



Hawkesbury City Council

general purpose committee minutes

date of meeting: 27 April 1999

location: Council Chambers

time: 4.00pm

GENERAL PURPOSE COMMITTEE

Business

Meeting Date: 27 April 1999

AGENDA

- **APOLOGIES.**
- **CONFIRMATION OF MINUTES.**
- **MAYORAL 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 27 April 1999, commencing at 4.00pm.

PRESENT: Councillor R P Stubbs, Mayor and Councillor L Allan, A W Baczynskyj, M E Lawson, R Sahasrabuddhe, R D Searle, and L C Sheather.

Apologies for absence were received from Councillors H J M Books, R G Calvert, W J Mackay, P J Minturn and C A Paine.

RESOLVED on the motion of Councillor Allan and seconded by Councillor Sahasrabuddhe 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 30 March, 1999, be confirmed.

Councillor Calvert arrived at the meeting at 4.05pm.

Councillor Paine arrived at the meeting at 4.10pm.

Councillor Books arrived at the meeting at 5.00pm.

The following recommendations were passed as resolutions of the Committee:

MAYORAL MINUTES

1. National Retail Enquiry - GT255/016 PT03

464 **RESOLVED** on the motion of Councillor Stubbs and seconded by Councillor Sheather

That the Council advises the inquiry that it should look into the impact of the market share held by the major retailers, its impact on the economy including employment and likely impact should the trend continue to occur.

Councillor Calvert arrived at the meeting at 4.05pm.

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2. Australian Sister City Association Conference - GP092 PT03

Councillor Sheather declared an interest as this item relates to him.

465 RESOLVED on the motion of Councillor Stubbs and seconded by Councillor Allan

That Council vote the sum of \$5,495 (five thousand four hundred and ninety five dollars), for Council's delegates to attend the Australian Sister City Association Conference in Darwin.

Councillor Paine arrived at the meeting at 4.10pm.

SECTION 1 - ENVIRONMENT

99: Construction of a dwelling and formalising existing building works - Lot 1 DP717341 No. 608 Chaseling Road, Leets Vale (MA779/98/EVD/END27NAX.V01)

Mr David Wilmot, on behalf of the applicant, addressed the Committee.

It is recommended that:

- A.** The application be refused for the following reasons:
1. The proposed building site is located on flood prone land and adequate area is available on the opposite side of Chaseling Road to erect a dwelling on this lot on flood free land.
 2. The proposed building site is higher than land between the building site and Chaseling Road and residents in the proposed dwelling could be marooned on an island, cut off from access to Chaseling Road.
 3. The erection of a dwelling as proposed on flood prone land could increase the demand for the services of the State Emergency Service during flood time.
 4. The proposed dwelling and other buildings, being located in a floodway, in the flow path of the Hawkesbury River in flood times, could be damaged by fast moving flood waters and the debris carried by flood waters.
 5. The proposed dwelling and other buildings could be damaged by their immersion in flood waters during flood times.

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6. Approval of the application as submitted could be used as a precedent for Council to approve other development on flood prone land and legalise development erected without Council approval.
7. The proposal is not in the public interest.
- B. Council take action to ensure the existing buildings are not used for residential accommodation and rendered uninhabitable.
- C. The owner be requested to lodge an application for a building certificate for the remaining unauthorised structures. Prior to issue of any building certificate Council will need to be satisfied that the sheds are capable of withstanding a 1 in 100 year flood event.

100: Application for Modification of Consent to Relocate the Caretaker's Residence and Construct Additional Carparking for an Approved Aged Persons' Housing Development - Lot 1 DP811506 and Lots 21 & 22 DP812698 King Road, Wilberforce (DA236/93/EVD/END27NAX.V08)

Ms Wendy Dyke and Mr Jeff Cripps, objectors, addressed the Committee.

That the application be refused.

101: Two Lot Subdivision Proposal of Lot 62 DP242486 No. 12 Gregory Street, North Richmond (MA0285/99/EVD/END27NAX.V07)

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

Mr Paul Barnett, objector, addressed the Committee.

That the application to subdivide be approved subject to the following conditions:

Advisory

1. To confirm and clarify the terms of this approval, the development shall take place in accordance with the plans submitted with the application.
2. Compliance with the provisions of the Environmental Planning and Assessment (Amendment) Act 1979.

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Prior to Issue of Subdivision Certificate

3. A monetary contribution is to be paid to Council, pursuant to Section 94 of the Environmental Planning and Assessment Act 1979, towards the provision of the following public facilities in the locality:

(a)	Open Space and Recreation	(\$1,677)
(b)	Community Facilities	(\$2,357)

The above contributions have been determined in accordance with Hawkesbury Section 94 Contribution Plan. A copy of the Contributions Plan may be inspected at Council's Offices, George Street, Windsor.

The amount of contribution payable under this condition has been calculated on the basis of costs as at the date of consent. In accordance with the provisions of the Contributions Plan, this amount shall be INDEXED at the time of actual payment in accordance with movement in the Consumer Price Index as published by the Australian Bureau of Statistics. In this respect the attached fee schedule is valid for 3 (three) months.

- 4 The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994.
- 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.
- 7 The construction of Council's standard layback vehicular crossing to Lot 621 in accordance with Council's standard plan.
- 8 The submission of a plan showing all existing services on the lots including septic tank and effluent disposal area, sewer connections, water connections and stormwater disposal, where applicable, and the correction of any encroachments or defects to the requirements of the Director Environment and Development.
- 9 The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
- 10 Payment of a linen release fee of \$200. This amount is valid until 30 June 1999.
11. The land only be used for single storey development and this restriction is to be enforced by a restrictive covenant to Lot 621.

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Urban Development Strategy (GT150/016 PT02)

That the Urban Development Strategy incorporate a review of urban lot sizes.

102: Draft Public Notification Development Control Plan (DCP2/99/EVD/END27NBX.V10)

That:

1. Council place the draft Development Control Plan for Public Notification on public exhibition for a period of twenty eight (28) days in accordance with the provisions of the Environmental Planning and Assessment Act 1979.
2. The note on Table 1 to include that signs are to be clearly visible from all adjoining public footpaths and roads.

Councillor Books arrived at the meeting at 5.00pm.

103: Conservation Plans for the Great North Road - Convict Trail Project and National Parks and Wildlife Service (GH20/005 PT03/EVD/END27NBX.V09)

Part A

That Council adopt the conservation plan and recommended key actions of the *Stage 1 Conservation Plan for the Great North Road*; and

Part B

That the Council congratulate the NPWS on preparing the *Draft Old Great North Road Conservation Management Plan Dharug National Park* and support the conservation policies identified in the draft plan.

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104: Draft Local Environmental Plan 3/99 - Lot 63 DP751632 No. 749 Upper Colo Road, Upper Colo (LEP3/99/EVD/END27NBX.V06)

That:

1. a draft local environmental plan be prepared for Lot 63 DP751632 No. 749 Upper Colo Road, Upper Colo, from National Parks and Nature Reserves 8(a) to Environmental Protection 7(d) Scenic;
2. an environmental study be not required as the matter is minor;
3. Council exercise its delegation in respect of the Section 65 Certificate and the Section 69 Report; and
4. Council advise the Department of Urban Affairs and Planning pursuant to Section 54(4) of the Environmental Planning and Assessment Act 1979 of Council's decision.

105: Lot 24 DP794424 No. 7 Bayliss Place, North Richmond - Appeal Against Council's Refusal of an Application for Subdivision and Erection of a Single Storey Dwelling (M89/98/EVD/END27NBX.V05)

That:

- 1 Council note the information and endorse the actions in engaging Solicitors and a Planning Consultant.
- 2 Council resolve to mediate this matter.

106: Draft Local Environmental Plan 11/98 - Lot 2 DP7001, Lot F DP374602 and Other Lots, Grose Vale Road, Kurrajong (LEP11/98/EVD/END27NBX.V04)

That:

1. Council adopt the amended document and map as included in this report;
2. Council not hold a public hearing pursuant to Section 68 of the Environmental Planning and Assessment Act 1979; and

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3. The plan be forwarded to DUAP in accordance with Section 68 of the EPA Act 1979 for finalisation.

**107: Lot 32 DP753828 Webbs Creek Road, Wisemans Ferry - The Grove - Class 4
Proceedings in the Land & Environment Court (P2307/018/EVD/END27NBX.V02)**

That the information be received.

SECTION 2 - INFRASTRUCTURE

**42: Management of Bushland and the People for Parks - Bushcare Program
(GP010/001/ENG/IND27NBX.E07)**

Geoff Hudson, staff member of Council, addressed the Committee.

Tony Manea, representing the Australian Plant Society, Mark Anderson representing Navua Community Group, Robyn Woods representing the Currency Creek, Glossodia Park and Hawkesbury Rainforest groups, and Frank Braybrooks representing Men of the Trees, addressed the Committee.

That:

1. The information be received.
2. Council work with these groups in producing an information brochure.

43: Progress Report on McQuade Park (PK/203/ENG/IND27NBX.E04)

That the information be received.

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44: Revised Plan of Management for Lynch Creek Reserve - 759 Springwood Road, Yarramundi (P825/855/ENG/IND27NBX.E02)

That the plan of management for Lynch Creek Reserve be amended to allow a lease to be granted over the reserve. Furthermore, that the new draft plan of management be advertised and submissions received as required by the Community Land section of the Local Government Act.

45: Wilberforce School of Arts (P2355/380, GC318/002, GH001/009/ENG/IND27NBX.E06)

Mr Nigel Rynne, resident, addressed the Committee.

That this matter be deferred to the next General Purpose Committee.

46: Progress Report on Half Moon Farm (P2145.70/ENG/IND27NBX.E03)

That the information be received and funding allocated in the Parks Improvement Program which was to match a Greenspace Grant (unsuccessful) be utilised in the removal of the dilapidated buildings, provision of fencing and camp site preparations.

SECTION 3 - ORGANISATION AND RESOURCES

52: Communications Tower - Kurrajong Heights (P243/1775 PT01 & DA135/96/GMA/OGD27NAX.G01)

That in 1998/99 Council provide 2VTR-FM with a donation of \$1,600 (one thousand six hundred dollars). Further that it be indicated that the Council would favourably consider providing this amount each year based on the circumstances at the time with an indexation equivalent to the cost of electricity or the Consumer Price Index whichever is the larger."

53: Monthly Financial Report - March 1999 (FO11/055 PT04/FNC/OGD27NAX.F04)

That the information be received.

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54: Proposed Closure Shepherd's Gully Road and Sternbeck's Gully Road
(GP010/002/CSV/OGD27NBX.C02)

Ms Sarah Breheny, representing the NSW National Parks and Wildlife Service, addressed the Committee.

That:

1. Council support the closure of Shepherd's Gully Road and Sternbeck's Gully Road.
2. Application be made to the Department of Land and Water Conservation for the legal closure of the subject roads.
3. Upon closure, the closed road be transferred to the NSW National Parks and Wildlife Services and be amalgamated with Yengo National Park. The NSW National Parks and Wildlife Services being responsible for all costs associated with the application and transfer, including application, survey, legal and registration fees.
4. All necessary documents be executed under the Common Seal of Council.

55: Alcohol Free Zone - Adjoining Howe Park, Windsor (GP070/001
PT06/CSV/OGD27NBX.C03)

That:

1. An Alcohol Free Zone encompassing the footpaths and roadway along The Terrace, adjoining Howe Park in Windsor be established and terminate on 31 December, 2000 in line with Council's other Alcohol Free Zones.
2. This matter be further reported to the Ordinary Meeting providing a map outlining the area to be covered by the alcohol free zone.

QUESTIONS WITHOUT NOTICE:

1. Councillor Calvert requested that the possibility of putting in a concrete footpath at McGraths Hill near the Mobil Service Station and the school be investigated.

The General Manager advised that this would be placed in a Works Program.

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2. Councillor Allan enquired when the plaque would be put on the Mermaid in Richmond Park. She also enquired if it would be possible to have the rust removed from the statue.

The Director of Asset Services & Recreation advised that this would be investigated.

3. Councillor Sheather brought to the attention of Council a matter regarding a Telstra box outside the Chinese Cafe and requested that this be reported to the Director of Asset Services and Recreation.

The Mayor advised that this would be done.

4. Councillor Books referred to damage caused by recent hail storms throughout Sydney and enquired if it would be possible for Council to set up a disaster fund for the Hawkesbury. He requested that a report be brought to Council advising how this could be done and also suggested the possibility of purchasing hail guns be investigated. Councillor Books also suggested that this be a motion to be put to the Local Government Conference to be held in October.

The General Manager advised that the cost of hail storms to Council would not be any greater than floods. He advised that the cost of a hail storm to Council would be met out of available funds which is then either reimbursed by the State or funds voted towards it, which effectively provides a disaster fund.

5. Councillor Searle enquired what contribution the Hawkesbury State Emergency Services and Rural Fire Services have made to the clean up from the hail storms.

The General Manager advised that the SES, in its entirety, has been working since the day after the storm and the Hawkesbury Rural Fire Service has provided twelve units a day, this being a substantial commitment from the two organisations.

6. Councillor Lawson requested a report to the next Ordinary meeting outlining the conditions of consent for horse drawn vehicles in Thomson's Square. She further requested that if the conditions of consent were not being met the matter be acted upon.

The General Manager advised that this would be done.

7. Councillor Paine advised that Councillor Sheather had organised a meeting with the residents of Grose Vale involved in the rezoning of the land. She advised that she has received a telephone call from a resident and requested a copy of the time frame of what the Planners intend to do.

The General Manager advised that this would be done.

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The meeting terminated at 6.40pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 25 May, 1999.

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Mayor

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General Manager

Mayor