



Hawkesbury City Council

general purpose committee minutes

date of meeting: 23 May 2000

location: Council Chambers

time: 9.00am

GENERAL PURPOSE COMMITTEE

Business

Meeting Date: 23 May 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 23 May 1999, commencing at 9.00am.

PRESENT: Councillor R P Stubbs, Mayor and Councillors 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.

RESOLVED on the motion of Councillor Allan and seconded by Councillor Finch that the Minutes of the General Purpose Committee Meeting held on 2 May, 2000, be confirmed.

Councillor Paine arrived at the meeting at 9.05am.
Councillors Conolly, Calvert and Gilling left the meeting at 11.30am.
Councillor Gilling returned to the meeting at 1.00pm.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

116: Nine (9) Lot Community Title Subdivision No 67 and No 77 Tierney Road, Kurmond, Lot 250, DP751649 Lot 158 DP751637 (M2047/99/EVD/ENE23NAX.V02)

- A.** That the SEPP 1 objection to Clause 11 of HLEP 1989 be supported.
- B.** That the application for a nine (9) lot community title 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 T Grabara & Associates numbered 1745-DA10B dated 4 February, 2000) submitted with Development Application No. MA2047/99 and any supportive documentation, except as otherwise provided by the conditions of this consent.

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2. Compliance with the provisions of the Environmental Planning and Assessment (Amendment) Act 1979.
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) 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).

General Terms of Approval (Department of Land and Water Conservation)

In accordance with the Environmental Planning and Assessment Act 1979 and Regulation 1994 (as amended) the Department of Land and Water Conservation (DLWC) has an approval role in relation to a development application (DA) MA2047/99 lodged with Hawkesbury City Council.

A permit issued under Part 3A of the Rivers and Foreshores Improvement Act 1948 (R&F1 Act) is required to carry out excavations for a road and to build a crossing in and within 40 metres of the top of the bank of Howes Creek and unnamed tributary at Kurmond.

Pursuant to Part 3A of the R&F1 Act, DLWC, having reviewed the documentation associated with MA 2047/99, proposes to grant an approval. DLWC's General Terms of Approval, for inclusion as conditions of consent, are set out below:

5. General and Administrative Issues

- 5.1 The work to which these general terms of approval apply is not to commence until such time as a formal permit under Part 3A of the Rivers and Foreshores Improvement Act 1948 has been issued by DLWC.
- 5.2 If, in the opinion of a DLWC officer, any work is being carried out in such a manner that it may damage or detrimentally affect the stream, or damage or interfere in any way with any work, the operation on the section of the stream shall cease immediately upon oral or written direction of such officer.
- 5.3 Work as executed survey plans shall be forwarded to DLWC upon request.

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- 5.4 If the permit conditions have been breached, the permit holder shall restore the site to the satisfaction of DLWC. If the necessary works are not completed then the permit holder shall pay a fee prescribed by DLWC for the initial breach inspection and all subsequent breach inspections.
- 5.5 Operations shall be conducted in such a manner as not to cause damage or increase the erosion of adjacent stream banks. The permit holder shall carry out any instructions given by DLWC with a view to preventing damage to the banks.
- 5.6 Any vegetation or other material removed from the area of operations shall be disposed of to an appropriate site where the debris cannot be swept back into the river during a flood.
- 5.7 When the works are to cease, DLWC is to be notified 1 month in advance of the cessation of the operation.

6. Conditions specific to the DA

- 6.1 Work is to be carried out in accordance with drawings and any "plans" required by these conditions, and approved by DLWC and which will accompany the Part 3A Permit.
- 6.2 Only one new access road across the watercourse is to be created as part of the subdivision. This new access is to be located as indicated on the subdivision plan 1745-DA10B, which accompanies this application.
- 6.3 The design of the creek crossing, establishment of a vegetated riparian zone and rehabilitation of the creek areas is to be done in accordance with a Vegetation Management Plan (Draft Guidelines for the preparation of the Plan are attached).
- 6.4 All plans are to be finalised in consultation with, and with the approval of, DLWC **prior** to the issue of the 3A permit.
- 6.5 Soil and erosion control measures for both the construction and maintenance phases of the works are to be in accordance with best management practices as outlined in the Department of Housing's publication, "Managing Urban Stormwater, Soils and Construction (1998)" (The Blue Book).

General Advice

- A. A Part 3A permit, subject to conditions, will be issued for the proposed works upon application, and upon payment of the appropriate fee.

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- B. Permits are generally granted for a period of 12 months from the date of formal approval and renewable on an annual basis. Any application for renewal shall be lodged one month prior to the expiry date.
- C. Three sets of drawings, consisting of plans, long sections, cross sections and detail drawings of the proposed works and any related works on or near the streams, to the satisfaction of DLWC, and all "Plans" referred to the General Terms of Approval, are to be provided to DLWC to allow Part 3A permit preparation.
- D. The rehabilitation of the area to the satisfaction of DLWC is the responsibility of the permit holder and the owner or occupier of the land.
- E. The permit holder and the owner or occupier of the land are responsible for any excavation or soil removal undertaken by any other person or company at this site.
- F. Any Part 3A permit granted is not transferable to any other person or company and does not allow operations at any other site.
- G. Any Part 3A permit granted does not give the holder the right to occupy any land without the consent for the owner(s), nor does it relieve the permit holder of any obligation which may exist to also obtain permission from local government and other authorities who may have some form of control over the site of the work and/or the activities proposed to be undertaken.
- H. These general terms of approval are issued with the proviso that operations shall be carried out on freehold land. Should operations be on Crown Land, this permit is rendered null and void and the occupier of Crown Land should contact DLWC.
- I. To issue a Part 3A permit, DLWC will require full details on land ownership of all areas affected by the proposed works, and authorisation for the works by relevant land owners.
- J. Should any of the above conditions not be complied with, DLWC may issue a Stop Order on the 3A permit related operations at the site until the conditions(s) has(have) been complied with.

Guidelines for the Preparation of a Vegetation Management Plan (Draft)

- 7. Site assessment and determining constraints - flora and fauna (previous studies, endangered species/existing vegetation communities, etc); habitat and corridor values; topsoil/litter layer quality; hydrology/hydraulics (flooding, surface water runoff/drainage, velocities, water table, etc); frost areas; fire issues; contaminants; acid sulphate soils; human and vehicular access; stock and herbivore access (rabbits, hares, etc); shadow zones; drainage; topography (slope, aspect, soils, geology, erosion, deposition); weed sources, etc.

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8. Define each project task, how each task will be done, the duration of each task, the priority order for each task and who will be responsible for undertaking each task.
9. Prepare a time frame (eg Gannt chart) for all tasks in the project.
10. Liaise with council Bushcare Officer, landcare or bushcare groups.
11. Seed collection and propagation - local native species only to be used - identify local native seed sources, check on any licences required.
12. Prepare maps/diagrams and plant species lists including existing vegetation, constraints, vegetation and natural features to be retained, proposed vegetation (species/communities, zonation from water to land, corridors/linkages, spacings, tubestock/virocells/long stems, etc), sediment and erosion control, etc.
13. Site preparation
 - protection of plants to be retained
 - installation of sediment and erosion control devices
 - completion of any site works (if any)
 - weed control (techniques and sequences of removal)
 - application of herbicides
 - topsoil remediation
 - surface preparation (levelling, deep ripping, scarifying, mulching etc)
 - surface stabilisation - (needs to be suitable for the site/vegetation -erosion matting, mulch, brushmatting, sterile cover crops, binding sprays, etc.)
 - site drainage
14. Planting program and method, installing weed mats, mulch, stakes and ties, tree guards, use of fertilizers types (justify their need), water-retaining crystals, etc.
15. Site and vegetation maintenance - sediment and erosion control, watering, replacement of plant losses, disease and insect control, mulch, length of time for maintenance etc.
16. Monitoring and review (develop a method for performance evaluation, replacement of plant loses, etc).
17. Other issues - signage, relevant legislation, planning instruments/guidelines, OH&S, community involvement, liaison with DLWC and others, how other areas of the property and adjacent areas can be managed to compliment the vegetation strategy (weed control, drainage, etc) etc.

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Prior to Issue of Construction Certificate

18. The submission of design plans and calculations for works required by this consent.
19. A design checking and inspection fee of \$5 per linear metre of road and access road, must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 30 June 2000.

Prior to Commencement of Works

20. A Part 3A permit is required from the Department of Land and Water Conservation prior to commencing any works.
21. 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
22. 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.
23. 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

24. 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 | (\$10162) |
| (b) | Community Facilities | (\$14283) |

The above contributions have been determined in accordance with Hawkesbury Section 94 Contributions 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 subdivision certificate.

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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.

25. Dedication of that part of Tierney Road to the north of Howes Creek necessary to provide access to this development. Council will make application for the dedication following lodgement of a security covering the cost of the work and payment of the application fee of \$100.00. No work is to be carried out on the section of road until permission is obtained from the Crown or dedication occurs.
26. Construction of Tierney Road from the end of existing seal with a sealed pavement to match the existing seal, 1.2m wide road shoulders, earth table drains and any drainage to make this effective.
27. Construction of a turning area at the end of Tierney Road.
28. Construction of a sealed pavement and all necessary drainage along the full length of the Neighbourhood property.
29. Construction of a 3.5m wide compacted crushed rock pavement and any necessary drainage along the access strip or right of carriageway and across the footway to Lots 5, 7 and 9 together with any necessary drainage. The maximum grade is to be 1 in 6.
30. The submission of a plan showing all existing services on the lots including septic tank and effluent disposal areas, sewer connections, water connections and stormwater disposal, where applicable, and the correction of any encroachments or defects to the requirements of the Director Environment and Development.
31. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
32. 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.
33. Submission of a Certificate from Telstra that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
34. Payment of a linen release fee of \$450. This amount is valid until 30 June 2000.

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35. A restriction as to user pursuant to 88B of the Conveyancing Act is to be created for all allotments (excluding Lot 1) which indicates the mound system is to be installed on each lot in accordance with the on-site effluent disposal report prepared by Geotechnique Pty Ltd dated 1 November 1999 with reference number 2903/1-AB. This restriction can only be varied by the developer/applicant and Hawkesbury City Council.
36. A Management Statement complying with Schedule III of the Community Land Development Act, 1989, shall be lodged with and approved by Council. This statement is to include the provision that Lot 1 is not to be used for the purposes of erecting a dwelling or any other building structure. That Part 5 of the management statement include the provision of the riparian zone as indicated in the Flora and Fauna Report prepared by Urban Bushland Management Consultants Pty Ltd dated June 1999 and November 1999 as a conservation zone, and this can only be modified by Hawkesbury City Council.
37. A management plan be prepared and implemented to control introduced flora species and to ensure that the native plant community and fauna habitat near the creek be maintained in a viable condition.
38. A restriction as to user pursuant to 88B of the Conveyancing Act is to be created for all allotments (excluding Lot 1) indicating that the building areas and effluent disposal areas be restricted to the areas indicated on the stamped approved plans attached to development consent MA2047/99.

That Council adopt the following policy:

That rural subdivision applications lodged after 23 May, 2000, which require effluent disposal systems other than the widely used land application systems be conditioned that the effluent disposal system be installed on the land prior to release of the final plan of subdivision.

117: Proposed Commercial Building - Lot 102 DP849449 No. 70 Macquarie Street, Windsor (MA 0161/00/EVD/ENE23NBX.V03)

This matter was dealt with in conjunction with Item 124 of the Supplementary agenda.

Mrs Collier, Ms Christine Mitchell, representing Mrs Noble, objectors, addressed the Committee.

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That the application to construct a commercial building 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, as amended in red (prepared by Robert Pont Pty Ltd Architect numbered sheets 1 and 2 dated 22/3/00) submitted with Development Application No. MA0161/00 dated 9 February, 2000 and any supportive documentation, except as otherwise provided by the conditions of this consent.
2. The north east wall of the building is to be repositioned away from the adjoining boundary to create a right angle from the Macquarie Street boundary with a maximum distance of 3 metres from the side boundary near the Macquarie Street frontage as shown in red on the approved plans. This condition recognises that the building may need to be enlarged in a south westerly direction to compensate for the floor space lost by relocating the wall.
- 2(a) The south east wall is to be set back approximately 1.2 metres from the adjoining boundary.
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 shall make themselves aware of the Discrimination Against People with Disabilities Act (DDA) in order to assess their responsibilities and liabilities with regards to the provision of access for all people.

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. Retaining walls or other approved methods necessary to prevent the movement of excavated or filled ground, together with associated stormwater drainage measures, shall be designed by an appropriately qualified person. Details are to be included with the plans and specifications to accompany any Construction Certificate.

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7. Detailed engineering plans and specifications relating to the work shall be submitted.
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 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.

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.

9. Two copies of specifications are to be submitted to the Principle Certifying Authority for approval
10. Details demonstrating that the proposed buildings comply with the requirements of the Building Code of Australia are to be submitted to the Principle Certifying Authority for approval.
11. Submission of design plans and calculations for all pavement and drainage works required by this consent.
12. Submission of full details of all trade waste treatment devices and pipelines.
13. Payment of a sewer headworks contribution to Council of \$2061. 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.

Prior to Commencement of Works

14. 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 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.

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

15. 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.
16. If the work involved in the erection or demolition of a building:
- (a) is likely to be dangerous to a person in a public place or adjoining property;
 - (b) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient; or
 - (c) involves the enclosure of a public place,
- a hoarding or protective barrier must be erected between the work site and the public place. Such hoarding or barrier must be designed and erected in accordance with Council's *Local Approvals Policy* and WorkCover requirements/guidelines.

If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

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The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

The applicant is to provide drawings and details to Council's Building Surveyor for approval **prior** to such installation/erection.

17. 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.
18. 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.
19. 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.
20. Approval in the form of stamped Construction Certificate plans is to be obtained from Sydney Water to verify that the development meets its requirements concerning the relationship of the development to any water mains, sewers or stormwater channel.
21. 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.
22. In order to maintain the structural integrity of the building should the adjacent sewer main need to be excavated, the footings shall be designed and constructed in such a manner that their zone of influence shall fall a minimum of 900mm below the angle of repose taken from a point 600mm from the closest face of the adjacent sewer main. The angle of repose shall be assumed to be 1:1 (45 degrees) in undisturbed clay or similar material and 1:2 (30 degrees) from horizontal in sand or filled ground whether compacted or not. All supporting piers adjacent to the sewer main shall contain appropriate starter bars cast in them for subsequent tying into the strip footing or perimeter beam. Design of the proposed footings system shall be certified by a structural engineer. The applicant shall accurately locate the position of the main prior to work commencing.
23. Separate application shall be made by a licensed drainer for permission to carry out work in relation to Council's sewer. The attached application shall be returned with the appropriate fee prior to the relevant work commencing.

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During Construction

24. All building work must be carried out in accordance with provisions of the Building Code of Australia.
25. 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) wet area flashing, after the installation any bath and shower fixtures;
 - (e) external drainage lines, prior to backfilling;
 - (f) on completion of the structure.
26. 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.
27. Parking shall be provided on site for all vehicles associated with the development 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.
28. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.
29. The sewer line located under the proposed building is to be treated as follows:
 - the line is to be excavated and inspected by Council staff
 - any damage is to be repaired
 - the pipeline is to be concrete encased in accordance with Council's sewer specification, from the existing sewer manhole to 600mm beyond the building
 - following completion of the building works the main is to be CCTV'd and video submitted to Council. Any damage revealed thereby is to be rectified
30. The footings and floor slab is to be piers as necessary to ensue that no load is transmitted to the sewer pipeline and that the line can be re-excavated without damage to the building
31. A keyed removable section of floor shall be constructed over the length of the sewer line. An access width of 1.5 metres is to be provided.

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32. 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.
33. 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.
34. 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.
35. All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards. Such work is to be guarded and protected to prevent it from being dangerous to life or property.
36. In accordance with AS3660 frequent visual inspections shall be carried out to the building perimeter walls/floor, drainage penetrations and sub-floor physical ant cap shields (if applicable). Notification of the method of protection (visual inspection) shall be printed on durable material and securely fixed inside the meter box.
37. Emergency lighting shall be installed within the building in accordance with the requirements of Part E4 of the BCA.
38. During construction, at least one fire extinguisher to suit Class A, B and C fires and electrical fires shall be provided on each storey adjacent to each required exit, temporary stairway or exit in accordance with Part E1.9 of the BCA.
39. All doors providing egress from the building shall conform with the requirements of Part D2.19 and D2.20 of the BCA.

Prior to Issue of Occupation Certificate

40. 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 an occupational certificate will not be granted on the application until the landscaping is complete.

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41. Fire hose reel/s shall be installed within the building in accordance with the requirements of Part E1.4 of the BCA. The applicant shall submit to Council, prior to the occupation of the building, a **Fire Safety Certificate**, certifying that the installation complies with AS 1221 and AS 2441 (Separate details indicating the proposed location and linear hose capacity of each reel shall be submitted to and approved by Council prior to the installation thereof) and such installation shall be certified annually and a copy of the **Annual Fire Safety Certificate** delivered to Council.
42. Portable fire extinguisher/s containing an extinguishing agent suitable for the risk being protected shall be installed in accordance with AS 2444 E1.6 in the following locations:
- (a) beside exit doors
- Such fire extinguisher shall be certified upon installation and a FIRE SAFETY CERTIFICATE lodged with Council.
- (Locations shall be approved PRIOR to installation) and such fire extinguisher (access, location, pressure and suitability for the expected risk) shall be certified annually and a copy of the ANNUAL FIRE SAFETY CERTIFICATE delivered to Council.
43. Fire hydrants shall be installed in accordance with the requirements of Part E1.3 of the BCA. The applicant shall submit to the Principal Certifying Authority, prior to the occupation of the building, a **Fire Safety Certificate** certifying the installation complies with AS2419.1 (such location shall be approved PRIOR to installation) and such installation shall be certified annually and a copy of the **Annual Fire Safety Certificate** delivered to Council.
44. The following services are subject to the provisions of the Environmental Planning and Assessment Act (Section 80E and Section 80G) and shall be certified by the owner as complying within three months of the completion of the building or prior to the issue of an occupation certificate and be certified on an annual basis from the date of the original certificate.
- Portable fire extinguishers
 - Exit signs
 - Emergency lighting
 - Fire hydrant systems

Use of the Site

45. Development Consent shall be obtained for the use of the building prior to occupation taking place.

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118: Urban Land Strategy (GT150/016 PT03/EVD/ENE23NBX.V06)

Mr Glen Falson, consultant representing a property owner, Mr Trevor Devine, Mr Earl Hughes, Mr Frank Scharffe, Mr David Donovan, representing Lindfield Arcade, Mr Benson, Mrs Norma Saunders, secretary of the Vineyard Action Group, and Mrs Marie Noble, addressed the Committee.

That a draft local environmental plan be prepared to finalise the zoning of the Urban Land Strategy Investigation areas being North Richmond, North Bligh Park, Vineyard, Pitt Town and Wilberforce, recognising that North Richmond and Wilberforce are only capable of urban expansion in the longer term.

119: Fast Track Development Approvals (GE020/29/EVD/ENE23NBX.V04)

That the information be received.

120: Regional Transport Issues (GT240/002 PT3/EVD/ENE23NBX.V08)

It is recommended that Council, via its Local Members, both Federal and State, and WSROC and TeamWest, approach the State and Federal Governments concerning the following issues:

1. Its support for the Western Sydney Orbital. Further, that Council express its strong preference for this to be toll free.
2. A request that rail corridors be preserved:
 - (a) between the Richmond line and the Castle Hill/Rouse Hill line at Mungerie Park; and
 - (b) from St Marys to the Richmond line.
3. That the Richmond line be duplicated initially at least as far as Mulgrave and subsequently on to Windsor and Richmond and appropriate lands be set aside in the planning for the release areas in Blacktown and Hawkesbury.
4. Council support the preservation of Corridors of land in Metropolitan Sydney that can be used for future transport needs and for the preservation of Regional Open Space Network.

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121: Olympic and Paralympic Games - Extended Trading Hours for Licensed Venues - 2 September to 29 October 2000 (GR030/056 PT5/EVD/ENE23NBX.V07)

Councillor Finch declared an interest as she is the Director of Kurrajong Cellars.

That this matter be deferred to the Ordinary meeting.

122: Western Sydney Environment Week (GE020/076/EVD/ENE23NBX.V05)

That the information be received

123: Zoning Information - Area Bounded by Brabyn, Macquarie, Mileham and Forbes Streets (GC280/005 PT03/EVD/ENE23NBX.V09)

That Council recognise the need for further investigation into the zoning of the land bounded by Macquarie Street, Brabyn Street, Mileham Street and Day Street, and that the matter be included for consideration in the 2001/2002 Management Plan.

Supplementary Reports

124: Proposed Commercial Building - 70 Macquarie Street, Windsor (MA 0161/00/EVD/ENE23LBX.V10)

This matter was dealt with in conjunction with Item 117 of the Environment Section of the Business Paper.

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SECTION 2 - INFRASTRUCTURE

43: Provision of Skating Facilities in the Hawkesbury District (GR030/011/ENG/INE23NBX.E02)

The Committee exercising its delegation as Council

547 RESOLVED on the motion of Councillor Finch seconded by Councillor Paine

That

1. Council support in principle be given to the need for the provision of a series of skating facilities throughout the Hawkesbury; and
2. A general community consultation be undertaken in relation to the development of a skate facility in the North Richmond area.

44: South Creek Second Road Crossing - Flood Evacuation Route (GR110/006 Pt1/ENG/INE23NBX.E01)

Mrs Vale Males, representing Mrs Olga Wilcox, objector, addressed the Committee.

That the information be received.

Supplementary Reports

45: Roads and Traffic Authority REPAIR Program - King Road Rehabilitation (GG021/114 Pt5/ENG/INE23LBX.E03)

That the \$80,000 (eighty thousand dollars) offered under the REPAIR Program for rehabilitation works in King Road, Wilberforce be accepted and the previously identified projects in Curtis Road, Mulgrave (\$24,500 [twenty four thousand five hundred dollars]) and Hermitage Road, Kurrajong (\$62,217 [sixty two thousand two hundred and seventeen dollars]) be re-allocated as Council's contribution towards the works.

SECTION 3 - ORGANISATION AND RESOURCES

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79: Monthly Financial Report - April 2000 (GF011/005/FNC/OGE23NAX.F02)

That the information be received.

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80: Documents for Execution Under Seal (GC200/002 PT05/CSV/OGE23NBX.C01)

The Committee, exercising its delegation as Council

548 RESOLVED on the motion of Councillor Finch seconded by Councillor Rasmussen

That Seal of Council be affixed to the Deed of Funding Agreement with the Department of Transport for Hawkesbury Community Transport Service Community Transport Project.

81: Hawkesbury Mini Olympics Family Fun Day (GC030/028/CSV/OGE23NBX.C03)

That Council support the "Hawkesbury Mini Olympics Family Fun day" as part of its Active Australia Day Program of events by contributing \$1,200 (one thousand two hundred dollars) to purchase medals from the Recreation Budget and by providing an in kind donation to the value of \$1,700 (one thousand seven hundred dollars) from the Donations budget.

QUESTIONS WITHOUT NOTICE:

1. Councillor Paine referred to correspondence from Mr Ken Pullen in relation to a meeting to be held between the Mayor and residents of Yarramundi. She enquired when this meeting was to be held.

The Mayor advised that he had contacted Mr Pullen and the meeting will be held on Thursday 25 May, 2000.

2. Councillor Paine enquired what was happening with the hospital site in regards to the art gallery.

The General Manager advised that this would be reported to the Ordinary meeting recommending the formation of a group to take forward the works. He further advised that plans and specifications were being prepared for the funds available this year for restoration and that tenders would be called in the near future.

Councillor Paine enquired if Council was going ahead with the art gallery.

The General Manager advised that Council had not committed itself to anything on this site apart from the building which is currently being prepared and the restoration of the building in accordance with heritage funding.

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Councillor Paine enquired if the outcome of this report could be that Council commit to an art gallery.

The Mayor advised that this could be the case.

3. Councillor Paine referred to a booklet titled "Guidelines - Cultural Grants 2001 and Capital Infrastructure Programs". She advised that it listed grants available in the regional arts infrastructure category. She enquired if Council went through this booklet and applied for the relevant art gallery grants.

The General Manager advised that this was where the \$30,000 grant had come from. He further advised that he would have staff go through the booklet and check that all relevant grants had been applied for.

4. Councillor Paine enquired what the status of the HACC building was.

The General Manager advised that it was due for completion towards the end of June. He advised that some external works would have to be undertaken by Council making it ready for occupation some time in July.

Councillor Paine referred to an e-mail she had received in relation to problems with the landscaping. She enquired if works were going according to original plans or if there had been changes.

The General Manager advised that he had been on site with the Director of Asset Services & Recreation and the builder last week and that he was unaware of any problems in relation to this.

5. Councillor Paine referred to correspondence from Mrs Robinson of Wilberforce regarding concerns relating to the condition of the pound. She enquired if changes which had been implemented at the pound were within the Regulations and if the dogs were being kept in the wet.

The General Manager advised that this matter was raised during recent inclement weather. He advised that temporary covering had been installed to weather proof the area and that funds had been included in this year's building budget to further extend the facilities. He further advised that the facilities complied with and would be better than the current requirements.

6. Councillor Paine referred to a facsimile from Natalie Hull from North Richmond in regard to issues at the North Richmond Child Care Centre. She advised that she had attended a site meeting and enquired what the current status was of issues which were to be dealt with and requested that these matters be followed up.

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The Director of Asset Services & Recreation advised he had attended a meeting with Natalie Hull and Councillor Calvert. He advised that funds were currently available to provide internal toilets and that the external toilets would be locked and converted to a storage area. He advised that specifications were being drawn and quotes would be sought for the provision of work which would include decking and a ramp.

7. Councillor Davies enquired if it was possible to receive a detailed list of Section 94 contributions that Council held in relation to areas and the types of facilities that these funds could be used for.

The Mayor advised that this would be done.

8. Councillor Davies advised that the Group Captains of the Rural Fire Service had indicated a desire to be part of the interviewing committee for the Fire Control Officer. He enquired if a decision had been made in relation to allowing the Group Captains input into the selection of a new Fire Control Officer.

The General Manager advised that the RFS were involved on the committee and have gone through and short listed the applications. He advised that, in the past, there had never been membership from the RFA and that RFA members had commented on current applicants for the position.

Councillor Davies enquired when a decision would be made.

The General Manager advised that this decision would be made on Monday 29 May, 2000.

9. Councillor Williams enquired if Council could initiate an environmental auditing program for industries similar to Blacktown City Council and requested a report to the next GPC.

The General Manager advised that this would be provided however it would require a considerable amount of work and would not be available by the next GPC.

10. Councillor Williams referred to the March/April River Post by the Hawkesbury Nepean Catchment Management Trust. He advised that it detailed a \$400 million sewerage upgrade program and advised that little of these funds had been spent within the Hawkesbury. He enquired if Council had done enough to receive funding.

The General Manager advised that this was a previous program and the funds had mainly been provided through Sydney Water developer Section 94 contributions.

11. Councillor Sheather referred to the National Heritage magazine provided to Councillors. He requested that the Hawkesbury area become more involved in this as we are currently not mentioned.

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The Mayor advised that this would be investigated.

12. Councillor Sheather referred to recent debate in relation to a request by Councillor Paine for funding for roads. He requested that in future Councillors be advised of any funds which have not been expended.

The Mayor advised that all Councillors would be advised once the information was available.

13. Councillor Sheather enquired if Council had received an application for a chicken farm on Single Ridge Road.

The Director of Environment & Development advised that an application had not been received but that he would keep Councillor Sheather informed.

14. Councillor Sheather referred to telephone calls in relation to Hollands Car Park and possible future uses. He enquired if there was anything currently before Council and requested that Councillors be kept informed.

The General Manager advised that discussions had been held with a developer regarding proposals, however, there were no applications at this stage but that he would keep Councillors informed.

15. Councillor Sheather referred to "Fat Albert" and requested that rejuvenation works be undertaken before the Olympics.

The Mayor advised that this would be done.

16. Councillor Rasmussen enquired if Council were proposing to make a donation to the Pollie Peddlers fund.

The Mayor advised that the Pollie Peddlers were raising funds for the Paralympic Games and that Council was supporting the attendance of these games by acquiring 500 tickets for the community.

Councillor Rasmussen enquired if Council was aware of their arrival in our City as he was the only Councillor who attended.

The General Manager advised that he and the Mayor had been advised and invited to attend the University function.

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17. Councillor Rasmussen enquired if Council had sent a letter to the Department of Defence relating to being a member of the steering committee for the economic impact study and requested a copy.

The Mayor advised that this would be done.

18. Councillor Rasmussen enquired if Council was proposing to have any representation on the newly formed National Trust branch in the Hawkesbury.

The Mayor advised that this was not a Council organisation and that it was a community organisation. He advised that he would be attending the first public meeting to be held on Wednesday.

Councillor Rasmussen enquired what level of support Council were proposing.

The Mayor advised that this was not Council policy and that it was a branch of the National Trust.

19. Councillor Rasmussen enquired if Council had been approached by the Flying Doctor Service in regard to access to the RAAF Base.

The General Manager advised that Council had not been approached at this time.

20. Councillor Finch advised that the last train leaving from Richmond on a Friday and Saturday nights left at 11.40pm which caused problems for people attending the movies. She enquired if Council could make representation to have a later train leave from Richmond on these nights to alleviate this problem.

The General Manager advised that Council had written and asked about this issue on a number of occasions and that the possibility of a night bus service being provided had been discussed. He advised that he would follow up this matter and advise Councillor Finch.

21. Councillor Finch referred to the state of the Lachlan Shopping Centre and enquired if this area could be cleaned up.

The General Manager advised that this would be investigated.

22. Councillor Finch requested an update on the lattice work being put around the toilets at the Colo War Memorial.

The Director of Asset Services & Recreation advised that a response was being prepared and Councillors would be informed.

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23. Councillor Finch referred to a telephone conversation with Mr Mike Jennings in relation to the power lines on his property on Browns Road. She advised that the power lines were meshing with trees and that Integral Energy had advised that it was Council's problem. She enquired where Council stood on this issue.

The General Manager advised that Council do not own any power lines and that private lines were the responsibility of the land owner and public lines were the responsibility of Integral Energy.

The Mayor advised that Council had given an approval for Integral Energy to clear under power lines.

24. Councillor Finch tabled correspondence relating to the condition of roads in Lower Central Macdonald and requested this be investigated.

The Mayor advised that this would be done.

25. Councillor Gilling advised that building rubble had been dumped on Packer Road and requested that this be cleared. Councillor Gilling also advised that this road had deteriorated since recent wet weather and requested that it be repaired.

The Mayor advised that this would be investigated.

26. Councillor Gilling advised that she had lodged a request on 25 February, 2000 in relation to the naming of the "Bridge to Nowhere" at Lower Portland and enquired what was happening with this.

The Mayor advised that this information would be provided.

27. Councillor Gilling requested details in relation to subdivisions in Cedar Ridge Road and Teale Place.

The Mayor advised that this would be done.

28. Councillor Gilling advised that she had been informed that the State Government receive \$180,000 per annum for tourism and inquired if this was correct.

The General Manager advised that Tourism Hawkesbury receive small grants with the maximum ever received being approximately \$10,000.

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29. Councillor Gilling enquired how much rent Council received from the cafe at Clarendon.

The General Manager advised that it was \$1 per year with the remainder of the rent going to Tourism Hawkesbury.

Councillor Gilling enquired how much this was.

The General Manager advised that this was a matter between Tourism Hawkesbury and the Lessee.

30. Councillor Gilling enquired how much the Tourism Hawkesbury office was worth as a rental proposition on the open market.

The General Manager advised that five years ago Council were receiving between \$25,000-30,000.

Councillor Gilling enquired if it would be worth less today.

The General Manager advised that this would not be the case as it was the same floor space with good exposure.

31. Councillor Gilling enquired how much rent was obtained from the Black Stump per annum.

The General Manager advised that it would be in the order of \$60,000-70,000 per annum.

32. Councillor Gilling enquired if the Black Stump building was originally built from a Tourism Grant.

The General Manager advised that it was a contribution and the building costs had been approximately \$600,000-700,000 and that there was a part grant from the State in the order of \$130,000.

33. Councillor Gilling enquired if the Chamber of Commerce had a Council representative on its Board and if not why?

The General Manager advised that they were a separately incorporated body and had not requested a Council representative as was the case with such bodies as the Lions Club and Rotary.

Councillor Gilling enquired if Council funded these bodies.

The General Manager advised that Council did not fund these bodies.

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Councillor Gilling advised that Council funded Tourism Hawkesbury and that Council had a representative there.

The General Manager advised that this was the case as Council had created Tourism Hawkesbury.

Councillor Gilling advised that Council funded the Chamber of Commerce and enquired why there was no Council representative there.

The General Manager advised that this was a matter for Council to resolve.

34. Councillor Gilling enquired why Chamber of Commerce minutes were not reported to Council.

The General Manager advised that they were not an organisation directly involved with the Council up until last year when Council had provided funding.

35. Councillor Gilling referred to the bottom of Speedwell Place in front on the Toy Factory. She advised that this was poorly lit which was causing security problems. She enquired if anything could be done in relation to this.

The General Manager advised that Council had a policy of not providing lighting apart for traffic safety in industrial areas. He advised that the owner could install a night light at the front of his building.

36. Councillor Williams requested that a date be set for the site visit to The Ponds.

The Mayor advised that this would be discussed informally after the meeting.

37. Councillor Paine advised that she had been approached by Patricia Richardson who is a member of the Access Committee in relation to Franklins underneath parking near the access ramp. She advised that these spaces could not be utilised and requested that this be investigated.

The Mayor advised that this would be done.

38. Councillor Gilling referred to an e-mail she had sent to all Councillors in relation to workshops on DCP's and Rates & Levies. She enquired if these workshops could be arranged.

The Mayor advised that this was a resolution of Council and that the workshops would be arranged.

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The meeting terminated at 1.30pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 27 June, 2000.

.....
Mayor

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General Manager

Mayor