



Hawkesbury City Council

general purpose committee minutes

date of meeting: 3 October 2000

location: Council Chambers

time: 9.00am

GENERAL PURPOSE COMMITTEE

Business

Meeting Date: 3 October 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 3 October 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, C A Paine, P R Rasmussen, L C Sheather and L A Williams.

Apologies for absence were received from Councillors Gilling and Woods

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

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

Councillor Gilling arrived at the meeting at 9.15am

Councillor Calvert left the meeting at 11.05am

Councillor Finch left the meeting at 1.50pm

Councillor Finch returned to the meeting at 2.10pm

Councillor Paine left the meeting at 2.50pm

Councillor Paine returned to the meeting at 3.45pm

The meeting adjourned for site inspections at 4.10pm

The meeting resumed at 6.35pm.

Councillor Sheather left the meeting at 6.42pm.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

155: Proposed Detached Dual Occupancy and Conservation of Existing Heritage Listed Cottage ("Buena Vista") - Lot 1 DP546192 5 Bowen Mountain Road, Grose Vale (M1985/99/EVD/ENJ03NAX.V15)

Mr John Weir, applicant, addressed the Committee.

RESOLVED on the motion of Councillor Finch seconded by Councillor Sheather

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That the application for a restoration of heritage listed cottage and construction of a second dwelling be approved subject to the following conditions:

Advisory

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 Graham Edds & Associates numbered B16-3 dated November 1999 and Schedule of Works dated 24 November 1999, plans prepared by New England Country Homes numbered SKI-0 AND SK2-0 dated 7 July 2000) submitted with Development Application No. M1985/99 and any supportive documentation, except as otherwise provided by the conditions of this consent.

Note: modifications to the approved plans will require the lodgement and consideration by this organisation of a separate application pursuant to Section 96 of the Environmental Planning and Assessment Act, 1979.

2. The building shall comply with the requirements of Council's "Bush Fire Mitigation Policy" for development within a high fire risk zone (copy attached).
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. All exterior works relating to the heritage listed cottage as amended in plans and schedule of works prepared by Graham Edds & Associates are to be finished within 6 months of the occupation of the new residence.

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. 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:

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- | | | |
|-----|---------------------------|----------|
| (a) | Open Space and Recreation | (\$899) |
| (b) | Community Facilities | (\$1375) |

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.

7. Details to be provided of the access driveways in the vicinity of the heritage item. These are to include paving materials.
8. Submission of details in relation to the proposed landscaping to be implemented in the vicinity of the heritage item. This is to include the earth mound adjacent to the Bowen Mountain Road frontage. The mound details are to include cross sections and planting details.
9. Separate practising Structural Engineer's details of all structural concrete and steelwork shall be lodged prior to issue of construction certificate.
10. A septic drainage system shall be provided and a separate application shall be lodged with Council for approval of the septic tank installation.

Prior to Commencement of Works

11. The applicant or person having the benefit of this development consent must give at least two days notice prior to commencement of works to Council of the intention to commence works. This notice is to be given in accordance with form 7 of the Environmental Planning and Assessment Regulation 1998.
12. The applicant shall advise Council of the name, address and contract number of the principle certifier, in accordance with Section 81A 4(b) of the Environmental Planning and Assessment Act, 1997.

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13. Erosion and sediment control devices are to be installed and maintained to ensure that there is no increase in downstream levels of litter, vegetation debris or other water borne pollutants in accordance with Council's Development Control Plan 1/94 - Soil Erosion and Sedimentation.
14. Sanitary accommodation shall be provided for workmen throughout the course of the building operations in accordance with the Local Government Act 1993 and the Environmental Planning and Assessment Act.
15. Building work that involves residential building work (within the meaning of the *Home Building Act 1989*) must not be commenced unless the principal certifying authority for the development to which the work relates:
 - (a) in the case of work to be done by a licensee under that Act:
 - (i) has been informed in writing of the licensee's name and contractor licence number, and
 - (ii) is satisfied that the licensee has complied with the requirements of Part 6 of that Act, or
 - (b) in the case of work to be done by any other person:
 - (i) has been informed in writing of the person's name and owner-builder permit number, or
 - (ii) has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in Section 29 of that Act

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

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

16. 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:

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- (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.

17. The name and licence number of the licensed contractor/builder who has been contracted to do or intends to do the work must be submitted to Council in writing by the owner prior to the commencement of any work relevant to this approval.
18. The submission of a Certificate from Telstra Australia that satisfactory arrangements have been made for the provision of cables for telephones to the development.
19. The following documentary evidence is to be obtained prior to the issue of any Construction Certificate, whether by Council or an accredited certifier:
 - (a) A written clearance from Integral Energy, stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development.

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

During Construction

20. All building work must be carried out in accordance with provisions of the Building Code of Australia.
21. Inspections shall be carried out and compliance certificates issued by Council or an appropriately accredited person for the following components of construction:
 - (a) erosion controls, site works and site set out;
 - (b) piers;
 - (c) steel reinforcement;

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- (d) framework, after the installation of all plumbing, drainage and electrical fixtures, and after the external cladding and roof covering has been fixed prior to fixing of internal linings and insulation;
 - (e) wet area flashing, after the installation any bath and shower fixtures;
 - (f) internal drainage lines prior to covering;
 - (g) external drainage lines, prior to backfilling;
 - (h) on completion of the structure.
22. The roof space shall be well sarked using an approved flame retardant sarking material, in accordance with AS 3959-1991 for tiled roofs.
23. All demolition, construction and associated work necessary for the carrying out of the development being restricted to between the hours of 7.00am and 6.00pm on Mondays to Fridays and between 8.00am and 4.00pm on Saturdays.
24. No burning of demolition or construction material being carried out on the site.
25. The site shall be kept clean and tidy during the construction period and all rubbish shall be removed from the site upon completion of the project to the satisfaction of this office.
26. 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.
27. The dwelling shall be provided with on-site water storage vessels of minimum 60,000 litres capacity, a draw off line with a 38mm Storz fitting and foot valve shall be installed in the water tank and shall extend to the base of the water tank for bush fire brigade access. The domestic line shall terminate, retaining a minimum 10,000L permanently in the tank.
28. The proposed waste water treatment systems are to be installed in accordance with report from Blue Mountains Geological and Environmental Services Pty Ltd dated June 2000.

Prior to Issue of Occupation Certificate

29. All ventilation openings, including opening external windows and doors, shall be protected with metal gauze to prevent the entry of sparks and fire brands in the event of bushfire.

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Use of the Site

30. The location of the water storage tank shall be such that it provides easy access to the tank by Council's Fire Control Department and the applicant should consult with Council's Fire Control Officer prior to locating tanks or erecting buildings.
31. The waste water treatment system is to be operated and maintained in accordance with the recommendations of the report from Blue Mountains Geological and Environmental Services Pty Ltd dated June 2000.
32. Landscaping within the immediate vicinity of the cottage is to consist of draught resistant species in order to minimise damage/movement caused to the footing of the cottage as a result of water saturation.

156: Unauthorised Landfill at Lot 1 DP874920 34 Inalls Lane, Richmond (MA863/00/EVD/ENJ03NAX.V16)

Mr Max Hatherley and Mr Graham Edds, objectors, addressed the Committee.

RESOLVED on the motion of Councillor Paine seconded by Councillor Allan

That a site inspection be carried out.

An amendment was moved by Councillor Finch seconded by Councillor Williams

That

A) The application for landfill be refused for the following reasons:

1. The proposal is inconsistent with the aims and objectives of Hawkesbury Local Environmental Plan 1989, in particular the objectives of the Residential 2(a) zone and Environmental Protection 7(d1) zones and clause 28.
2. The proposal is inconsistent with the planning considerations, policies and recommended strategies of Sydney Regional Environmental Plan No. 20. - Hawkesbury Nepean River (No.2-1997).
3. The proposal will have an impact on water quality.
4. The proposal will have an impact on surrounding heritage items.

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5. The siting and context of the proposal is out of character with the locality.
 6. The proposal will have a significant visual impact on the locality.
 7. The site is not suitable for the proposed development.
 8. The proposal is not in the public interest.
- B)** The owner be required to remove the unauthorised fill and rehabilitate the site under the supervision of Council and Council's heritage advisor due to the likelihood of the site containing archaeological significance.
- C)** Orders be issued under the provisions of the Environmental Planning and Assessment Act 1979 and the Pollution of the Environment Operations Act 1997 to facilitate the matters outlined in B.

The amendment was lost.

The motion was put and carried.

A site inspection was carried out at 5.20pm. Councillors present at the inspection were Councillor R P Stubbs, Mayor and Councillor L Allan, K F Conolly, P F Davies, D Finch, G J Gilling, C A Paine, P R Rasmussen, L C Sheather and L A Williams.

RESOLVED on the motion of Councillor Williams seconded by Councillor Davies

That

- A)** The application for landfill be refused for the following reasons:
1. The proposal is inconsistent with the aims and objectives of Hawkesbury Local Environmental Plan 1989, in particular the objectives of the Residential 2(a) zone and Environmental Protection 7(d1) zones and clause 28.
 2. The proposal is inconsistent with the planning considerations, policies and recommended strategies of Sydney Regional Environmental Plan No. 20. - Hawkesbury Nepean River (No.2-1997).
 3. The proposal will have an impact on water quality.
 4. The proposal will have an impact on surrounding heritage items.

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5. The siting and context of the proposal is out of character with the locality.
 6. The proposal will have a significant visual impact on the locality.
 7. The site is not suitable for the proposed development.
 8. The proposal is not in the public interest.
- B)** The owner be required to remove the unauthorised fill and rehabilitate the site under the supervision of Council and Council's heritage advisor due to the likelihood of the site containing archaeological significance.
- C)** Orders be issued under the provisions of the Environmental Planning and Assessment Act 1979 and the Pollution of the Environment Operations Act 1997 to facilitate the matters outlined in B.

157: Request to Modify Development Consent - Indoor Swimming Centre - 6 St James Road, Vineyard (DA66/98/EVD/ENJ03NAX.V17)

Ms Samantha Ford-Clark, resident, addressed the Committee.

RESOLVED on the motion of Councillor Sheather seconded by Councillor Allan

That the request to modify development consent DA66/98 be supported and conditions 2, 12, and 17 of DA66/98 be amended as follows:

2. *Operating hours shall be limited to Monday to Saturday 7.45am to 7pm. Any alteration of these hours will require the approval of the Director Environment and Development.*
12. *Parking shall be provided for 17 (seventeen) vehicles, as shown on plan submitted on 20 September 2000, in accordance with Council's regulation and Parking Policy. Parking spaces, access way and aisles are to conform to Council's Development Control Plan and are to be constructed, drained, sealed and marked. Full details of works shall be submitted to Council for approval prior to works being undertaken.*
17. *Student numbers are to be limited to 10 (ten) in any half hour period.*

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**158: Truck Depot at Lot 5 DP620743 No. 166 Cedar Ridge Road, Kurrajong
(M1005/00/EVD/ENJ03NAX.V10)**

Mr L Wells, applicant, addressed the Committee.

Mr Ray Barnard and Mrs Hooper, objectors, addressed the Committee.

RESOLVED on the motion of Councillor Conolly seconded by Councillor Finch

That:

Approval be granted for a Truck Depot at No. 166 Cedar Ridge Road, Kurrajong, Lot 5, DP 620743 subject to the following conditions:

Advisory

1. To confirm and clarify the terms of this approval, the development shall be carried out in accordance with the approved stamped plans (numbered Plan A) submitted with Development Application No. M1005/00 dated 3/7/00 and any supportive documentation, except as otherwise provided by the conditions of this consent.

Note: modifications to the approved plans will require the lodgement and consideration by this organisation of a separate application pursuant to Section 96 of the Environmental Planning and Assessment Act, 1979.

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

The Use of the Site

3. The property is to be used for parking of only one (1) truck and any machinery is to be kept wholly within or behind the existing shed as nominated on the approved stamped plans.
4. All servicing of the machinery is to be carried out wholly within the existing shed.
5. To ensure that the external appearance of the site is not intrusive or offensive, and does not degrade the visual quality of the surrounding area, no materials, goods or vehicles to be stored between the existing shed and the street alignment.
6. The subject development, including landscaping, is to be maintained in a clean and tidy manner.

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7. The spillage of light, if any, shall be controlled so as not to reduce the amenity of adjoining residences.
8. In order to protect the amenity of the neighbourhood and the development, where machinery are stored outside the building, they are to be screened from view from any public place and adjacent premises. Details of method of screening (eg landscaping) are to be provided to Council for approval
9. The area to be used for the approved development being limited to the area shown on the submitted plans.
10. Repair, servicing and maintenance carried out on the site is to be limited only to the truck and machinery associated with the business.
11. The site is not to be used as a "car repair station" as defined in Hawkesbury Local Environmental Plan 1989.
12. All landscaping shall be permanently maintained in a good condition and in accordance with the intent of the landscaping plan.
13. Operating hours for the movement of the truck shall be limited to Monday to Saturday, the truck is not permitted to be started prior to 7am and shall be returned to the property before 6pm. The truck is only permitted 10 minutes after start up of the engine to leave the property and 5 minutes upon return.
14. The truck when parked on the property is to remain in the area directly adjacent to the existing shed.
15. All waste materials to be stored and disposed of at regular intervals.
16. The development shall be conducted in such a manner that noise levels measured at any boundary do not exceed 5dB(A) above background noise levels. This does not include the trucks entering and leaving the property
17. No advertising structures to be erected, displayed or affixed on any building or land without prior approval. Any unauthorised advertising structure will be removed at the expense of the advertiser.
18. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
19. Any areas used for the storage of fuel or the like are to be contained within a suitable bunded storage area capable of holding 110% of the largest storage container.

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Details of proposed bunding to be submitted to Council for approval.

**159: 2 Lot Subdivision - Lot 1 DP749638 No. 201 Mahons Creek Road, Yarramundi
(M989/00/EVD/ENJ03NAX.V06)**

Mr Cambridge, representing the applicant, addressed the Committee.

A motion was moved by Councillor Rasmussen seconded by Councillor Allan

That this matter be deferred.

The motion was lost.

RESOLVED on the motion of Councillor Sheather seconded by Councillor Paine

That the application be refused for the following reasons:

1. The proposed subdivision does not comply with clause 11(2)(b) of Hawkesbury Local Environmental Plan 1989.
2. The proposed subdivision is inconsistent with the aims and objectives of Hawkesbury Local Environmental Plan 1989.
3. The proposed subdivision is inconsistent with objectives (a) and (d) of zone 1(b) (Rural "B") of Hawkesbury Local Environmental Plan 1989.
4. The proposed subdivision is inconsistent with the aims of Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2 - 1997).
5. The proposed subdivision is inconsistent with clauses 6(1)(3)(6)(9) of Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2 - 1997).
6. The subdivision has made inadequate provision for the disposal of onsite effluent.
7. The proposal has the potential to impact on fauna and flora and any threatened species in the area as a result of clearing, site disturbance and inadequate effluent disposal.
8. The subdivision is not in the public interest.

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An amendment was moved by Councillor Gilling seconded by Councillor Rasmussen

That further discussions be undertaken with the applicant in relation to this matter.

The amendment was lost.

The motion was put and carried.

160: Proposed Tyre Landfill - 62 Level Crossing Road, Vineyard
(M801/00/EVD/ENJ03NAX.V14)

Mr Stephen Smith, representing the applicant, and Mr Bill Peare, applicant, addressed the Committee.

RESOLVED on the motion of Councillor Rasmussen seconded by Councillor Finch

That a site inspection be carried out.

A site inspection was carried out at 4.30pm. Councillors present at the inspection were Councillor R P Stubbs, Mayor and Councillor L Allan, K F Conolly, P F Davies, D Finch, G J Gilling, C A Paine, P R Rasmussen, L C Sheather and L A Williams.

RESOLVED on the motion of Councillor Allan seconded by Councillor Gilling

That the application for a tyre landfill on 62 Level Crossing Road, Vineyard be refused for the following reasons:

1. Insufficient information has been submitted with the application to allow for an adequate assessment of the application with respect to the provision of DUAP's EIS Guideline for Landfilling and the provisions of Hawkesbury Local Environmental Plan 1989, Sydney Regional Environmental Plan No. 20 (No. 20), and Council's Landfill Development Control Plan.

161: Proposed Rezoning of Lot 10 DP30468 No. 582 Terrace Road, Freemans Reach
(P2003/2210/EVD/ENJ03NAX.V03)

Mr Maurice Higgins, applicant, addressed the Committee.

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RESOLVED on the motion of Councillor Allan seconded by Councillor Paine

That the application to rezone Lot 10 DP30468 No. 582 Terrace Road, Freemans Reach to allow a rural residential subdivision of five lots not be supported.

162: Medium Density Development (5 units) at Lots 122, 121 & 120 DP872359 Nos. 8 & 10 Arndell Street, Windsor (M1742/99/EVD/ENJ03NAX.V11)

Mr Alistair Lee, representing the applicant, addressed the Committee.

Mr Paul Ryan, representing Ms Gerry Atkins, objectors, addressed the Committee.

RESOLVED on the motion of Councillor Sheather seconded by Councillor Paine

That:

A. Approval be granted for the development subject to the following conditions:

General

1. To confirm and clarify the terms of this approval, the development shall be carried out in accordance with the approved stamped plans (prepared by RE & PA Collis Design numbered 55799/1 (10 Sheets) dated 10 April 2000, L/S55799 dated October 1999) submitted with Development Application No. MA1742/99 and any supportive documentation, except as otherwise provided by the conditions of this consent.

Note: modifications to the approved plans will require the lodgement and consideration by this organisation of a separate application pursuant to Section 96 of the Environmental Planning and Assessment Act, 1979.

2. Compliance with the provisions of the Environmental Planning and Assessment (Amendment) Act 1979, and the Building Code of Australia.
3. Prior to construction of the approved development it is necessary to obtain a Construction Certificate.
4. The applicant is advised to consult with:
 - (a) Sydney Water Corporation Limited
 - (b) Integral Energy
 - (c) Natural Gas Company
 - (d) a local telecommunications carrier

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regarding their requirements for the provision of services to the development and the location of existing services that may be affected by the proposed works, either on site or on the adjacent public road(s). Hawkesbury City Council may also require the applicant to obtain a Trade Waste Approval as part of the operation of the approved development. Enquiries should be made of the Council's requirements for the eventual operation of the approved use.

5. No excavation or site works shall be commenced prior to the issue of the construction certificate.
6. All mature trees onsite should be retained and incorporated into the landscaping for the site.

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.**

7. A monetary contribution is to be paid to Council, pursuant to Section 94 of the Environmental Planning and Assessment Act 1979, towards the provision of the following public facilities in the locality:

- | | | |
|-----|---------------------------|-----------|
| (a) | Open Space and Recreation | (\$5,545) |
| (b) | Community Facilities | (\$3,561) |

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.

8. A schedule of external finishes for the units is to be submitted to the Principle Certifying authority for approval prior to issue of construction certificate. Consideration should be given to adjoining heritage items in the vicinity.

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9. A schedule of finishes for the concrete driveway is to be submitted to the principle Certifying Authority for approval prior to issue of construction certificate.
10. 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.
11. Details demonstrating that the proposed buildings comply with the Building Code of Australia are to be submitted to the Principle Certifying Authority for approval.
12. Separate practising structural engineer's details of all structural concrete and steelwork are to be submitted to the Principle Certifying Authority for approval. Note: Details should include sewer piercing specifications.
13. Submission of full designs for access ways including finished contours and site drainage.
14. Payment of a sewer headworks contribution to Council of \$24,100 (twenty four thousand, one hundred dollars). This contribution shall remain fixed for a period of 3 (three) months after which time it will be recalculated at the rate applicable at the time of payment. Payment shall be made prior to the release of the building approval.
15. The sewer line to be located by survey. If the proposed buildings are over the line the sewer is to be relocated clear of the building.
16. The creation of a 3m wide right of carriageway over Lot 122 DP 872359 and its construction with a compacted gravel pavement to provide access to the development in times of flood.
17. All species to be planted along the northwest boundary are to be of a suitable mature height to provide visual screening to adjoining properties. Details to be submitted to Council for approval.

Prior to Commencement of Works

18. Building work that involves residential building work (within the meaning of the *Home Building Act 1989*) must not be commenced unless the principal certifying authority for the development to which the work relates:
 - (a) in the case of work to be done by a licensee under that Act:
 - (i) has been informed in writing of the licensee's name and contractor licence number, and
 - (ii) is satisfied that the licensee has complied with the requirements of Part 6 of that Act, or

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- (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.

19. 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.

20. 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.

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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.

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.

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 2(b) of the Environmental Planning and Assessment Act, 1997.
24. Sanitary accommodation shall be provided for workmen throughout the course of the building operations in accordance with the Local Government Act 1993 and the Environmental Planning and Assessment Act.

During Construction

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

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- (g) external drainage lines, prior to backfilling; and
 - (h) on completion of the structure.
27. All demolition, construction and associated work necessary for the carrying out of the development being restricted to between the hours of 7.00am and 6.00pm on Mondays to Fridays and between 8.00am and 4.00pm on Saturdays.
28. No spoil, excavated or demolition material from the site being deposited on any public road, footpath, public place or Council owned property without the approval of this office.
29. To reduce nuisance to the surrounding properties, all demolished material and excess spoil from the site shall be disposed of to a location and in a manner to the approval of this office (Note: no material shall be burnt or buried 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.
32. A Registered Surveyor's certificate indicating that the level of the top of the floor joists of the lowest habitable floor is at or above 17.5 metres Australian Height Datum shall be obtained prior to construction proceeding above this floor level, or alternatively, a defined bench mark AHD level shall be identified by survey report on a fixed location immediately adjacent to the building (eg. top of concrete strip footing, top of poured concrete pier).
33. Should a relic be disturbed or uncovered during the construction of this development, all work should cease and the NSW Heritage Office consulted.
34. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and are to be constructed with a sealed pavement, drained and marked.
35. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 7m.
36. 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. On-site detention shall be provided to maintain all stormwater discharges up to the 1 : 100 year storm at predevelopment levels.

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37. The relocation of the gutter bridge fronting Lot 122 to suite the right of carriageway.

38. All trees and shrubs to be retained are to be suitably protected during construction.

Prior to Issue of Occupation Certificate

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

40. The following documentary evidence is to be obtained prior to the issue of any Occupation 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.

41. 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.

42. 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.

43. In order to enhance the amenity of the development, new boundary fences shall be provided at the applicant's expense including the boundary that adjoins the right of carriageway. Such fencing behind the building line shall be to a height of 1.8m with a 300m lattice screening. The existing vegetation along the north western boundary is to be retained where possible.

44. In order to enhance the amenity of the area, all fencing fronting the street shall be a feature fence incorporating masonry piers with decorative infill panels.

45. The right of way over Lot 122 DP872359 is to be adequately fenced off to prevent trespassing and is to include fencing across the right of carriageway.

46. A gate is to be provided along the southern boundary to allow access to right of carriageway in times of flood and prevent access at all other times.

47. Screening (eg lattice) is to be provided along the northwest edge of the balcony to Unit 5.

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The Use of the Site

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

163: Mobile Phone Base Stations - Submission by Liverpool City Council (GT001/007 PT2/EVD/ENJ03NBX.V01)

RESOLVED on the motion of Councillor Davies seconded by Councillor Gilling

That Council write to both the Minister for Communications, Information Technology and the Arts and the Department of Urban Affairs and Planning expressing concern about the number of mobile phone base stations and their possible health effects, and the unwillingness of carriers to co-locate.

164: Elf Farm Supplies - Compliance with Conditions of Consent - Lot 3 DP610341 Mulgrave Road, Mulgrave (P1362/445, DA218/90/EVD/ENJ03NBX.V13)

Councillor Sheather advised that his sister-in-law is an employee of one of the Tolson Group. Councillor Gilling advised that Mr David Tolson was her running partner in the Local Government Elections.

Councillor Paine declared an interest as her son-in-law is an employee of Elf Mushrooms.

Mr Paul Ryan, representing Elf Farm Supplies, addressed the Committee.

Mr Neville Diamond, Ms Kim Smith, Mr Bill Sneddon, and Mrs Marie Noble, objectors, addressed the Committee.

A motion was moved by Councillor Williams seconded by Councillor Rasmussen

That a notice be issued to Elf Farm Supplies under the provisions of Section 121 of the Environmental Planning and Assessment Act 1979 to undertake the following:

1. Not to use or make use of the rick composting process at any time,
2. To manufacture compost material within the confines of an enclosed building only and at all times,

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3. Not to store treat or deal with manure used in the process of the manufacture of compost in any manner other than in the confines of an enclosed building,
4. Not to store compost other than in the confines of an enclosed building,
5. To place an operational odour filter or odour control device on each tunnel used in the manufacture of compost,
6. To make development application and gain approval of Council prior to conducting any alteration, additions or additional activity on the land,
7. Not to conduct the development in any manner that interferes with the amenity of the neighbourhood with respect to hours of operation, noise odour, dust, waste water, waste products or in a manner that emits any noise, odour, dust, waste water, waste product that is unacceptable or offensive to normal living standards.

An AMENDMENT was moved by Councillor Gilling seconded by Councillor Davies

That a notice be issued to Elf Farm Supplies under the provisions of Section 121 of the Environmental Planning and Assessment Act 1979 to undertake the following:

1. Not to use or make use of the rick composting process at any time,
2. To manufacture compost material within the confines of an enclosed building only and at all times,
3. Not to store treat or deal with manure used in the process of the manufacture of compost in any manner other than in the confines of an enclosed building with discussions to be held with the operating company in relation to this matter.
4. Not to store compost other than in the confines of an enclosed building,
5. To place an operational odour filter or odour control device on each tunnel used in the manufacture of compost,
6. To make development application and gain approval of Council prior to conducting any alteration, additions or additional activity on the land,
7. Not to conduct the development in any manner that interferes with the amenity of the neighbourhood with respect to hours of operation, noise, odour, dust, waste water, waste products or in a manner that emits any noise, odour, dust, waste water, waste product that is unacceptable or offensive to normal living standards.

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The amendment was carried.

The amendment then became the motion which was put and carried.

165: Tilmunda Pastoral Company Pty Ltd 219 Springwood Road, Yarramundi - Further request to amend development consent to allow a continuation of extraction of materials for an additional two years. (DA144/93 PT4/EVD/ENJ03NBX.V12)

Councillor Rasmussen declared an interest as he is an adjoining property owner.

Mr Peter Graham, applicant, addressed the Committee.

A site inspection was carried out at 6.00pm. Councillors present at the inspection were Councillor R P Stubbs, Mayor and Councillor L Allan, K F Conolly, P F Davies, D Finch, G J Gilling, C A Paine, L C Sheather and L A Williams.

RESOLVED on the motion of Councillor Sheather seconded by Councillor Davies

That a report be brought to the Ordinary meeting on conditions to give a two (2) year extension with Council to review the development at the end of that period.

166: Appeal to the Land and Environment Court - Lot 2 DP263213 No. 76 Pecks Road, North Richmond (M523/00/EVD/ENJ03NCX.V05)

RESOLVED on the motion of Councillor Gilling seconded by Councillor Davies

That the information be received

167: Regional Illegal Dumping Squad (GE020/023 PT05, GW010/022 PT13/EVD/ENJ03NCX.V02)

RESOLVED on the motion of Councillor Allan seconded by Councillor Paine

That:

1. This matter be included on the agenda for the Strategic Planning Workshop for possible inclusion in the 2001/2002 budget.

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2. A report come back to Council with the September Quarterly Management Plan Review advising of any surplus funds.

An amendment was moved by Councillor Gilling seconded by Councillor Williams

That:

1. Water testing be postponed until the next financial year with the funding to be reallocated to the RID Squad immediately.
2. If any funds are returned to Council through legal processes that they be put towards water testing.

The amendment was lost

The motion was put and carried.

SECTION 2 - INFRASTRUCTURE

64: Reclaim the Night March and Rally, Richmond - Hawkesbury Area Women and Kids Collective Inc (PK/202 PT8/ENG/INJ03NBX.E01)

RESOLVED on the motion of Councillor Paine seconded by Councillor Rasmussen

That:

1. Temporary road closures be approved in relation to Bosworth and Windsor Streets, Richmond during 6.00pm-7.00pm, Friday 27 October 2000, subject to:
 - i the applicant undertaking a letter drop to all affected residents and businesses; and,
 - ii access being maintained for residents and their visitors as well as emergency vehicles.
2. Approval be granted for use of Richmond Park for this event subject to:
 - i the applicant complying with all conditions imposed by Hawkesbury Sports Council Inc in granting use of Richmond Oval;

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- ii the applicant submitting a copy of a Public Liability Policy in the amount of \$10,000,000 (ten million dollars), with Council's interests noted thereon;
 - iii the area being left clean and tidy upon completion of the event;
 - iv noise levels to be kept to a reasonable level; and,
 - v no vehicles are permitted within the oval.
3. An in-kind donation of \$694 (six hundred and ninety four dollars) be made to organisers to cover the expenses of stage hire, barricading of the turf wicket and provision of 10 (ten) serviced sulo bins, this donation to be provided from the Donations Budget.
4. Payment of damage bond of \$750.00 (seven hundred and fifty dollars) be waived on this occasion.

65: Governor Phillip Reserve - Exclusive Use - NSW Water Ski Association (PK/205 PT6/ENG/INJ03NBX.E02)

RESOLVED on the motion of Councillor Conolly seconded by Councillor Gilling

That the application be approved subject to compliance with the following conditions:

- 1 The applicant undertaking a letter drop to all affected residents in proximity to the event, with that letter advising full details of the event.
- 2 The applicant paying the exclusive use contribution rate applying to the 2000 event, being \$660.00 (six hundred and sixty dollars) or \$1.10 (one dollar and 10 cents) per person (GST inclusive), whichever is the greater.
- 3 A copy of a public liability policy for \$10,000,000 (ten million dollars) and indemnifying Hawkesbury City Council, is to be submitted prior to the event by the applicant.
- 4 The Reserve to be left clean and tidy with the applicant being responsible for the disposal of all waste left in the area.
- 5 The applicant obtaining appropriate licences from the Waterways Authority regarding the conduct of this event.
- 6 If required, the applicant to obtain appropriate licence from the Licensing Branch of the NSW Police Service, for the sale of alcoholic beverages at the proposed event.

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- 7 The applicant obtaining all necessary permits/approvals in relation to amusement devices/rides.
- 8 The applicant contacting Council's Environmental Health Officer with regard to the sale of hot foods.
- 9 The applicant to liaise with Integral Energy regarding the supply of power to devices/rides and their proximity to power supply lines.
- 10 The applicant obtaining approval from the NSW Police Service to conduct this event and complying with all the conditions imposed by the Service in granting any approval.
- 11 The damage bond of \$750.00 (seven hundred and fifty dollars) be required for this year's event.
- 12 The following road closures/restrictions to facilitate traffic movement to and from Governor Phillip Reserve subject to the applicant making appropriate arrangements regarding access by affected residents and their visitors:
 - i George Street, Windsor between Bridge and Palmer Streets (downstream side of Windsor);
 - ii Arndell Street (full length);
 - iii North Street between Arndell and Palmer Streets; and,
 - iv Palmer Street between Pitt Street and George Street.

A Traffic Management Plan has been forwarded to the Roads & Traffic Authority regarding these closures.

- 13 The ferry services be suspended for the period:

Wisemans Ferry	11.15am to 11.45am
Webbs Creek	11.15am to 11.45am
Lower Portland	11.20am to 11.50am
Sackville	11.25am to 11.55am

and subject to:

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- a. Advertising of the proposed suspension of service being undertaken at the expense of the NSW Water Ski Association in newspapers circulating in areas of the services for 2 (two) weeks prior to the event, such notice is to be incorporated in the news sections of those newspapers and to be approximately 1/8 (one eighth) page size.
- b. That signs be erected at the Association's cost, in locations as required by the Director Asset Services and Recreation and at a size indicated by him, on all roads leading to the ferries, as well as on each ferry, for at least 4 (four) weeks prior to the event.
- c. Safety precautions as previously established are to be placed at all ferry locations, such to include a boat and crew downstream from each ferry with suitable equipment to indicate to competitors that a ferry may be operating and with communication between that boat and ferry vessel, such procedures are to be implemented to the satisfaction of the Waterways Authority and the Director Asset Services and Recreation.
- d. That the ferry vessels, during the suspension period, will operate at the request of any officer of the NSW Police Service, or in the event of an emergency at the request of any police, ambulance or fire vehicle officer.

An amendment was moved by Councillor Gilling seconded by Councillor Finch

That the application be approved subject to compliance with the following conditions:

- 1 The applicant undertaking a letter drop to all affected residents in proximity to the event, with that letter advising full details of the event.
- 2 The applicant paying the exclusive use contribution rate applying to the 2000 event, being \$660.00 (six hundred and sixty dollars) or \$1.10 (one dollar and 10 cents) per person (GST inclusive), whichever is the greater.
- 3 A copy of a public liability policy for \$10,000,000 (ten million dollars) and indemnifying Hawkesbury City Council, is to be submitted prior to the event by the applicant.
- 4 The Reserve to be left clean and tidy with the applicant being responsible for the disposal of all waste left in the area.
- 5 The applicant obtaining appropriate licences from the Waterways Authority regarding the conduct of this event.

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- 6 If required, the applicant to obtain appropriate licence from the Licensing Branch of the NSW Police Service, for the sale of alcoholic beverages at the proposed event.
- 7 The applicant obtaining all necessary permits/approvals in relation to amusement devices/rides.
- 8 The applicant contacting Council's Environmental Health Officer with regard to the sale of hot foods.
- 9 The applicant to liaise with Integral Energy regarding the supply of power to devices/rides and their proximity to power supply lines.
- 10 The applicant obtaining approval from the NSW Police Service to conduct this event and complying with all the conditions imposed by the Service in granting any approval.
- 11 The damage bond of \$750.00 (seven hundred and fifty dollars) be required for this year's event.
- 12 The following road closures/restrictions to facilitate traffic movement to and from Governor Phillip Reserve subject to the applicant making appropriate arrangements regarding access by affected residents and their visitors:
 - i George Street, Windsor between Bridge and Palmer Streets (downstream side of Windsor);
 - ii Arndell Street (full length);
 - iii North Street between Arndell and Palmer Streets; and,
 - iv Palmer Street between Pitt Street and George Street.

A Traffic Management Plan has been forwarded to the Roads & Traffic Authority regarding these closures.

13. The ferry services be suspended for the period:

Lower Portland	8.30am to 1.00pm
Sackville	8.30am to 1.00pm
Wisemans Ferry	11.15am to 11.45am
Webbs Creek	11.15am to 11.45am

subject to:

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- a. Advertising of the proposed suspension of service being undertaken at the expense of the NSW Water Ski Association in newspapers circulating in areas of the services for 2 (two) weeks prior to the event, such notice is to be incorporated in the news sections of those newspapers and to be approximately 1/8 (one eighth) page size.
- b. That signs be erected at the Association's cost, in locations as required by the Director Asset Services and Recreation and at a size indicated by him, on all roads leading to the ferries, as well as on each ferry, for at least 4 (four) weeks prior to the event.
- c. Safety precautions as previously established are to be placed at all ferry locations, such to include a boat and crew downstream from each ferry with suitable equipment to indicate to competitors that a ferry may be operating and with communication between that boat and ferry vessel, such procedures are to be implemented to the satisfaction of the Waterways Authority and the Director Asset Services and Recreation.
- d. That the ferry vessels, during the suspension period, will operate at the request of any officer of the NSW Police Service, or in the event of an emergency at the request of any police, ambulance or fire vehicle officer.

The amendment was lost

The motion was put and carried.

66: Proposed Acquisition of Land for Wilberforce School of Arts Car Parking (GC281/079, P2355/0380/ENG/INJ03NBX.E05)

A motion was moved by Councillor Allan seconded by Councillor Conolly

That acquisition of additional land to the south and west of the existing School of Arts for car parking purposes not be pursued at this stage.

An AMENDMENT was moved by Councillor Williams seconded by Councillor Rasmussen

That Council continue to pursue this matter and go back to the owners of the two properties concerned seeking a car parking solution at the Wilberforce School of Arts.

The amendment was carried

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The amendment then became the motion which was put and carried.

67: Provision of Skating Facilities in the Hawkesbury District
(GR030/011/ENG/INJ03NBX.E06)

Councillor Allan advised that her parents and sister reside in Flinders Place.

Mr Ken Arthur, Mr Bill Kennan, Mr John Wellington, Mr Bill Sayers, objectors, addressed the Committee.

Mrs Dianne Tait, representing Hawkesbury Sports Council, addressed the Committee.

RESOLVED on the motion of Councillor Williams seconded by Councillor Paine

That an advanced street-style area be constructed at Hawkesbury Park in a location to be agreed by the Sports Council at an estimated cost of \$133,000 (one hundred and thirty three thousand dollars).

SECTION 3 - ORGANISATION AND RESOURCES

109: Monthly Financial Report - August 2000 (GF011/005/FNC/OGJ03NAX.F02)

RESOLVED on the motion of Councillor Rasmussen seconded by Councillor Davies

That the information be received

110: Local Government Association Executive Committee (GL040/001
PT6/GMA/OGJ03NAX.G01)

RESOLVED on the motion of Councillor Rasmussen seconded by Councillor Gilling

That the information be received.

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111: Great River Walk Project (GM001/025 Pt 9/GMA/OGJ03NAX.G06)

Mr Peter Davey, Chief Executive Officer and Ms Ruth Williams representing the Hawkesbury Nepean Catchment Management Trust, addressed the Committee.

RESOLVED on the motion of Councillor Allan seconded by Councillor Conolly

That Council support the concept of the Great River Walk and indicate that it will favourably consider the allocation of resources to the project, with these being determined following discussions with the Trust representatives.

112: Shop 1 McGraths Hill Shopping Centre (GC283/013/CSV/OGJ03NBX.C03)

RESOLVED on the motion of Councillor Allan seconded by Councillor Rasmussen

That Shop 1 McGraths Hill Shopping Centre be leased to Mr John Chung-way Wong, subject to the principle terms and conditions as outlined in this report and that the Seal of Council be affixed to any necessary documentation.

113: Section of Eaton Street, Agnes Bank (0516/R/CSV/OGJ03NBX.C04)

RESOLVED on the motion of Councillor Allan seconded by Councillor Conolly

That Council accept the transfer of the section of Crown Road within Eaton Street, Agnes Banks.

114: Mediation Policy (GC280/004 PT3/CSV/OGJ03NCX.C05)

Ms Katherine Hanley, Mediation Co-Ordinator and Ms Stella Lovell, both representing Liverpool City Council addressed the Committee.

RESOLVED on the motion of Councillor Allan seconded by Councillor Gilling

That this matter be discussed at a planning evening to look at development as part of policy.

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QUESTIONS WITHOUT NOTICE:

1. Councillor Gilling referred to a subdivision at the back of 439 Gregs Road, Kurrajong and enquired what the status of this development was.

The Director of Environment & Development advised that this had been advertised as integrated development and that there had been some objection. He advised that there a submission had been received from the applicant's surveyor outlining an alternative which would be reported to the next General Purpose Committee meeting.

2. Councillor Gilling advised that there was a State Heritage Inventory Database available on the Internet which is funded by the Heritage Council.

The Mayor thanked Councillor Gilling for this information.

3. Councillor Gilling referred to correspondence relating to the closure of the Lower Portland Ferry at low tide. She advised that she had been informed that this occurred due to the boat ramps deteriorating under the water and enquired if this was correct.

The Director of Asset Services & Recreation advised that closure was due to the condition of the ramp on the Baulkham Hills side and that work needed to be undertaken to repair this.

Councillor Gilling enquired if Baulkham Hills Council were aware of this and if we could fund this.

The Director of Asset Services & Recreation advised that this was part of the on-going maintenance program of which Baulkham Hills Council would provide 50% of the costs.

4. Councillor Gilling enquired if there was an automatic bilge pump on the renovated ferry.

The Director of Asset Services & Recreation advised that there was a bilge pump which was operated by a manual switch.

Councillor Gilling enquired if there was a danger that the ferry could sink again if enough water got in over night.

The Director of Asset Services & Recreation advised that there was not enough water being made overnight for this to be of concern as it the ferry was pumped out at the beginning and end of each shift.

5. Councillor Gilling enquired if the Lower Portland Ferry had been re-surveyed by the RTA or the Waterways Authority since it was re-floated.

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The Director of Asset Services & Recreation advised that this had not been done at this stage. He advised that it was last surveyed by a professional marine surveyor and that there was a two year period before it has to be taken out the water and inspected. He further advised that this would be looked at prior to this period.

Councillor Gilling advised that she had been informed by the Authority that commercial vessels needed to be surveyed by divers every quarter or have an annual out-of-the-water inspection.

The General Manager advised that the Authority requirements were that vessels be inspected every two years and every three years if steel hulled.

6. Councillor Gilling enquired if Council's insurers were aware that the vessel does not have a current survey certificate.

The Director of Asset Services & Recreation advised that the vessel did have a current survey certificate which was provided when the vessel was put back in the water and that this is renewed each year prior to re-insurance.

7. Councillor Gilling referred to the pontoon in Governor Phillip Park. She enquired when this was to be re-installed.

The Director of Asset Services & Recreation advised that this matter would be reported to Council as there were no funds available at this stage. He advised that the pontoon had been badly damaged and was non-repairable. He further advised that alternative methods of providing this facility were being investigated at an approximate cost of \$8-9,000.

Councillor Gilling enquired if the two pylons would be removed as they could become a navigation hazard during a flood.

The Director of Asset Services & Recreation advised that it was intended to attach the new pontoon to these two poles.

8. Councillor Gilling enquired if Council had resolved to install boom gates at Governor Phillip Park.

The Director of Asset Services & Recreation advised that Council had not resolved to do this.

9. Councillor Gilling referred to the vacant derelict cottage in Governor Phillip Park and enquired if Council had received quotes to renovate this cottage.

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Councillor Paine advised that this cottage had been let out by Council to tenants for \$105 per week.

10. Councillor Gilling referred to meetings held by the River Users Committee. She enquired if Council were represented on this Committee and if so, how was this represented elected. She further requested that she be informed of these meetings as she wished to attend.

The Director of Asset Services & Recreation advised that a staff member attended this meetings in an advisory capacity.

The Mayor advised that Councillor Sheather also attended these meetings and that a contact name and address would be provided.

Councillor Paine advised that both Jan Davis and Paul Ryan attended these meetings and may be contacted for further information.

11. Councillor Gilling referred to boat races being held from Webbs Creek to Lower Portland. She advised that she had not seen any of these events reported to Council and enquired if this was because the land being used was on the Baulkham Hills side of the river.

The General Manager advised that he was unaware of these races.

12. Councillor Gilling referred to a sign at McGraths Hill for fill at Pitt Town Road for Danny Hughes. She enquired if Council were aware of this as she believed the property to be on the floodplain.

The Director of Environment & Development advised that there approval had been granted by Council for a residential subdivision on the left hand side going towards Pitt Town approximately 4-5 months ago.

13. Councillor Gilling requested that Council investigate the dumping of rubbish at the RTA site at Packer Road.

The Mayor advised that this would be done.

14. Councillor Gilling advised that concrete had been dumped on West Portland Road, north of Packer Road, and requested that this be removed.

The Mayor advised that this would be done.

15. Councillor Gilling advised that there was a burnt out car dumped at the Council gravel pit and requested that this be removed.

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The Mayor advised that this would be done.

16. Councillor Gilling referred to and tabled a salinity report which had been undertaken by the NSW Government. She enquired if Council had ever done a report on salinity in the Hawkesbury.

The General Manager advised that this Council had not done one.

17. Councillor Gilling referred to an item in the Councillors newsletter relating to "Release of the Eco-Villages, a Sustainable Lifestyle Report" by David Kenealy, from Byron Bay. She enquired if Council were going to get a copy of this, and if so could she read it.

The General Manager advised that this would be made available when it was received.

18. Councillor Conolly referred to previous discussions relating to the joining of the two ends of Woods Road. He referred to a previous request for a traffic count on Drummond Street near Airlite Windows. He advised that he had been informed that this information was available but that it had not yet been provided. He enquired if this information was available.

The Director of Asset Services & Recreation advised that he thought that this information was part of the report relating to the closure of the street. He advised that he would investigate this matter and if the information was not available he would have a traffic count undertaken.

19. Councillor Rasmussen advised that the next stage of volumetric conversion within the Water Reform Bill had been implemented. He advised that farmers had been issued with notices on water allocations which were approximately 50% of their current allocation. He enquired what Council were going to do in order to make representations on behalf of the farmers.

The Mayor advised that he had recently held discussions with the Minister for Agriculture who is well aware of our concerns and that Council were in a position to follow up this matter with the David Mason from the Department of Agriculture.

Councillor Rasmussen advised that he felt that the Department of Land and Water Conservation needed to be approached as farmers had only been given 28 days in which to lodge an objection. He enquired if there was a process within Council to help the farmers become aware of what they can do and facilitate the process.

The General Manager advised that Council had resolved to contact the Government agencies and Ministers in this regard. He further advised that the only other thing Council could do would be to collect accurate information on past usage from farmers and how it can be justified on their land to enable Council to press the case.

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Councillor Rasmussen advised that it was difficult for the farmers to achieve this and that the DLWC agree that this is a difficult process as they also did not have precise figures causing them to make estimates.

Councillor Paine suggested that Councillor Rasmussen prepare a Notice of Motion for the next Ordinary meeting in relation to this matter.

Councillor Allan advised that the Hawkesbury Economic Development Advisory Committee were dealing with this as a matter of priority. She further advised that a Board meeting was to be held on Friday and would also be attending a Free Growers Association meeting on Friday night.

20. Councillor Rasmussen referred to two steel plates which have been attached to the top of the Yarramundi Bridge. He enquired if this would be permanent, if more plates were proposed for the bridge and if this was a safety issue.

The Director of Asset Services & Recreation advised that he had been contacted by the RTA who are undertaking maintenance work on the bridge. He further advised that he was unaware of the extent of these works and that he would investigate and advise.

21. Councillor Rasmussen referred to the illegal dumping of rubbish at Yarramundi Reserve, in particular 20 drums of toxic material. He enquired when this rubbish would be removed.

The Director of Environment & Development advised that quotes had been received from an earth moving contractor to enter the land and move the material. He advised that the car bodies would be removed to the roadside where Council's contractors would remove them and that the other waste would be taken to the tip. He advised that he is unsure when this work is to commence.

Councillor Rasmussen enquired if the drums of toxic material would remain on this site until this time.

The Director of Environment & Development advised that these drums had been inspected and that he had been advised that these drums were stable and would be removed with the rest of the waste. He further advised that he would make further enquiries in relation to the stability of the drums.

22. Councillor Rasmussen referred to the eastern side approach to the Yarramundi Bridge. He advised that rubbish was being dumped in this area and enquired if we had any jurisdiction over this land as it was in Penrith City Council's LGA.

The Director of Environment & Development advised that he was aware of this rubbish dumping and that he would take up this issue with Penrith Council.

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23. Councillor Rasmussen requested a progress report on the RAAF Impact Study.

The General Manager advised that he had spoken to the project director who was waiting on a sign-off from the Federal Members and the Senior Uniform area of Defence prior to discussions taking place with the Council and other groups.

The Mayor advised that he has also discussed this matter with Mr Bartlett requesting that matters being expedited.

24. Councillor Rasmussen requested a progress report in relation to the toilet block at the Colo War Memorial.

The General Manager advised that the toilet block would remain where it was unless Council resolved to move it.

25. Councillor Rasmussen requested a progress report on the Windsor Mall.

The Director of Asset Services & Recreation advised that he was awaiting a meeting with the Committee in relation to the trees so that matters may progress.

26. Councillor Davies requested an update on the Sammut case and the shed at Oakville.

The Director of Environment & Development advised that the Class 1 Appeal against the car repair station has been part heard and is re-listed for a third day on Friday 6 October, In relation to the Class 4 action a short proceeding took place on Monday where the Judge determined that the SEPP30 Amendment was retrospective which means that the grounds that we had to appeal the consent that it was illegal at the time the consent was issued has been removed by the Judge. He advised that there are other grounds for the consent being invalid which are being heard on Thursday 5 October. Mr Sammut, via his legal team, has requested that the injunction which is currently in place be removed which is also being heard at the same time.

27. Councillor Williams enquired where the mobile half pipe skateboard ramp was currently located.

The Mayor advised that it was currently located at the intersection of Pitt Town Road and Windsor Road, McGraths Hill.

28. Councillor Williams enquired if it would be possible to make the mobile skateboard ramp available for the youth of Wilberforce during the up-coming Christmas holidays.

The Director of Asset Services & Recreation advised that there was a roster which he would refer to and provide a copy of.

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Councillor Williams enquired how long the ramp remained in each location and when it had been to Wilberforce.

The Director of Asset Services & Recreation advised that it remained in each location for approximately two weeks or until complaints were received.

29. Councillor Paine tabled correspondence from a group of Japanese visitors who had requested a representative of Council be made available to discuss dealing with obnoxious odour problems.

The General Manager advised that this type of request were common and that a staff member would be made available.

30. Councillor Paine enquired if any feedback had been received in relation to the extension of trading hours of licensed premises during the Olympic period.

The General Manager advised that no complaints were received.

31. Councillor Finch referred to a previous request from Greg Seymour of the Australian Mushroom Association who had approached Council requesting a sign saying "Welcome to Windsor - Mushroom Capital of Australia". She enquired what the status of this matter was.

The General Manager advised that Council had resolved that the current signage was suitable.

Councillor Finch advised that Mr Seymour had not received any formal notification of this decision.

The General Manager advised that he would follow up this matter.

The meeting terminated at 8.10pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 31 October, 2000.

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Mayor

This is Page 40 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 3 October 2000.

General Manager

Mayor