillors L Allan, H J M Books, M E Lawson, P J Minturn, C A Paine, R D Searle, L C Sheather and R P Stubbs.

A. APPROVAL BE GRANTED subject to the following conditions:

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 3

1. The drainage pit in March Street, located in the driveway area, to be adjusted/relocated and any necessary additional pits provided to the requirements of the Roads and Traffic Authority. All plans, fees, contributions and/or securities required by the Roads and Traffic Authority are to be provided and all necessary approvals obtained.
2. The height of the front full brick courtyard wall to be at least the height of the top of the ground floor windows of the front town house to assist road traffic noise attenuation, full details to accompany the building application.
3. A contribution of \$15,517.00 (fifteen thousand, five hundred and seventeen) 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 applicable at the time of payment. Payment shall be made prior to the release of the building approval.
4. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6.0m.
5. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
6. The provision of conduit/ducts under new driveways to the requirements of Integral Energy, in accordance with Integral Energy drawing 049759H dated 14/7/1987. Conduit and ducting material is available from Integral Energy
7. 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. On-site detention shall be provided to maintain all stormwater discharges up to the 1 : 100 year storm at predevelopment levels. The PSD is equivalent to that calculated on only the roof area of the existing cottage.
8. Submission of a building application, plans and specifications complying with the Building Code of Australia and to include no bedroom windows for Unit 1 and 2 to be located in the side elevations and all bathroom and stairwell windows to have opaque glass fitted.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 4

9. A waste management plan shall be submitted for consideration with the building application. Such plan shall address any builder's waste and waste generated during day to day operations and shall include types and quantities, recycling, reuse, storage and disposal.
10. No excavation or site works shall be commenced prior to the issue of the building permit.
11. Application being made under the Local Government Act for the demolition of the existing building. Such application shall address noise attenuation, dust control, safety of the public, disconnection of services, reuse/recycling of materials and disposal of any residual materials.
12. The submission of an erosion and sedimentation control plan for approval prior to any works commencing.
13. A physical barrier being provided between public spaces, vehicular accessways, parking areas and the surrounding landscaped area.
14. 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 with the building application.
15. The driveway shall be constructed of pavers/earth toned coloured concrete or the like.
16. Details of any filling proposed for the site to be submitted with the building application. The fill is not to obstruct the flow off adjoining properties and levels are to be provided on adjoining properties to demonstrate compliance with this requirement.
17. Submission of a schedule of proposed external finishes including sample materials for consideration and approval in conjunction with the submission of a building application.
18. New boundary fences shall be provided at the applicant's expense. Details to be submitted with the building application. Such fencing behind the building line shall be to a height of 1.8m and at least lapped and capped.
19. All fencing fronting the street shall be a feature fence incorporating masonry piers with decorative infill panels. Details are to be submitted for consideration with the building application.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 5

20. 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.
21. The building design shall incorporate components that will provide aircraft noise mitigation in accordance with AS 2021, to the satisfaction of the Director Environment and Development. Details prepared by an accredited acoustical consultant to be submitted for approval with the building application.
22. The development shall be carried out in accordance with Plan No. D3/97 and D3/97/2, dated 1 September, 1997.
23. The submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of cables for telephones to the development.
24. Payment to Council of a contribution under Section 94 of the Environmental Planning and Assessment Act, 1979, towards the maintenance of roads based on 3 per tonne per kilometre of all material transported to the site. The contribution shall be paid prior to the commencement of any works and shall remain fixed for a period of 3 (three) months from the date of this consent, after which time it will be reassessed at the rate applicable at the time of payment.
25. All fill to be adequately compacted by track rolling or similar.
26. The landfill site shall be secured to prevent the depositing of any unauthorised material.
27. Dust control measures, eg vegetative cover, mulches, irrigation, barriers and stone shall be applied to reduce surface and airborne movement of sediment blown from exposed areas.
28. 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.
29. Measures shall be implemented to prevent vehicles tracking sediment, debris, soil and other pollutants onto any road.
30. 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.

This is Page 5 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 25 November 1997.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 6

31. No burning of demolition or construction material being carried out on the site.
32. No spoil, excavated or demolition material from the site being deposited on any public road, footpath, public place or Council owned property without Council's approval.
33. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the building application.
34. Submission of a Certificate from Integral Energy that satisfactory arrangements have been made for the provision of electricity to each of the town houses.

- B. The amended plan referred to by the applicant be reported to the Ordinary Meeting.
- C. The Jacaranda tree growing on the western boundary towards the front of the land be retained subject to the removal of limbs to allow for the driveway access.

58: Hawkesbury Retreat Caravan Park, 78 Greens Road, Lower Portland
(DA/BA1128/97, DA109/97, DA026/97/EVD/ENK25NAX.V18)

Mr Noel Yeo, addressed the Committee.

THE INFORMATION BE received.

59: Redevelopment of existing service station and adjoining dwelling to provide for service station, display area, workshop and associated facilities - Lots X and Y DP415117
Corner Argyle and George Streets, South Windsor (DA219/97/EVD/ENK25NAX.V10)

Item 75 of the Supplementary Report was dealt with in conjunction with Item 59 above.

Mr Trevor Devine, representing the applicants, addressed the Committee.

A site inspection be carried out .

The Committee inspected the site at 2.13pm. Councillors present at the inspection were Councillor R G Calvert, Mayor and Councillors L Allan, H J M Books, M E Lawson, P J Minturn, C A Paine, R D Searle, L C Sheather and R P Stubbs.

APPROVAL BE GRANTED subject to the following conditions:

This is Page 6 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 25 November 1997.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 7

1. Stage 2 is to be completed within twelve (12) months of Stage 1 reaching lock up stage to ensure the total development is completed with all necessary facilities.
2. Stage 2 building and parking spaces 14, 15 and 16 to be set back 1.5 metres from the southern boundary and this 1.5m wide area provided with appropriate planting to screen the development and building from the adjacent property, full details to accompany the building application.
3. The 1.0m to 1.135m wide set back to the lane to be planted with appropriate landscaping to assist in screening this wall from the land and adjacent property. Full details to accompany the building application.
4. Southern wall for Stages 1 and 2, eastern wall to lane and southern wall on Argyle Street boundary to be painted with graffiti proof paint. The concrete panels shall incorporate appropriate relief designs. Colour details and finish to be submitted with building applications.
5. The fuel tank filling points are to be relocated to a position near the existing bowsers to allow a petrol tanker to park wholly within the site during fuel deliveries.
5. The Argyle Street driveway is to be relocated approximately 9 metres to the east of the proposed location to accommodate fuel delivery vehicles. The driveway is to be 9 metres in width and parking spaces and landscaping affected by this change are to be relocated on the site. An amended site plan is to be submitted with the building application for Stage 1 of the development.
6. The width of the footpath crossing on the George Street frontage are to be reduced to 8 metres and landscaping area increased as amended in red on the approved plan.
7. The two (2) lots to be consolidated into one (1) lot prior to release of the building application for Stage 2.
8. Arrangements satisfactory to the Divisional Manager Engineering Operations are to be made for the adjustment of the sewer main affecting the site. Details are to be submitted for approval concurrently with the building application.
9. The provision of conduit/ducts under new driveways to the requirements of Integral Energy in accordance with Prospect Electricity drawing 049759H dated 14/7/1987. Conduit and ducting material is available from Integral Energy
10. Remove existing redundant layback crossings and footpath crossings and replacement with concrete kerb and gutter and the restoration of the footway areas.

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 25 November 1997.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 8

11. 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.
12. Council must be consulted regarding acceptable discharge limits to the sewerage system. A Trade Waste Agreement must be entered into with Council prior to discharge of trade waste from the premises. A Trade Waste Agreement Application must be submitted and assessed prior to the approval of the building application for Stage 1.
13. Submission of a building application, plans and specifications complying with the Building Code of Australia.
14. 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.
15. A waste management plan shall be submitted for consideration with the building application. Such plan shall address any builder's waste and waste generated during day to day operations and shall include types and quantities, recycling, reuse, storage and disposal.
16. Oil and other used lubricants shall be collected and stored for the purpose of recycling. Full details shall be submitted and approved prior to the proposed development commencing.
17. Provision of toilets in accordance with the requirements of the Building Code of Australia.
18. 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.
19. No excavation or site works shall be commenced prior to the issue of the building permit.
20. Application being made under the Local Government Act for the demolition of the existing building. Such application shall address noise attenuation, dust control, safety of the public, disconnection of services, reuse/recycling of materials and disposal of any residual materials.
21. The development shall be conducted in such a manner that noise levels measured at any boundary do not exceed 5dB(A) above background noise levels.
22. The air handling system installed on the premises shall be registered with Council in accordance with Part 6 of the Public Health Act 1991, Microbial Control.

This is Page 8 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 25 November 1997.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 9

23. The submission of an erosion and sedimentation control plan for approval prior to any works commencing.
24. Parking shall be provided for 17 (seventeen) vehicles in accordance with the approved plans. 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.
25. A physical barrier being provided between public spaces, vehicular accessways, parking areas and the surrounding landscaped area.
26. Submission of a schedule of proposed external finishes including sample materials for consideration and approval in conjunction with the submission of a building application.
27. 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.
28. All motor vehicle servicing and repair work is to be performed within the building.
29. No signs shall be displayed on the footpaths, pedestrian ways, roadways or in the vicinity.
30. All loading and unloading in relation to the use shall take place wholly within the property, and these loading areas shall be kept clear for loading/unloading at all times.
31. 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, dust, waste water, waste products or otherwise.
32. The subject development, including landscaping, is to be maintained in a clean and tidy manner to the satisfaction of the Director Environment & Development at all times and any direction given in this regard is to be complied with forthwith.
33. The spillage of light, if any, shall be controlled to the satisfaction of the Director Environment & Development.
34. Operating hours shall be limited to 6.00am to 10.00pm 7 (seven) days per week. Any alteration of these hours will require the approval of the Divisional Manager Environment and Development.
35. The development shall be carried out in accordance with Plan No. 32297, 2 sheets, dated 6 August, 1997 but as amended 11 November, 1997.

This is Page 9 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 25 November 1997.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 10

36. 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.
37. No burning of demolition or construction material being carried out on the site.
38. No spoil, excavated or demolition material from the site being deposited on any public road, footpath, public place or Council owned property without Council's approval.
39. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the linen plan.

Advice

Approval is given for the redevelopment of the 2 (two) lots for a service station and associated facilities and this approval does not include any future conversion to shops or the like which must be the subject of a future development application for Council's consideration at the time.

That the following be further reported to the Ordinary Meeting on 9 December 1997 :

- * Conditions Nos 2, 3, 5 and 6
- * Condition No 34 with suggested hours of operation for Sunday being 7am to 10pm
- * Advice as to any restrictions on hours in relation to similar businesses
- * Advice as to need for a development application for any future conversion of the service station to shops or the like.

60: Proposed Subdivision by Boundary Adjustment Lot 101 DP848611, Lot 1 DP782525 & Lot 2 DP561603 Bells Line of Road and Kurmond Road, Kurmond (SA124/97/EVD/ENK25NAX.V05)

A. THE APPLICATION TO subdivide be refused for the following reasons

1. The proposal is not a subdivision by adjustment or relocation of common boundaries as the boundary to be relocated is not common to Lot 101. As such Clause 13 does not apply.
2. The proposal does not comply with Clause 11(2)(c) in that proposed Lot 105 at 0.4ha does not comply with the minimum 4ha area required by the 1(c1) zone.
3. The proposal is contrary to the requirements of draft amendment 96 to HELP 1989 as Lot 2 DP561603 does not have a 20m frontage to a public road.

This is Page 10 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 25 November 1997.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 11

4. Approval of the subdivision in the circumstances of the case would not be in the public interest.

61: 2 Lot Subdivision Application by Resubdivision of Lot 22 DP827407 and Proposed Lot 7 in a Subdivision of Lot 1 DP609402 - Grose Vale Road, Grose Vale (SA135/97/EVD/ENK25NAX.V03)

Mr Brian McKinlay, applicant, addressed the Committee.

1. THE SEPP1 objection be supported.
2. The application be referred to DUAP for concurrence
3. Upon receipt of concurrence from DUAP the application to subdivide be approved subject to:
 - i. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the linen plan.
 - ii. 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.
 - iii. Submission of a Certificate from Telstra that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
 - iv. Payment of a linen release fee of \$180.00. This amount is valid until 30 June 1998.
 - v. The subdivision shall be in general accordance with the submitted plan dated 30 July, 1998 Plan No. 87988:DA:10).
4. The creation of a restriction on use of land prohibiting the resubdivision of Lot 102 which reduces the area of the lot as the excess area has been created by lot averaging.

62: Development Application for Truck Depot, Lot 11 DP9478 No. 26 Blackwood Road, Vineyard (DA180/97/EVD/ENK25NAX.V11)

Mrs Julie Gough, adjoining resident of 24 Blackwood Road and Mrs E Higginson, objectors, addressed the Committee.

This is Page 11 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 25 November 1997.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 12

THE DEVELOPMENT APPLICATION be refused for the following reasons:

1. The development is inconsistent with objective (a) of the Rural 1(c) zone of Hawkesbury LEP 1989 namely:
 - (a) to primarily provide for a rural residential living style.
2. The development will be out of character with the rural residential development on adjoining land and other land in the locality.
3. The development will have an adverse effect on the amenity of the neighbourhood due to the emission of odours, noise and dust.
4. The development will have a negative impact on the visual quality of the locality.
5. The development does not make adequate provision for the safe movement of trucks to and from the property.
6. Given the significant concerns raised by neighbouring residents, approval of the development would not be in the public interest.

63: Development Fronting a Main or Arterial Road - Amendment to Clause 22 of HLEP 1989 - Draft Local Environmental Plan Amendment No. 60 to HLEP 1989 (LEP15/96/EVD/ENK25NBX.V01)

THE THE DRAFT Local Environmental Plan - Amendment No. 60 be forwarded to the Department of Urban Affairs and Planning for final determination and gazettal.

64: Professional Chambers - Psychiatric Group Treatment, 43 Pitt Street, Richmond - Concerns regards parking and variation to parking - Condition 8 of Development Consent 0164/93 (DA164/93 PT01/EVD/ENK25NBX.V08)

Mr Geoff Robinson, objector, addressed the Committee.

THAT CONDITION 8 of development consent DA164/93 not be deleted and that appropriate action be taken so that Condition 8 is adhered to.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 13

65: Draft Local Environmental Plan Clause 13 Hawkesbury Local Environmental Plan 1989 Subdivision by Adjustments for Relocation of Boundaries

(LEP7/97/EVD/ENK25NBX.V04)

1. COUNCIL ADOPT THE draft Local Environmental Plan to amend Clause 13 of Hawkesbury Local Environmental Plan, 1989, subject to lot size as follows:

"Subdivision by Adjustment or Relocation of Boundaries

13.
 1. Nothing in this plan prohibits subdivision by adjustment or relocation of common boundaries provided that:
 - (a) no additional allotments are created;
 - (b) no allotment becomes, as a consequence of the adjustment or relocation, capable of subdivision under this plan; and
 - (c) the number of undersized allotments resulting from the subdivision does not exceed the existing number of undersized allotments.
 2.
 - (a) Subclause (1) does not apply to allotments within Zone No. 1(a), 1(b), 1(c), 1(c1), 1(d), 7(a), 7(d) and 7(d1) smaller than 1,000 square metres and/or allotments which have a frontage to a public road of less than 20 metres.
 - (b) Subclause (1) does not apply to allotments within all other zones smaller than 450 square metres.
 3. Subclause (1) does not apply to allotments derived from or forming the whole or part of land resulting from the closure of part or all of a road irrespective of when that closure occurred.
 4. An adjustment or relocation made under sub-clause (1) shall not prevent the subdivision of any allotment that was prior to the adjustment or relocation, and remains thereafter capable of subdivision under this plan.
 5. Nothing in this plan prohibits subdivision by the opening of a public road."
2. Those persons who made submissions in respect to the Draft Plan be advised of Council's decision.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 14

66: Drainage Construction - Richmond - Development Contribution Plan, Drainage Catchment No. 4 (DCP2/93, LEP1/93/EVD/ENK25NBX.V02)

1. COUNCIL APPROVE THE plan in the form in which it was publicly exhibited;
2. Give public notice of its decision in the local newspaper; and
3. Advise all property owners in the contribution area of the decision.

67: Final Project Report - Regional Implementation of the Metropolitan Strategy for the Greater Western Region of Sydney - WSROC (GM001/19 PT2/EVD/ENK25NBX.V06)

THAT THE INFORMATION be received.

68: Hawkesbury Residential Strategy (GT150/016/EVD/ENK25NBX.V13)

THAT THE INFORMATION be received.

69: Wildlife Corridor Plan (GT021/197/EVD/ENK25NBX.V16)

COUNCIL RESOLVE to implement the recommendations of the Wildlife Corridor Plan in accordance with this report.

70: Energy Efficient Housing Policy (GE020/061 PT1, GT150/016 PT1 EVD/ENK25NBX.V14)

THAT COUNCIL RESOLVE to incorporate the Energy Smart Homes Policy into the Draft Development Control Plans for Residential Development and Subdivision Development prior to placing them on exhibition.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 15

Supplementary Reports

- 71: Erection of a Dwelling House - Lot 27 DP211780 No. 141 Coromandel Road, Ebenezer (DA155/97/EVD/ENK25LAX.V21)**

THAT THE APPLICATION be approved with conditions to be determined under delegated authority.

- 72: Proposed 32 Lot Residential Subdivision Lot 102 in a Subdivision of Lot 1 DP236602 and Lot 1 DP536078 Beaumont Avenue, North Richmond (SA120/97/EVD/ENK25LAX.V19)**

Mr Don Shaddick, on behalf of the applicant, addressed the Committee.

A site inspection be carried out.

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

- A. THAT A DEFERRED commencement consent be issued subject to the applicant satisfying Council within 12 (twelve) months that:
1. A suitable drainage outlet to the river is available by the creation of all necessary easements.
 2. Reticulated sewer will be available to each lot by submission of written advice from Sydney Water.
 3. Submission and approval of details of retaining wall, filling and landscaping along the south eastern boundary of Lots 22-32 inclusive. The design of the retaining wall and landscaping is to include an appropriate visual presentation from surrounding vantage points.
- B. Upon compliance with A above, subdivision consent be issued subject to the following:
1. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the linen plan.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 16

2. 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.
3. Submission of a Certificate from Telstra that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
4. Payment of a cash contribution of \$103,789 (one hundred and three thousand, seven hundred and eighty nine) 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.
5. Payment of cash contribution to works of \$2,720 (two thousand seven hundred and twenty) for tree planting in Council's footway. 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.
6. The dedication and full construction of the new roads including pathways and the drainage thereof.
7. The construction of concrete kerb and gutter, both sides of the road, including layback vehicular crossings, the footway area being formed in earth and all necessary drainage, together with the full construction of the adjacent full width road pavement over the frontage of proposed Lots 1, 2 and 3 and the new road together with any such works as are necessary to make this construction effective. Works are to be designed to minimise disturbance to the existing cutting.
8. The construction of Council's standard layback vehicular crossing to Lots 1 and 2 in accordance with Council's standard plan. The remainder of the lots may have roll kerb.
9. Construction of a centrally located concrete driveway a minimum of 2.5 metres wide and 150mm thick reinforced with F82 mesh over the full length of the access handle to Lot 22 together with the construction of Council's standard residential footway and layback crossing also 150mm thick reinforced with F82 mesh.
10. The provision of interallotment drainage covering all lots not draining directly to a public road and the creation of necessary easements free of cost to Council.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 17

11. 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.
12. Street name signs to be provided at the junction of the new road/s.
13. The new road/s to be named (to be advised).
14. Construction of road and drainage 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 of Environment and Development.
15. All fill including existing fill must be compacted to 98% standard compaction and verified by the submission of test results for each lot accompanied by a contoured depth of fill plan. Topsoil is to be stockpiled and respread over the finished surface.
16. A design checking and inspection fee calculated at \$50 per hour or \$10 per meter, whichever is the lesser, must be paid prior to release of the linen plan. This rate is valid until 30 June, 1998.
17. The submission of a soil contamination report certifying that the land is suitable for residential use prior to release of the linen plan.
18. The creation of a restriction of use of land pursuant to Section 88B of the Conveyancing Act that no objection shall be raised by the registered proprietor (or any person claiming through the registered proprietor) to the carrying out of medium density housing (duplexes, town houses, villas etc.) which complies with Council's Development Control Plan.
19. The erection of an acoustic fence along the full length of the north western boundary of the site to retain noise levels within the site to that suitable for residential use. The design is to be prepared by a suitably qualified noise consultant and submitted and approved prior to construction.
20. The existing buildings on the site to be removed and disposed of in accordance with work cover requirements.
21. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
22. Payment of a linen release fee of \$1,380 (one thousand, three hundred and eighty). This amount is valid until 30 June 1998.

This is Page 17 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 25 November 1997.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 18

23. The subdivision shall be in general accordance with the submitted plan dated 1 October, 1997, Reference 25217DA.
24. 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.
25. The creation of a restriction on the use of the land pursuant to Section 88B of the Conveyancing Act that no objection shall be raised by the registered proprietor (or any person claiming through the registered proprietor) to the activities of the North Richmond Sporting Club or its successors in title.

73: Havelock Street subdivision - Increase in height of landfill for dwelling construction from 15.0 metres to 16.0 metres.

(DA0117/97Pt01;DA0283/97Pt01/EVD/ENK25LAX.V22)

Councillor Books declared an interest in this matter as he did the original landfill on this property.

Mr Brian Keegan, the applicant and Mr Brian McKinlay, for the applicant, addressed the Committee.

A site inspection be carried out.

The Committee inspected the site at 1.45pm. Councillors present at the inspection were Councillor R G Calvert, Mayor and Councillors L Allan, H J M Books, M E Lawson, P J Minturn, C A Paine, R D Searle, L C Sheather and R P Stubbs.

Councillor Books again declared an interest in this matter as he did the original landfill of the property.

THAT THE APPLICATION to permit an additional one metre of filling on the building platforms be approved subject to the following conditions:

1. 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, dust, waste water, waste products or otherwise.
2. Only clean inert waste is to be used to carry out the landfill.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 19

3. Details of the amount and origin of fill imported to the site being submitted to Council. Payment to Council at a rate of 3 (three) 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.
4. All filling shall be completed within 5 (five) weeks of commencement.
5. All fill including existing fill must be compacted to 98% (ninety eight) standard compaction and verified by the submission of test results for each lot accompanied by a contoured depth of fill plan. Topsoil is to be stockpiled and respread over the finished surface. The contoured depth of the fill plan is to include the existing fill.
6. 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.
7. All loaded trucks arriving at the site shall have their payloads suitably covered to prevent spillage from the truck onto the road.
8. The topsoil shall be stripped and stockpiled and used to cover the landfill.
9. The filled area, including batters, shall be grassed to the satisfaction of the Director Environment and Development immediately after filling takes place.
10. All works shall be completed within 3 (three) months of commencement.
11. The landfill site shall be secured to prevent the depositing of any unauthorised material.
12. Measures shall be implemented to prevent vehicles tracking sediment, debris, soil and other pollutants onto any road.
13. The submission of a works as executed plan showing the final levels on the site.
14. The hours of operation for the carrying out of the landfill being restricted to between the hours of 7.00am and 6.00pm on Mondays to Fridays and between 8.00 and 4.00pm on Saturdays

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 20

74: Rezoning Request - Lot 11, DP576544 No. 120 Francis Street, Richmond
(P0613/1130/EVD/ENK25LAX.V24)

THAT :

1. The applicant be advised that Council would not consider a rezoning of No. 120 Francis Street without definite development plans.
2. Council would encourage a development that involved properties No's 116, 118 and 120 Francis Street that was attractive and economically viable to compliment the existing retail shops at Richmond.
3. Any development of the properties No. 116-120 Francis Street should have regard to the following constraints:
 - (i) access for vehicles denied to Francis Street;
 - (ii) height of buildings restricted to single storey;
 - (iii) building design to provide architectural treatment to Francis Street frontage; and
 - (iv) car parking to Council's Off-Street Parking Development Control Plan No. 2.

75: Redevelopment of existing service station and adjoining dwelling to provide for service station, display area, workshop and associated facilities - Lots X and Y DP415117
Corner Argyle and George Streets, South Windsor (DA219/97/EVD/ENK25LBX.V20)

See Item 59.

76: Request to delete a road construction requirement for a four (4) lot subdivision in
Shepherds Road, Glossodia - Portion 58 Parish of Currency, Shepherds Road,
Freemans Reach (part of Glenroy Stud) (SA49/97/EVD/ENK25LBX.V23)

THAT COUNCIL NOT delete Condition 5 to the consent for a four (4) lot subdivision of Portion 58 Parish of Currency, Shepherds Road, Freemans Reach (SA49/97).

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 21

SECTION 2 - INFRASTRUCTURE

6: Capital Assistance Programme 1997/98 - Department of Sport Recreation and Racing (GG21/172/ENG/INK25NBX.E01)

Councillor Books declared an interest in the item relating to the Hawkesbury Valley Pony Club as some of his machinery helped in the construction.

THAT THE PRIORITIES assigned to the applications be supported. Further that Council make representations to the Department regarding the process.

SECTION 3 - ORGANISATION AND RESOURCES

17: Hawkesbury Nepean Catchment Management Trust (GR060/006 PT06/GMA/OGK25NAX.G04)

THE INFORMATION BE received.

18: Alcohol Free Zones (GP070/001 PT05/CSV/OGK25NBX.C02)

THAT THE FOLLOWING alcohol free zones be re-established for the three (3) year period commencing 1 January 1998 and terminating on 31 December 2000:

- C The block having as its boundaries Francis Street, West Market Street, Windsor Street and Bosworth Street, Richmond including the Coles Car park.
- C East Market Street, Richmond between Francis Street and Windsor Street.
- C Toxana Street, Richmond between Francis Street and Windsor Street.
- C Windsor Street, Richmond between East Market Street and Paget Street.
- C West Market Street, Richmond between Lennox Street and March Street.
- C The block having as its boundaries East Market Street, Windsor Street, West Market Street and March Street Richmond.
- C East Market Street, Richmond between March Street and Lennox Street.

This is Page 21 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 25 November 1997.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 22

- C Woodhills Car park, Richmond.
- C Bells Line of Road, North Richmond - area known as State Bank Plaza car park adjoining Pitt Lane.
- C Windsor Mall, Windsor.
- C Golden Valley Drive, Glossodia in front of the Shopping Centre including the car park and access road.
- C Eldon Street, Pitt Town between Grenville Street and Chatham Street.
- C McGraths Hill Shopping Centre on the block bounded by Phillip Place, Redhouse Crescent and the McGraths Hill Community Centre.
- C Wilberforce Shopping Centre on the block bounded by the George Road entrance, the section of Singleton Road in front of the Wilberforce Pre-School and Child Care Centre to the intersection with King Road, and the frontage of the Shopping Centre and Park along King Road Wilberforce.

19: Monthly Financial Report - October 1997 (FO11/005 PT04/FNC/OGK25NBX.F01)

THAT THE INFORMATION be received.

20: Development of Vacant Land at the Corner of Woods Road, Bradley Road and George Street, Windsor (GC285/028 PT01/CSV/OGK25NBX.C05)

THAT THE LOTS located on the corner of Woods Road, Bradley Road and George Street, South Windsor and described as Lots 25, 26, 27, 28, 29, 30 and 175 in Deposited Plan 32260 be rezoned Residential 2(a) and reclassified from community to operational land. Further that application be made for the unformed laneway adjoining the property to be closed, and consolidated with the adjoining site and classified as operational upon the formal closure.

21: Proposed Lease of Part Unused Road - Fiaschi Crescent, South Windsor (0617/R PT02/CSV/OGK25NBX.C03)

Mr Graham Delardes, the applicant, addressed the Committee.

This is Page 22 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 25 November 1997.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 23

Mrs Helen Head, Mr Alan Banfield, objectors, addressed the Committee.

A site inspection be carried out.

The Committee inspected the site at 2.37pm. Councillors present at the inspection were Councillor R G Calvert, Mayor and Councillors L Allan, H J M Books, M E Lawson, P J Minturn, C A Paine, R D Searle, L C Sheather and R P Stubbs.

THAT THE MATTER be further reported to the Ordinary Meeting on 9 December, 1997. The report is to include consideration of the public road status of Fiaschi Place and also the zoning of the street.

The Committee adjourned for inspections - the time being 1.30pm.

Councillor Minturn left the meeting at the conclusion of the inspections and Councillor Stubbs at 3.10pm.

The Committee resumed at 4.10pm.

Councillor Baczynsky arrived at the meeting at this stage - the time being 4.10pm.

QUESTIONS WITHOUT NOTICE:

1. Councillor Sheather advised that Councillor Minturn had offered his apologies for not coming back to the meeting and he had asked whether or not a light had been put on the Telecom tower at Wilberforce considering there are choppers landing in close proximity. He asked if this could be investigated.

The General Manager stated that it is only to be in accordance with Aviation Regulations. He undertook to write to Airservices, however, he stated they would not put one up unless it is above the height.

2. Councillor Sheather stated that some months ago he asked whether someone from the Development Department could address the Councillors on community title.

The General Manager advised that Council's Solicitor unfortunately was unable to attend the Strategic Planning Weekend, however it has been organised for him to address the Councillors at the next General Purpose Committee Meeting to be held on 27 January 1998.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 24

3. Councillor Books asked what can be done about the two week collection of garbage bins because it is certainly not working because of the health hazard with dirty nappies and other forms of garbage. It is not acceptable in a residential street. He asked if this could be looked at.

The Director of Environment & Development stated that the trial is due to run until the end of January. It was not proposed that the trial be terminated earlier. It is a major issue in terms of waste disposal for the City for the next 25 years.

The Mayor advised that the service would be kept monitored. He stated that he has had representations from some people and he has advised them to write in to Council and make their representations so that Council can make an assessment of them throughout the trial.

Councillor Allan asked if a community education program could be carried out.

4. Councillor Paine asked what is the situation in the mall in Windsor on Sundays. Cllr Paine advised that she had received a complaint from the local Chapter of the Royal Blind Society who wanted to sell raffle tickets in the mall on Sunday. They had to ring the Mall Committee and were told they were not interested in having anybody else in the mall and people harassing their clients.

The Mayor advised that this would be investigated and Councillor Paine advised.

5. Councillor Paine advised that she had received a letter about the rent of the outdoor dining area in Thompson Square, and asked what is the current position with charging or changing the rental component.

The Mayor advised that the matter would be looked into and reported back to Councillor Paine.

6. Councillor Lawson referred to the parking of cars all day in the small park opposite Howe Park near the Guide Hall and asked if Council, in the next year's budget, could look at putting up a fence around it like the one on the other side.

The Director Asset Services & Recreation stated that he would look at putting some coppers log fencing around the park to keep the cars out.

7. Councillor Lawson advised that the edge of the paving in McQuade Park near the first set of steps near the statue is coming away and needs to be repaired.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 November 1997

Page 25

8. Councillor Lawson asked when is it expected to commence the construction of Stannix Park Road and has Council complied with Section 4 or Section 5 of the EPA Act in this regard and do we have to do a Species Impact Statement.

The Director Asset Services & Recreation stated that to his knowledge the people who are doing the construction work, Bowdens, has employed a consultant to carry out the 8 point test. He believed that the 8 point test confirmed that a Species Impact Statement would not be required. As soon as the parrots hatch in the tree and fly away, the work will be commenced.

9. Councillor Lawson stated that she had been advised that apparently there is an erosion happening around one of the ponds at Blaxlands Ridge and it is leaking down into the gully and asked if this could be looked at.

The General Manager advised that this is coming from the composting site.

10. Councillor Searle that he had received some complaints about Avoca Road, Grose Wold just around from Mr Bruce Lord's property. The water is sheeting across from the top side of the road down across into Shepherd's place and then bypassing the pits.
11. Councillor Searle advised that he had received a letter from Mr & Mrs McGlasson about the subdivision in Flinders Place, North Richmond, wherein they asked some questions in regard to the Council staff's role in the issue. He asked if the Planner could have a look at this and provide him with a response.

The meeting terminated at 4.25pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 27 January 1998.

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Mayor