



Hawkesbury City Council

general purpose committee minutes

date of meeting: 28 April 1998

location: Council Chambers

time: 9:30am

GENERAL PURPOSE COMMITTEE

Business

Meeting Date: 28 April 1998

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 28 April 1998, commencing at 9.30am.

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

Apologies for absence were received from Councillor A W Baczynskyj, W J Mackay, P J Minturn C A Paine.

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

RESOLVED on the motion of Councillor Allan and seconded by Councillor Sheather that the Minutes of the General Purpose Committee Meeting held on the 31 March, 1998, be confirmed.

The meeting adjourned for site inspections at 11.00am.
The meeting resumed at 2.00pm.

Councillor Baczynskyj arrived at 3.45pm.
Councillor Stubbs left the meeting at 3.50pm

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

117: Hawkesbury Nepean Floodplain Management Strategy (GR060/018 Pt02/GMA/END28NAX.G01)

That Council make a submission to the exhibition following discussion with Chairman, Mr Graham Andrews.

118: Hawkesbury-Nepean Catchment Management Trust - Meeting with Representatives (GR060/075 PT01/GMA/END28NAX.G02)

That the information be received.

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- 119: Proposed two lot subdivision creating lots of 8.1 hectares and 13.11 hectares and clearing for a proposed vineyard - Lots 2 and 3 DP246709 No's 408 and 430 Bull Ridge Road, East Kurrajong (SA66/97/EVD/END28NAX.V10)**

Mr Brian McKinlay, applicant's representative, addressed the Committee.

That:

- A. Council support the SEPP No. 1 Objection to vary the minimum area under Clause 11(2)(b) of Hawkesbury Local Environmental Plan 1989 from 10 hectares to 8.1 hectares;
- B. The application be referred to the Department of Urban Affairs & Planning for concurrence under State Environmental Planning Policy No. 1 - Development Standards; and
- C. Upon concurrence being received from the Department of Urban Affairs and Planning development consent be issued, under delegated authority, subject to any conditions imposed by the Department of Urban Affairs and Planning and subject to the following conditions:
 - 1. No clearing to be undertaken within 20 metres of the creek or above the 10 metre contour and all established native trees within the reduced area to be cleared to be retained.
 - 2. Works for the access from Bull Ridge Road (formally East Kurrajong Road) to the vineyard site are restricted to the minimum clearing and construction for reasonable access. Existing vegetation, trees and rock outcrops to be retained wherever possible to protect the environment of the site and area generally.
 - 3. For the clearing and construction of the access, 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.
 - 4. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the linen plan.
 - 5. 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.
 - 6. Submission of a Certificate from Telstra that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.

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7. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
8. Payment of a linen release fee of \$180.00 (one hundred and eighty dollars). This amount is valid until 30 June 1998.
9. The subdivision shall be in general accordance with the submitted plan dated 2 June, 1997 submitted with letter dated 7 April, 1998 except where modified by Conditions of this Consent.

120: Lot 4 DP857570, No. 133a Old Bells Line of Road, Kurrajong - Proposed Home Activity (Beauty Therapy) (DA42/98/EVD/END28NAX.V07)

Mrs Amy Boeree, applicant, addressed the Committee.

Mrs Pam Patterson, objector, addressed the Committee.

That a site inspection be carried out.

The Committee inspected the site at 12.15pm. Councillors present at the inspection were the Mayor, Councillor R G Calvert, and Councillors L Allan, H J M Books, M E Lawson, R Sahasrabudde, R D Searle, L C Sheather, and R P Stubbs.

That consent be granted for a Home Activity - Beauty Therapy at Lot 4, DP 857570, No 133a Old Bells Line of Road, Kurrajong, subject to the following conditions:

1. This consent is limited to a period of six months from the date of commencement. It is the applicant's responsibility to advise Council in writing of the date upon which the use commenced. The application will be reviewed at the expiration of the six (6) month period.
2. The development is to be carried out in accordance with the approved stamped plans, submitted with Development Application No 42/98 dated 25 February, 1998.
3. The development is to be carried out in accordance with the provisions outlined in the NSW Health Department's Draft Skin Penetration Guidelines, to the satisfaction of the Director of Environment and Development.
4. Operating hours shall be limited to three hours per day, finishing before 8.00 pm. Clients are to attend by appointment only.

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5. The construction of a passing bay in the accessway, opposite the entry to Lot 32, to the satisfaction of the Director of Environment and Development.
6. The driveway and one parking space at the rear of the dwelling house shall be constructed in an all weather surface to the satisfaction of the Director of Environment and Development.
7. No chemicals or other toxic matter is to be disposed to the effluent disposal system.
8. A hand wash basin supplying hot and cold water through a single outlet is to be provided in a convenient location approved by the Director of Environment and Development.
9. The floors, walls and ceilings shall have a smooth impervious surface capable of being easily cleaned.
10. Compliance with the following requirements of a "Home Activity" as defined in HLEP, 1989:

The activity or pursuit does not:

- (i) interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;
- (ii) involve exposure to view from any public place of any unsightly matter;
- (iii) require the provision of any essential service main of a greater capacity than that generally available in the locality;
- (iv) involve the employment of persons other than residents of the dwelling house or dwelling;
- (v) involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (one) metre by 0.6 (zero point six) metres exhibited on that dwelling house or dwelling to indicate the name and occupation of the resident thereof.

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121: Six Month Review of Heritage House and Carriage Tours - Windsor Town Centre (DA214/97/EVD/END28NAX.V06)

That:

1. The applicant be advised that the activity may continue for a further six (6) months.
2. The matter be further reviewed at the General Purpose Committee meeting in October, 1998.

122: Lot 3 DP857570, No. 133b Old Bells Line of Road, Kurrajong - Proposed Home Activity (Hair Dressing Salon) (DA32/98/EVD/END28NAX.V08)

Mr Jacob Muscat, owner, addressed the Committee.

Mrs Pam Patterson, objector, addressed the Committee.

That a site inspection be carried out.

The Committee inspected the site at 12.40pm. Councillors present at the inspection were the Mayor, Councillor R G Calvert, and Councillors L Allan, H J M Books, M E Lawson, R Sahasrabuddhe, R D Searle, L C Sheather, and R P Stubbs.

That the application for a Home Activity - Hair Cutting Salon at Lot 3 DP 857570, No.133b Old Bells Line of Road be approved subject to the following conditions:

1. This consent is limited to a period of six months from the date of commencement. It is the applicant's responsibility to advise Council in writing of the date upon which the use commenced. The application will be reviewed at the expiration of the six month period.
2. The development is to be carried out in accordance with the approved stamped plans and information submitted with Development Application No 32/98.
3. The construction of a passing bay in the accessway, opposite the entry to Lot 32, to the satisfaction of the Director of Environment and Development.
4. Construction of an all weather surface manoeuvring area adjacent to the existing driveway and the driveway of Lot 2 DP857570 to allow for vehicles to enter and exit the site in a forward direction.
5. The floor covering shall have a smooth impervious surface capable of being easily cleaned.

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6. All benches, shelves, chairs and the like are to be constructed or covered with materials that are durable, smooth, impervious to moisture and capable of being easily cleaned.
7. All hairdressing appliances and utensils to be stored in a hygienic manner and adequately disinfected to the satisfaction of the Director of Environment and Development.
8. A hand wash basin supplying hot and cold water through a single outlet is to be provided in a convenient location approved by the Director of Environment and Development.
9. No chemicals or other toxic matter is to be disposed to the effluent disposal system.
10. Operating hours shall be limited to 9am to 12noon Monday to Saturday and 6pm to 8pm Monday to Friday. Clients are to attend by appointment only.
11. Compliance with the following requirements of a "Home Activity" as defined in HLEP, 1989:

The activity or pursuit does not:

- (i) interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;
 - (ii) involve exposure to view from any public place of any unsightly matter;
 - (iii) require the provision of any essential service main of a greater capacity than that generally available in the locality;
 - (iv) involve the employment of persons other than residents of the dwelling house or dwelling;
 - (v) involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (one) metre by 0.6 (zero point six) metres exhibited on that dwelling house or dwelling to indicate the name and occupation of the resident thereof.
12. That additional information be provided to the Ordinary Meeting relating to car parking, convex mirrors and traffic calming devices.

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- 123: Proposed two (2) lot rural subdivision creating lots of 1.546 hectares and 3.607 hectares - Lot 11 DP713095 No. 194 Pebbly Hill Road, Cattai (SA19/98/EVD/END28NAX.V09)**

That a site inspection be carried out.

The Committee inspected the site at 11.40am. Councillors present at the inspection were the Mayor, Councillor R G Calvert, and Councillors L Allan, H J M Books, M E Lawson, R Sahasrabuddhe, R D Searle, L C Sheather, and R P Stubbs.

That the application not be supported due to inappropriate lot sizes and that any further application be reported to Council.

- 124: Rear access and draft local environmental plan - Windsor Street, Richmond (LEP1/93, DCP2/93/EVD/END28NBX.V05)**

That this matter be further reported to the Ordinary meeting.

- 125: Draft Local Environmental Plan Lot 1 DP581544 and Lot 33 DP203875, Bells Line of Road, Kurrajong Heights (LEP1/98/EVD/END28NBX.V04)**

That:

1. Council not hold a public hearing pursuant to Section 68 of the Act, 1979;
2. Council exercise its delegation for the Section 69 Report to the Director General; and
3. The plan be forwarded to the Department of Urban Affairs and Planning for final gazettal.

- 126: Draft Local Environmental Plan Lot 22 DP626483 Greenway Crescent, Windsor - 3 Lot Subdivision - T Allen (LEP9/97/EVD/END28NBX.V03)**

Councillor Books advised the Committee that he has done work for Mr Allan in the past, but has no financial interest in this matter and will be voting.

That Council take no further action in respect of the draft local environmental plan and the applicant be advised accordingly.

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Supplementary Reports

127: Draft Local Environmental Plan to Introduce Lot Averaging in Rural Zones
(LEP017/95/EVD/END28LBX.V13)

That Council abandon the current draft local environmental plan for lot averaging, and the Director of Environment and Development commence discussions with senior officers of the Department of Urban Affairs and Planning in relation to an alternative local environmental plan.

SECTION 3 - ORGANISATION AND RESOURCES

35: Bellbird Hill Lookout (GC316/015 PT01/CSV/OGD28NBX.C01)

That this matter be deferred and a site inspection be carried out with the applicant present.

36: Monthly Financial Report - March 1998 (FO11/005 PT04/FNC/OGD28NBX.F02)

That the information be received.

Supplementary Reports

37: Wilberforce Shopping Centre - Charity Markets (P703/485/GMA/OGD28LAX.G03)

Ms Dawn Case, applicant, addressed the Committee.

That:

A. The Council raise no objection to the proposal to have markets on a Saturday basis at the Wilberforce Shopping Centre subject to :

1. An appropriate insurance cover insuring the Council against claim be held in the amount of \$10,000,000 (ten million dollars).

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2. The markets be located in the triangular area of land between the front of the existing shops in the car park. That they be so located as not to interfere with the regular passage of users of the area.
3. The funds collected for rental from the stall holders be donated to Camp Quality.
4. The area being left in a clean and tidy condition after each event.
5. Approval be limited to the end of October 1998 with the matter then further reviewed should the applicants desire to continue.
- B. Consultation with shop owners be carried out by Council's staff prior to the Ordinary meeting.

38: Autumn Symphony - Richmond Park (GR030/003 PT02/CSV/OGD28LBX.C04)

That the information be received.

Councillor Baczynskyj arrived at 3.45pm.
Councillor Stubbs left the meeting at 3.50pm

QUESTIONS WITHOUT NOTICE:

1. Councillor Baczynskyj enquired what process was undertaken prior to the widening of Shepherds Road, Glossodia as he has been advised by concerned residents that Cumberland Plain Vegetation has been cleared to do this work.

The Acting Director Asset Services & Recreation advised that Council had not done any clearing and that the subdivider or his contractor had carried out some unauthorised removal of vegetation and mounding which was to remain to protect the community from increased traffic noise. He further advised that a directive has gone to the Consultant and the Contractor to reinstate the mounding.

2. Councillor Lawson enquired if the automatic watering systems in McQuade Park can be overridden when it is raining.

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The General Manager advised that most of the watering systems were linked up to a Weather Station and watering should not occur when it is raining and that this would be looked into.

3. Councillor Lawson enquired about clearing on Putty Road over Easter.

The General Manager advised that the land owner had logged the property and the logs were probably taken to the adjoining sawmill. The owner has been put on notice that any further clearing works will result in action and has also been asked to explain why action should not be instituted against him for the clearing work that has been undertaken.

Councillor Lawson requested that she be kept informed about this matter.

4. Councillor Books enquired when stormwater smoke testing was to take place and requested that he be notified when it was to commence.

The Acting Director Asset Services & Recreation advised that arrangements are being made for the commencement of sewer smoke testing and would advise him when this was to take place. He was unaware of any stormwater smoke testing at this point in time.

5. Councillor Sheather enquired if either Council or Sydney Water have a Policy in relation subdivisions and how much restricted water supply goes into any household system.

The General Manager advised that Sydney Water have a Policy where water is provided at end of the water main by a drip feed through a balancing tank which is pressurised to the house. This system provides 3 litres per hour, which when balanced over a period of time is more than sufficient. It also provides adequate water for fire fighting purposes.

6. Councillor Sheather requested that overhanging vegetation on the footpath in Macquarie Street, Windsor be trimmed as it is dangerous to pedestrians.

The Mayor advised that this would be investigated.

7. Councillor Allan enquired if traffic calming devices were to be installed in Francis Street near the school.

The Acting Director Asset Services & Recreation advised that representations had been made for the erection of a wombat crossing in Francis Street. At this stage it has been referred to a consultant to investigate the best location for this facility.

Councillor Allan enquired if this also related to Richmond Club.

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The Acting Director Asset Services & Recreation advised that a letter had been received from Richmond Club requesting Council consider the erection of a raised platform in the vicinity of their car park on the northern side of Francis Street and the Club. At this stage no funding is available for such a facility.

8. Councillor Allan enquired if we have buffers to clean footpaths and how we remove in-ground dirt and grime.

The Acting Director Asset Services & Recreation advised that Council does not own any mechanical devices for the cleaning of footpaths and that after inspection of the site a mechanical device could be hired if needed.

The meeting terminated at 4.00pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 26 May, 1998.

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Mayor