



H a w k e s b u r y C i t y C o u n c i l

general purpose committee minutes

date of meeting: 28 March 2000

location: Council Chambers

time: 9.00am

GENERAL PURPOSE COMMITTEE

Business

Meeting Date: 28 March 2000

AGENDA

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

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 March 2000

Page 3

Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 28 March 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.

Apology for absence was received from Councillor Allan

RESOLVED on the motion of Councillor Paine seconded by Councillor Davies that the apology be accepted.

RESOLVED on the motion of Councillor Sheather and seconded by Councillor Rasmussen that the Minutes of the General Purpose Committee Meeting held on the 29 February, 2000, be confirmed.

Councillor Allan arrived at the meeting at 10.13am
Councillor Allan left the meeting at 10.22am
Councillor Allan returned to the meeting at 10.25am
Councillor Paine left the meeting at 10.24am
Councillor Paine returned to the meeting 10.30am
Councillor Gilling left the meeting at 10.40am
Councillor Gilling returned to the meeting 11.02am
Councillor Calvert left the meeting 11.50am
Councillor Gilling left meeting at 4.10pm.
Councillor Gilling returned to meeting at 4.20pm
Councillor Finch left meeting at 4.00pm
Councillor Finch returned to meeting at 4.20pm
Councillor Finch left the meeting 5.17pm.
Councillor Williams left the meeting 5.17pm
Councillor Stubbs left the meeting at 6.20pm

Mayoral Minutes - General Purpose Committee Meeting - 28 March 2000

1. East Kurrajong School Visit (GC280/010 PT02)

436 **RESOLVED** on the motion of Councillor Stubbs seconded by Councillor Calvert

That the Committee welcome the students and Principal of East Kurrajong School.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 March 2000

Page 4

2. Awards (GC280/010 PT02)

437 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Rasmussen

That:

1. Council send letters of congratulations to local recipients of awards for the operations in East Timor.
2. Council send a letter of congratulations to the Tolson Group of Companies for awards achieved in the Western Sydney Industry Awards managed by the Office of Western Sydney.

SECTION 1 - ENVIRONMENT

92: Proposed Rodeo, Tourmaline Hotel/Motel - 711-725 Windsor Road, Vineyard (M 151/00/EVD/ENC28NAX.V15)

Mr Mark Dowden, objector, addressed the meeting.

That approval be granted subject to the following conditions:

General

1. To confirm and clarify the terms of this approval, the development shall take place in accordance with the plans and accompanying documentation submitted with the application, except where altered by conditions of consent.
2. Compliance with the provisions of the Environmental Planning and Assessment (Amendment) Act 1979, and the Building Code of Australia.
3. The organisers/operators of the rodeo are to hold Public Liability Insurance with a minimum indemnity of cover of \$10,000,000 (ten million dollars).
4. A Structural Engineer's Certificate certifying the integrity of the arena, holding yards and chutes as erected shall be submitted to Council prior to the first event.
5. A maximum of four events a year be held with the matter to be reviewed in twelve (12) months.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 March 2000

Page 5

Use of the Site

6. Erosion and sediment control devices are to be installed and maintained to ensure that there is no increase in downstream levels of nutrients, litter, vegetation debris or other water borne pollutants in accordance with Council's Development Control Plan 1/94 - Soil Erosion and Sedimentation.
7. Hawkesbury City Council and all immediately surrounding property owners/occupiers are to be notified of events a minimum of 14 days in advance.
8. Events held in autumn/winter are to be restricted to between 12.00pm and 3.00pm on Sundays. Events held in Spring/Summer are to be restricted to between 7.00pm and 9.30pm on Saturdays.
9. Regular patrols of Windsor and Boundary Roads within the vicinity of the property are to be carried out by staff/security personnel during and after each event to ensure the prompt and quiet departure of patrons.
10. Rodeo animals are not to be kept on the property unless appropriate stock fencing has been erected and suitable housing facilities made available.
11. Any lighting on the site is to be directed in such a manner so that no nuisance is caused to adjoining properties or to drivers on surrounding streets.
12. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
13. During periods of heavy patronage events, the first entry driveway in Boundary Road in close proximity to Windsor Road should be closed when the off-street car park area in front of the Tourmaline Hotel is full to avoid unnecessary delay and queueing back onto Windsor Road. Hotel staff are then to direct patrons to the secondary entry driveway further north along Boundary Road to access the site.
14. Parking associated with the rodeo is not permitted along the Windsor Road frontage of the property.
15. All driveways should be clearly signposted "Entry/Exit" as appropriate and controlled by staff in order to direct traffic movements to and from the site.
16. The overflow parking area is to be supervised to ensure vehicles park in an orderly manner with clear access aisles being provided at all times. Aisle widths are to be a minimum of 6.7m wide.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 March 2000

Page 6

17. The access to the overflow parking area is to be provided with a compacted crushed rock surface a minimum of 6m wide. The access is to be extended to the northern most point of the dam near the waste water treatment plant. The overflow area is to be improved and maintained by any necessary regrading, grassing, slashing and removal of rubbish.
18. Parking in the overflow area shall be a minimum of 6m clear of the dams, waste water treatment plant and irrigation area. Temporary fencing/bunting with reflectors is to be installed to restrict vehicle access to the above areas.
19. The loading/unloading of livestock from trailers should take place on-site within a designated area which is well clear of public patrons at all times.
20. All litter on the site and along Boundary Road and Windsor Road within 100m of the property is to be collected within 24 hours of an event.
21. Provision of 2 Port-A-Loo toilets for every one hundred people with hand washing facilities in each unit. A constant supply of toilet paper, soap, and hand drying facilities is to be maintained for all toilets.
22. Effluent from the portable toilets is removed off the site.
23. Garbage is to be collected, stored and disposed of to the satisfaction of the Manager of Environment and Waste.
24. A garbage bin with the capacity to hold 240 litres is to be provided every 50 metres around the main arena. Six (240 Litre) garbage bins are to be placed within 25 metres of each food and drinks stall.
25. All Barbeque facilities, temporary food stalls, and canteens are to comply with "National Standards for the Establishment and Operation of Temporary Food Premises".
26. Noise levels are not to exceed 76dBL_{A10}(A) at the nearest residence as a result of the event.
27. Public Address speakers should be directed away from surrounding residential properties. Where speakers are to be mounted on poles, they are to be inclined downwards at an angle of approximately forty-five (45) degrees from the horizontal.
28. A sound limiting circuit should be included in the PA system to control the signal amplitude to a fixed level regardless of the loudness of the operator's voice, or the volume control on the amplifier.
29. A fee be imposed for over 1,000 people attending the rodeo.

This is Page 6 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 March 2000

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 March 2000

Page 7

93: Single Storey Duplex and Two Lot Subdivision - Lot 7, DP243630 No. 51 Elizabeth Street, North Richmond (M 1979/99/EVD/ENC28NAX.V04)

Mr John Baieda, designer, and Mr Steve Marsh, applicant, addressed the meeting.

Mr Paul Lalley, objector, addressed the meeting.

That a site inspection be carried out.

A site inspection was carried out at 2.00pm on Tuesday, 28 March 2000. Councillors present at the inspection were Councillors L Allan, 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.

That:

- A.** Approval be granted for a single storey duplex and two lot subdivision at 51 Elizabeth Street, North Richmond, Lot 7, DP243630, 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 All-Plans numbered GS199 (7 sheets) dated March 2000) submitted with Development Application No. M1979/99 dated 15 December, 1999 and any supportive documentation, except as otherwise provided by the conditions of this consent.
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

This is Page 7 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 March 2000

General Manager

Mayor

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 March 2000

Page 8

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.
7. The applicants shall make themselves aware of any use restriction relevant to this property and shall comply with the requirements of the Section 88b instrument relevant to this subdivision and property.

Prior to Issue of Construction Certificate (Building)

8. 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 | (\$421) |
| (b) | Community Facilities | (\$1,913) |

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.

9. The submission of a Certificate from Telstra Australia that satisfactory arrangements have been made for the provision of cables for telephones to the development.
10. 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.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 March 2000

Page 9

- (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
- 11. A schedule of external finishes are to be submitted to Council for assessment.
- 12. 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.
- 13. Separate practising Structural Engineer's details of all structural concrete and steelwork shall be lodged prior to issue of construction certificate.
- 14. Details demonstrating compliance with the Building Code of Australia is to be submitted to the Principle Certifying Authority for approval. Details should include:
 - i. Location of smoke alarms
 - ii. Fire resistance levels of relevant building components
 - iii. A section of the proposed common wall
- 15. Submission of detailed designs for pavement areas and drainage to be provided on site.

Prior to Issue of Construction Certificate (Subdivision)

- 16. Submission of full designs and calculations for access and drainage works required for the subdivision.
- 17. A design checking and inspection fee of 250 (two hundred and fifty dollars), must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 30 June, 2000.
- 18. The building design shall incorporate components that will provide aircraft noise mitigation in accordance with AS 2021. Details prepared by an accredited acoustical consultant submitted with the construction certificate.

Prior to Commencing Works

- 19. 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:

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 March 2000

Page 10

- (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.

20. 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:
 - (i) to a public sewer, or
 - (ii) if connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council, or
 - (iii) if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the Council.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 March 2000

Page 11

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

21. 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.
22. 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
23. 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.
24. 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.
25. 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

26. All building work must be carried out in accordance with provisions of the Building Code of Australia.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 March 2000

Page 12

27. 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) 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.
28. All demolition, construction, and associated work and deliveries 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.
29. No burning of demolition or construction material being carried out on the site.
30. 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.
31. 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.

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. 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.
34. In order to enhance the amenity of the development, new boundary fences shall be provided at the applicant's expense. Such fencing behind the building line shall be to a height of 1.8m and at least lapped and capped. Lattice shall be erected above the north eastern boundary fence along the length of the existing dwelling to maintain privacy.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 March 2000

Page 13

Prior to Issue of Subdivision Certificate

35. Construction of a centrally located concrete driveway a minimum of 2.5 metres wide and 150mm thick reinforced with F82 mesh over the full length of the access handle and reciprocal right of way the rear lot together with the construction of Council's standard residential footway and layback crossing also 150mm thick reinforced with F82 mesh. All services are to be placed on conduits laid prior to placing concrete
36. The submission of a plan showing all existing services on the lots including septic tank and effluent disposal area, sewer connections, water connections and stormwater disposal, where applicable, and the correction of any encroachments or defects to the requirements of the Director of Environment and Development.
37. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
38. Payment of a linen release fee of \$200. This amount is valid until 30 June 2000.
39. 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 (\$734)
 - (b) Community Facilities (\$3,340)

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.

The Use of the Site

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

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 March 2000

Page 14

- B. The next available Tuesday briefing session be used to discuss the medium density housing policy.

94: Staged Development for a Boarding House and Tourist Accommodation - Lot 2 DP709500 No. 3075 Bells Line of Road and Sign at Lot 10 DP39306 Powells Road (M1767/99/EVD/ENC28NAX.V06)

Mr John Stokman, applicant, Mr Ross Booth, agent, addressed the meeting.

Ms Peta Trahar, objector, addressed the meeting.

That

1. A meeting be set up between Council staff, the objectors and the applicant.
2. A report be brought back to the Ordinary Meeting.

95: Development Control Plan - Contaminated Land Policy (DCP001/00/EVD/ENC28NBX.V02)

That:

1. The draft Development Control Plan - Contaminated Land Policy be adopted by Council.
2. Notification of commencement of the development control plan be placed in the local newspaper in accordance with Section 20(2) of the Environmental Planning and Assessment Regulation, 1994.
3. A copy of the development control plan be sent to the Director of the Department of Urban Affairs and Planning in accordance with Section 20(5) of the Environmental Planning and Assessment Regulation, 1994.

96: 190 Macquarie Street, Windsor - Extensions to Existing Church - Hawkesbury Christian Centre - Noise Complaints (DA151/98/EVD/ENC28NBX.V12)

Councillor Woods declared an interest as her husband is the Pastor of Hawkesbury Christian Centre. Councillor Stubbs declared an interest financially and requested Councillor Sheather take the Chair.

This is Page 14 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 March 2000

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 March 2000

Page 15

Councillor Sheather advised that he attended the church.

Councillor Stubbs left the meeting and Councillor Sheather took the Chair.

Mr Bob Stevens, Managing Director, Commercial Building Group and Mr Andrew Mann, Senior Assistant Pastor of Hawkesbury Christian Centre, addressed the meeting.

Ms Keryn Miller, objector, addressed the meeting.

That:

1. The information be received.
2. There be a report regarding industry zoning in the immediate area and a further report regarding industrial zonings in South Windsor.

Councillor Stubbs returned to the meeting and resumed the Chair.

97: Draft Local Environmental Plan 16/95(Amendment 64) -Rezoning of the Grose Wold area (LEP16/95/EVD/ENC28NBX.V09)

The Committee exercising its delegation as full Council.

438 RESOLVED on the motion of Councillor Allan seconded by Councillor Rasmussen

That the draft local environmental plan - Amendment 64 be forwarded to the Department of Urban Affairs and Planning for finalisation and gazettal.

98: Notice of Intention to Consider Listing Lot 180 DP41869 No. 286 Windsor Street Richmond on State Heritage Register (P2343/1590 Pt02/EVD/ENC28NBX.V08)

That Council support the proposed listing of 286 Windsor Street, Richmond on the State Heritage Register.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 March 2000

Page 16

99: Submissions from Department of Agriculture Concerning the Definition of Rural Industry (LEP0006/98/EVD/ENC28NBX.V05)

Mr David Mason, Department of Agriculture, addressed the Committee.

That the information be received.

100: Development Control Plan for the Grose Wold area (DCP 2/00/EVD/ENC28NBX.V13)

That the Development Control Plan for Grose Wold be adopted.

101: Lot 1 DP 862897 No 78 Greens Road, Lower Portland - Hawkesbury Country Club - Issues Associated with Development Application and Operation of Caravan Park (717/0440, DA319/98, DA26/97/EVD/ENC28NBX.V11)

Councillor Gilling declared an interest as she is the owner of the property.

That:

1. Council write to the operators of the Paradise Point Caravan Park informing them that the licence to operate the caravan park will be amended once the sites approved on Development Consent 319/98 have been constructed.
2. Condition 1 of the approval to operate a caravan park be amended as follows:

"Manufactured homes are permitted to be installed on flood liable land, subject to the following requirements:

 - i. *Floor level for manufactured homes to be at a minimum 8.7 metres AHD.*
 - ii. *Floor level for manufactured homes to be a maximum of 1 metre above natural ground level.*
 - iii. *Other than in the case of sites 5-28, manufactured homes which are to be installed on land lower than 8.7m AHD will be the subject of approval applications to Council having regard to the provisions of the Local Government (Caravan parks, Camping Grounds and Moveable Dwellings) Regulation 1995.*

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 March 2000

Page 17

- iv. *Applications referred to in (iii) are to contain details of construction which complies with Council's requirements for structures capable of being inundated by flood waters, in particular flood compatible materials, electrical, plumbing and other services and footings and tie downs having regard to potential impact from flooding.*
 - v. *Completion of manufactured homes following approval and installation are to be certified by a suitably qualified engineer having regard to hydraulic and structural expertise, certifying that the structures are appropriate having regard to the potential impact from flooding and that they will not cause future damage having regard to the potential flood impact.*
4. Once the opinion of Counsel is obtained concerning the deemed to comply provisions of the regulations these be conveyed to the operator for them to take the appropriate action.

102: Hawkesbury Local Environmental Plan 1989 - Clause 13 - Boundary Adjustments
(GT160/002 PT2, GT160/001 PT2/EVD/ENC28NBX.V10)

It is recommended therefore that pursuant Section 54 of the Environmental Planning and Assessment Act, Council resolve to amend Clause 13 of Hawkesbury Local Environmental Plan 1989 by:

- 1. Inserting provisions to prevent additional lots being created under this Clause.
- 2. Inserting matters for consideration in Clause 6 that include the environmental consequences of the adjustment, the access to the lots and the surrounding lot sizes.

103: Development Application Activities - July 1999 to February 2000
(GE020/029/EVD/ENC28NBX.V14)

That the information be received.

Supplementary Reports

104: Motor Showroom - Lot 102 DP849449 70 Macquarie Street, Windsor
(MA161/00/EVD/ENC28LAX.V18)

Ms Christine Mitchell on behalf of Mrs Noble, objector, addressed the meeting.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 March 2000

Page 18

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

105: Lot 24 DP270194 No. 79 Peel Parade (M 82/00 and SA45/97/EVD/ENC28LBX.V07)

That a report be brought to next General Purpose Committee with a site inspection to be carried out.

106: Two Storey Duplex - Cnr Lot 1 DP662568 No. 32 Cox Street, South Windsor (M 1766/99/EVD/ENC28LBX.V17)

That the applicant be formally notified that Council does not require compliance with Conditions 7 and 12 of development consent issued on 1 March, 2000, for the payment of Section 94 contributions and sewer headworks charges.

SECTION 2 - INFRASTRUCTURE

34: Funding for Restoration of Boer War Memorial in Memorial Park, Windsor (PK/254 & GM020/003/ENG/INC28NBX.E01)

That:

1. The funding of \$3,000 from the Minister for Veterans' Affairs and \$1,500 (one thousand five hundred dollars) from the Windsor RSL sub-branch be accepted;
2. Council contribute half of the shortfall being \$1,500 (one thousand five hundred dollars) and that this be funded from the parks maintenance budget; and
3. A letter of appreciation be forwarded to the sub-branch for their support of and contribution to the project.

35: Macquarie Park (PK/006/ENG/INC28NBX.E02)

That the name sign for Macquarie Park be adopted for placement on the front gate of the park.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 March 2000

Page 19

36: South Creek Second Road Crossing - Flood Evacuation Route (GR110/006 Pt1/ENG/INC28NBX.E03)

That Council's position in relation to the Flood Evacuation Route be that the route provide the dual functionality of both flood evacuation and improvement to traffic flow and that the preferred route be to the north of the railway line and generally located on the alignment indicated as Route B or C.

SECTION 3 - ORGANISATION AND RESOURCES

62: Monthly Financial Report - February 2000 (GF011/005/FNC/OGC28NAX.F08)

That the information be received.

63: National Competition Policy (GM001/031 PT3/GMA/OGC28NAX.G02)

That the information be received.

64: University of Western Sydney - Scholarships (GU001/005 PT2/GMA/OGC28NAX.G10)

That Council consider further funding for Scholarships to the University of Western Sydney, Hawkesbury in its 2000/2001 Budget with the University to determine the scholarships having regard to the social economic and residential status from the Hawkesbury.

65: Funding of External Programs (GF001/011 PT1/GMA/OGC28NAX.G11)

That Council initiate investigations for the implementation of special rates for Tourism and Mainstreet funding for the 2001/2002 Budget.

66: Proposed 11kV Power Link between Berger Road and Arkell Drive, South Windsor (0245/R/CSV/OGC28NBX.C03)

That:

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 March 2000

Page 20

1. Council support the construction of an 11kV powerline link between Berger Road and Arkell Drive, South Windsor by Integral Energy.
2. If required, Integral Energy to convert the overhead section to underground cable, at their expense, on development of the site. Should the conversion not take place within the specified notice period, Integral Energy is required to pay to Council one and half times the cost of conversion.
3. All legal and survey costs to be borne by Integral Energy and suitable public liability insurance cover of a minimum of \$10 million is to be provided.
4. All necessary documents to be completed under the Common Seal of Council.

67: Request for Donation - Hawkesbury City Little Athletics Presentation (GF008/001 PT21/CSV/OGC28NBX.C04)

That Hawkesbury City Council support the Hawkesbury District Little Athletics Inc. by donating \$100 (one hundred dollars) to their function.

68: Hawkesbury City Chamber of Commerce (GT070/024 PT01/CSV/OGC28NBX.C09)

The Committee exercising its delegation as full Council

439 RESOLVED on the motion of Councillor Sheather seconded by Councillor Rasmussen

That Council provide funding to the Hawkesbury City Chamber of Commerce in the amount of \$2,000 (two thousand dollars) for the purpose of street cleaning as part of the mainstreet program as a one-off contribution. Further, that correspondence be received to detail the appropriate acquittal of these funds.

69: Web-Site Links and Referencing Policy (GC230/044/CSV/OGC28NBX.C06)

That the Website Links and Referencing Policy as incorporated in the report be adopted.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 March 2000

Page 21

70: Water Reforms (DCP001/96, GM001/021 PT11/CSV/OGC28NCX.C07)

Mr Peter Davey HNCMT addressed the Committee
Mr Michael White addressed the Committee

The Committee exercising its delegation as Council

440 RESOLVED on the motion of Councillor Rasmussen seconded by Councillor Allan

That:

1. The state government be requested to justify the restrictions placed on irrigating water from the Hawkesbury/Nepean system when it has not provided any facts and figures to prove that the river is stressed and in danger of running out of water, i.e., restrictions have been put in place when there is no factual evidence to support arguments and agriculture and horticulture industries who have existed in the catchment for a number of years, have not observed a reduction in the available water.
2. The government be requested to continue with obtaining returns from all licence holders to determine how much water is being used so that if the system runs into unsustainable conditions in the future, it will be clear what licence holders rights may be.
3. The proposed volumetric based water allocation system, provide sufficient volumes of water to individual licence holders to ensure the ongoing viability of agriculture and horticulture industries in the Hawkesbury Nepean Catchment. Further, that the checklist of issues as outlined in the draft legislation and to be addressed when farmers seek permission to change the type of crop and subsequent water allowance, be rationalised.
4. Encourage the storage of water off stream in dams and retention areas, from the river in periods of high flow.
5. Consideration be given to establishing a system to allow transfer of dams within a catchment when existing dams are filled for residential and commercial development.

QUESTIONS WITHOUT NOTICE

1. Councillor Paine tabled a letter from Mr Ken Bennett regarding crime concerns in Richmond in connection with shopping trolleys that are left around the town from Coles and being grabbed by vandals.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 March 2000

Page 22

The General Manager advised that shopping centres had been written to and requested to provide a collection service and that the matter would be followed up.

2. Councillor Paine referred to a letter written from Council to Mr Nagle of Anschau Crescent, Windsor, referring to a problem that residents have with parking.

The General Manager advised that Council is addressing the problems in Anschau Crescent with principals of Hawkesbury Valley Holden, but if a solution is not reached soon further action may have to be taken. The matter of restricted parking signs is to be discussed at the next Traffic Committee Meeting.

3. Councillor Paine referred to a large “Go-Lo” sign over Franklins in Windsor and requested further information on Council’s sign policy.

The General Manager advised that this would be done.

4. Councillor Paine requested information on what is happening about Windsor Mall.

The Director of Asset Services and Recreation advised that Council is waiting for information from Windsor Mainstreet Committee.

5. Councillor Paine requested information and report about HSADS Committee.

The Deputy Mayor advised that this would be done.

6. Councillor Davies requested information about a briefing session at Council on Tuesday, 4 April 2000.

The General Manager advised that the briefing will be about Finance and Asset Management and a time needed to be set and suggested 6.00pm or 7.30pm.

The Deputy Mayor advised that the session would be from 6.00pm to 8.30pm.

7. Councillor Davies requested information about problems with barking dogs at Kurrajong Heights.

The General Manager advised that further investigations would be made.

8. Councillor Allan enquired about Federal Government Black Spot Funding.

The Deputy Mayor advised that enquiries will be made.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 March 2000

Page 23

9. Councillor Allan enquired about getting developers to help with funding for roads, especially bridge at North Richmond.

The General Manager advised that it would not be feasible for developers to contribute towards the cost of constructing a further bridge at North Richmond for flood free access given the limited level of urban development proposed for the western side of the river..

10. Councillor Rasmussen enquired about letter from Richmond Mainstreet Committee reference drunken behaviour.

The General Manager advised that the letter had been forwarded to the Police Local Area Commander to be brought up at the next Community Safety Committee meeting on Tuesday, 11 April 2000.

11. Councillor Rasmussen enquired about a community plan for sustainable agriculture in the Sydney region and requested Council write a letter to Department of Agriculture stating Council's support.

The Director of Environment and Development advised that this would be done.

12. Councillor Rasmussen enquired about impact on LGA and on Council's budget of deregulation of power industry and requested a report.

The General Manager advised that the first stages had occurred some time ago for the larger power supplies and savings had already been put in place. He advised that Council's current supplier was Energy Australia.

13. Councillor Rasmussen enquired about final cost to Council of GST legislation.

The General Manager advised that Council is working with Deloitte's (auditors) for the implementation and the full cost was not yet known.

14. Councillor Conolly requested a report to Council summarising all representations made to State Government over recent years by Council regarding the standard of service on Richmond railway line.

The General Manager advised that this would be done.

15. Councillor Gilling enquired about work needed on Green's Road, Lower Portland, and Packer Road, East Kurrajong.

The Director of Asset Services & Recreation advised the position.

GENERAL PURPOSE COMMITTEE

Minutes

Meeting Date: 28 March 2000

Page 24

The meeting terminated at 6.40pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 2 May, 2000.

.....
Mayor

This is Page 24 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 28 March 2000

General Manager

Mayor