



Hawkesbury City Council

general purpose committee minutes

date of meeting: 25 August 1998

location: Council Chambers

time: 9:30am

GENERAL PURPOSE COMMITTEE

Business

Meeting Date: 25 August 1998

AGENDA

- **APOLOGIES.**
- **CONFIRMATION OF MINUTES.**
- **SECTION 1 - ENVIRONMENT.**
- **SECTION 2 - INFRASTRUCTURE.**
- **SECTION 3 - ORGANISATION AND RESOURCES.**
- **NEXT MEETING.**

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 August 1998

Page 3

Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 25 August 1998, commencing at 9.30am.

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

Apologies for absence were received from Councillor L Allan, A W Baczynskyj, W J Mackay and P J Minturn.

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

RESOLVED on the motion of Councillor Sheather and seconded by Councillor Books that the Minutes of the General Purpose Committee Meeting held on the 28 July, 1998, be confirmed.

Councillor Stubbs left the meeting at 3.30pm

Councillor Sahasrabuddhe left the meeting at 4.35pm

Councillor Baczynskyj arrived at the meeting 5.00pm

The following recommendations were passed as resolutions of the Committee:

MAYORAL MINUTE

RAAF Base Richmond (P2343)

That the information be received.

SECTION 1 - ENVIRONMENT

9: Waste Board Directors (GW010/022 PT08/GMA/ENH25NAX.G05)

That Council advise the Minister for the Environment that it agrees with the aligning of Waste Board Directors with Local Government terms and further concurs with the continuing appointment of Councillor Paine as its representative.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 August 1998

Page 4

10: Hawkesbury-Nepean Flood Management (GR060/075 PT02/GMA/ENH25NAX.G06)

The information regarding the Hawkesbury-Nepean Flood Management Advisory Committee be received. The Hawkesbury-Nepean Catchment Management Trust be advised in relation to their proposal to give consideration to possible special rates to have local communities bear some of the costs associated with flood plain management, that such rates can be particularly divisive and generally should only be considered where there is direct service provision/quantifiable benefit to the persons paying.

11: Proposed dual occupancy/duplex containing 2 x 3 bedroom dwellings and two (2) lot subdivision - Lot 36 DP787272, No. 25 Flinders Place, North Richmond (DA163/98, SA77/98/EVD/ENH25NAX.V01)

Mr Raymond Ambrose, applicant, addressed the Committee.

Mr Ben Cortese and Mr Stephen Cullen, objectors, addressed the Committee.

That a site inspection be carried out.

A site inspection was carried out at 4.25pm. Councillors present at the inspection were the Mayor R G Calvert and Councillors H J M Books, M E Lawson, C A Paine, R Sahasrabuddhe, R D Searle and L C Sheather.

That:

- A. The development be approved subject to the following conditions:
1. The development shall be carried out in accordance with Plan No. 9627.1278, 2 sheets dated May 1998 and August 1998 except where modified by conditions of this consent.
 2. Proposed building to be located a maximum of 5.0m from Flinders Place and the kitchen windows be reduced in depth to highlight windows only or be glazed in frosted glass.
 3. A contribution of \$1,629.00 (one thousand, six hundred and twenty nine dollars) 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.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 August 1998

Page 5

4. Provision of satisfactory vehicular access to the land to the requirements of the Divisional Manager Engineering Operations.
5. Floor level of bottom floor (laundry and rumpus room) to be above 17.5m and a survey plan to be submitted as part of the building application to show the finished floor level when the building reaches this level.
6. Construction of Council's standard residential footway and layback vehicular crossing to suit the access to the site with a minimum width of 6.0m.
7. 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.
8. Submission of a building application, plans and specifications complying with the Building Code of Australia.
9. No excavation or site works shall be commenced prior to the issue of the building permit.
10. The submission of an erosion and sedimentation control plan for approval prior to any works commencing.
11. The driveway shall be constructed of pavers/earth toned coloured concrete or the like.
12. Submission of a schedule of proposed external finishes including sample materials for consideration and approval in conjunction with the submission of a building application.
13. 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. Screen landscaping shall be provided on the edges of the rear levelled areas and down the batters to screen at least the bottom floor of the dwellings and the batters from the Hawkesbury River, open space area and the flood plain.
14. The submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of cables for telephones to the development.
15. All 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 August 1998.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 August 1998

Page 6

16. 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.
 17. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the building application.
 18. Submission of a Certificate from Integral Energy that satisfactory arrangements have been made for the provision of underground electrical reticulation to each of the dwellings.
- B. The subdivision application be approved subject to standard conditions.

12: Proposed land clearing for the construction of a 5.9 megalitre rural dam and filled area for a shed - Lot 733 DP864751 No. 189 Grono Farm Road, Ebenezer (DA104/98/EVD/ENH25NAX.V03)

Councillor Books declared an interest as he has worked for the applicant and has been involved in the design of the dam.

Mr Stephen Vella, applicant, and Mr Brian McKinlay, consultant on behalf of the applicant, addressed the Committee.

Mr Leigh Williams from Action to Save the Hawkesbury Environment Group, and Mrs Sally Barbera, objectors, addressed the Committee.

That a site inspection be carried out.

A site inspection was carried out at 2.20pm. Councillors present at the inspection were the Mayor R G Calvert and Councillors H J M Books, M E Lawson, C A Paine, R Sahasrabuddhe, R D Searle, L C Sheather, and R P Stubbs.

That the application be approved subject to the following conditions:

1. The dam location, dam construction and shed location to be in accordance with Plan No. 89831:E:1 dated 9 July, 1998 prepared by McKinlay Morgan and Associates Pty Ltd.
2. The site works and revegetation recommendations to be carried out in accordance with the Flora and Fauna Survey dated 14 July, 1998 prepared by D Wutherspoon of Blue Mountains Wilderness Services Pty Ltd.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 August 1998

Page 7

3. The dam is to be constructed in accordance with Hawkesbury City Council's Development Control Plan for dam construction with the following design restrictions:
 - i. a minimum crest width of three (3) metres;
 - ii. a freeboard of one (1) metre;
 - iii. a minimum upstream dam wall batter slope of 1:2.5 (vertical:horizontal);
 - iv. a minimum downstream dam wall batter slope of 1:3 (vertical:horizontal);
 - v. a maximum dam wall height of two (2) metres; and
 - vi. a minimum spillway width of three (3) metres.
4. Top soil is to be stripped and stockpiled clear of any natural watercourse and used to cover the dam banks.
5. The dam wall and filled area are to be compacted by track rolling or similar in layers no greater than 150mm.
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 for the dam and filling works.
7. The spillway is to be cut into the natural surface, is to disperse water flow clear of the toe of the dam wall and is not to concentrate water onto the downstream property.
8. No excavated material, including soil, shall be removed from the site.
9. All works shall be completed within three (3) months of commencement.
10. No trees, other than those approved to be removed for dam construction, are to be felled and removed from the site unless approval has been granted to do so under Council's Tree Preservation Order.
11. Council's Subdivision and Development Engineer is to be notified prior to construction commencing.
12. Dam and filling embankments are to be completed with a least 100mm of top soil and all disturbed areas are to be grassed using the attached recommended grass mix to the satisfaction of Council's Subdivision and Development Engineer.
13. On completion the dam and filled area and to be certified by the contractor that it was constructed in accordance with the conditions of this consent, Hawkesbury City Council's Development Control Plan for Dam Construction and using sound dam construction practice.

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 August 1998.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 August 1998

Page 8

14. 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.
 15. The landfill site shall be secured to prevent the depositing of any unauthorised material.
 16. 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.
 17. All 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.
 18. Vegetation removed for the construction works are not to be burnt on the site but removed from the site, mulched, chipped or used for fence posts.
 19. All trees to be removed are to be tagged and approved by Council prior to works commencing.
- 13: Two lot subdivision - Lot 13 DP865977, 18 Johnston Street, Pitt Town (SA87/98/EVD/ENH25NAX.V04)**
- A. That the Council support the SEPP No. 1 objection and seek the Director of the Department of Urban Affairs and Planning's concurrence to the SEPP No.1 objection.
 - B. Upon concurrence being gained from the Department of Urban Affairs and Planning, the Council approve the two lot subdivision subject to the following conditions:
 1. Subdivision being carried out in accordance with plan titled "Proposed Subdivision of Lot 13 DP 865977" submitted with the application received on 30 June 1998.
 2. A schedule of works which identifies maintenance works and likely time frame for works being prepared for the timber slab barns on the property. The schedule of works is to be submitted and approved by Council prior to the release of the linen plan.
 3. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the linen plan.
 4. 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.

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 August 1998.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 August 1998

Page 9

5. Submission of a Certificate from Telstra that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
6. Payment of a cash contribution of \$4,013 (four thousand and thirteen dollars) 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.
7. Payment of a linen release fee of \$200.00 (two hundred dollars). This amount is valid until 30 June 1999.
8. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
9. The slab barns are to be maintained in accordance with the schedule of works approved by Council.

14: Proposed Grading and Storage of Pine Bark at 53 Post Office Road Ebenezer, Lot 262 DP 751665 (DA142/98/EVD/ENH25NAX.V10)

Mr Adam Kirkman and Mr Craig Hogarth, applicant's representatives addressed the Committee.

That the application for the grading and storage of pine bark at 53 Post Office Road, Ebenezer - Lot 262 DP 751665 be approved subject to the following conditions:

1. To confirm and clarify the terms of this approval, the development shall be carried out in accordance with the approved stamped plans (prepared by CH2M Australia dated 25 May, 1998) submitted with Development Application No. DA142/98 dated 28 May, 1998 and any supportive documentation, except as otherwise provided by the conditions of this consent.

Note: modifications to the approved plans will require the lodgement and consideration by this organisation of a separate application pursuant to Section 96 of the Environmental Planning and Assessment Act, 1979.

2. Parking shall be provided for 6 (six) vehicles in accordance with Council's Regulations and Parking Policy. Parking spaces, access ways 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.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 August 1998

Page 10

3. A waste management plan shall be submitted for consideration prior to any work commencing. 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.
4. 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.
5. In order to avoid pollution and sedimentation of the Hawkesbury-Nepean River Catchment, the following erosion and sedimentation controls will apply:
 - (a) run-off and erosion controls shall be installed prior to clearing of site vegetation in accordance with Council's development control plan titled "Soil Erosion Sediment Control";
 - (b) topsoil shall only be stripped from approved areas and shall be stockpiled for re-use during site rehabilitation and landscaping;
 - (c) uncontaminated runoff shall be intercepted up-site and diverted around all disturbed areas;
 - (d) runoff detention and sediment interception measures shall be applied to the land to reduce flow velocities and to prevent topsoil, sand, aggregate, road base, spoil or other sediment escaping from the site or entering any downstream drainage easements or natural watercourses;
 - (e) the capacity and effectiveness of runoff and erosion control measures shall be maintained at all times;
 - (f) pollution control devices shall be installed and maintained to ensure there is no increase in the downstream levels of nutrients, litter, vegetative debris, and other water borne pollutants;
 - (g) stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by running water shall be stored clear of any drainage line or easement, natural watercourse, footpath, kerb or road surface;
 - (h) measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto any sealed roads serving the development; and

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 August 1998.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 August 1998

Page 11

- (i) an erosion control plan showing detailed runoff and erosion control measures shall be prepared by a qualified engineer prior to any works commencing on-site. This plan shall incorporate (without being limited to):
 - (i) up-site interception of uncontaminated runoff and diversion of it around disturbed areas;
 - (ii) sediment interception measures (catch drains, contour banks, detention basins, settling ponds, hay bale or gabion barriers, sediment traps, silt fences, etc) sufficient to prevent sediment and other debris leaving the site or entering downstream drainage lines;
 - (iii) regular maintenance of erosion control works; and
 - (iv) satisfactory disposal of intercepted sediment.
- 6. Installation of surface diversion banks along the northern edges of all hard stand areas to a height of one metre to divert overland flows to the concrete dam.
- 7. A mechanism is to be installed whereby wheels of trucks leaving the site are washed to minimise dust and debris being deposited on roads, however, the operation for 3 (three) months without such a facility will be permitted to allow Council to monitor the need for the facility. If it is deemed the facility is not required then Council will give written notice of this.
- 8. All areas to be used for the storing of pine bark, being either graded or ungraded are to be sealed. Details to be lodged with the building application.
- 9. Submission of a dust management plan addressing the suppression of dust from the small grades of pine bark such that all dust is contained within the site. This should include details of a sprinkler system to wet down the pine bark when necessary.
- 10. The installation of roller shutters on the shed at the western boundary of the site prior to the saw dust being placed in the shed. Details to be submitted prior to issue of a building permit or construction certificate.
- 11. The access drive is to be constructed with a sealed pavement and drained. Details to be lodged for approval prior to construction.
- 12. Discharge from the site requires a licence from the Environment Protection Authority under the Pollution Control Act. This licence shall be obtained prior the use commencing.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 August 1998

Page 12

13. Submission of an application to operate the Sewerage Management Facility for approval prior to the use commencing.
14. Compliance with the recommendations of the acoustical report prepared by Renzo Tonin and Associates Pty Ltd and dated 19 August 1998 as outlined below.
15. The underside of the trommel shed roof shall be acoustically lined with sound absorptive insulation such as insulation wool protected with perforated foil or cellulose fibre acoustic insulation applied by spraying directly onto steel roof underside.
16. To minimise noise impact, the operator shall keep the four roller doors in the north west wall of the shed closed while the trommel machine is operating.
17. The three sided timber stalls proposed for pine bark storage situated at the north west boundary of the site should be renovated such that the rear wall is solid in construction and no gaps exist between the walls and the roof. Details to be lodged with the Building Application.
18. A high performance acoustic 'residential class' muffler is to be fitted to the exhaust of the Volvo front end loader to ensure that the noise levels from this machine does not exceed 5dB(A) above background noise levels at the nearest residential boundary.
19. 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.
20. Written confirmation of the purchase of the water licence that is held by the owner of the site to allow water to be pumped from the Hawkesbury River.
21. 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.
22. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
23. No retail sale of goods is to be made on the subject premises.
24. Operating hours shall be limited to 7.00am to 7.00pm to Mondays to Fridays and 7.00am to 3.00pm on Saturdays. Any alteration of these hours will require the approval of the Divisional Manager Environment and Development.
25. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Director Environment and Development.

This is Page 12 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 25 August 1998.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 August 1998

Page 13

26. 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.
27. 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.
28. This consent covers the removal of trees and other vegetation from the site of approved buildings, structures, permanent access ways and car parks. This consent also covers the removal or lopping of trees within 6m (six) of approved buildings. No other trees or vegetation shall be removed or lopped except with prior written approval of the this office.
29. All demolition, construction and associated work necessary for the carrying out of the development being restricted to between the hours of 8.00am and 6.00pm on Mondays to Fridays and between 8.00am and 4.00pm on Saturdays.
30. No burning of demolition or construction material being carried out on the site.
31. 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.

Advice

It is advised a building permit or a construction certificate is required to be obtained prior to commencement of works.

With the following conditions to be addressed by the Director of Environment and Development and the applicant and reported to the Ordinary meeting:

- | | |
|--------|--|
| Item 6 | Review whether the diversion bank could be 0.5m high. |
| Item 8 | Review the need for sealing or cement stabilisation of the surfaces. |
| Item 9 | Ensure provision of a sprinkler system for dust management. |
| Item16 | The need for the roller doors to be shut to be reviewed. |

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 August 1998

Page 14

15: Proposed open area test site for electromagnetic/interference/energy - Lot 2 DP751632, 714 Upper Colo Road, Upper Colo (DA90/98/EVD/ENH25NAX.V11)

Mr Bob Everett from ADI Limited, applicant, and Mr Rick Dowd, applicant's representative, addressed the Committee.

Ms Sally Bongers, Mr Paul Elliot, Mr Chris Zombolas, objectors, addressed the Committee.

That this matter be deferred until such time that all issues are addressed and Council seek independent legal and technical advice on the impacts to the area and further reported to Council.

16: Draft Local Environmental Plan 4/98 Amendment 106 - Lot 1 DP870157 No. 146 Golden Valley Drive, Glossodia (LEP4/98/EVD/ENH25NBX.V02)

That:

1. Council not conduct a hearing pursuant to Section 68 of the Environmental Planning and Assessment Act, 1979;
2. Council exercise its delegation in respect of the Director General's Report pursuant to Section 69 of the Environmental Planning and Assessment Act 1979; and
3. The local environmental plan be referred to the Department of Urban Affairs and Planning for gazettal.

17: Urban Land Strategy (GT150/016/EVD/ENH25NBX.V07)

Mrs Julie Gough, resident, Mr Joe Garden, objector, Ms Norma Saunders representing the Vineyard Action Group, addressed the Committee.

That:

1. Council recognise that land identified in the attached maps at North Richmond, North Bligh Park, Vineyard, Pitt Town and Wilberforce has capability for urban development in the short to medium term;
2. Further discussions are held with the Department of Urban Affairs and Planning to promote the inclusion of the above areas in the Urban Development Program;

This is Page 14 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 25 August 1998.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 August 1998

Page 15

3. Local environmental studies be prepared by Council for the areas listed in (1) above, subject to Department of Urban Affairs and Planning agreeing to their inclusion on the Urban Development Program;
4. The draft Residential Strategy be reviewed to resolve discrepancies, to incorporate comments of relevant State Agencies and to address the relationship between residential release and rural subdivision;
5. Council inform all affected land owners of the above resolution. In particular that a draft local environmental plan will not be prepared at this time for “Kemsley Downs” at North Richmond; and
6. Regular status reports be provided to Council.

18: Proposed community consultation for Urban land Strategy and Subdivision Options for Rural areas (GT150/16/EVD/ENH25NBX.V12)

Mr Brian McKinlay, consultant, (overview of Items 17, 18 and 19) addressed the Committee.

That community consultation be carried out in general accordance with the above when preparing the Urban Land Strategy and Subdivision Options for rural land.

19: Subdivision options for rural areas (GT150/015PT/EVD/ENH25NBX.V09)

For the purpose of reviewing rural subdivision, investigations be confined to:

1. Continuation of the current approach.
2. Investigation of density control measures with constraints and with no constraints.
3. Investigation of use of transfer of development rights with details regarding options for both sending and receiving areas be investigated.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 August 1998

Page 16

20: Draft Local Environmental Plan - Rezoning of Grose Wold from Rural 1(b) to Rural 1(c1) (LEP16/95/EVD/ENH25NBX.V13)

Mr Steve Buzas, resident, addressed the Committee.

That:

1. Consultation be undertaken with the National Parks and Wildlife Service in relation to amending the draft local environmental plan to ensure the protection of the Cumberland Plain Woodland.
2. Subject to the outcome of discussions with the National Parks and Wildlife that the draft local environmental plan to rezone the Grose Wold area from Rural 1(b) to Rural 1(c1) be amended to incorporate the rezoning of the mapped Cumberland Plain Woodland areas to Environmental Protection 7(e) - Consolidated Land Holdings.
3. The draft plan be placed on public exhibition in accordance with the provisions of the Environmental Planning and Assessment Act 1979.

SECTION 1 - ENVIRONMENT

Supplementary Reports

21: Request to amend consent - 36 Lot Subdivision - Subdivision Lots 20 and 21 DP748280 - Peel Parade, Kurrajong - Golf Course Estate (SA45/97 & SA46/97/EVD/ENH25LBX.V15)

Mr Jock Mathie, applicant, addressed the Committee.

That:

1. The request to modify the consent be refused for the following reasons:
 - i. The proposal is contrary to Clause 41A(3)(e) of Hawkesbury Local Environmental Plan 1989:
 - (e) "The Council is satisfied that an integrated system of waste water management will be implemented and maintained on that land and that water discharges and run-off from that land will maintain or improve existing levels of water quality."

This is Page 16 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 25 August 1998.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 August 1998

Page 17

- ii. The proposal is likely to have an unacceptable effect on the water quality of the Hawkesbury River as a result of the subdivision and any subsequent development of the allotments to be created by the subdivision.
 - iii. The proposal is contrary to Clause 41A(2) of Hawkesbury Local Environmental Plan 1989 in that the arrangements for on-site disposal of sewage are not satisfactory to the Environmental Protection Authority.
 - iv. Approval of the proposal would not be in the public interest.
2. The applicant informed that all conditions of the consent are to be complied with.
3. The objectors be notified of Council's decision.

22: Additional Information - Proposed grading and storage of pine bark at 53 Post Office Road, Ebenezer - Lot 262 DP 751665 (DA142/98/EVD/ENH25LBX.V14)

This matter was dealt with in conjunction with Item 14 of the Environment Section.

23: Additional Information - Proposed land clearing for the construction of a 5.9 megalitre rural dam and filled area for a shed - Lot 733 DP864751 No.189 Grono Farm, Ebenezer (DA104/98/EVD/ENH25LBX.V16)

This matter was dealt with in conjunction to Item 12 of the Environment Section.

SECTION 2 - INFRASTRUCTURE

5: Sewage Treatment Plant - Load Based Licensing (GS045/006 Pt3/ENG/INH25NBX.E02)

That Council supports the Local Government and Shires Associations in urging the State Government not to proceed with the introduction of Load Based Licensing to Sewage Treatment Plants, however, should the proposal be introduced, the Pollutant Load Fees generated should be utilised in upgrading treatment plants to reduce the level of pollutants being discharged into the waterway systems.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 August 1998

Page 18

6: Governor Phillip Reserve - Exclusive Use (PK/205 Pt4/ENG/INH25NBX.E03)

That the information be received.

7: Regional Road Funding (GG021/110/ENG/INH25NBX.E01)

That the information be received.

Supplementary Reports

8: Sewage Treatment Plants - Load Based Licensing (GS045/006 Pt3/ENG/INH25LBX.E04)

This item was dealt with in conjunction with Item 5 of the Infrastructure Section.

9: Flood Damage (GG021/111 Pt 4, GR060/064 Pt2, GR060/078 Pt1/ENG/INH25LBX.E05)

That the information be received.

SECTION 3 - ORGANISATION AND RESOURCES

3: Monthly Financial Report - July 1998 (FO11/005 PT04/FNC/OGH25NAX.F03)

That the information be received.

4: Proposed Road Acquisition - Upper Half Moon Road, Lower Portland (2145/R/CSV/OGH25NBX.C01)

That compensation in the amount of \$250.00 (two hundred and fifty dollars) plus reasonable legal and survey expenses be paid to Mr P Howell for the acquisition of Part Lot 57 in Deposited Plan 753784 for road purposes. Further, that the necessary documentation be completed under the seal of Council.

This is Page 18 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 25 August 1998.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 August 1998

Page 19

5: Request for Donation - Life Education (Hawkesbury) Inc.
(GF008/001/CSV/OGH25NBX.C04)

That Hawkesbury City Council support Hawkesbury Life Education by donating \$1,000 (one thousand dollars).

6: Request for Financial Assistance - Hobartville Child Care Centre
(GC050/002/CSV/OGH25NBX.C05)

Ms Lisa Muller, representing the Hobartville Child Care Centre, addressed the Committee.

That:

1. The information be received;
2. Council decline the request to provide financial assistance of \$5,000 (five thousand dollars) per month to the Hobartville Child Care Centre to subsidise their operations for the remainder of the 1998 calendar year;
3. Council staff participate in the working party to examine possible options for reducing expenditure;
4. Council make representations to the federal government, on behalf of Hobartville Child Care Centre for financial assistance to redress the impact of the withdrawal of federally funded operational subsidies; and
5. Additional information be provided to the Ordinary Meeting on alternative financial and staffing structure options for 1999 as a result of the working party.

Supplementary Reports

7: Official Floral Emblem Flag of the Hawkesbury (GC030/032
PT01/CSV/OGH25LBX.C06)

That Council write and congratulate the Committee on the design of the flag and advise them that they are entitled to use it as their floral emblem for the upcoming Waratah Festival but at this stage Council does not endorse this flag as the 'Official Floral Emblem Flag of the Hawkesbury'.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 August 1998

Page 20

QUESTIONS WITHOUT NOTICE:

1. Councillor Searle tabled a letter from Mr Phillips of Crooked Lane, North Richmond and requested that this be dealt with.

The Mayor advised that this would be done.

2. Councillor Paine requested that pot holes in Powells Lane be repaired.

The Mayor advised that this would be done.

3. Councillor Paine advised that the gravel on Triangle Lane had been washed away in the recent rain and requested that this be repaired.

The Mayor advised that this be done.

4. Councillor Books has received enquiries regarding a proposal for units at the old fuel depot at North Richmond and enquired when this matter would be coming to Council. He advised that residents were concerned about potential traffic and shading problems.

The Mayor advised that this would be investigated.

Councillor Searle advised that the applicant had placed an article in the Gazette requesting that any objectors to the proposed development contact him prior to the purchase of the property.

5. Councillor Books requested that queueing across the lights at McGraths Hill be investigated and corrected as it was causing traffic problems.

The Mayor suggested that this matter be referred to the Local Traffic Committee.

Councillor Searle advised that it may be possible for line-marking to be placed on the intersection which would allow offenders to be booked.

6. Councillor Books tabled correspondence from Pat Clerke Real Estate regarding the increase in cost for micro-fiche and requested that this matter be addressed.

The Director of Community and Corporate Services advised that prior to the increase a survey had been undertaken of adjoining councils in regard to charges for property and sales information. Based on this information, when compiling the management plan, it was determined that the figure should be increased with a one off annual fee to replace quarterly fees. He also advised that staff had endeavoured to contact all users who were receiving our lists and that no objections were received.

This is Page 20 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 25 August 1998.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 25 August 1998

Page **21**

The meeting terminated at 5.50pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 29 September, 1998.

.....
Mayor

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 August 1998.

General Manager

Mayor