



H a w k e s b u r y C i t y C o u n c i l

ordinary
meeting
business
paper
supplementary

date of meeting: 10 June 1997

location: Council Chambers

time: 7.30pm

ORDINARY MEETING

Supplementary Table of Contents

Meeting Date: 10 June 1997

Page 2

ITEM	SUBJECT	PAGE
-------------	----------------	-------------

SUPPLEMENTARY AGENDA

- SECTION 1 - Minutes of Meetings

Mayoral Minutes 5

- SECTION 4 - Reports for Determination

266: Tourist Facility - Alpaca Stud - Accommodation Cabins and Associated Shop - Lot 6
DP243590 No. 64 Avondale Road, Pitt Town
DA55/97/EVD/ORF10LBX.V29 13

267: Building and Construction Long Service Levy
GS080/006 PT03/EVD/ORF10LBX.V28 15

268: Designated Development Application - Waste Management Facility (Landfill)
DA194/96/EVD/ORF10LBX.V30 17

oooO END OF TABLE OF CONTENTS Oooo



ordinary

1
section

minutes of meetings



ordinary meeting

Mayoral Minutes

ORDINARY MEETING

Mayoral Minutes

Mayoral Minutes

Ordinary Meeting - 10 June 1997

1. RAAF Base Richmond P2343/0005 PT03

It would appear there may no early answer or commitment to maintaining the future of RAAF Base Richmond. Last week, in response to a question regarding the future of the Base and the impact its' closure would have on the Hawkesbury District, the Minister for Defence stated as follows :

"I am glad to have the opportunity to answer that question because there has been a lot of misinformation put about, just like the question itself. The fact is that there has been no evaluation of a number of these properties. There are several lists, some of which will be evaluated in the next five years. Some will be evaluated from 2001 to 2005. When that evaluation takes place, there will be a recommendation. The evaluation of defence properties will go on, just as they went on under Labor and just as 79 properties were sold for \$180 million in the last five years."

When pressed on the matter that the Government had budgeted for the income from the closure, the Minister went on further to state :

"There is an amount of money which will be realised over a vast number of properties, just as you did in the last five years. The misinformation that is put out in the question is quite erroneous and should not be allowed. The fact is that these properties will be evaluated for their usefulness, as you would expect all responsible governments to do. What is more, all of them will be evaluated, if finally evaluated for sale, after in-depth community consultation. As was the practice in the past, it will be the practice in the future."

This is at some difference to the position previously provided where the Federal Cabinet had adopted in principle the report known as the "Defence Efficiency Review" and was to have an evaluation completed by "mid year" regarding a number of properties including RAAF Richmond.

The reason for the change in that position is not known.

I have been pursuing the Council's position in a number of areas including with the Federal Member for Macquarie, Mr Kerry Bartlett. One of the results has been an appointment with the Minister for Defence next week where I will pursue the issue of why such a change in the position and why now apparently there will not be a firm response one way or another for some years. A future decision to close the Base with only a few years' notice would quite probably prove catastrophic for the district. Experience overseas has shown that a lead time of 9 years is required to ensure sufficient infrastructure is in place to minimise the social and economic effects of a Base closure.

On Friday 20 June, the State Government is holding an important workshop on the implications of the Defence Efficiency Review for the economic development of regional New South Wales and where the Council and the Economic Development Board will be represented.

I have advised members separately of the meeting of the Task Force I am calling next week to

ORDINARY MEETING

Mayoral Minutes

discuss the current position and our future direction.

It is recommended that the information be received.

Councillor R P Stubbs

Mayor

oooO END OF MAYORAL MINUTES Oooo



ordinary

2
section

notices of motion



Notices of Motion

ORDINARY MEETING

Notices of Motion

Notices of Motion

Ordinary Meeting - 10 June 1997

No Notices of Motion Were Submitted

oooO END OF NOTICES OF MOTION Oooo



Notices of Motion
of Rescission

ORDINARY MEETING

Notices of Motion of Rescission

Notices of Motion of Rescission

Ordinary Meeting - 10 June 1997

No Notices of Motion of Rescission Were Submitted

oooO END OF NOTICES OF MOTION OF RESCISSION Oooo



ordinary

4
section

reports
for determination

ITEM: 266 **Tourist Facility - Alpaca Stud - Accommodation Cabins and Associated Shop - Lot 6 DP243590 No. 64 Avondale Road, Pitt Town**

FILE NUMBER: DA55/97/EVD/ORF10LBX.V29

REPORT:

As a consequence of the inspection by the General Purpose Committee on 27 May 1997, the recommended conditions of consent are as follows.

RECOMMENDATION:

1. Deletion of the shop.
2. The cabins are to be located in a cluster in proximity to proposed Cabin No. 1 and not at the rear of the property.
3. Provision of a geotechnical and water balance report for the provision of water and the disposal of all effluent from the proposed cabins and shop and existing dwelling as part of the building application with such report being approved before release of the building application.
4. Provision of approval from the Environment Protection Authority for the installation of the waste water treatment plant and disposal system prior to any works commencing with such approval submitted to the Council as part of the building application.
5. Soil erosion and sedimentation control devices shall be installed and maintained during construction. Full details to be submitted for approval with the building application.
6. Construction works shall only take place between the hours of 7.00am and 6.00pm Monday to Friday and 7.00am to 1.00pm on Saturday.
7. Proposed parking areas to be located a minimum of 5 (five) metres from the property boundary and the area between the boundary and the parking areas to be landscaped with screen planting, full details to accompany the building application.
8. Provision of screen landscaping around the cabins and shop, full details to accompany the building application.
9. The relocation of any services necessary to allow the construction of the accesses to the cabins free of cost to the Council. Full details to accompany the building application.
10. The access to cabins to be constructed of a rural type. Full details to accompany the building application.

11. Proposed cabins and activities on the site to be restricted to the definition of tourist facilities as contained in Hawkesbury Local Environmental Plan 1989 as follows:-

"Tourist facilities" means a building or place that is used to provide refreshment, accommodation, recreation or amusement facilities for the travelling or holidaying public and includes craft shops and the like.
12. Submission of a building application, plans and specifications complying with the Building Code of Australia.
13. 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.
14. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Director of Environment and Development.
15. 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.
16. No excavation or site works shall be commenced prior to the issue of the building permit.
17. Parking shall be provided for 7 (seven) 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 of all-weather construction. Full details of works shall be submitted for approval with the building application.
18. Submission of a schedule of proposed external finishes including sample materials for consideration and approval in conjunction with the submission of a building application.
19. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
20. 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.
21. The development shall be carried out in accordance with Plan No. 28097 (3 sheets), dated 13 March 1997, except where varied by these conditions.
22. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994, prior to the release of the linen plan.

ATTACHMENTS:

ORDINARY

Meeting Date: 10 June, 1997

Item: **266**

There are no supporting documents for this report.

oooO END OF ITEM 266 Oooo

ITEM: 267 **Building and Construction Long Service Levy****FILE NUMBER:** GS080/006 PT03/EVD/ORF10LBX.V28

REPORT:

The NSW Government has, since 1986, imposed a levy on building and construction work. The levies collected were paid into a fund administered by the Long Service Payments Corporation. From this fund, the Corporation makes long service payments to workers in the building and construction industry.

The Levy was suspended in March 1993 and no levies have been collected since that time. For over four years the Scheme is said to have been self-funding. The Government has now decided to re-introduce the Levy and it will come back into force from 1 July 1997. The Levy rate has not yet been announced by the Government.

The Long Service Payments Corporation which administers the building and construction long service levy has invited Council to act as an agent for the collection of Levy payments. The Corporation is offering a range of fees payable to Council in return for Council acting as an agent. These fees range between \$10 for building and construction work up to \$100,000 with a maximum of \$64 for building and construction work in excess of \$500,000.

With the re-introduction of the Levy on 1 July 1997, Council will not be able to release building plans unless the required Long Service Levy has been paid. It should be noted that the Levy not only applies to building applications but also to other construction work such as roads and drainage work in subdivision of private land.

In order for Council to provide a "one-stop" service for building and development matters, it is essential it enter into an agency arrangement for the collection of the Levy. If Council does not act as an agent, builders and other people affected by the Levy would be forced to make their payments to the Corporation's Crows Nest office and to await the return of a receipt before the building permit could be released.

Either Council or the Long Service Payments Corporation may terminate the arrangement by giving the other party ninety days notice in writing of their intention to terminate.

RECOMMENDATION:

That Council enter into the Agency Arrangement with the Long Service Payments Corporation for the collection of Long Service Levies on building and construction work, and that Council's Seal be affixed to any necessary documents.

ORDINARY

Meeting Date: 10 June, 1997

Item: **267**

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 267 Oooo

ITEM: 268 **Designated Development Application - Waste Management Facility (Landfill)**

FILE NUMBER: DA194/96/EVD/ORF10LBX.V30

REPORT:

The General Purpose Committee resolved on 27 May 1997, in respect of the conditions of consent to a staged approval for landfill that:-

"Part B

That this matter be referred to the Ordinary Meeting with appropriate conditions of support in relation to the staged development and the feasibility of an EIS, and also the condition that Council can cease the operation of Stage 1 if the conditions are not met."

Amended wording for Part B of the recommendation is suggested as follows:-

Part B

Deferred Commencement approval under Section 91AA of the Environmental Planning and Assessment Act to further stages of the landfill operation, subject to:-

1. Compliance with the conditions of consent provided as part of this approval.
2. Details of subsequent stages being submitted to Council for approval.

In respect of the performance of the consent for Stage 1, the conditions recommended cover the satisfactory performance. In particular, Condition No. 14 requires a landfill environmental management plan, Condition No. 18 a bond or bank guarantee with performance reviewed annually and Condition No. 40 requires an environmental impact prediction verification report.

RECOMMENDATION:

That the Part B of the conditions of consent be amended as follows:-

Part B

Deferred commencement approval under Section 91AA of the Environmental Planning and Assessment Act to further stages of the landfill operation, subject to:-

1. Compliance with the conditions of consent provided as part of this approval.
2. Details of subsequent stages being submitted to Council for approval.

ORDINARY

Meeting Date: 10 June, 1997

Item: **268**

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 268 Oooo



ordinary

5
section

reports
for information



ordinary

section

reports
of committees

ORDINARY MEETING

Reports of Committees

Ordinary Meeting - 10 June 1997

No Reports of Committees Were Submitted

oooO END OF REPORTS OF COMMITTEES Oooo



ordinary
meeting

end of paper