



Hawkesbury City Council

general purpose committee minutes

date of meeting: 27 July 1999

location: Council Chambers

time: 9:30am

GENERAL PURPOSE COMMITTEE

Business

Meeting Date: 27 July 1999

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 27 July 1999, commencing at 9.30am.

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

Apologies for absence were received from Councillor L Allan, A W Baczynskyj, R G Calvert, W J Mackay, P J Minturn

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

RESOLVED on the motion of Councillor Lawson and seconded by Councillor Sheather that the Minutes of the General Purpose Committee Meeting held on the 29 June, 1999, be confirmed.

Councillor Allan arrived at the meeting at 9.35am.

Councillor Books left the meeting at 12.20pm.

Councillor Books returned to the meeting at 2.50pm.

Councillor Lawson left the meeting at 2.50pm

The following recommendations were passed as resolutions of the Committee:

MAYORAL MINUTES

1. Interstate Travel - Airports & Aviation Outlook '99 Conference (GP027/000 PT08 P2343)

1 The Committee exercising its delegation as full Council in this matter

RESOLVED on the motion of Councillor Stubbs seconded by Councillor Lawson

That Council vote the sum of \$3,248.80 (three thousand two hundred and forty eight dollars and eighty cents) for Councillor Allan and Mr Geoff Banting to attend the Airports & Aviation Outlook '99 Conference.

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2. Backlog Sewerage - Telstra Sale (GS047/003)

2 The Committee exercising its delegation as full Council in this matter

RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sheather

That Council make representations to the Federal Minister for the Environment and seek the assistance of the Federal Member for Macquarie to have funds from the forthcoming Telstra sale made available for backlog sewerage infrastructure.

SECTION 1 - ENVIRONMENT

1: Upgrading of Existing Caravan Park - Lots 1 DP562281, No. 1826 Singleton Road, Colo (M 746/99/EVD/ENG27NAX.V05)

Ms Diane Swaisland and Cathy Neale, objectors, addressed the Committee.

Deferred Commencement Approval of the application subject to the following conditions.

- A.** Upon compliance with the conditions appearing in Schedule 1, and with the issue of confirmation to that effect in writing from Council, this "Deferred Commencement" consent shall commence to operate as a development consent inclusive of all conditions appearing in Schedule 2 pursuant to Section 80(3) of the Act.
- B.** The Deferred Commencement consent will lapse in twelve months from the date of this consent unless all conditions appearing in Schedule 1 have been complied with.

Schedule 1

- 1. An application is to be made and approved by Council for the proposed sewage management facility. The following details of the sewage management facility should be submitted and included. Type of system, size and type of tanks, disposal area shown by map incorporating measurements, irrigation area, details of maintenance program.
- 2. Submission of a satisfactory plan detailing the location of car parking spaces including visitor parking areas and individual camp sites necessary for the development. The requirement for the development is 128 car parking spaces, one car space per site and 12 car parking spaces for visitor parking.

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Schedule 2

Advisory

1. To confirm and clarify the terms of this approval, the development shall be carried out in accordance with the approved stamped plans submitted with Development Application No. MA746/99 dated 20 May 1999 and any supportive documentation, except as otherwise provided by the conditions of this consent.

Note: Notifications 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. To ensure the external appearance of the development is not intrusive or offensive, and does not degrade the visual quality of the surrounding area, the development shall be completed in accordance with the approved colours and finishes and shall not be altered.
3. Compliance with the provisions of the Environmental Planning and Assessment (Amendment) Act 1979, and the Building Code of Australia.
4. Prior to construction of the approved development it is necessary to obtain a Construction Certificate.
5. The applicant is advised to consult with:
 - (a) Integral Energyregarding their requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on site or on the adjacent public road(s).
6. No excavation or site works shall be commenced prior to the issue of the construction certificate.
7. The development must comply with the Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 1995 under the Local Government Act 1993

Prior to Issue of Construction Certificate

8. The following documentary evidence is to be obtained prior to the issue of any Construction Certificate, whether by Council or an accredited certifier:

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- (a) A written clearance from Integral Energy, stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development.
- 9. Separate details of the proposed roofwater and surface water drainage system shall be lodged in duplicate for approval. Such details shall be approved prior to issue of construction certificate.
- 10. The installation of additional debris barriers to those shown on plan number 1026 dated 27 April, 1999. The additional barriers to be oriented to protect the cabins from debris approaching from a south-easterly direction. Full details to be submitted and approved prior to the issue of the construction certificate

Prior to Commencement of Work

- 11. Erosion and sediment control devices are to be installed and maintained to ensure that there is no increase in downstream levels of litter, vegetation debris or other water borne pollutants in accordance with Council's Development Control Plan 1/94 - Soil Erosion and Sedimentation

Failure to implement or maintain appropriate erosion/sediment control measures is a breach. The applicant shall be held responsible for any breaches of the Protection of the Environment Operations Act 1997. Such a breach of this act is liable for a on the spot fine of up to \$1500.00.
- 12. The applicant or person having the benefit of this development consent must give at least two days notice prior to commencement of works to Council of the intention to commence works. This notice is to be given in accordance with form 7 of the Environmental Planning and Assessment Regulation 1998.
- 13. The applicant shall advise Council of the name, address and contract number of the principle certifier, in accordance with Section 81A 4(b) of the Environmental Planning and Assessment Act, 1997.
- 14. The construction of a device or separate access to provide a physical separation between the access to the Park, and the access to the Service Station/Shop area. Details shall be submitted for approval.
- 15. Arrangements satisfactory to the Director of Asset Services and Recreation are to be made for the provision of common drainage and the disposal of drainage from the site.

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16. Construction of road and drainage works are not to commence until three (3) copies of the plan or specifications of the proposed works are submitted to and approved by the Director Asset Services and Recreation.

During Construction

17. All building work must be carried out in accordance with provisions of the Building Code of Australia.
18. The construction of the building, including the roof, shall be in materials of a low reflective quality or similarly treated materials.
19. Inspections shall be carried out and compliance certificates issued by Council or an appropriately accredited person for the following components of construction:
 - (a) erosion controls, site works and site set out;
 - (b) piers;
 - (c) internal drainage lines prior to covering;
 - (d) external drainage lines, prior to backfilling; and
 - (e) on completion of the structure.
20. To prevent soil erosion, existing trees and natural landscape features shall be retained except where written consent for removal has been obtained from this Council. The developer and his or her agents shall take all measures to prevent damage to trees and root systems during site works and construction.
21. All demolition, 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.
22. No burning of construction material being carried out on the site.
23. The cabins shall incorporate measures as set out in the Australian Standards 2959 - 1991 'Construction of Buildings in Bushfire prone areas.
24. The construction of all internal roads to serve the cabin and van sites with a sealed pavement and any necessary drainage to make this construction effective.
25. The construction of the intersection of Singleton Road and the road leading to the permanent sites. The construction shall incorporate a pause platform extending 5.5 metres from the edge of bitumen with a maximum grade of 5% battering down to the natural surface with a maximum grade of 15%, and any necessary drainage to make this construction effective.

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26. Compliance with the requirements of the Roads and Traffic Authority.

Prior to Issue of Occupation Certificate

27. In order to ensure that the development complies with this consent, the approved use shall not commence until all conditions of this Development Consent have been complied with.
28. In order to ensure on-site car parking and loading facilities are utilised, exit/ entrance points are to be clearly signposted and visible from both the street and site at all times.
29. The approved 128 car parking spaces (one car space per site) and 12 visitor car parking spaces shall be constructed, paved, line marked, sign posted and maintained in good condition at all times.
30. The applicant is to prepare an evacuation plan and install a flood warning system to enable occupants to escape to higher ground. Details shall be submitted prior to issue of occupation certificate.
31. The cabins shall be certified by an approved Practising Structural Engineer as meeting the design requirements of the report prepared by Taylor Civil and Structural Consulting Engineers, dated 21 April 1999 and a certificate provided to the Principle Certifying Authority prior to occupation of the cabins.
32. All ventilation openings, including opening external windows and doors, shall be protected with metal gauze to prevent the entry of sparks and fire brands in the event of bushfire.
33. The design of the restraining collars and any associated rollers be submitted and approved prior to the issue of the occupation certificate
34. The preparation of a management plan addressing the maintenance and routine inspection of the restraining posts and collars and the polystyrene buoyancy blocks fixed beneath the cabins. Full details to be submitted and approved prior to the issue of the occupation certificate
35. The design of couplings for the connection of utility services to each cabin to allow for rapid disconnection in times of flood. Details to be submitted and approved prior to the issue of the occupation certificate.
36. "Works as executed" drawings of all sewerage drainage works are to be submitted to Council prior to Occupation Certificate.
37. Provide documentation to this office on water usage for the entire property.

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The Use of the Site

38. 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.
39. 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.
40. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
41. The provision of vehicular access to the land shall be at the applicant's expense and to the satisfaction of the Director of Asset Services and Recreation. It is a requirement of Integral Energy that constructed driveways are located a minimum 1m off the side boundary (any enquiries regarding this requirement should be directed to Integral Energy).
42. The supporting piers must be regularly inspected, checked and recorded by the owner.
43. The buoyancy module fixed under the cabins must be able to withstand UV degradation, puncture or any other source of deterioration which may affect their functioning. They must be inspected, checked and recorded for serviceability by the property owner.
44. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood in respect to noise, vibration, odour, dust, waste water, waste products or otherwise.
45. The garbage area shall be constructed with a surface that is easily cleaned and shall be adequately separated from equipment and facilities in the service/plant area so that over spray from cleaning activities does not leave the garbage enclosure.
46. Storage of chemicals and petrochemicals should be contained using an approved Bunding material at all times.
47. Sites must be identified with numbers, and site area clearly delineated.
48. The existing amenities require upgrading works to be undertaken to ensure all walls, ceiling floors, fixtures, fittings and appliances are maintained in a clean and sanitary condition at all times.
49. Speed limit signs shall be erected indicating the maximum speed limit of 15km/hour within the park.

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50. Portable fire extinguisher's containing an extinguishing agent suitable for the risk being protected shall be installed and maintained in accordance with AS2444 and all maintenance certificates to be provided to this office.
51. The water supplied for human consumption or domestic purposes must comply with Australian Drinking Water Guidelines 1996.
52. All drinking water supplies are to meet the requirements of the Public Health Act. The requirements in relation to testing, treatment and quality assurance are to be submitted to Council monthly.

2: Wilberforce Abattoir - Lot 1 DP741444 No. 47 King Road, Wilberforce
(P1102/0560/EVD/ENG27NBX.V01)

Mr Lance Smith, applicant, addressed the Committee.

Mr John Spence, solicitor representing the Moore family, Ms Bernadine Vaillant, Ms Glenda Firth and Mr Neville Diamond, objectors, addressed the Committee.

That:

1. Council's solicitors be instructed that Council is prepared to agree to consent orders in the terms as outlined in this report and, if no agreement is reached, that the Class 4 proceedings be prosecuted in relation to non compliance with conditions of existing development consents.
2. Condition 9 be altered to allow six (6) months for the completion of the roadway.

3: Reported cases of Ross River virus in the Hawkesbury City area (GE020/060
PT01/EVD/ENG27NBX.V02)

That the information be received.

4: Draft Local Environmental Plan 3/99 - Lot 63 DP751637 No. 749 Upper Colo Road, Upper Colo (LEP3/99/EVD/ENG27NBX.V03)

That:

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1. Council proceed with the draft plan to rezone Lot 63 DP751632 No. 749 Upper Colo Road, Upper Colo from National Parks and Nature Reserves 8(a) under Hawkesbury Local Environmental Plan 1989 to Environmental Protection 7(d) Scenic as the land is privately owned and not part of Wollom National Park.
2. Council exercise its delegation in respect of the Section 69 Report to the Minister.
3. Council forward the draft plan to the Department of Urban Affairs and Planning for finalisation and gazettal.

5: Draft Public Notification Development Control Plan (DCP2/99/EVD/ENG27NBX.V06)

That:

1. The draft Development Control Plan titled "Public Notification of Development Proposals" be adopted.
2. Notification of commencement of the development control plan be placed in the local newspaper in accordance with Section 20(4) of the Environmental Planning and Assessment Regulation 1994.

6: Status of Draft Local Environmental Plans (LEP1/93, 9/94, 4/95, 16/95, 18/96, 1/97, 6/97, 12/97, 2/98, 3/98, 5/98, 6/98, 7/98, 8/98, 10/98, 11/98, 1/99, 2/99, 3/99/EVD/ENG27NBX.V09)

Councillor Paine declared an interest in LEP18/96 Amendment No. 83 and LEP9/94 Amendment No. 48 as a relative is an employee of Elf Mushrooms. These items were not dealt with as there was no quorum.

That the information contained within the report be received and the individual recommendations for each local environmental plan, with the exception of LEP18/96 and LEP9/94, be adopted.

7: Environmental Impact Statement for Proposed Second Sydney Airport at Badgerys Creek (GA020/004/EVD/ENG27NBX.V10)

That the information be received.

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SECTION 2 - INFRASTRUCTURE

- 1: Request for Assistance with Legal Costs - Berrigan Shire Council** (GL001/005 PT02/GMA/ING27NAX.G03)

That Council agree to the request for legal assistance to Berrigan Shire Council and forward the sum of \$179 (one hundred and seventy nine dollars) being its share of the costs involved.

- 2: Backlog Sewerage** (GS047/003/GMA/ING27NAX.G04)

That Council make representations to New South Wales State Ministers and Local Members about the priority that needs to be given to backlog sewerage and the need to establish a fund to address the issue. That the support of other councils within the backlog area and WSROC be sought.

- 3: Draft Landscape Design for Pool Park, South Windsor** (PK/288/ENG/ING27NBX.E06)

That the proposed Pool Park landscape design be advertised for public comment.

- 4: Urban Stormwater Management Plans** (GD001/004/ENG/ING27NBX.E02)

Mr Alan Hastie, Manager Design and Wastewater Operations, addressed the Committee.

- 3 The Committee exercising its delegation as full Council in this matter

RESOLVED on the motion of Councillor Books seconded by Councillor Searle

That:

- 1 The "Middle Nepean Hawkesbury Stormwater Management Plan" and the "South Creek Stormwater Management Plan" be adopted.
- 2 The management strategies established in the plans be linked at a later stage with the State of the Environment Report and the Management Plan.

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- 5: **Bells Line of Road/Grose Vale Road/Terrace Road Intersection, North Richmond**
(0243/R Pt9, 2003/R Pt2, 0722/R Pt6/ENG/ING27NBX.E07)

That:

1. The information be received.
2. Council indicate to the RTA that they wish them to proceed with a plan that can be presented to Council for consideration for the redesign of Bells Line of Road, Grose Vale Road and Terrace Road.

- 6: **Sporting Ground Development** (PK/220 Pt4 and PK/227 Pt3/ENG/ING27NBX.E01)

Mr Andrew Reichard, representing Colo Soccer Club and Mr Greg Bannerman representing Hawkesbury Sports Council addressed the Committee.

Councillor Allan advised that she is a member of the Colo Soccer Club Committee.

That:

- 1 The purchase of additional land to the east of the sporting Complex at Bensons Lane not proceed at this time.
- 2 The provision of additional sporting fields at Hanna Park be supported in principle with a further report to be brought forward regarding funding options.
- 3 Section 149(5) Certificates issued for Lot 102 DP873170 and its subsequent lots be endorsed with the following statement:

"Hanna Park, being Lots 31 and 32 DP841742, is adjacent to this land. Hanna Park is proposed by Council to be a community park. This will include formal gardens, play ground, playing fields (some with flood lighting) and associated facilities. Contact should be made with Council if details of the proposal are required."

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- 7: Request For Council To Become Trust Manager Of New Crown Reserve, Springwood Road, Yarramundi: - 191 DP 803295, Lot 90 DP 786549, Portions 57 and 293 in parish Nepean, County Cook (P825/10 and P825/130/ENG/ING27NBX.E09)**

That Council agree to become Trust Manager of the Crown Reserve on Springwood Road, Yarramundi.

- 8: Adopt a Road Program (GW010/013 PT03/ENG/ING27NBX.E08)**

That the Windsor Road, McGraths Hill and Wilberforce Road areas be pursued on a trial basis to gauge the interest of the community in setting up an Adopt a Road program.

SECTION 3 - ORGANISATION AND RESOURCES

- 1: Monthly Financial Report - June 1999 (GF011/005 PT04/FNC/OGG27NAX.F06)**

That the information be received.

- 2: Hawkesbury Showground (P1820/170 PT03/GMA/OGG27NAX.G02)**

This matter was dealt with in conjunction with Item 7 of the supplementary business paper.

- 4 The Committee exercising its delegation as full Council in this matter to meet the grant offer deadline

RESOLVED on the motion of Councillor Paine seconded by Councillor Allan

That Council accept the funds offered by the Minister for Agriculture and Minister for Land and Water Conservation for the Hawkesbury Showground and the Seal of Council be placed on all necessary documents.

- 3: Sydney 2000 Paralympic Games (GR030/056 PT3/CSV/OGG27NBX.C01)**

Ms Bobbie Dart, Manager Business and Community Support for the Sydney 2000 Paralympic Games, addressed the Committee.

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That the information be received and a further report be brought to the Ordinary meeting outlining specific ways that Council may be able to be involved.

4: Proposed Road Closure and Purchase - Off Teale Road, East Kurrajong
(GR080/064/CSV/OGG27NBX.C03)

That:

1. Council support the closure of section of unnecessary road off Teale Road, East Kurrajong which traverse Portion 93 in Deposited Plan 751656 and lies between Lot 2 and 3 in DP 878464 and comprising a total area of 11,100m² (i.e. 7000m² and 4100m² respectively).
2. Council as the roads authority apply to the Department of Land and Water Conservation for the closure of the unnecessary section of road, to be vested in Council as operational land, and transferred to Mr Horace Smith Irwin and Mr Laurence Earl Packer.
3. The applicants Mr Horace Smith Irwin and Mr Laurence Earl Packer enter into a deed of agreement to:
 - i. Meet all costs associated with the application.
 - ii. Consolidate the closed road area with the adjoining properties, Portion 93 in DP 751656 and Lot 3 in DP 878464.
 - iii. Pay the Council consideration of \$3000.00 (three thousand dollars) each for the closed road area.
 - iv. Create a positive covenant over the lots for access for bushfire services over the position of the existing track.
4. All necessary documents be executed under the Common Seal of Council.

5: Policy Register Review (GM001/009 PT02/CSV/OGG27NBX.C04)

That the recommendations and changes suggested in the Policy Manual Review be endorsed.

Amendments:

Page 14: Addition of the words "Reference should be made to the Sports Council for fields under their control."

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6: Launch of Windsor Mobility Map (GC150/015 PT02/CSV/OGG27NBX.C05)

That the information be received.

Supplementary Reports

7: Hawkesbury Showground (P1820/170 PT03/GMA/OGG27LAX.G07)

This matter was dealt with in conjunction with Item 2 of the Organisation and Resources section of the business paper.

QUESTIONS WITHOUT NOTICE:

1. Councillor Sahasrabuddhe referred to a letter from Kurrajong Heights residents regarding barking dogs. He enquired what Council's response to this would be as it has been an on-going issue.

The General Manager advised that this would be investigated.

2. Councillor Searle requested an update on the status of the proposed tower at Oakville.

The Director of Environment and Development advised that a modified application has been received from Optus' consultants which moves the tower towards the residents. It is currently being considered whether this should be readvertised due to the distance the tower has been moved. Council has also requested improved analysis of coverage maps to sustain the argument that the tower is actually required. He advised that the matter is still being determined and that it will be reported to Council if it proceeds.

3. Councillor Searle advised that he has received correspondence from Mr Jinnings from George Street, South Windsor regarding the McLeod Park. He enquired if the incident relating to a possible pipe bomb being thrown onto his property had been investigated and if any further information was available.

The General Manager advised that he has requested further information in relation to issues relating to McLeod Park. He further advised that he had only just learnt about the pipe bomb and that it was being investigated by the police.

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4. Councillor Sheather advised that he has received a telephone call in relation to a past levy for water in the Freemans Reach area. He enquired if this levy was applied by Council.

The General Manager advised that there was a levy applied by Council in 1978/79 for the provision of water supply. The Council in 1980 resolved to expend the funds collected from those levies on works in each of the towns, being Bowen Mountain, Freemans Reach and Glossodia. He further advised that he has seen documentation relating to a levy that was previously raised in the early '70's for the provision of water and sewerage to those towns. Those funds were also, with the Minister's agreement, spent on other works in those locations.

Councillor Sheather enquired if, under the changes made to the Local Government Act in 1993, councils were now prohibited to do this.

The General Manager advised that he would investigate this.

5. Councillor Sheather referred to Oleanders growing along the Dight Street edge of the Cemetery in Richmond. He requested that they be trimmed to provide visibility underneath them.

The Director of Asset Services and Recreation advised that this has been noted for inclusion in the Maintenance Program.

6. Councillor Sheather referred to the Companion Animal Act. He advised that he has been approached by two vets regarding information on desexing and micro-chipping of animals. He enquired if would be possible to hold an afternoon discussion to educate the local community and vets.

The General Manager advised that this would need to be investigated. He suggested that it may be necessary to invite local vets, the RSPCA and someone from the Department to deal with this issue.

7. Councillor Sheather enquired if the Curtis Road intersection was Council responsibility or the RTA.

The General Manager advised that it was the RTA's responsibility.

Councillor Sheather requested that Council inform the RTA that it is in poor condition and request that it be repaired.

The Mayor advised that this would be done.

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8. Councillor Sheather enquired about the status of the Lower Portland Ferry.

The General Manager advised that the ferry was still partially submerged. He further advised that the matter was being investigated by Council's insurers and loss assessors and that it was being dealt with as quickly as possible.

Councillor Sheather requested a report on the length of time that the ferry would be out of service if it was found that there was substantial damage. He requested that the report cover the possibility of using the Wisemans Ferry ferry for the period of out of service time.

The Director of Asset Services and Recreation advised that this would require negotiations with and approval by the RTA.

The General Manager advised that a letter would be sent out to affected residents this once Council's position was clear.

9. Councillor Sheather advised that there was a drain coming from Kemsley Downs near his home which is blocked. He requested that this be repaired.

The General Manager advised that this would be done.

10. Councillor Allan requested that additional lighting be provided in the Coles car park at Richmond and also in the car park in Pitt Lane.

The General Manager advised that this would be investigated.

11. Councillor Paine tabled a report from Kevin Cox, Contractor from Upper Colo Reserve. She requested that the General Manager provide her with a response to the report.

The General Manager advised that he would pass this report on to the staff involved who will consider the information when preparing the report.

The meeting terminated at 3.30pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 24 August, 1999.

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Mayor