Hawkesbury City Council

general purpose committee minutes

date of meeting: 26 October 1999

location: Council Chambers

time: 8.00am

AGENDA

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

Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 26 October 1999, commencing at 8.00am.

PRESENT: Councillor R P Stubbs, Mayor and Councillor L Allan, B J Calvert, K F Conolly, P F Davies, G J Gilling, P R Rasmussen, L C Sheather, L A Williams, and C J Woods.

Apologies for absence were received from Councillors C A Paine and D Finch

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

RESOLVED on the motion of Councillor Allan and seconded by Councillor Conolly that the Minutes of the General Purpose Committee Meeting held on the 28 September, 1999, be confirmed.

RESOLVED on the motion of Councillor Allan and seconded by Councillor Gilling

That all speakers be granted a two minutes extension.
The following recommendations were passed as resolutions of the Committee:

Councillor Calvert left the meeting at 12.55pm.
The Committee adjourned at 12.55pm
The Committee reconvened at 1.35pm.
The Committee adjourned for site inspections at 3.40pm.
The Committee reconvened at 4.40pm.

SECTION 1 - ENVIRONMENT

32: **Proposed Rodeo, Tourmaline Hotel/Motel - No. 711-725 Windsor Road, Vineyard** (M 1286/99/EVD/ENJ26NAX.V08)

Mr John Rodney, representing the applicant, addressed the Committee.

Mr Rob Zammit, Ms Leanne Dowden and Mr Neville Diamond objectors, addressed the Committee.

That approval be granted for one (1) event, with the matter to be reported back to Council after this event.

33: Mobile Phone Telecommunications Facility - 171 Old Stock Route Road, Oakville (M 847/99/EVD/ENJ26NAX.V07)

This matter was dealt with in conjunction with Item 40 of the Environment Section of the Supplementary business paper.

Councillor Davies declared an interest in this matter as he has represented one of the objectors.

Mr Mark Byrnes, representing the applicant, Connell Wagner, addressed the Committee.

Mr Allan Cadman, Member for Mitchell, objectors, Mrs Marie Kirkpatrick, Mr Brian Bird, Mr Robert Kirkpatrick represented the Committee.

That this matter be deferred.

That Council refine the present Development Control Plan regarding telecommunications facilities

34: Forestry DP819564 Lot 4, DP755206, Lots 9, 10,22, 30, 35, 37, 38, 39, 41, 43, 47, 48, 51, 52, 56, 57, 63, DP753827 Lots 7, 8, 12, 16, 23, 24, 29, 31, 33, 35, 40, 42,43, 44, 50, Part Portion 11 Womerah, Upper Macdonald Road, Upper Macdonald (M 625/99/EVD/ENJ26NAX.V04)

Mr Peter Roy, Mr John Saxby, supporting the application, addressed the Committee.

Mr Paul Hennelly and Mr Neville Diamond, objectors, addressed the Committee.

That this application not be supported with conditions to be reported to the Ordinary meeting in relation to the monitoring of the koala habitat and the monitoring of works undertaken.

35: Two (2) Lot Boundary Adjustment and Consolidation - Lot 1 DP811506 and Lots 21 and 22 DP812698 King Road, Wilberforce (M 1259/99/EVD/ENJ26NAX.V05)

Councillor Davies advised that he had acted in the past for a neighbour to the east.

That the proposed boundary adjustment and consolidation of Lots 1 DP811506 and Lots 21 and 22 DP812698 King Road, Wilberforce be approved subject to the following conditions:

1. To confirm and clarify the terms of this approval, the development shall take place in accordance with the plans submitted with the application excepting as modified by these further conditions.

2. This approval does not grant consent for the dwelling on Lot 2. A separate development application is required to be submitted.

Prior to Release of Linen

3. A detailed landscaping plan to be submitted detailing dense landscaping along the eastern boundary of the proposed Lot 2.

4. All landscaping works are to be carried out using semi-advanced plantings prior to release of the linen plan.

5. A restriction as to user in accordance with Section 88B of the Conveyancing Act restricting the location of any future driveway to the western boundary of proposed Lot 2.

6. A restriction as to user in accordance with Section 88B of the Conveyancing Act is to be placed on the proposed Lot 2 restricting the location of any future dwelling to the area marked in red on the approved plan.

7. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994.

8. 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.

9. Submission of a Certificate from Telstra that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.

10. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.

11. Payment of a linen release fee of $200.00 (two hundred dollars). This amount is valid until 30 June 2000.

12. Construction of the effluent disposal area in accordance with the report TFA2338/01 submitted by Toby Fiander and Associates with the application dated 7 October, 1999.

Modification of Development Consent DA236/93

13. Development Consent DA236/93 for a retirement village on proposed Lot 1 is amended in accordance with the revised unit layout except for the approval of Units 64, 65, 69, 70 and 81.

14. As a consequence of the approval of this application and the resulting amendments to Development Consent DA236/93 the total number of units approved under Development Consent DA236/93 is 81 (eighty one).

36: Lot 191 DP 751656, 1344 Singleton Road, East Kurrajong - Mushroom Substrate Production (LEP18/96, DA170/98/EVD/ENJ26NBX.V09)

Councillor Gilling advised that Mr David Tolson had been her running partner in the recent local government elections, they had shared the costs equally and she had indicated her support for the mushroom industry.

Mr Terry Perram, Mr Don Shaddick, representing the applicant, addressed the Committee.

Ms Sue Gymer, representing Colo Valley River Tourist Association, Mr John Hermitage, Mr Brian Mitchell, Mr Kim William and Mr Andrew Hodgson representing Adventure Quest Paintball Skirmish, Mr Chris Kyle-Robinson, Ms Sue Hincks, Mrs Marie Noble, Ms Tracey Cooper, Ms Sue Gleeson, Ms Gerry Whitmont and Mr Neville Diamond objectors addressed the Committee.

Mr Don Shaddick, representing the applicant, re-addressed the Committee.

That

1. Council abandon LEP18/96.

2. Council lift the deferment contained in LEP6/98 relating to “rural industry” on 1344 Singleton Road, East Kurrajong.

Councillor Calvert left the meeting at 12.55pm.

37: Draft Development Control Plan - Exempt and Complying Development (DCP1/99/EVD/ENJ26NBX.V06)

Mr Neville Diamond, objector, addressed the Committee.

That Council adopt, for the purpose of public exhibition, the draft Development Control Plan for Exempt and Complying Development.

38: Draft Local Environmental Plan 3/99 - Lot 1 DP508894, No. 1387 Bells Line of Road, Kurrajong Heights (LEP1/99/EVD/ENJ26NBX.V01)

That:

1. The draft local environmental plan be amended to deny access from Bells Line of Road in accordance with the requirements of the Roads and Traffic Authority.

2. Council proceed with the draft plan to rezone Lot 1 DP508894, No. 1387 Bells Line of Road Kurrajong Heights to allow a 3 lot rural residential subdivision.

3. Council forward the draft plan to the Department of Urban Affairs and Planning for finalisation and gazettal.

39: Draft Local Environmental Plan 5/99 - Lot 30 DP136234 No. 10 Macquarie Street, Windsor (LEP5/99/EVD/ENJ26NBX.V03)

That:

1. Council proceed with the draft plan to rezone Lot 30 DP136234 No.10 Macquarie Street, Windsor to allow the land to be used for the purposes of a motor showroom whilst retaining the current zoning.

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.

Supplementary Reports

40: Mobile Phone Telecommunications Facility - 171 Old Stock Route Road, Oakville. (MA847/99/EVD/ENJ26LAX.V12)

This matter was dealt with in conjunction with Item 33 of the Environment Section of the Business Paper.

41: Lot 12 DP223001 No. 420 Old Stock Route Road, Pitt Town - Rural Industry for Repair of Farm Machinery (M 0609/98/EVD/ENJ26LBX.V10)

Ms Lili Bulyk, solicitor representing the applicant, addressed the Committee.

A site inspection was carried out at 4.00pm. Councillors present at the inspection were Councillor R P Stubbs, Mayor and Councillors L Allan, K F Conolly, P F Davies, G J Gilling, P R Rasmussen, L C Sheather, L A Williams, and C J Woods.

That construction of the shed be in accordance with the original approval in terms of size, and cut and fill.

42: Nominations from the General Community for Representation on the Western Sydney Waste Board (GW010/022 PT11/EVD/ENJ26LBX.V11)

The Committee exercising its delegation of the Whole Council

A motion was moved by Councillor Allan and seconded by Councillor Gilling

That all nominations be forwarded to the Waste Board with Council's endorsement and that the selectors of the Waste Board determine who they want on the Board.

The motion was lost

173 RESOLVED on the motion of Councillor Allan seconded by Councillor Davies

That a representative be selected by open ballot.

Mr Devine was elected by ballot to be nominated as a community representative on the Western Sydney Waste Board.

SECTION 2 - INFRASTRUCTURE

13: **Wilberforce School of Arts** (P2355/380 Pt2, GC318/002, GH001/009/ENG/INJ26NBX.E02)

Mr Nigel Ryan, representing the Wilberforce School of Arts Committee, addressed the Committee.

That:

1. The Tender of Hinchey and Cross Pty Ltd (as revised) for the rehabilitation and additional works at the Wilberforce School of Arts in the total sum of $160,627 (one hundred and sixty thousand, six hundred and twenty seven dollars) be accepted and any necessary documents be executed under seal.

2. Funding for the total project be provided from the Building Maintenance Budget.

That Council investigate the possibility of the acquisition of land for off-street parking.

14: **Bicycle Network** (GG021/193 Pt3/ENG/INJ26NBX.E05)

Mr Doug Bathersby, addressed the Committee.

That a further report be brought back to Council outlining:

1. Options for a broader transport forum.

2. Mr Doug Bathersby be consulted in relation to the location and condition of existing cycle ways.

3. A survey be carried out for the maintenance of the existing bicycle network.

4. The possibility of a cyclist be appointed to the Local Traffic Committee as a non-voting representative.

15: Competitive Tendering on State Roads (GR120/002Pt3/ENG/INJ26NBX.E04)

That Council support the resolution of the Shires Association in relation to competitive tendering on State roads in regional and rural communities.

16: East Market Street, Richmond - Temporary Closure - Richmond RSL Sub-Branch (515/R PT04/ENG/INJ26NBX.E01)

Council exercising its delegation as the Whole Council

174 RESOLVED on the motion of Councillor Allan and seconded by Councillor Conolly

That the application be approved subject to:

1. The NSW Police Service undertaking traffic control duties at the March and Windsor Streets intersection with East Market Street; and

2. The requirements of the Roads and Traffic Authority being met.

17: Reclaim the Night March and Rally, Richmond - Hawkesbury Area Women and Kids Collective Inc. (GF008/001 PT21/ENG/INJ26NBX.E03)

Ms Tracy Willow, representing the Womens Cottage, addressed the Committee.

Council exercising its delegation as the Whole Council

175 RESOLVED on the motion of Councillor Allan and seconded by Councillor Conolly

That:

1. Temporary road closures be approved in relation to Bosworth and Windsor Streets, Richmond during 6.00pm-7.15pm, Friday, 29 October, 1999.

    i. The applicant undertaking a letter drop to all affected residents and businesses; and

    ii. Access being maintained for residents and their visitors as well as emergency vehicles.

2. Approval be granted for use of Richmond Park for this event subject to:

   i. The applicant complying with all conditions imposed by Hawkesbury Sports Council Inc. in granting use of Richmond Oval;

   ii. The applicant paying the following charges:

      (1) Stage - $95.00 (ninety five dollars)
      (2) Serviced rubbish receptacles - $140.00 (one hundred and forty dollars)

   iii. The applicant submitting a copy of a Public Liability Policy in the amount of $10 million, with Council's interests noted thereon;

   iv. The area being left clean and tidy upon completion of the event; and

   v. Noise levels to be kept to a reasonable level.

3. Payment of the damage bond of $750.00 (seven hundred and fifty dollars) be waived on this occasion.

Supplementary Reports

18: Funding for Colo War Memorial (GM020/003 and GG021/204/ENG/INJ26LBX.E07)

That:

1. The information be received.

2. Councillor Rasmussen act as Council’s representative to meet annually with the RSL Organisation.

SECTION 3 - ORGANISATION AND RESOURCES

22: Monthly Financial Report - September 1999 (GF011/005/FNC/OGJ26NAX.F09)

That the information be received.

23: Proposed Sale of No. 14 Manns Road, Wilberforce (P1304/40 PT02/CSV/OGJ26NBX.C11)

Mrs Robyn Gardiner, resident, addressed the Committee.

That Council in accordance with its resolution of 8 June, 1999, sell No. 14 Manns Road, Wilberforce to Mr Allan and Mrs Robyn Gardiner for consideration of $175,000 (one hundred and seventy five thousand dollars) and that the Seal of Council be affixed to all necessary documentation.

Councillor Conolly left the meeting at 3.15
Councillor Conolly returned to the meeting at 3.20

24: Proposed Closure and Purchase of Unnecessary Laneway - Off Ross Street, Windsor (1834/R/CSV/OGJ26NBX.C01)

Ms Helen Williams, speaking in favour of the proposal, addressed the Committee.

That:

1. Council support the closure of an unnecessary laneway located between Number 18 and 20 and 30 and 32 Ross Street, Windsor comprising a total area of approximately 286m^2.

2. Council as the roads authority apply to the Department of Land and Water Conservation for the closure of the unnecessary laneway, to be vested in Council as operational land, and subsequently transferred to the adjoining owners for the amount as outlined below:

i.	Mr and Mrs Williams	Number 18	133.86m^2	$9,000.00
ii.	Mr A Abbott	Number 30	76.19m^2	$5,000.00
iii.	Mr and Mrs Moncrieff	Number 32	76.19m^2	$5,000.00

3. The applicants, enter into a deed of agreement to:

   i. Meet all costs associated with the application, including valuation, survey, legal, registration and application costs.
   ii. Consolidate the closed laneway area with their adjoining properties.
   iii. Pay the Council consideration as outlined in recommendation 2.
   iv. Maintain access to the Council Sewer Reticulation system at all times.

4. All necessary documents be executed under the Common Seal of Council.

25: Proposed Road Closure and Purchase - Corner of Ebenezer Wharf Road and Sackville Road, Ebenezer (P1901/0080/CSV/OGJ26NBX.C10)

That:

1. Council support the closure of an unnecessary section of road on the corner of Sackville Road and Ebenezer Wharf Road, Ebenezer, adjoining Lot 2 in DP 576358 (368 Sackville Road) and comprising an area of approximately 2015m^2.

2. A six by six metre splay corner to be retained on the corner of Sackville Road and Ebenezer Wharf Road, Ebenezer.

3. 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 and Mrs Sullivan.

4. The applicants Mr and Mrs Sullivan enter into a Deed of agreement to:

    i. Meet all costs associated with the application.
    ii. Consolidate the closed road area with the adjoining property, Lot 2 in DP 576358.
    iii. Pay to Council consideration of $5000.00 (five thousand dollars) for the closed road area.

5. All necessary documents be executed under the Common Seal of Council.

26: Richmond Club Community New Year's Eve Party - Council Sponsorship (GF008/001/CSV/OGJ26NBX.C14)

That Council vote an additional sum of $10,000 (ten thousand dollars) to sponsor the Richmond Club's Community New Year's Eve Party. Funds will be provided from within the Public Relations and Cultural Development Component and adjusted at the September Quarterly Financial Review.

27: Restructure of Hawkesbury Access Forum Committee (GC150/015/CSV/OGJ26NBX.C02)

That Council endorse the proposed Terms of Reference, Structure and Membership of the HEAPC.

28: Western Sydney Area Assistance Scheme Applications 1999/2000 - Update (GG021/005/CSV/OGJ26NBX.C06)

That the information be received.

29: Establishment of Youth Advisory Committee (GC210/004/CSV/OGJ26NBX.C03)

That Council endorse the establishment of the Youth Advisory Committee, and the proposed role of the Committee

30: Richmond Community Nursing Home - Donation (GF008/001/CSV/OGJ26NBX.C13)

That Council donate an amount of $500.00 (five hundred dollars) to the Richmond Community Nursing Home towards the purchase of lifting equipment.

31: TeamWest Regional Human Services Principles and Partnership Agreement (GC130/001/CSV/OGJ26NBX.C05)

That:

1. The information be noted.

2. Council endorse the Regional Human Services Principles and Partnership Agreement.

3. Council nominate a representative to participate in the official signing ceremony to be held on Tuesday 23 November, at the Holroyd Centre, Merrylands.

Councillor Stubbs and Councillor Allan, as an alternative, were nominated as a representative in the official signing ceremony.

32: Sister of the Good Samaritan - Donation (GF008/001/CSV/OGJ26NBX.C12)

That the Sisters of the Good Samaritan of the Order of St Benedict be advised that Council would be pleased to contribute towards the cost of hire of the Windsor Function Centre to the value of $715.00 (seven hundred and fifteen dollars) as a gesture of thanks for their contribution to our community.

QUESTIONS WITHOUT NOTICE:

1. Councillor Williams advised that he has received correspondence regarding rotting verandah posts and guttering falling down at Richmond Pre-School. He requested that this be investigated.

   The Director of Asset Services and Recreation advised that he has responded to the Richmond Pre-School and that he will provide all Councillors with a copy of this response. He advised that the verandah posts have been inspected and there is some dry rot present but it is not structural and that the pre-school has been advised that they can continue with their painting.

2. Councillor Sheather enquired who was responsible for the area at the Macquarie Street roundabout in South Windsor. He advised that the road was failing and was unavoidable. He requested that this be investigated.

   The Mayor advised that this would be done.

3. Councillor Sheather referred to an overflow of water from a dam at the rear of the grounds at Kemsley Downs. He advised that the overflow from the spillway was running across the sporting fields making them unplayable. He requested that the possibility of diverting this water away from the playing fields be investigated.

   The Mayor advised that this would be investigated.

4. Councillor Rasmussen advised that he has received representations in relation to charges at the Windsor Function Centre. He referred to a recent Question Without Notice in relation to this issue and enquired if a response was available.

   The General Manager advised that the Director of Community and Corporate Services was currently preparing a response which will circulated to all Councillors.

5. Councillor Rasmussen referred to the RAAF Base and its future. Councillor Rasmussen enquired if it would be possible to form a task force dedicated to informing and educating the public of the status of the RAAF Base and its future.

   The Mayor advised that this information could be forwarded.

6. Councillor Conolly enquired if Council staff were aware of the drainage problems at the corner of Drummond and Macquarie Streets, South Windsor.

   The Director of Asset Services and Recreation advised that the RTA have been approached on numerous occasions and that he would follow up this matter.

7. Councillor Gilling advised that the safety rail on Packer and Putty Roads was broken and requested that this be repaired.

   The Mayor advised that this would be done.

8. Councillor Gilling referred to burnt out vehicles on Turnbulls mid track and enquired if something could be done about removing them.

   The General Manager advised that Council were required to advise the police to receive clearance and aggregate a number at which time a contractor would be contacted for collection.

9. Councillor Gilling referred to the Ponderosa Caravan Park river front. She enquired how the transfer of the land was progressing.

   The Mayor advised that this would be investigated and that Councillor Gilling would be advised of the status.

10. Councillor Gilling referred to the poor condition of Wharf Street, St Albans and requested that it be repaired.

    The Mayor advised that this would be investigated.

11. Councillor Gilling referred to the property on the corner at the base of the hill at Wharf Street, St Albans. She advised that there were trucks and rubbish dumped on this property and requested that the owner be required to clean up the site.

    The Mayor advised that this would be investigated.

12. Councillor Gilling referred to a property at the corner of Webbs Creek and Chaseling Road. She advised that it was untidy and in a prominent position and requested that the owner be required to clean up the site.

    The Mayor advised that this would be investigated.

13. Councillor Gilling enquired if Council was enforcing the policy on temporary accommodation in rural areas. She also enquired what happened with people who have been living on properties for 20 years where the BA's have run out and no construction work had been undertaken.

    The Director of Environment and Development advised that as far as he was aware the policy was being enforced in relation to people living in buildings while they were constructing their homes. He further advised that if there were complaints in relation to people living in illegal dwellings it would be appreciated if details could be provided so that investigations could be carried out.

The meeting terminated at 5.25pm

Submitted to and confirmed at the meeting of the General Purpose Committee held on 30 November, 1999.

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Mayor