



Hawkesbury City Council

general purpose committee minutes

date of meeting: 29 February 2000

location: Council Chambers

time: 9.30am

GENERAL PURPOSE COMMITTEE

Business

Meeting Date: 29 February 2000

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 29 February 2000, commencing at 9.00am.

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

Apologies for absence were received from Councillors Paine and Rasmussen

RESOLVED on the motion of Councillor Sheather 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 25 January, 2000, be confirmed.

Councillors Paine and Rasmussen arrived at the meeting at 9.05am.

Councillor Davies left the meeting at 10.05am.

Councillor Davies returned to the meeting at 11.10am.

Councillor Allan left the meeting at 11.20am

Councillor Allan returned to the meeting at 11.45am.

Councillor Rasmussen left the meeting at 2.15pm.

Councillor Rasmussen returned to the meeting at 2.35pm.

The Mayor, Councillor Stubbs, left the meeting at 6.05pm.

The Mayor, Councillor Stubbs, returned to the meeting at 8.00pm.

Councillor Gilling left the meeting at 7.15pm.

Councillor Gilling returned to the meeting at 8.05pm.

Councillor Gilling left the meeting at 8.06pm.

The following recommendations were passed as resolutions of the Committee:

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SECTION 1 - ENVIRONMENT

67: Four (4) Lot Subdivision, No 111 Bells Line of Road and Redbank Road, North Richmond, Lot 2 DP870269, Lot 2, DP 546149 (M1940/99/EVD/ENB29NAX.V15)

A. That the application for a four (4) lot subdivision be approved subject to the following conditions:

General

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 North Western Surveys Pty Ltd dated 20/08/99) submitted with Development Application No. M1940/99 dated 8/12/99 and any supportive documentation, except as otherwise provided by the conditions of this consent.
2. Compliance with the provisions of the Environmental Planning and Assessment (Amendment) Act 1979, and the Building Code of Australia.
3. Prior to construction of the approved development it is necessary to obtain a Construction Certificate.
4. The subdivision is to be connected to a reticulated sewer system provided by Sydney Water Corporation Limited. Documentary evidence is to be provided in relation to this.

Prior to Issue of Construction Certificate

5. The submission of design plans and calculations for all works required by this consent.
6. A design checking and inspection fee of \$400.00 must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 30 June 2000.

Prior to Commencement of Work

7. 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.
8. 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.

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9. 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.

Prior to Issue of Subdivision Certificate

10. 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	(\$3,388)
(b)	Community Facilities	(\$4,761)

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.

Contributions are to be paid prior to issue of the construction certificate.

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.

11. 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
12. Submission of a Certificate from Telstra that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
13. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the subdivision certificate.
14. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
15. Payment of a linen release fee of \$300.00. This amount is valid until 30 June 2000.

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16. Construction of a 3.5m wide compacted crushed rock pavement and any necessary drainage along the right of carriageway and across the footway to Lots 11, 12, 13. The construction of the right of carriageway is to be located to minimise the removal of substantial trees. The right of carriageway is to be of a bitumen seal which extends a minimum of 10m from Bells Line of Road.
17. A creation of a restriction on the use of the land pursuant to Section 88B of the Conveyancing Act including:
- That future dwellings and the right of carriage way are restricted to areas nominated on the plan unless located in areas that require no tree removal.
- B. A note be placed on the 149 Certificate in relation to activities on adjoining properties.

68: Proposed Rodeo, Macquarie Park, Lot 1 DP 606535, 1 Wilberforce Road, Windsor (MA1996/99/ENB29NAX.V20)

That the application be refused.

69: Proposed Shed - Lot 1 DP 209551, Jordan Avenue, Glossodia (MA2001/99/EVD/ENB29NAX.V25)

This matter was dealt with in conjunction with Item 89 of the Environment Section of the Supplementary Business Paper.

That a site inspection be carried out.

A site inspection was carried out at 4.00pm on Tuesday 7 March, 2000. Councillors present at the inspection were Councillors P F Davies, G J Gilling, C A Paine, P R Rasmussen, L C Sheather, L A Williams, and C J Woods.

That the application for the erection of a shed on Lot 1 DP 209551, 61 Jordan Avenue, for the purpose of a car repair station - mobile mechanic be approved subject to the following conditions:

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General

1. To confirm and clarify the terms of this approval, the development shall be carried out in accordance with the approved stamped plans (numbered S99/92, S99/93, Drawing 3 and 4 dated 7 June 1999 and undated) submitted with Development Application No. MA2001/99 and any supportive documentation, except as otherwise provided by the conditions of this consent.
2. Compliance with the provisions of the Environmental Planning and Assessment (Amendment) Act 1979, and the Building Code of Australia.
3. Prior to construction of the approved development it is necessary to obtain a Construction Certificate.
4. No excavation or site works shall be commenced prior to the issue of the construction certificate.

Prior to Issue of Construction Certificate

5. Submission of a detailed landscaping plan providing screening to adjoining properties, to the satisfaction of the Director Development and Environment.
6. Submission of a detailed plan showing all works associated with the cleaning out of the dam and filling of the depression at the front of the property. These plans are to include finished levels and are to be to the satisfaction of the Director of Development and Environment.
7. Details are to be provided regarding the waste water and all collection pits to be installed.

Prior to Commencement of Works

8. 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
9. 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.
10. 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.

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During Construction

11. All building work must be carried out in accordance with provisions of the Building Code of Australia.
12. Inspections shall be carried out and compliance certificates issued by Council or an appropriately accredited person for the following components of construction:
 - (a) piers;
 - (b) steel reinforcement;
 - (c) framework, after the installation of all plumbing, drainage and electrical fixtures, and after the external cladding and roof covering has been fixed prior to fixing of internal linings and insulation;
 - (d) external drainage lines, prior to backfilling; and
 - (e) on completion of the structure.
13. The filled area, including batters, shall be grassed immediately after filling takes place.
14. All fill to be adequately compacted by track rolling or similar.
15. To avoid any unnecessary site disturbance, the excavated and filled areas shall not exceed 900mm (nine hundred) in depth and are to be graded and drained in a manner that will not be detrimental to adjoining properties or the environment.
16. All necessary works to be carried out to ensure that “any water” flow from adjoining properties is not impeded.
17. The floor in the shed is to be concrete and drainage lines are to be placed in the floor to enable waste liquids to be collected.
18. All demolition, construction and associated work necessary for the carrying out of the development being restricted to between the hours of 7.00 am and 6.00 pm on Mondays to Fridays and between 8.00 am and 4.00 pm on Saturdays.
19. No burning of demolition or construction material being carried out on the site.
20. No spoil, excavated or demolition material from the site being deposited on any public road, footpath, public place or Council owned property without the approval of this office.
21. The site shall be kept clean and tidy during the construction period and all rubbish shall be removed from the site upon completion of the project to the satisfaction of this office.

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22. A sign is to be erected adjacent to the access point to the site for the duration of the site works stating the following:

- (a) owner of site and address;
- (b) person/company carrying out site works and phone number;
- (c) consent number and date of approval; and
- (d) approval duration of site works.

Prior to Issue of Occupation Certificate

23. 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.
24. An occupation certificate is to be obtained on completion of all works and prior to commencement of the approved use. The occupation certificate will not be issued if any conditions of this consent are outstanding.
25. Landscaping shall be completed in accordance with the approved landscaping plan and shall be maintained in perpetuity by the existing or future owners and occupiers of the property. In this respect a occupation certificate will not be granted on the application until the landscaping is complete.
26. A maintenance schedule is to be provided for waste disposal pits detailing cleaning method and regularity of disposal.

The Use of the Site

27. The repair of vehicles on-site is restricted to registerable vehicles with a carrying capacity not exceeding 8 tonnes.
28. The manufacture of parts onsite is prohibited
29. Vehicles and parts to be washed in a Council approved wash bay area.
30. Dust control measures, eg, water shall be applied to reduce surface and airborne movement of sediment blown from exposed areas.
31. 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, wastewater, waste products or otherwise.
32. The development shall be conducted in such a manner that noise levels measured at any residential boundary so not exceed 5dB(A) above background noise levels.

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33. All activities conducted on this site in relation to this approval are to be carried out inside the shed.
34. Any contaminated parts (eg, used oil filters) are to be stored inside or in a covered, sealed and bunded area, even after they have been drained, to prevent residual oil from escaping the property.
35. All waste materials to be stored under cover and appropriately bunded to avoid the escape of contaminated water. Waste is to be disposed of at regular intervals to prevent the waste overflowing and emanating odour from the receptacle.
36. Oil, lubricant, coolant, and hydraulic fluid spills or stains should be removed by an approved absorbent material and disposed of at an authorised waste depot. The absorbent material should be kept in good supply at all times.
37. In order to protect the amenity of the neighbourhood and the development, all work or the storage of goods or vehicles shall be confined within the building or approved areas. Separate development approval is required for external storage.
38. The subject development, including landscaping, is to be maintained in a clean and tidy manner.
39. Operating hours shall be limited to 7.30 am to 5.00 pm Mondays to Fridays and 8.00 am to 12.00 noon Saturdays.
40. 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.
41. No signs shall be displayed on the footpaths, pedestrian ways, roadways or in the vicinity.

**70: Mobile Phone Telecommunications Facility - 81 Railway Road North, Mulgrave
(MA31/00/ENB29NAX.V21)**

Councillor Davies declared an interest as he has represented one of the objectors in relation to the telecommunications facility at Oakville.

A motion of dissent was moved by Councillor Davies seconded by Councillor Rasmussen

That Councillor Davies not leave the chamber during debate on this issue.

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The motion was lost.

Councillor Davies left the meeting at 10.05am.

Mr Des Brady, representative from Connell Wagner, addressed the Committee.

That the application for a mobile phone base station and associated equipment hut be approved subject to the following conditions:

General

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 Connell Wagner numbered S1273-P09B Rev 0 dated 1 February 2000, S1273-P09 Rev 1 dated 2 February 2000, S1273-P09A Rev 1 dated 21 December 1999) submitted with Development Application No. MA31/00 and any supportive documentation, except as otherwise provided by the conditions of this consent.
2. Compliance with the provisions of the Environmental Planning and Assessment (Amendment) Act 1979, and the Building Code of Australia.
3. Prior to construction of the approved development it is necessary to obtain a Construction Certificate.
4. The applicant is advised to consult with:
 - (a) Natural Gas Company

regarding the location of existing services that may be affected by proposed works, either on site or on the adjacent public road(s).

Prior to Issue of Construction Certificate

5. Separate details of the proposed roof water and surface water drainage system shall be lodged in duplicate for approval. Such details shall be approved prior to issue of construction certificate.
6. Construction and engineering plans and specifications are to be submitted to the Principal Certifying Authority.

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7. In accordance with Clause 47 of the Environmental Planning and Assessment Regulation 1994, Development Application MA847/99, being for a mobile phone base station at 171 Old Stock Route Road, Oakville, is to be withdrawn.
8. The following documentary evidence is to be obtained prior to the issue of any Construction Certificate, whether by Council or an accredited certifier:
 - (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.

Separate documentary evidence from Integral Energy shall be provided stating that the requirements of that Authority have been met with regard to the nearby high voltage transmission line.

Prior to Commencement of Works

9. A sign must be erected in a prominent position on any work site on which the erection or demolition of a building is being carried out:
 - (a) stating that unauthorised entry to the work site is prohibited; and
 - (b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
10. 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
11. 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.
12. 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.
13. Sanitary accommodation shall be provided for workmen throughout the course of the building operations in accordance with the Local Government Act 1993 and the Environment Planning and Assessment Act.

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During Construction

14. All building work must be carried out in accordance with provisions of the Building Code of Australia.
15. 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) steel reinforcement;
 - (d) framework, after the installation of all plumbing, drainage and electrical fixtures, and after the external cladding and roof covering has been fixed prior to fixing of internal linings and insulation;
 - (e) external drainage lines, prior to backfilling; and
 - (f) on completion of the structure.
16. 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.
17. A sign is to be erected adjacent to the access point to the site for the duration of the site works stating the following:
 - (a) owner of site and address;
 - (b) person/company carrying out site works and phone number;
 - (c) consent number and date of approval; and
 - (d) approval duration of site works.
18. All sound producing plant, equipment, machinery, fittings, and the like shall be sound insulated and/or isolated so as to control noise emissions from the premises to within the limits prescribed by the Noise Control guidelines.
19. The proposed access track is to be constructed of compacted crushed rock or suitable alternative. Construction of the access track and any necessary drainage is not to commence until three (3) copies of the plans and specifications are submitted to and approved by the Principle Certifying Authority.
20. The base station shall be set out by a Registered Surveyor and Survey Certificate of the base station shall be lodged with the Principle Certifying Authority upon completion of the footings for the tower.

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Prior to Issue of Occupation Certificate

21. An occupation certificate is to be obtained on completion of all works and prior to commencement of the approved use. The occupation certificate will not be issued if any conditions of this consent are outstanding.

Use of the Site

22. All landscaping shall be permanently maintained in a good condition and in accordance with the intent of the landscaping plan.

71: Proposed Rezoning at 234 Richmond Road, Clarendon - Lot 1 DP 827148 (P731/1640/EVD/ENB29NAX.V24)

Councillor Davies declared an interest as he has acted on behalf of the Hawkesbury Raceclub.

Mr Lindsay Travena, applicant, Mr Kevin Brady, representing the applicant, Mr Rowan Brown, Mr Phil Martin, speaking in favour of the applicant, addressed the Committee.

That:

- 1 The proposed rezoning application not be supported.
2. Any future rezoning application for the subject land incorporate a detailed study of the surrounding recreational uses and a Development Control Plan prepared for the locality.

Councillor Davies returned to the meeting at 11.10am.

Councillor Allan left the meeting at 11.20am.

72: Appeal Against Refusal of Development Application for the Establishment of a Brothel at 15A Walker Street, South Windsor. Lot 281 DP827184 (M1614/99/EVD/ENB29NAX.V14)

Mr Stewart Mansley and Mr Warren Wilson, objectors, addressed the Committee.

That:

1. Council instruct its solicitors to defend the merits appeal.

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2. Council review Hawkesbury Development Control Plan - Brothels.

Councillor Allan returned to the meeting at 11.45am.

73: Proposed Open Area Test Site for Electromagnetic Interference Energy, Lot 2 DP 751632, 714 Upper Colo Road, Upper Colo (DA90/98 PT 02/EVD/ENB29NAX.V23)

Mr Bob Everett, applicant's representative, addressed the Committee.

Mr Les Dickenson, Mr Paul Elliot and Ms Sally Bongers, objectors, addressed the Committee.

That a site inspection be carried out.

A site inspection was carried out at 2.30pm on Tuesday 7 March, 2000. Councillors present at the inspection were Councillors P F Davies, G J Gilling, C A Paine, P R Rasmussen, L C Sheather, L A Williams, and C J Woods.

That the application be refused.

74: Horse Training and Coaching Facility, No 371 Spinks Road, Glossodia, Lot 8 DP251248 (M823/99/EVD/ENB29NAX.V13)

Mr Robert Stewart, Ms Wendy Pike, owners, addressed the Committee.

Mr Philip Ryman and Ms Cathy Sparshott, objectors, addressed the Committee.

That a site inspection be carried out.

A site inspection was carried out at 4.30pm on Tuesday 7 March, 2000. Councillors present at the inspection were Councillors B J Calvert, P F Davies, G J Gilling, C A Paine, P R Rasmussen, L C Sheather, L A Williams, and C J Woods.

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That the application for riding arena and stable complex for the purposes of training and coaching be approved subject to the following conditions:-

General

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 J W Building Systems numbered AR01, AR02 dated March 1999 and McKinlay Morgan & Associates Pty Ltd numbered 89978:D:2 dated 12 February 1999) submitted with Development Application No. M823/99, as amended in red, and any supportive documentation, except as otherwise provided by the conditions of this consent.
2. Compliance with the provisions of the Environmental Planning and Assessment (Amendment) Act 1979, and the Building Code of Australia.
3. 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 building shall be clad in Colorbond 'Mist Green'.
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. Access to the development shall be from the existing southern access point on the property, no new access point from Spinks Road is to be constructed.

Prior to Issue of Construction Certificate

8. The submission of a Certificate from Telstra Australia that satisfactory arrangements have been made for the provision of cables for telephones to the development.
9. 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.
- 10. A septic drainage system shall be provided and a separate application shall be lodged with Council for approval of the septic tank installation.
- 11. A landscape plan is required to be submitted for approval. This plan needs to introduce more mature trees, shrubs and ground covers, planting of native shrubs between the irrigation area and Currency Creek, maintenance and be at an appropriate scale to the development.
- 12. A plan is to be submitted to the Principle Certifying Authority showing the western elevation being open. The plans are to also include the provision for two (2) toilet facilities. The development is to be constructed in accordance with this plan.

Prior to Issue of Construction Certificate

The following conditions in this section of the consent must be complied with or addressed prior to the issue of any Construction Certificate relating to the approved development, whether by Council or an appropriately accredited certifier. In many cases the conditions require certain details to be included with or incorporated in the detailed plans and specifications which accompany the Construction Certificate. **The Construction Certificate shall be obtained prior to the commencement of any earth works or building works.**

- 13. Details of the amount and origin of top dressing for the arena being imported to the site for the construction of the arena. Payment to Council at a rate of 3 cents per tonne per kilometre transported on local roads within the Hawkesbury City Council boundaries will be charged pursuant to Section 94 of the Environmental Planning and Assessment Act 1979.

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.

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Prior to Commencement of Works

13. To ensure that site works do not cause soil erosion, site works involving construction of batters, embankments, cuts, mounds, and the like, shall incorporate measures for their restraint and stabilisation, with the use of physical barriers and planting of suitable vegetative cover.
14. 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
15. Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided:

- (a) must be a standard flushing toilet; and
- (b) must be connected to a sewage management facility approved by the Council.

The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.

16. 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.
17. A sign must be erected in a prominent position on any work site on which the erection or demolition of a building is being carried out:
 - (a) stating that unauthorised entry to the work site is prohibited; and
 - (b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

This condition does not apply to:

- (a) building work carried out inside an existing building; or

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- (b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.
- 18. 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.
- 19. Engineering details on all structural steel and concrete shall be provided to the Principal certifying Authority prior to work commencing.
- 20. The name and licence number of the licensed contractor/builder who has been contracted to do or intends to do the work must be submitted to Council in writing by the owner prior to the commencement of any work relevant to this approval.

During Construction

- 21. Inspections shall be carried out and compliance certificates issued by Council or an appropriately accredited person for the following components of construction:
 - (a) piers;
 - (b) the second storey floor joists, prior to the fixing of any flooring material;
 - (c) framework, after the installation of all plumbing, drainage and electrical fixtures, and after the external cladding and roof covering has been fixed prior to fixing of internal linings and insulation;
 - (d) wet area flashing, after the installation any bath and shower fixtures;
 - (e) internal drainage lines prior to covering;
 - (f) external drainage lines, prior to backfilling; and
 - (g) on completion of the structure.
- 22. All fill to be adequately compacted by track rolling or similar.
- 23. 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.
- 24. The construction of the building, including the roof, shall be in materials of a low reflective quality and be of colour Colorbond 'Mist Green'.
- 25. No excavated material, including soil, shall be removed from the site.
- 26. The fill shall be battered at a slope not exceeding 1 (one) vertical to 4 (four) horizontal.

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27. 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.
28. All building work must be carried out in accordance with provisions of the Building Code of Australia.
29. The filled area, including batters, shall be grassed immediately after filling takes place.
30. 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.
31. The construction of a 3m wide bitumen seal access from the existing edge of Spinks Road to the proposed car park.

Prior to Issue of Occupation Certificate

32. An occupation certificate is to be obtained on completion of all works and prior to commencement of the approved use. The occupation certificate will not be issued if any conditions of this consent are outstanding.
33. Submission of Form 15 Certificate certifying that all the required essential services have been initiated in accordance with relevant standards.
34. A 20m vegetation buffer as requested by the Department of Land and Water Conservation along Currency Creek is to be planted. The vegetation barrier is to be of native tree species.

Use of the Site

35. All landscaping shall be permanently maintained in a good condition and in accordance with the intent of the landscaping plan.
36. 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.
37. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
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. The riding arena and stable complex is not be used for residential purposes.

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40. No lighting or public address system is permitted within the riding arena.
41. The place shall not be used as a place for public entertainment (eg Carnivals and the like).
42. 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, odour, dust, waste water, waste products or otherwise.
43. Hours of operation are restricted to daylight hours only.

75: Heritage Funding Allocation in Forthcoming Budget (GH020/041 PT04/EVD/ENB29NAX.V26)

Professor Ian Jack and Mr Graham Edds, addressed the Committee.

That:

1. The heritage funding requests be considered in the preparation of the forthcoming budget.
2. A report come back to Council on the unclaimed funds available.

76: Collection of Domestic Sullage (GC270/094/EVD/ENB29NBX.V02)

That:

1. Council adopt as policy, that the maximum volume of sullage collected from a residential property each fortnight, be 6,000 litres as part of the annual charge system.
2. Volumes in excess of 6,000 litres collected from residential premises, will be collected if requested by the owner of the property in writing, and be charged at the commercial rate per 1,000 litres which is current at that time.

77: Lachlan Court - Lot 3 DP858002 No. 25 Macquarie Street, Windsor - Two Storey Retail Centre containing 14 shops and 62 car parking spaces (53 in basement car park) (BA869/97, DA63/96/EVD/ENB29NBX.V10)

That the information be received.

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78: Removal of scrap metal, motor vehicles, drums - Lot 423 DP751665 No. 38 Vollers Lane, Freemans Reach (P2204/20/EVD/ENB29NBX.V09)

Mr Grant Douglas, owner of the materials, addressed the Committee.

That the information be received and further reported to the Ordinary meeting.

79: Accumulation of Waste Timber - Lot 103 DP 615135 No 34 Woodlands Road, Wilberforce (P2319/88/EVD/ENB29NBX.V11)

Mr John Hill, owner, addressed the Committee.

That the owner be directed to carry out the following:

1. To remove all stockpiles of wood chip, mulch, timber residue, pallets and timber from the property.
2. To carry out and complete the works within a period of 42 (forty two) days and prior to 15 April, 2000.
3. The owner be advised that failure to carry out the works in the specified period will lead to Council causing the works to be conducted by a private contractor and any expense incurred will be sought from him.
4. Tenders be called for the removal of the stockpiles of timber if the material is not removed from the land in the required period.
5. A tender be accepted and the works undertaken by a private contractor.

80: Excavation of Wetlands and Wheeny Creek - Lot 1 DP834193, No. 181 Upper Colo Road, Colo (P2408/422/EVD/ENB29NBX.V08)

Mr Neville Diamond, objector, addressed the Committee.

That:

1. The information be received.

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2. The Council engage, at the owners expense, a consultant to undertake advice on the rehabilitation of the area, also to be undertaken at the owners expense.

81: Sewage Management Facility (Septic Tank) - Draft Development Control Plan for Sewage Management Facilities (GS080/008/EVD/ENB29NBX.V12)

That the Sewage Management Facility draft Development Control Plan be placed on public exhibition for twenty-eight days in accordance with the requirements of the Environment Planning and Assessment Act.

82: State Environmental Planning Policy No. 10 - Retention of Low Cost Rental Accommodation (GT190/032/EVD/ENB29NBX.V19)

That the information be received.

83: Two Storey Duplex - Cnr Lot 1, DP662568No. 32 Cox Street, Windsor (M1766/99/EVD/ENB29NBX.V17)

Mr Dennis Clarke, applicant, addressed the Committee.

The Committee exercising its delegation as full Council

368 RESOLVED on the motion of Councillor Sheather seconded by Councillor Conolly

That:

- A. Approval be granted for a single storey duplex at 32 Cox Street, Windsor, Cnr Lot 1, DP662568, subject to the following conditions:

General

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 RE & PA Collis Design numbered 56299/2 (3 sheets) dated 17/2/99) submitted with Development Application No. M 1766/99 dated 8 November, 1999 and any supportive documentation, except as otherwise provided by the conditions of this consent.

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2. This consent covers the removal of trees and other vegetation from the site of approved buildings, structures, permanent accessways 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.
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) Sydney Water Corporation Limited
 - (b) Integral Energy
 - (c) Natural Gas Company
 - (d) a local telecommunications carrier

regarding 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.

Prior to Issue of Construction Certificate

7. 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 | (\$1,023) |
| (b) | Community Facilities | (\$1,115) |

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.

Contributions are to be paid prior to issue of the construction certificate.

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

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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.

8. The submission of a Certificate from Telstra Australia that satisfactory arrangements have been made for the provision of cables for telephones to the development.
9. The following documentary evidence is to be obtained prior to the issue of any Construction Certificate, whether by Council or an accredited certifier:
 - (a) A Section 73 Certificate issued by the Sydney Water Corporation Limited or other evidence of Sydney Water's non-objection to the commencement of work on the basis of service availability.
 - (b) 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.
10. A schedule of external finishes are to be submitted to Council for assessment.
11. 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.
12. A detailed diagram shall be submitted indicating existing ground levels, proposed cut and fill levels and proposed floor level (levels to datum or AHD).
13.
 - (a) Payment of a sewer headworks contribution to Council of \$4,820 (four thousand eight hundred and twenty dollars). 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. Further, that additional information be provided at the Ordinary meeting in relation to this item.
 - (b) The number of sewer headwork connections be investigated and if necessary payment adjusted.
14. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application.

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Prior to Commencing Works

15. Building work that involves residential building work (within the meaning of the Home Building Act 1989) must not be commenced unless the principal certifying authority for the development to which the work relates:
- (a) in the case of work to be done by a licensee under that Act:
 - (i) has been informed in writing of the licensee's name and contractor licence number, and
 - (ii) is satisfied that the licensee has complied with the requirements of Part 6 of that Act, or
 - (b) in the case of work to be done by any other person:
 - (i) has been informed in writing of the person's name and owner-builder permit number, or
 - (ii) has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in Section 29 of that Act

and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.

Note: A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this condition sufficient evidence that the person has complied with the requirements of that Part.

16. Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided:

- (a) must be a standard flushing toilet; and

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- (b) must be connected:
 - (i) to a public sewer, or
 - (ii) if connection to a public sewer to some other sewage management facility approved by the Council.

The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.

17. A sign must be erected in a prominent position on any work site on which the erection or demolition of a building is being carried out:
 - (a) stating that unauthorised entry to the work site is prohibited; and
 - (b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
18. 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
19. 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.
20. 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.

During Construction

21. All building work must be carried out in accordance with provisions of the Building Code of Australia.
22. 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) steel reinforcement;

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- (d) framework, after the installation of all plumbing, drainage and electrical fixtures, and after the external cladding and roof covering has been fixed prior to fixing of internal linings and insulation;
 - (e) wet area flashing, after the installation any bath and shower fixtures;
 - (f) internal drainage lines prior to covering;
 - (g) external drainage lines, prior to backfilling; and
 - (h) on completion of the structure.
23. 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.
24. No burning of demolition or construction material being carried out on the site.
25. The developer is responsible for full costs associated with any alteration, relocation or enlargement to public utilities whether caused directly or indirectly by this proposed subdivision. Such utilities include water, sewerage, drainage, power, communication, footways, kerb and gutter.
26. The development is to be constructed in accordance with the noise report prepared by Murphy Pastoral and Technical Company Pty Ltd dated 4th December 1999.
27. The building shall be set out by a Registered Surveyor and the Survey Certificate of the building shall be lodged with the Principal Certifying Authority upon completion of the footings and prior to the external wall construction proceeding above floor level.
28. Construction of Council's standard residential footway and layback vehicular crossing to suit the access to the site.
29. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.

Prior to Issue of Occupation Certificate

30. An occupation certificate is to be obtained on completion of all works and prior to commencement of the approved use. The occupation certificate will not be issued if any conditions of this consent are outstanding.
31. Landscaping shall be completed in accordance with the approved landscaping plan and shall be maintained in perpetuity by the existing or future owners and occupiers of the property. In this respect a occupational certificate will not be granted on the application until the landscaping is complete.

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32. In order to enhance the amenity of the development, new boundary fences shall be provided, at the applicant's expense with the agreement of the adjoining owners. Such fencing behind the building line shall be to a height of 1.8m and at least lapped and capped. (D264).
33. In order to enhance the amenity of the area, all fencing fronting the street shall be a feature fence incorporating masonry piers with decorative infill panels.

The Use of the Site

34. All landscaping shall be permanently maintained in a good condition and in accordance with the intent of the landscaping plan.
- B.** A further report be bought Council outlining the possible implications of the reimbursement of costs incurred by the applicant for the drawing of the original plans.

84: Hawkesbury Local Environmental Plan 1989 Boundary Adjustment Clauses (GT160/002 PT2, GT160/001 PT2/EVD/ENB29NBX.V16)

That the information be received.

85: Proposal - Establishment of Yarramundi Park **Applicant P S Graham & Associates** (DA0144/93 PT4; P825/530; P825/515/EVD/ENB29NBX.V22)

Mr Peter Graham, applicant, addressed the Committee.

That:

- 1 Council contact the Department of Land & Water Conservation to determine whether or not they as the owner of this land would support the proposal as outlined by Tilmunda Pastoral Company;
- 2 The Hawkesbury Nepean Catchment Management Trust be approached to determine their position on the proposal; and

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- 3 If the above two organisations are supportive of the proposal in principle Council then approach the Department of Urban Affairs and Planning for their opinion on this proposal.

86: Hawkesbury City Waste Management Facility - South Windsor
(P2018/55/EVD/ENB29NBX.V18)

That the information be received.

87: Lot 12 DP736138 and Lot 4 DP610341 Mulgrave Road, Mulgrave (Elf Mushrooms)
(P1362/445/EVD/ENB29NBX.V07)

Councillor Paine declared an interest as her son-in-law is an employee of Elf Mushrooms
Councillor Sheather advised that his sister-in-law is an employee of one of the Tolson group.

Councillor Gilling advised that Mr David Tolson was her running partner in the recent elections.

Ms Kim Smith, Ms Tracy Cooper on behalf of Mr Ken Simmons, Mr Graham Hodgkins from Windsor High School, Ms Jane Lowndes, Ms Jan Sparkes on behalf of Mr Donald Curry, Mr Bill Sneddon, Mr Gerry Staunton from Hawkesbury Hospital, Mr Neville Diamond, Ms Sue Gleeson, Mr John Viale, Mrs Marie Noble, objectors, addressed the Committee.

That:

1. Council immediately take action to enforce all conditions of consent at the Elf Mushroom, Mulgrave site in particular conditions relating to:
 - i. Hours of operation
 - ii. Tonnage
 - iii. Noise
 - iv. Odour
2. The EPA be advised of Council's resolution.

Councillor Gilling left the meeting at 7.15pm.

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- 88: Lot 1 DP862897 No. 78 Greens Road, Lower Portland - Hawkesbury Country Club:
Application to amend approval to operate Caravan Park
(P717/440/EVD/ENB29NBX.V28)**

This matter was dealt with in conjunction with Item 90 of the Environment Section of the supplementary business paper.

Mr David Hooker, representing the owner, addressed the Committee.

That Council provide the operators of the caravan park with a detailed list of all matters in relation to problems of non-compliance with conditions of consent and that this be reported to the next General Purpose Committee.

The Mayor, Councillor Stubbs, returned to the meeting at 8.00pm and resumed the Chair.

Supplementary Reports

- 89: Proposed Shed - Lot 1 DP 209551, Jordan Avenue, Glossodia
(MA2001/99/EVD/ENB29LBX.V30)**

This matter was dealt with in conjunction with Item 69 of the Environment Section of the Agenda.

- 90: Lot 1 DP862897 No. 78 Greens Road, Lower Portland - Hawkesbury Country Club:
Application to amend approval to operate Caravan Park
(P717/440/EVD/ENB29LBX.V28)**

This matter was dealt with in conjunction with Item 88 of the Environment Section of the Agenda.

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91: Proposed Construction and Use of a Pasteurising Room, Setback Room, Spawn Room, Addition to an Existing Shed for Storage and Sale of spent Mushroom Compost by Way of a Roadside Stall (M1565/99/EVD/ENB29LAX.V27)

Ms Maria Weintz, Ms Sheila Bollinger, Mr Wayne Vella and Mr Neville Diamond, objectors, addressed the Committee.

That a site inspection be carried out.

A site inspection was carried out at 5.15pm on Tuesday 7 March, 2000. Councillors present at the inspection were Councillors P F Davies, G J Gilling, C A Paine, P R Rasmussen, L C Sheather, L A Williams, and C J Woods.

That:

- A. A Deferred Commencement Approval be granted for a pasteurising room, setback room, spawn room, additions to an existing shed for the storage of spent mushroom compost, sale of spent compost at Lot 1 DP 28331 subject to the following conditions:
- (I) Upon compliance with the conditions appearing in Schedule 1, and with the issue of confirmation to the 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.
 - (II) The Deferred Commencement consent will lapse in twelve months from the date of this consent unless the condition appearing in Schedule 1 has been complied with.

Schedule 1

1. A landscape design plan showing a schedule of all species to be planted including maturity height of each is to be submitted to Council for approval. All landscaping required under Building Application B 600/97 is to be incorporated into this plan.
2. All landscaping works approved on the plan referred to in 1 above are to be completed to the satisfaction of the Director of Development and Environment. Semi advanced species are to be used.

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Schedule 2

Advisory / General

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 Apted Plan Service numbered 199/417 dated November 1999) submitted with Development Application No. M1565/99 dated 7 October 1999 and any supportive documentation, except as otherwise provided by the conditions of this consent.
2. Compliance with the provisions of the Environmental Planning and Assessment (Amendment) Act 1979, and the Building Code of Australia.
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. Provision shall be made for access to the buildings with adequate aids provided for those with disabilities (i.e. mobility, hearing, site impaired) in accordance with the Discrimination Against People with Disabilities Act (DDA), Building Code of Australia and Council's Access Policy.

Prior to Issue of Construction Certificate

The following conditions in this section of the consent must be complied with or addressed prior to the issue of any Construction Certificate relating to the approved development, whether by Council or an appropriately accredited certifier. In many cases the conditions require certain details to be included with or incorporated in the detailed plans and specifications which accompany the Construction Certificate. The Construction Certificate shall be obtained prior to the commencement of any earth works or building works.

6. 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.
7. Separate practising Structural Engineer's details of all structural concrete and steelwork shall be lodged prior to issue of construction certificate.

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8. Parking shall be provided in accordance with Council's Regulations and Parking Policy. Parking spaces, accessways 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.
9. Manufacturers specifications of the colorbond clad sandwich panel are to be submitted to the Principle Certifying Authority for approval.
10. Details demonstrating that the proposed building comply with the requirements of the Building Code of Australia (BCA) are to be submitted to the principle Certifying Authority for approval. Note: details should include the following;
 - Location of emergency lighting
 - Location of portable fire extinguishers
 - A racking and machinery layout showing the paths of travel
11. Details of all drainage works are to be submitted to Council for approval.

Prior to Commencement of Works

12. A sign must be erected in a prominent position on any work site on which the erection or demolition of a building is being carried out:
 - (a) stating that unauthorised entry to the work site is prohibited; and
 - (b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

This condition does not apply to:

- (a) building work carried out inside an existing building; or
 - (b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.
13. 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.

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14. 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.
15. 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.
16. Sanitary accommodation shall be provided for workmen throughout the course of the building operations in accordance with the Local Government Act 1993 and the Environment Planning and Assessment Act.

During Construction

17. All building work must be carried out in accordance with provisions of the Building Code of Australia.
18. 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) steel reinforcement;
 - (d) framework, after the installation of all plumbing, drainage and electrical fixtures, and after the external cladding and roof covering has been fixed prior to fixing of internal linings and insulation;
 - (e) internal drainage lines prior to covering;
 - (f) external drainage lines, prior to backfilling;
 - (g) on completion of the structure.
19. The building shall be set out by a Registered Surveyor and the Survey Certificate of the building shall be lodged with the Principal Certifying Authority upon completion of the footings and prior to the external wall construction proceeding above floor level.
20. The eastern side of the storage and amenities awning is to be clad in green colourbond.
21. The land between the existing growing sheds and the western boundary is to be adequately drained to the existing dam.
22. The site shall be kept clean and tidy during the construction period and all rubbish shall be removed from the site upon completion of the project to the satisfaction of this office.

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Prior to Issue of Occupation Certificate

23. Occupation of any buildings and the use of the site for the proposed development should not take place until all landscaping is completed, all car parking spaces are constructed and designated and all the conditions of approval have been satisfied.
24. An occupation certificate is to be obtained on completion of all works and prior to commencement of the approved use. The occupation certificate will not be issued if any conditions of this consent are outstanding.
25. A Form 15 Fire Safety Certificate is to be submitted to Council.

Use of the Site

26. 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.
27. Landscaping shall be completed in accordance with the approved landscaping plan and shall be maintained in perpetuity by the existing or future owners and occupiers of the property.
28. In order to protect the amenity of the neighbourhood and the development, all work or the storage of goods or materials shall be confined within the building or approved areas. Separate development approval is required for external storage.
29. 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.
30. All sound producing plant, equipment, machinery, fittings, and the like shall be sound insulated and/or isolated so as to control noise emissions from the premises to within the limits prescribed by the Noise Control guidelines.
31. The sale of all spent compost is to be conducted from Unit 1 (storage shed)
32. Only one (1) pallet containing four (4) bags of compost is to be displayed or sold from the front entrance of the property at any time.
33. A separate parking space is to be provided adjacent to the storage shed (unit 1) for customer parking.
34. All vehicles are to enter and leave the property in a forward direction.

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35. The delivery of compost to the site is only permitted to be delivered between the hours of 7:00am and 6:00pm Monday to Friday.
36. Effluent from the Aerated Wastewater Treatment System is to be disposed of on all landscaped areas in accordance with the Environment and Health Protection Guidelines "On-site Sewage Management for Single Households".

SECTION 2 - INFRASTRUCTURE

28: Feasibility and Cost of Providing a "bus only" Road Link between Windsor Downs and Bligh Park (1967/R Pt3, 1833/R Pt4, 0248/R Pt2/ENG/INB29NBX.E01)

Mr Allan Curall, resident, addressed the Committee.

That:

1. On the basis of cost versus benefit the provision of a "bus only" road link between Windsor Downs and Bligh Park not proceed.
2. A report be bought to Council in relation to the dedication of this section of roadway.

29: South Windsor Sewage Treatment Plant Stage III Augmentation (GS045/006 Pt3/ENG/INB29NBX.E04)

That:

- 1 The design of Stage III Augmentation of the South Windsor Treatment Plant be commissioned and when completed tenders be called for the construction of phase 1 of Stage III Augmentation.
- 2 The aeration tank proposed as an interim measure to maintain discharge licence limits be constructed.

The Mayor, Councillor Stubbs, left the meeting at 6.05pm with the Deputy Mayor taking the Chair.

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30: McQuade Park Oval Proposed Picket Fence - Rotary Club of Windsor (PK/203 Pt14/ENG/INB29NBX.E05)

Mr Tom Millington, representing Windsor Rotary, addressed the Committee.

That the Rotary Club of Windsor be supported in the proposal to provide a picket fence for McQuade Park Oval.

31: The Richmond Committee, Mainstreet Program - Car Parks, Richmond Commercial Centre - Extension of Time Restriction (GT230/019 PT04/ENG/INB29NBX.E06)

That:

- 1 Further unrestricted parking not be allocated within Woodhills car park;
- 2 In relation to Coles Car Park, that the 21 spaces bounded by Francis Street/the access ramp/row of kerb logs nearest to Francis Street, be dedicated as unrestricted parking; and
- 3 In relation to Woodhills car park the unrestricted parking remain the same with the present 2 hour parking being trialed as 4 hour parking for a twelve month then reassessed.

32: Governor Phillip Reserve - Upper Hawkesbury Power Boat Club (PK/205/ENG/INB29NBX.E03)

Ms Jan Sparkes, addressed the Committee.

That approval be granted to the UHPBC for exclusive corporate use of Governor Phillip Reserve on 6-7 May 2000, subject to the following conditions:

- 1 The applicant obtaining appropriate licences from the Waterways Authority regarding the conduct of this event.
- 2 The applicant is to obtain appropriate licences from the Licensing Branch of the NSW Police Service, for the sale of alcoholic beverages at the proposed event.
- 3 The applicant obtaining necessary approvals with regard to the sale of hot food.
- 4 The applicant paying the corporate use contribution rate being \$1,000.00 (one thousand dollars) or \$1.00 per person/per day whichever is the greater.

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- 5 The reserve being left clean and tidy with the applicant being responsible for collection and disposal of all waste. The applicant paying to Council a refundable bond of \$750.00 less any costs incurred by Council, administrative or otherwise to clean/restore the area.
- 6 A letter drop be undertaken to all affected residents in proximity to the event by the applicant, with that letter advising full details of the event.
- 7 The applicant submitting a public liability policy for \$10,000,000 (ten million dollars) with the interest of Hawkesbury City Council noted on the policy.
- 8 The applicant is to obtain all necessary permits/approvals in relation to amusement rides/devices.
9. There is no undue interference with the Canoe Club's mini marathon to be held on 6 May, 2000.

It is also recommended that approval not be given to close the ferry services during the Bridge to Bridge Power Boat Race on Sunday 7 May 2000.

Supplementary Reports

33: Request for Support from Council as Adjoining Land Owner for Application to Use Hawkesbury River (GR030/020 PK/205/ENG/INB29LBX.E07)

Ms Tania Arnott, applicant, addressed the Committee.

Mrs Jan Sparkes, Mr Chris Horwood, Mr Harvey, Mr Brian Norman, Mr Bob Monaghan, Mr Neville Grey, objectors, addressed the Committee.

That:

1. The application by the NSW Water Ski Show Division for use of the Hawkesbury River between Rickabys Creek and the Windsor Bridge not be supported.
2. Support be given for the application by the NSW Water Ski Show Division for use of the Hawkesbury River between South Creek and the Windsor Bridge subject to the following conditions.
 - i. The applicant obtaining appropriate licences from the Waterways Authority to conduct this event.

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- ii. A letter drop be undertaken to all affected residents in proximity to the activity advising full details of the activity.
- iii. The applicant attending the Governor Phillip Park User Group Meeting on Tuesday 7 March 2000 at 7.30pm. This Meeting is held at the UHPBC club house at Governor Phillip Reserve.
- iv. Co-operation and compliance with other users of the park with regard to the dates that the activity is undertaken.
- v. The Applicant submitting to Council a public liability policy for \$10,000,000 (ten million dollars) with the interest of Hawkesbury City Council noted on the policy.
- vi. The Upper Hawkesbury Power Boat Club be advised of this decision and encouraged to work with and accommodate the NSW Water Ski Show Division.
- vii. This approval be given for a period of 12 (twelve) months.

SECTION 3 - ORGANISATION AND RESOURCES

52: Monthly Financial Report - January 2000 (GF011/005/FNC/OGB29NAX.F08)

That the information be received.

53: Approval for Interstate Travel (GP025/015/GMA/OGB29NAX.G13)

Council approve the attendance of five Councillors and one staff member at the Institute of Municipal Management National Congress in Melbourne in May 2000.

54: Community Consultation - Development Applications and Planning Procedures (GC280/004 PT3/GMA/OGB29NAX.G12)

That:

1. The information be received.

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2. A report be prepared indicating how the various consultation methods can effectively be matched to the type of development / issue being considered.

55: Upgrade of Windsor Road (2342/R/CSV/OGB29NBX.C03)

Mr Bart Bassett, Windsor Road Task Force Chair, addressed the Committee.

The Committee exercising its delegation as full Council.

369 RESOLVED on the motion of Councillor Allan seconded by Councillor Conolly

That Council endorse the decision of Hawkesbury Economic Development Advisory Board to provide up to \$2,500 (two thousand five hundred dollars) in funding for the signage campaign for the upgrade of Windsor Road.

56: University of Western Sydney Hawkesbury Scholarship (GU001/005 PT02/CSV/OGB29NBX.C04)

That:

1. Council continue to provide scholarships for three local students attending the University of Western Sydney, Hawkesbury by providing a HECS subsidy totalling \$7,000 (seven thousand dollars).
2. A further report come back to Council on ways of providing equity in the allocation of scholarships through the University of Western Sydney.

57: Grose Vale Scouts (GC283/099 PT2/CSV/OGB29NBX.C11)

Mr Malzide, representing Grose Vale Scouts, addressed the Committee.

That Grose Vale Scout Association be advised that Council would be prepared to support the sale or lease on a long term basis of 14 Cabbage Tree Road, Grose Vale under current commercial/market values. Further, if this is not acceptable to the Association that assistance be offered in re-locating to a more appropriate site within the area for long term lease or acquisition.

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58: Nepean Migrant Access Inc. (GF008/001 PT21/CSV/OGB29NBX.C02)

That Council contribute \$1,000 (one thousand dollars) to Nepean Migrant Access Inc. towards the cost of purchasing a notebook computer for the purpose of improving residents of NESB access to employment opportunities.

59: Hutchison and Vodafone Mobile Telephone Communications Network (GC283/149 PT02/CSV/OGB29NBX.C07)

That:

1. Council support the co-location of telecommunications facilities on the existing communications tower and lease land at the Operations Depot, Old Sackville Road, Wilberforce to Hutchison Telecommunications Australia and Vodafone Network Pty Ltd in accordance with the principle terms and conditions outlined in the report.
2. The Seal of Council be affixed to all necessary documents.

60: Proposed Road Closure and Transfer off Jordan Avenue, Glossodia (GR080/066 PT01/CSV/OGB29NBX.C09)

That:

1. Council support the closure of the unformed road off Jordan Avenue, adjoining Lot 1 in Deposited Plan 617415, Glossodia being an area of approximately 6435 square metres.
2. Council as the Roads Authority make application to the Department of Land and Water Conservation for the closure of the unformed road to be vested in the Crown and transferred to the Guide Dog Association and by agreement to the adjoining owners, Mr and Mrs Hall and Mrs Blundell.
3. That the Department of Land and Water Conservation be requested to ensure by way of a condition in the transfer documents that the applicant and the adjoining owners consolidate the closed road area with their existing lots.
4. The applicants are to meet all costs associated with the application, including application fees, survey fees, lodgement and registration fees, legal costs.
5. All necessary documents be executed under the Common Seal of Council.

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61: Hawkesbury Economic Development Advisory Board (GM001/021 PT11/CSV/OGB29NBX.C01)

Group Captain Chris Richards, RAAF Representative on the Board, addressed the Committee.

That the responses outlined in this report in relation to the correspondence tabled at the December meeting of Council, be received and noted. Further, that Council support the Board's proposal to unincorporate and re-establish as an objective and independent advisory committee of Council with an agreed Terms of Reference and clear lines of communication for reporting to Council.

QUESTIONS WITHOUT NOTICE:

1. Councillor Paine requested that in future when the business paper was so large it be split into sections.

The Mayor advised that this would be done.

2. Councillor Paine referred to previously discussed issues with mess in Baker Street. She requested that this matter be re-addressed as there had still been no action taken.

The General Manager advised that this would be done.

3. Councillor Paine enquired if Council had forwarded a letter to the high school in relation to insurance for the mowing of grass and clean up.

The Mayor advised that the letter had been forwarded approximately 2-3 weeks ago.

4. Councillor Paine referred to the re-vamping of the Cycle Committee.

The Director of Asset Service & Recreation advised that Mr Bathersby had contacted Council and advised that would not be available until the April General Purpose Committee meeting.

5. Councillor Paine referred to a telephone call she had received from Mr Ian Miller who lives opposite the Christian Centre who had been woken at 4.00am in the morning whilst cranes were being unloaded. Councillor Paine enquired if permission had been given to undertake these works at this hour of the day.

The General Manager advised that the Police were responsible for the Noise Act between sunset and sunrise.

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Councillor Paine requested that a letter be sent to Mr Miller addressing this issue and apologise for inconvenience.

The Mayor advised that this would be investigated.

6. Councillor Davies referred to a problem with dogs barking in Kurrajong Heights and requested a report.

The Mayor advised this would be done.

7. Councillor Davies enquired if there was an issue with the Geographical Names Board about the area commonly known as "The Slopes".

The Mayor advised that Council had resolved that there be a separate location known as "The Slopes" which had been forwarded to the Geographical Names Board some years ago. He further advised that the problem referred to related to an issue with Australia Post.

8. Councillor Davies referred to an accident in Comleroy Road on Sunday night. He tabled a letter in relation to this and requested that this be brought up at the next Local Traffic Committee meeting.

The Director of Asset Services & Recreation advised that the accident was speed related and that the RTA were looking at extending the 80kph zone to encompass this area.

9. Councillor Davies enquired if an advertisement had been placed for a Fire Control Officer.

The General Manager advised that it was being advertised this week.

10. Councillor Davies advised that there was a pot hole at 219 Settlers Road and requested that this be repaired.

The Mayor advised that this would be done.

11. Councillor Davies enquired if there was such a thing as 'dust inhibiting gravel'. He had been approached by a resident of Wells Road, Pitt Town who had advised his that it was to be laid on this road.

The Director of Asset Services & Recreation advised that there was no such gravel. He advised that there was a material that was being used to try and stop the dust and that he would follow up in relation to this road.

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12. Councillor Davies referred to the methods used for the identification of objections in the business paper. He advised that it would be helpful to know if key issues were raised due to objections from residents or if they were raised by the Planning Department. He requested that if there were objections from residents that this be noted in the business paper.

The Mayor advised that this would be done.

13. Councillor Davies advised that he had received a rate notice which had a Community Report from Winter 1999 which contains information on the past Council. He requested that this be investigated.

The General Manager advised that the rate notices were sent out by Security Mailing Services and advised that this would be dealt with.

14. Councillor Davies advised that there was a problem with the issuing of 149 Certificates. He advised that in the past there had been a system in place for the issuing of urgent 149 Certificates. Being that for an additional \$25 the certificates were prepared within an hour. He advised that currently this process is taking approximately 8 working days. He requested that this be investigated.

The General Manager advised that this would be investigated.

15. Councillor Williams advised that he had written to the General Manager prior to Christmas advising that the skateboard ramp had not been at Wilberforce Shopping Centre for some years. He advised that there was a permanent demand for this and enquired if it could be returned.

The Director of Asset Services & Recreation advised that the ramp was booked out and was in high demand. He advised that it was spread throughout the area and that it may need to be considered to buy an additional ramp in the Capital Works Program.

16. Councillor Rasmussen referred to the SES team which successfully competed at the Rescue Competition. He enquired if Council had done anything to reward them for their efforts.

The General Manager advised that the Mayor had written letters of appreciation to them and they receive the annual award.

17. Councillor Rasmussen referred to a drunken behaviour problems in the early morning at Richmond. He enquired if Council was aware of this problem and what was being done about it.

The Mayor advised that Council was aware and it was being addressed by the Community Safety Committee and a number of related to committees.

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Councillor Rasmussen enquired if Council were going to respond to the Richmond Mainstreet Committee along these lines.

The Mayor advised that this would be done.

18. Councillor Rasmussen referred to a submission from the Richmond Mainstreet Committee relating to proposals for funding. He enquired if Council was aware of these and if a response had been sent to the Richmond Mainstreet Committee.

The Mayor advised that Council has received correspondence from the Hawkesbury Chamber of Commerce but that he was unaware of a request from the Richmond Mainstreet Committee.

Councillor Rasmussen tabled this letter and requested a response.

The Mayor advised that this would be done.

19. Councillor Rasmussen enquired if Council had made a statement to the Strategic Plan for Sustainable Agriculture in the Sydney Region.

The Director of Environment and Development advised that this had been reported to a Council meeting last year.

Councillor Rasmussen requested a copy of any correspondence which had been sent to the Department of NSW Agriculture in relation to this.

The Mayor advised that this would be done.

20. Councillor Rasmussen enquired if Council was intending to write any comments on the Water Reform White Paper.

The General Manager advised that professional advice had been sought and a report would be provided to Council for a resolution prior to a response being sent to the Minister.

21. Councillor Calvert referred to a previous question in relation to Powell Park, Kurrajong Heights. He enquired what the current status was.

The Director of Asset Services & Recreation advised that a letter was being prepared for a letter drop to be done next week.

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22. Councillor Calvert advised that he had spoken to the Mayor about school students attending the General Purpose Committee. He advised that a group of approximately 30 students from Kurrajong East Primary School would be attending the March meeting. It is intended that they would arrive around 9.30am, provide a presentation to Council in relation to youth issues, and then meet with the Councillor for approximately 5-10 minutes. They would then be given a tour of Council buildings. He requested that this be formally put on the agenda.

The Mayor advised that this would be done.

23. Councillor Finch tabled a list of issues raised by the Bowen Mountain Association and requested that this be addressed.

The Mayor advised that this would be done.

24. Councillor Finch referred to a telephone call in relation to chemical odours coming from the Rural Press site. She requested that this be investigated.

The Mayor advised that this would be done.

25. Councillor Finch advised that rubbish had been dumped on the Richmond Lowlands and requested that this be cleaned up.

The Mayor advised that this would be done.

The meeting terminated at 9.15pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 28 March, 2000.

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Mayor