



Hawkesbury City Council

general purpose committee minutes

date of meeting: 26 May 1998

location: Council Chambers

time: 9:30am

GENERAL PURPOSE COMMITTEE

Business

Meeting Date: 26 May 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 26 May 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 Baczynskyj, W J Mackay, P J Minturn and C A Paine

RESOLVED on the motion of Councillor Allan and seconded by Councillor Searle 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 28 April, 1998 be confirmed.

The meeting adjourned for site inspections at 11.45am.

The meeting resumed at 1.15pm

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

128: Proposed Construction of Five (5) Broiler Sheds and Machinery Shed for Poultry Farm - Lot 2 DP600141 No. 6053 Singleton Road, Colo Heights
(DA326/97/EVD/ENE26NAX.V08)

Mr Greg Jones, applicant, addressed the Committee.

A. That "Deferred Commencement" development consent be issued pursuant to Section 91AA subject to the following conditions.

Upon compliance with all conditions appearing in Schedule 1, and with the issue of confirmation of that effect in writing from Council, this "Deferred Commencement" consent shall commence to operate as development consent inclusive of all conditions appearing in Schedule 2, pursuant to Section 91 of the Act.

This deferred commencement consent will lapse 12 (twelve) months from the date of this consent unless all conditions appearing in Schedule 1 have been complied with.

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Schedule 1

1. Submission of a waste water, stormwater and nutrient management plan prepared by an appropriately qualified person, including at least the following:
 - i. sedimentation dam to collect all run-off water from development site (sheds and access roads);
 - ii. control drains around development site to divert clean run-off water around the sheds and access roads;
 - iii. clean out details of sedimentation dam and disposal of sludge;
 - iv. existing and finished site levels; and
 - v. erosion and sedimentation measures during construction.
2. Approval of the Director of Environment and Development of the Management Plan.

Schedule 2

- 1 The development shall be carried out in accordance with Plan No. 36697, dated 30 March, 1998.
- 2 Compliance with the contents and recommendations of the approved waste water, stormwater and nutrient management plan.
- 3 A site assessment is to be carried out by the Local Aboriginal Land Council and any approvals required by the National Parks and Wildlife Service to be obtained prior to commencement of works. Details to be submitted with the building application.
- 4 Compliance with the Conditions of the Department of Land and Water Conservation in respect of the proposed water bore.
- 5 Floor litter and manure removed from the sheds not to be stored or stockpiled on the site but to be removed from the site immediately after removal from the sheds.
- 6 The construction of the access road from Singleton Road to the development site, internal access roads and car parking area with a compacted crushed rock pavement and any necessary drainage. The access roads to be at least 3.5 metres wide and material used to be substantially dust free, full details to accompany the building application and to be approved before construction commences.

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- 7 Provision of truck passing bays along the access road from Singleton Road to the development site at appropriate sight distance locations. Full details to accompany the building application and to be approved before construction commences.
- 8 Dead birds to be removed from the sheds and the site daily.
- 9 No works to take place close to or within the waterway known as Fast Rising Creek.
- 10 Submission of a building application, plans and specifications complying with the Building Code of Australia.
- 11 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.
- 12 Provision of toilets in accordance with the requirements of the Building Code of Australia.
- 13 Exterior surfaces of the proposed structures being painted or treated with a dark toned non-reflective material in such a manner so as to cause the structure to blend with the landscape of the site and their surroundings. Details to be supplied with Building Application. Such painting or treatment to be completed to the satisfaction of the Director Environment and Development prior to occupation or use of the buildings.
- 14 No excavation or site works shall be commenced prior to the issue of the building permit.
- 15 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.
- 16 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.
- 17 A detailed plan of landscaping shall be submitted and approved by the Director of 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.
- 18 The subject development, including landscaping, is to be maintained in a clean and tidy manner to the satisfaction of the Director Environment and Development at all times and any direction given in this regard is to be complied with forthwith.

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- 19 Erosion and sedimentation control devices shall be installed and maintained during construction. Details shall be submitted and approved prior to any works commencing.
- 20 No excavated material, including soil, shall be removed from the site.
- 21 The disturbed area, including batters, shall be grassed to the satisfaction of the Director Environment and Development immediately after work takes place.
- 22 All filled areas to be adequately compacted by track rolling or similar.
- 23 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.
- B. That conditions 1, 3, 6, 13, 17, 18 and 21 be further reported to the Ordinary Meeting.

129: Draft Local Environmental Plan for Surplus Land at Glossodia Public School - Lot 1 DP870157, No. 146 Golden Valley Drive, Glossodia (P708/1565/EVD/ENE26NBX.V02)

That:

1. A draft local environmental plan be prepared to rezone Lot 1, DP870157, No.146 Golden Valley Drive, Glossodia from Part Special Uses "A" School/Part Residential "A" to Residential "A".
2. An environmental study not be required as the proposal is a minor matter.
3. Council exercise its delegation in respect of Sections 65 and 69 of the Environmental Planning and Assessment Act, 1979.

130: Class 1 Appeal in Land and Environment Court - Conversion of Existing Heritage Listed Cottage to a Refreshment Room - 78 Greens Road, Lower Portland (DA0330/97/EVD/ENE26NBX.V01)

That the information contained in this report be received.

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**131: Integrated Development Assessment Legislation (GL010/007
PT01/EVD/ENE26NBX.V03)**

That the information be received.

**132: Council Policy for State Environmental Planning Policy No. 1 (Development
Standards) for Subdivisions (GT190/001 & GT225/013/EVD/ENE26NBX.V06)**

- A. Council adopt the following guidelines for consideration of applications for rural subdivision which rely on State Environmental Planning Policy No. 1 for approval.
1. Applications which propose one (1) undersized lot only which is within 10% (ten percent) of the minimum allotment size, be determined by Council staff under delegated authority.
 2. Applications involving more than one (1) undersized lot and/or a variation greater than 10% (ten percent) from the minimum be considered and determined by Council where they can demonstrate that the standard is unreasonable or unnecessary in the attainment of the relevant objects of the Act.
 3. Applications which do not demonstrate that the standard is unreasonable or unnecessary be refused by Council staff under delegated authority.
- B. Regular industry clients be advised accordingly.

133: Rezoning of Woods Road Extension (2345/R PT02/EVD/ENE26NBX.V04)

That:

1. In accordance with Section 54 of the Environmental Planning and Assessment Act 1979, a draft local environmental plan be prepared in respect of Lot 311 DP 752061, Collith Avenue to remove the 9(b) Proposed Road reservation and to adjust the 2(a) Residential A and 1(b) Rural B zone boundaries on the property to suit the subdivision layout of SA176/93 approved by Council on 23 March 1994.
2. An environmental study not be required as the proposal is a minor matter.

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3. In accordance with Section 64 of the Environmental Planning and Assessment Act 1979, Council request the Director of the Department of Urban Affairs and Planning for a certificate under Section 65 of the Environmental Planning and Assessment Act 1979 to exhibit the draft plan.
4. If no objections are received as a result of the public exhibition, the draft plan be forwarded to the Department of Urban Affairs and Planning for gazettal in accordance with Section 68 of the Environmental Planning and Assessment Act 1979.
5. If objections are received as a result of the public exhibition that matter be reported to Council for further consideration.

134: Additional Information - Establishment of Three Community Titled "Boutique Wineries" - Lot 12 DP834771, 99 Gadds Lane, North Richmond (P701/30 PT02/EVD/ENE26NBX.V05)

Mr Tony Radonovic, applicant, addressed the Committee.

That the proposal to amend Hawkesbury Local Environmental Plan 1989 to establish 3 (three) "boutique" wineries on 99 Gadds Lane, North Richmond, using community title not be supported on the grounds that:

1. The proposal is neither economically or environmentally sustainable.
2. The proposal will set an undesirable precedent for further ad hoc rezoning proposals.

135: Abandoned Vehicles and General Towing Services (GE020/070 PT01/EVD/ENE26NBX.V07)

That:

1. Council enter into a three (3) year contract with Hawkesbury City Motors Pty Ltd in accordance with the requirements of the tender specification and the tender submitted, for the removal of road hazards, abandoned vehicles, Council's plant weighing up for 4.5 tonnes (four point five tonnes), removal of derelict and disused vehicles, and the towing of Council's cars;

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2. Council enter into a three (3) year contract with Wescity Heavy Towing in accordance with the requirements of the tender specification and the tender submitted, for the removal and/or towing of Council's plant weighing in excess of 4.5 tonnes (four point five tonnes); and
3. The contracts be executed under the Seal of Council.

136: Unauthorised excavation of an escarpment adjacent to a heritage site - Lot 1 DP238954 Settlers Road, Wisemans Ferry (DA313/97 & P2320/2515/EVD/ENE26NBX.V09)

That the information be received.

137: Request for 1027 Grose Vale Road, Kurrajong to be included in Schedule 1 of Hawkesbury Local Environmental Plan 1989 as an Item of Heritage Significance (P722/0940 PT02/EVD/ENE26NBX.V10)

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, L C Sheather, R D Searle and R P Stubbs.

That when Council prepares the new Local Environmental Plan for the City, 1027 Grose Vale Road, Kurrajong be included in the schedule of heritage items including its curtilage and dairy building with a proviso that the incentive provisions exclude subdivision of the dwelling.

Supplementary Reports

138: Lot 1 DP133026 and Lot 5 DP854221 Buckingham Street, Pitt Town - Weatherstone (P268/281Pt01/EVD/ENE26LAX.V11)

It is recommended that Council advise the consultants on behalf of the owners of Lot 1 DP133026 and Lot 5 DP854221 that it supports in principle the conclusion that the land is capable of urban development subject to detailed suitability studies being carried out to determine its limitations.

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SECTION 2 - INFRASTRUCTURE

28: Currency Creek Native Vegetation Management Plan
(GR060/082/ENG/INE26NBX.E01)

That the Currency Creek Native Vegetation Management Plan be advertised for public comment.

SECTION 3 - ORGANISATION AND RESOURCES

39: Monthly Financial Report - April 1998 (FO11/005 PT04/FNC/OGE26NAX.F01)

That the information be received.

40: Bellbird Hill Lookout (GC316/015 PT01/CSV/OGE26NBX.C02)

Mr Bill Fitzhenry, applicant, addressed the Committee.

That:

1. The proposal from Mr Bill Fitzhenry to develop a recreational facility on the Bellbird Hill Lookout site, incorporating visitor facilities, a kiosk, viewing platform together with a toboggan slide and walking trails be supported in principle, and the applicants be requested to provide more information including concept plans and details of the contribution they are requesting from the Council towards the project.
2. Council prepare a draft Local Environmental Plan for the site i.e. Lot 10 DP719776 to permit the use of the property for the purposes of a toboggan slide only in conjunction with tourist facilities, with the consent of Council.
3. To conform with Department of Urban Affairs and Planning matters, Council resolve that:
 - i. A Local Environmental study is not required; and
 - ii. The Department of Urban Affairs and Planning be advised that Council does not intend to exercise delegations under Section 65 and 69 of the Act (i.e. delegations to exhibit and finalise do not apply to Council owned land).

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The meeting adjourned for site inspections at 11.45am.

The meeting resumed at 1.15pm

QUESTIONS WITHOUT NOTICE:

1. Councillor Stubbs advised that he has received correspondence from Mrs Irene Alexander from East Market Street in Richmond who is experiencing difficulties with Woolworths at the Market Place in relation to odours from cooking and noise. He enquired if Council has had discussions with Centre Management regarding the possibility of re-designing the exhaust stacks.

The Mayor advised that this would be investigated.

2. Councillor Allan requested that thanks be passed on to Robert Montgomery for his help on Saturday with the clean up in Richmond. She also requested that Prue Charlton and Alannah Sledge be thanked for their work in organising the "Symphony in the Park".
3. Councillor Sheather enquired if it was appropriate to demolish the School of Arts building at Wilberforce. He advised that comments had been made regarding structures over 50 years old being classified as relics and enquired if a licence was required from the Heritage Council prior to demolition and requested that he be further advised in relation to this matter.

The Mayor advised that Council had resolved to demolish this building. In light of the possibility of this building being regarded as a "relic" he advised that this matter would be further investigated.

4. Councillor Sheather advised that there was water lying in the drain outside McDonalds in Richmond and requested that Council investigate the possibility of lifting the drain to prevent this recurring.

The Director Asset Services and Recreation advised that this area was very flat and did not think it would be possible to lift the invert of the gutter to improve flow. He advised that he would re-investigate the matter.

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5. Councillor Sheather referred to the "Our City Our Future" process that we went through with the community and the subsequent documents that were prepared where we set guidelines for development. He requested that if the Department of Planning does not recognise the position Council has taken could we have this reported to us. As well could we be advised of the value of the Rural Land Study in this matter.

The Mayor advised that this would be further reported.

6. Councillor Sheather enquired if Council should be advised of all legal matters where Council is going before the Court.

The General Manager advised that there are only minor matters that are not known to the Council and that any other matters are advised in the business paper.

7. Councillor Sheather tabled a petition from the North Richmond Chamber of Commerce in relation to lack of parking in North Richmond. He requested that this be dealt with and enquired if Council could have some direction in what was being proposed in relation to the matters of this petition.

The Mayor advised that Council previously resolved to take the position of the Traffic Committee and the Chamber of Commerce have been advised. The Mayor further advised that it was up to the Traffic Committee to recommend any changes.

Councillor Sheather requested that this information be passed onto the Traffic Committee.

8. Councillor Sahasrabuddhe tabled two letters and requested that they be answered and he be advised of the replies.

The meeting terminated at 1.30pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 28 July, 1998.

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Mayor