



Hawkesbury City Council

general purpose committee minutes

date of meeting: 26 June 2001

location: Council Chambers

time: 9.00am

GENERAL PURPOSE COMMITTEE

Business

Meeting Date: 26 June 2001

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 26 June 2001, commencing at 9.00am.

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

RESOLVED on the motion of Councillor Rasmussen and seconded by Councillor Sheather that the Minutes of the General Purpose Committee Meeting held on the 29 May, 2001, be confirmed.

The following recommendations were passed as resolutions of the Committee:

Councillor Gilling arrived at 10.10am.
Councillor Calvert left the meeting at 11.00am.
Councillor Williams left the meeting at 1.00pm.
Councillor Allan left the meeting at 4.35pm.
Councillor Allan returned to the meeting at 5.00pm.
Councillor Paine left the meeting at 5.40pm.

The meeting adjourned for site inspections at 1.00pm.
The meeting reconvened at 3.30pm.

SECTION 1 - ENVIRONMENT

59: Application to Continue the Use of Land for a Drug and Alcohol Rehabilitation Centre - Lot 289 DP751665 (Proposed Lot 92 of 10 Hectares) No. 71 Sargents Road, Ebenezer (M307/01/EVD/ENF26NAX.V04)

Mr Trevor King, applicant, addressed the Committee

RECOMMENDED on the motion of Councillor Finch seconded by Councillor Paine

That:

The application for a drug and alcohol rehabilitation centre on the proposed Lot 92. Lot 298 DP751665 at 71 Sargents Road, Ebenezer be approved as a Deferred Commencement Consent subject to the following conditions:

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- A. Upon compliance with the conditions appearing in Schedule 1, and with the issue of confirmation to that effect in writing from Council, this "Deferred Commencement" consent shall commence to operate as a development consent inclusive of all conditions appearing in Schedule 2 pursuant to Section 80(3) of the Act.
- B. The "Deferred Commencement" consent will lapse in three months from the date of this consent unless all conditions appearing in Schedule 1 have been complied with.

Schedule 1

That an operative and functional effluent disposal system is installed to replace the failing system that exists on the site. Such system is to be installed and operational within 3 (three) months from the date of this determination.

That all fire safety and building works outlined within the report provided by Colin Wood and Associates dated 31 August 2000 are completed within 3 (three) months from the date of this determination.

A Building Certificate for the unauthorised structures is to be obtained prior to the commencement of the consent.

Schedule 2

General

- 1. To confirm and clarify the terms of this approval, the development shall take place in accordance with the documentation provided with the application.
- 2. The development approval does not include and removal of trees or vegetation from the site. Any trees or vegetation to be removed would be the subject of a separate application.
- 3. Compliance with the provisions of the Environmental Planning and Assessment (Amendment) Act 1979, and the Building Code of Australia.

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Prior to the Issue of an Occupation Certificate

4. A waste management plan shall be submitted for consideration and approved by Council. Such plan shall address any builder's waste and waste generated during day to day operations and shall include types and quantities, recycling, reuse, storage and disposal.
5. To ensure that parking necessary for the development is provided and kept clear and available, two off street car parking spaces, together with access driveways and turning areas, shall be constructed, of an all weather roadbase material, line marked, sign posted with details of these facilities to be submitted to the Director of Environment and Development for approval prior to construction.
6. Inspections shall be carried out and compliance certificates issued by Council or an appropriately accredited person for the following components of the development:
 - (i) fire protection to penetrations;
 - (ii) fire mains;
 - (iii) fire hose reel;
 - (iv) smoke detectors;
 - (v) plumbing, drainage, electrical fixtures;
 - (vi) installation of an approved effluent disposal system.
7. An on-site manager or his agent is to be located at the development at all times. The name and direct contact phone number of the manager responsible for the development is to be provided to Council. Council is also to be notified of any management changes within 7 days of such changes taking place.

The Use of the Site

8. A building in respect of which there is a change of building use must comply with the Category 1 fire safety provisions (as defined in part 7B of the Environmental Planning and Assessment Regulations 1994) applicable to the proposed new use.

Note: The obligation under this condition to comply with the Category 1 fire safety provisions may require building work to be carried out even though none is proposed or required by other conditions of this consent.

9. Compliance with Council's Development Control Plan for Bush Fire Mitigation under - High Risk Zones.
10. Any lighting on the site is to be directed in such a manner so that no nuisance is caused to adjoining properties or to driver's on surrounding streets.

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11. The subject development, including landscaping, is to be maintained in a clean and tidy manner.
 12. Any internal or external alterations are subject to a separate development application.
 13. All waste associated with the development is to be stored and disposed of at regular intervals.
 14. 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.
 15. The development is limited to allow a total of 10 rehabilitees on the site at any one time.
 16. No drugs including alcohol, amphetamines, heroin, cocaine, marijuana or any other form of stimulant narcotic or substance not prescribed by a physician for a participating rehabilitee is allowed on the site.
 17. A medical practitioner is to be accessible 24 hours per day to all rehabilitees. A notice displaying the name and contact number of the practitioner is to be clearly displayed at the entrance to the kitchen/ lounge area used at the development. Means to contact the medical practitioner is to be located in a suitable position adjacent to the notice.
 18. An alternate medical assistant is also to be nominated on the notice for use in the situation that the first medical practitioner is not available.
 19. The Department of Health is to be advised of the existence of the development and any requirements of the department are to be adhered to. Documentation regarding any requirements are to be submitted to Council.
 20. The activity is to operate in accordance with the details submitted with the application.
- C. Council fees relating to the application be met from Council's Donation Budget.

60: Application for the Demolition of the Existing Dwelling House and Construction of a Three x Three Bedroom Two Storey Dwellings - Lot 6 DP235836 No. 344 Macquarie Street, Windsor (M1776/00/EVD/ENF26NAX.V07)

Ms Ruth Stephenson and Mrs Evelyn Roe, objectors, addressed the Committee.

RECOMMENDED on the motion of Councillor Paine seconded by Councillor Finch

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That a site inspection be carried out.

A site inspection was carried out at 2.00pm. Councillors present at the inspection were Councillor L Allan, K F Conolly, P F Davies, D Finch, G J Gilling, C A Paine, P R Rasmussen, L C Sheather, and C J Woods.

RECOMMENDED on the motion of Councillor Paine and seconded by Councillor Rasmussen

That this matter be deferred and re-reported to next General Purpose Committee.

61: Application for Alterations and Additions to the Existing Hotel at 193 Windsor Street, Richmond (Commercial Hotel/RG McGees) (M206/01/EVD/ENF26NAX.V01)

Councillor Sheather declared an interest as he has undertaken work for this company.

Mr Rod Graham, owner, addressed the Committee.

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Paine

That the application 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 Robert Pont and Hugh Williams Architects numbered 2022/1-5 undated) submitted with Development Application No. M206/01 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.

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4. 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.

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.**

5. 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.
6. Details of the proposed works demonstrating compliance with the provisions of the Building Code of Australia are to be submitted to the Principal Certifying Authority for approval.

Prior to Commencement of Works

7. 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.
8. 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.
9. Erosion and sediment control devices are to be installed and maintained to ensure that there is no increase in downstream levels of litter, vegetation debris or other water borne pollutants in accordance with Council's Development Control Plan 1/94 - Soil Erosion and Sedimentation

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10. 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.
11. The approved and plans must be submitted to the appropriate Sydney Water office to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements. If the development complies with Sydney Water's requirements, the approved plans will be appropriately stamped.

Sydney Water has a number of business offices including Blacktown, Katoomba, Parramatta and Penrith.

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

During Construction

13. All building work must be carried out in accordance with provisions of the Building Code of Australia.
14. 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.
15. 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.
16. All roofwater shall be drained to the street gutter. Where a ferrule has been provided in the kerb, such drainage shall be connected to it. Drainage across the footpath shall be 100mm sewer grade type.

Prior to Issue of Occupation Certificate

17. A Fire Safety Certificate is to be submitted to Council setting out all the matters required under clause 174 of the Environmental Planning and Assessment Regulation 2000.
18. Lighting of the public car park immediately adjacent to the rear of the site is to be upgraded to improve security and surveillance of these areas in view of the expected increased night time usage resulting from this development. Appropriate upgrading is to be negotiated with Council and Integral Energy.

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**62: Application for 10 Lot Subdivision in Two Stages Comprising 3 Torrens title Lots and Seven Lots Under community title - 125 Cattai Road, Pitt Town
(M830/00/EVD/ENF26NAX.V08)**

Mr Brian McKinlay, representing the applicant, addressed the Committee.

Ms Elizabeth Eurell and Mr Phillip Dunesky, objectors, addressed the Committee.

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Rasmussen

That the application for subdivision of the land into ten lots, in two stages be approved subject to the following conditions:

A. Stage 1 Proposed Torrens Title subdivision into 4 lots, being proposed lots 8,9, & 10 and residue lot.

General

1. To confirm and clarify the terms of this approval, the development shall be carried out in accordance with the plan of proposed subdivision prepared by McKinlay Morgan & Associates numbered 89278, dated 8/11/2000, as amended 12/3/2001 and the plan of constraints numbered 89278, dated 14/3/2001 as amended 21/3/2001 (proposed lots 1 to 7 to comprise residue lot).
2. Prior to construction of the approved development it is necessary to obtain a Construction Certificate.
3. This consent covers the removal of trees and other vegetation necessary to allow the construction of works covered by any Construction Certificate issued for the development. No other trees or vegetation are to be removed without prior approval.

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.**

4. Payment of a design checking and inspection fee of \$880 when submitting Engineering plans for approval. This amount is valid until 30 June 2001. Fees required if an accredited certifier is used will be provided upon request.

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5. The submission of engineering designs and calculations covering all works required by this consent.
6. The submission of a satisfactory Erosion and Sediment Control Plan (ESCP) prepared in accordance with the State Government guidelines titled "Managing Urban Stormwater: Soils and Construction (1988)".
7. Submission of proof of the payment of the Building Industry Long Service Levy where the value of civil works exceeds \$25,000.

Prior to Commencement of Works

8. Erosion and sediment control devices are to be installed and maintained until the site is fully stabilised in accordance with the approved ESCP or SWMP. In the absence of any approved plan the work is to be in accordance with Council's Development Control Plan 1/94 - Soil Erosion and Sedimentation.

Note: Measures may include the installation of geofabric fencing, staked straw bale walls located on the contour down-slope of the construction, sediment detention basins, earthen contour banks and the like. The enclosed warning sign shall be affixed to the sediment fence/erosion control device at all times.

9. Application is to be made for the demolition of the any existing buildings or structures.. Such application shall address noise attenuation, dust control, safety of the public, disconnection of services, reuse/recycling of materials and disposal of any residual materials.

During Construction

10. All work must be carried out in accordance with the provisions of Council's Subdivision Construction Specification.
11. Should any aboriginal site or relic be disturbed or uncovered during the construction of this development, all work should cease and the National Parks and Wildlife Service consulted. Any person who knowingly disturbs an aboriginal site or relic is liable to prosecution under the National Parks and Wildlife Act 1974.

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12. 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, but are not limited to, water, sewerage, drainage, power, communication, footways, kerb and gutter.

Prior to Issue of Subdivision Certificate

13. Construction of access comprising a 3.5m wide compacted crushed rock pavement and any necessary drainage and across the footway and to a suitable building site on each of lots 8,9,&10. The access to each of lots 8, 9 & 10 are to be located so as to minimise tree removal, and avoid impacts on remnant native vegetation, as identified in the Flora and Fauna report prepared by Blue Mountains Wilderness Trust. The maximum grade is to be 1 in 6
14. All debris (including felled trees) resulting from the approved clearing of the site for construction is to be removed from the property unless alternative arrangements are agreed to in writing with this office.
15. The creation of easements to drain water over the site of drainage discharge from roads 4m wide and 10m long free of cost to Council.
16. Payment of a linen release fee of \$350. This amount is valid until 30 June 2001.
17. The creation of a restriction on the use of land under section 88b of the Conveyancing Act, and/or positive covenants, requiring:
- The establishment of Principal Development Areas showing suitable envelopes for house and effluent disposal areas, are to be sited as per the Plan of Constraints prepared by McKinlay Morgan and Associates numbered 89278 dated 14/3/2001 as amended 21/3/2001.
 - Any on site effluent disposal system installed on the lots is to be designed, installed, certified and maintained in accordance with the report prepared by Toby Fiander and Associates titled 'Feasibility of On Site Disposal of Wastewater, Proposed Subdivision, lot 1 DP 551960 & Pt Portion 76 Cattai Road, Pitt Town numbered TFA 2513/01, dated 1/8/2000.
 - A weed control program to be undertaken to remove all weeds species from W1 to W4 categories, consistent with the provisions of the Noxious Weeds Act 1993, as recommended by the Flora and Fauna report prepared by Blue Mountains Wilderness Trust dated 16 Feb 2001.
 - Retention of existing pine trees along the western boundary to lots 8 & 10

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18. Natural vegetation areas (Class2 Cumberland Plain Woodland and regenerating Cumberland Plain Woodland as identified in the flora and fauna report prepared by Blue Mountains Wilderness Trust) are to be fenced to prevent access by vehicles and livestock.
19. 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.
20. Submission of a Certificate from an approved telecommunications provider that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
21. 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	\$4,342
(b)	Community Facilities	\$5,738.50

The above contributions have been determined in accordance with Hawkesbury Section 94 Contribution Plan. A copy of the Contributions Plan may be inspected at Council's Offices, George Street, Windsor.

The amount of contribution payable under this condition has been calculated on the basis of costs as at the date of consent. In accordance with the provisions of the Contributions Plan, this amount shall be INDEXED at the time of actual payment in accordance with movement in the Consumer Price Index as published by the Australian Bureau of Statistics. In this respect the attached fee schedule is valid for 3 (three) months.

Stage 2 Proposed Community Title subdivision of the residue lot into seven (7) lots

General

22. To confirm and clarify the terms of this approval, the development shall be carried out in accordance with the approved stamped plan of proposed subdivision prepared by McKinlay Morgan & Associates numbered 89278, dated 8/11/2000, as amended 12/3/2001 and the plan of constraints numbered 89278, dated 14/3/2001 as amended 21/3/2001, submitted with the application and any supportive documentation, except as otherwise provided by the conditions of this consent.
23. Prior to construction of the approved development it is necessary to obtain a Construction Certificate.

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24. This consent covers the removal of trees and other vegetation necessary to allow the construction of works covered by any Construction Certificate issued for the development. No other trees or vegetation are to be removed without prior approval.

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.**

25. Payment of a design checking and inspection fee of \$1298 when submitting Engineering plans for approval. This amount is valid until 30 June 2001. Fees required if an accredited certifier is used will be provided upon request.
26. The submission of engineering designs and calculations covering all works required by this consent.
27. The submission of a satisfactory Erosion and Sediment Control Plan (ESCP) prepared in accordance with the State Government guidelines titled "Managing Urban Stormwater: Soils and Construction (1988)".
28. Submission of proof of the payment of the Building Industry Long Service Levy where the value of civil works exceeds \$25,000.

Prior to Commencement of Works

29. Erosion and sediment control devices are to be installed and maintained until the site is fully stabilised in accordance with the approved ESCP or SWMP. In the absence of any approved plan the work is to be in accordance with Council's Development Control Plan 1/94 - Soil Erosion and Sedimentation.

Note: Measures may include the installation of geofabric fencing, staked straw bale walls located on the contour down-slope of the construction, sediment detention basins, earthen contour banks and the like. The enclosed warning sign shall be affixed to the sediment fence/erosion control device at all times.

30. Application is to be made for the demolition of the any existing buildings or structures. Such application shall address noise attenuation, dust control, safety of the public, disconnection of services, reuse/recycling of materials and disposal of any residual materials.

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During Construction

31. All work must be carried out in accordance with the provisions of Council's Subdivision Construction Specification.
32. 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, but are not limited to, water, sewerage, drainage, power, communication, footways, kerb and gutter.

Prior to Issue of Subdivision Certificate

33. Construction of a sealed pavement (minimum 4.5m seal width), shoulders, table drains and any necessary drainage over the frontage of Lots 2, 3, 4, 5, 6, 7 together with any works necessary to make this construction effective.
34. All debris (including felled trees) resulting from the approved clearing of the site for construction is to be removed from the property unless alternative arrangements are agreed to in writing with this office.
35. The creation of easements to drain water over the site of drainage discharge from roads 4m wide and 10m long free of cost to Council.
36. Payment of a linen release fee of \$500. This amount is valid until 30 June 2001.
37. The creation of a restriction on the use of land under section 88b of the Conveyancing Act, and/or positive covenants, requiring:
 - Any on site effluent disposal system installed on the lots is to be designed, installed, certified and maintained in accordance with the report prepared by Toby Fiander and Associates titled 'Feasibility of On Site Disposal of Wastewater, Proposed Subdivision, lot 1 DP 551960 & Pt Portion 76 Cattai Road, Pitt Town numbered TFA 2513/01, dated 1/8/2000.

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- A weed control program to be undertaken to remove all weeds species from W1 to W4 categories, consistent with the provisions of the Noxious Weeds Act 1993, as recommended by the Flora and Fauna report prepared by Blue Mountains Wilderness Trust dated 16 Feb 2001.
- Retention of pine trees along the northern and western boundaries to lots 3,4,5, & 6.
- Any application for construction over existing agricultural drains, as shown on the Plan of Constraints prepared by McKinlay Morgan & Associates, shall be supported by an engineering report and details regarding appropriate foundations and footings.

38. 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 a provision that Lot 1 is not to be used for the purpose of erecting a dwelling or any other building structure.
39. The Neighbourhood Management Statement shall include a provision that no dwelling shall be erected on the "neighbourhood lot".
40. 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.
41. Submission of a Certificate from an approved telecommunications provider that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
42. Any building/structures encroaching boundaries with adjacent road reserve to be removed.
43. Termination of any redundant irrigation piping
44. Blocking of the existing agricultural drainage system to ensure that it will not transmit waste water, including in accordance with the recommendations of the report prepared by Toby Fiander & Associates numbered TFA2513/01 dated 1/8/2000, plugging of pits.
45. 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 | \$10855 |
| (b) | Community Facilities | \$14346.50 |

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The above contributions have been determined in accordance with Hawkesbury Section 94 Contribution Plan. A copy of the Contributions Plan may be inspected at Council's Offices, George Street, Windsor.

The amount of contribution payable under this condition has been calculated on the basis of costs as at the date of consent. In accordance with the provisions of the Contributions Plan, this amount shall be INDEXED at the time of actual payment in accordance with movement in the Consumer Price Index as published by the Australian Bureau of Statistics. In this respect the attached fee schedule is valid for 3 (three) months.

- B. That NPWS be advised of the consent and be provided with a copy of the Flora and Fauna report prepared by Danny Wotherspoon.
- C. That a further report be brought to the Ordinary Meeting after discussions have been held between the applicant, objectors and Council's staff.

63: Four (4) Lot Subdivision No. 111 Bells Line of Road and Redbank Road, North Richmond, Lot 2 DP870269, Lot 2 DP5464149 - Modification of Development Consent under Section 96 of the Environmental Planning and Assessment Act 1979 (M1940/00/EVD/ENF26NAX.V11)

Councillor Williams declared an interest as he has undertaken electrical work for the proprietor, Mr Tony Cotter.

Mrs Maureen Madden, resident, addressed the Committee.

The Committee exercising its delegation as Whole Council

296 RESOLVED on the motion of Councillor Sheather seconded by Councillor Finch

That the modification under Section 96 of the Environmental Planning and Assessment Act 1979 be determined as follows:

- A. That the modification under Section 96 of the Environmental Planning and Assessment Act 1979 be approved and amended in the following manner:
 - Condition 4 be deleted from Development Consent Notice MA1940/99.
 - That Condition Number 17 be amended as follows:

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"17. A creation of a restriction on the use of the land pursuant to Section 88B of the Conveyancing Act including:

- That future dwellings and the right of carriage way are restricted to areas nominated on the plan unless located in areas that require no tree removal.
- That any onsite effluent disposal system be installed in accordance with the report prepared by Conacher Travers dated November 1999, Reference 9677."

64: Removal of Scrap Metal, Motor Vehicles, Drums etc - Lot 423 DP751665 (38) Vollers Lane, Freemans Reach (P2204/20/EVD/ENF26NBX.V06)

Mr Trevor Devine and Mr Grant Douglas addressed the Committee.

RECOMMENDED on the motion of Councillor Gilling seconded by Councillor Rasmussen

That Council not proceed with action for recovery of the outstanding debt.

65: Two Storey Dwelling House at Lot 31 DP211789 (133) Coromandel Road, Ebenezer (M1793/00/EVD/ENF26NBX.V05)

A site inspection was carried out at 2.30pm. Councillors present at the inspection were Councillor L Allan, K F Conolly, P F Davies, D Finch, G J Gilling, C A Paine, P R Rasmussen, L C Sheather, and C J Woods

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Finch

That the objection under SEPP1 to the provisions of Clause 25 of Hawkesbury Local Environmental Plan 1989 be declined, and the Development Application be refused for the following reasons:

1. The proposal is contrary to the objectives of the 7(d1) Environmental Scenic Protection zone applying to the land, as it will detract from the scenic significance of the area.

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2. The proposed development is prohibited as it does not comply with the provisions of clause 25 of Hawkesbury Local Environmental Plan 1989.
3. The residential development of flood prone land is not in the public interest.
4. The proposed development would set an unacceptable precedent for the development of other vacant flood prone land in the area.
5. The proposed development is inconsistent with the objectives and provisions of Sydney Regional Environmental Plan 20.

66: Residential Development and Urban Land Strategy (LEP3/00, LEP1/01, LEP16/93/EVD/ENF26NBX.V09)

Mr David Tolson, Mr Neville Jackett, Mr Trevor Devine and Mr Brian McKinlay addressed the Committee.

RECOMMENDED on the motion of Councillor Woods seconded by Councillor Allan

That:

1. A workshop be held, to be addressed by appropriate authorities including an appropriate officer from DUAP, in relation to flood plain management and housing policies.
2. Investigations be undertaken into the Mulgrave area concentrating on how much land is vacant and how much will be needed in the future for commercial/industrial uses.

67: Rouse Hill Regional Centre (GT160/004/EVD/ENF26NBX.V10)

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Sheather

That:

1. The information be received.
2. A submission be prepared following a briefing session regarding information from State Rail.

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68: Prosecution for Failing to Maintain Sedimentation Control Devices on Building Sites - Wolseley Road and Kallawatta Grove, McGraths Hill

(MA0117,509,72,298,492,122,436/00 & 1949/99/EVD/ENF26NCX.V03)

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Rasmussen

That the information be received.

69: Unauthorised Advertising Sign - Lot A DP161216 39 Bosworth Street, Richmond

(P255/166/EVD/ENF26NCX.V02)

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Rasmussen

That the information be received.

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SECTION 2 - INFRASTRUCTURE

31: Mr K Reeks - St Albans Road (P1929/265, 1929/R/ENG/INF26NBX.E02)

Mr Reeks, property owner, addressed the Committee.

RECOMMENDED on the motion of Councillor Sheather seconded by Councillor Rasmussen

In accordance with the Roads Act, 1993, public consultation be undertaken with a view to leasing the fenced area of the road reserve between the road batter and the boundaries of lots 54 & 55 in DP829116 for a period of 5 (five) years, for a nominal rental of \$1 (one dollar) per annum. Further, that if not already in place, Council erect appropriate cattle crossing signs on either side of the gates.

32: Bligh Park South Windsor Road Link (GT230/011 PTS 5, 6 & 7, GC281/076 PT 1, 0850/R PT 1/ENG/INF26NBX.E01)

Mr Trevor Devine, addressed the Committee.

RECOMMENDED on the motion of Councillor Conolly seconded by Councillor Finch

That a road link be provided between Hobbs Street, Bligh Park and Berger Road, South Windsor in 2001/2002.

An **amendment** was moved by Councillor Davies seconded by Councillor Paine

That:

1. This matter be deferred
2. A traffic consultant to be employed to assess the impact of the level of traffic on the road link and impact on adjoining areas and the amount of traffic that will be generated.
3. The matter then be reported to the Local Traffic Committee.

The amendment was lost

The motion was put and carried.

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33: Lower Portland Ferry - Contract (GT020/407/ENG/INF26NCX.E03)

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Rasmussen

That the information be received.

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SECTION 3 - ORGANISATION AND RESOURCES

48: Monthly Financial Report - May 2001 (GF011/005/FNC/OGF26NAX.F14)

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Rasmussen

That the information be received

49: Project for Reconciliation Inc, Richmond - Request for Community Support Fund (GE030/002/CSV/OGF26NBX.C01)

The Committee exercising its delegation as whole Council

297 RESOLVED on the motion of Councillor Paine seconded by Councillor Sheather

That \$5,000 (five thousand dollars) be provided to Projects for Reconciliation Inc, Richmond for the establishment of a Community Support Fund, to be administered and promoted by that organisation for the purpose of raising awareness and understanding of Aboriginal culture in the Hawkesbury.

50: Demolition of Council Owned Dwelling for Road Widening - 921 Grose Vale Road, Grose Vale (P722/839/CSV/OGF26NBX.C03)

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Rasmussen

That the Council owned cottage located on Lot 4 in Deposited Plan 620902, (921 Grose Vale Road, Grose Vale) be demolished.

51: Expression of Interest - Early Childhood Intervention Project (GC160/001/CSV/OGF26NBX.C12)

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Rasmussen

That the information be received.

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52: Replacement of Library Computer System (GC230/035/CSV/OGF26NBX.C16)

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Rasmussen

That:

1. The information be received.
2. Hawkesbury City Council draft and issue a tender for the purchase of a new Library Computer System.
3. Hawkesbury City Council to prepare correspondence to the State Library of NSW seeking approval to extend the period in which the State Library Development Grant of \$37,514 (thirty seven thousand five hundred and fourteen) can be expended.

**53: Prohibiting Consumption of Alcohol in Thompson Square, Windsor
(GP070/001/CSV/OGF26NBX.C06)**

RECOMMENDED on the motion of Councillor Paine seconded by Councillor Woods

That in accordance with the provisions of the Local Government Act, the consumption of alcohol in the park in Thompson Square, Windsor be prohibited between the hours of 8am and 6pm on Monday to Friday except public holidays and during special events. Further, public notification including the erection of appropriate signage on the site, be given of the restriction.

54: Proposed Changes to Library Loan Period (GL020/012/CSV/OGF26NBX.C09)

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Rasmussen

That:

1. The information be received.

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2. The loan policy of the Hawkesbury City Council Library Service be amended to provide for an initial three week loan period with provision for an additional three week extension as from 16 July 2001. The change to the loan policy to be advertised in Council Notices.

55: Mainstreet Program Funding and Strategies (GT070/024 PT02, GC155/001 PT03/CSV/OGF26NBX.C15)

Mr Allan Eagle, speaking in favour of the Program, addressed the Committee.

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Paine

That the information be received.

56: Section 94 Contributions Plan (GT200/001/FNC/OGF26NBX.F08)

Ms Louise McMahon, President of the Comleroy Road School of Arts, addressed the Committee.

RECOMMENDED on the motion of Councillor Sheather seconded by Councillor Conolly

That:

1. Council's "Section 94 Development Contribution Plan", as revised, be placed on public exhibition for comment for a period of not less than 28 days.
2. Council make a submission in regard to the provision of cycleway facilities as part of the Section 94 contributions plan.

57: Improving Communication Between Council and the Community (GE020/029/EVD/OGF26NBX.V07)

Mr Neville Diamond and Ms Vicki Turner, addressed the Committee.

RECOMMENDED on the motion of Councillor Sheather seconded by Councillor Gilling

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That:

1. The Development Proposal Notification Brochure and the Council Meeting Procedures Brochure be endorsed by Council and implemented immediately with appropriate changes.
2. The "Revised Notification Letter" be amended to include information outlined in the "Notification of Development Proposals" brochure under the heading "What will happen to my submission?".

58: Library Week 2001 (GL020/017/CSV/OGF26NCX.C11)

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Rasmussen

That the information be received.

59: Youth Transport Project - Update (GC200/002/CSV/OGF26NCX.C10)

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Rasmussen

That the information be received.

**60: Western Sydney Area Assistance Scheme Applications 2000/2001
(GG021/005/CSV/OGF26NCX.C13)**

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Rasmussen

That the information be received.

QUESTIONS WITHOUT NOTICE:

1. Councillor Finch enquired whether a date had been set for the public meeting that was to be held before the end of June, regarding the Lions Markets.

The Director of Asset Services & Recreation advised that it was running behind schedule and would probably be held in mid July, and would be advertised the week of 2 July 2001.

This is Page 26 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 26 June 2001.

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2. Councillor Paine, referred to Item 60, and enquired as to whether she and Councillor Calvert were on the Western Sydney Area Assistance Scheme Committee or had there been a change.

The General Manager advised that he would investigate and advise.

3. Councillor Paine requested an update relative to the state of readiness of the golf course in Comleroy Road.

The Mayor advised that he understood the course to have been completed and golf was being played on the course. The Mayor advised an updated report would be provided.

4. CouncilLor Paine requested a report on the cleaning up, installation of additional lighting and an upgrade of Wilberforce Shops.

The General Manager advised that the lighting plan was very extensive, a meeting had recently taken place with the lessees and that a report would be provided.

5. Councillor Paine enquired if additional lighting behind the Macquarie Arms Hotel was on any program for discussion.

The Director of Asset Services & Recreation advised that a letter had been received from the Kelly's outlining numerous requests. He advised that a response would be sent and the lighting investigated.

Councillor Paine asked to be provided with a copy of the response.

6. Councillor Allan enquired about the lack of access to the Kable Street Medical Centre and requested that this be followed up.

The General Manager advised this would be done.

7. Councillor Woods requested an update relative to traffic in the Mall as traffic is increasing, and so is the speed of the traffic due to familiarity of negotiation of the trees and the bins etc.

The Director of Asset Services & Recreation advised that he had no further information at this time and he was to have a meeting with the Chamber. The General Manager suggested that it may be possible to undertake a risk audit of the Mall with the Police.

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8. Councillor Davies referred to the funds for the Lower Portland Ferry, indicating that as the quote was for \$700,000.00 for next year, with a budget allocation of \$425,000.00, and enquired if sufficient funds were available.

The Director of Asset Services & Recreation advised that this figure was over a three year period.

9. Councillor Davies raised an issue relative to the Western Sydney Area Assistance Scheme, indicating that he was not aware of being on that Committee however, attended the meeting as a Councillor was required and he had been invited.

The Mayor thanked him for this information.

10. Councillor Sheather tabled a document titled "Hawkesbury County Council Management Plan" relative to the issue of the amount of hours proposed to deal with weed control.

11. Councillor Sheather requested that the road sealing condition relative to the subdivision of Trevor King's property at Ebenezer be waived.

The General Manager advised that the issue would be investigated.

12. Councillor Gilling requested that an application, currently in DUAP, be followed up in relation to the Ponderosa Caravan Park, owned by Barry Cartwright.

13. Councillor Gilling enquired whether there was a new contractor at Lower Portland and Ebenezer doing the roadside edges and commented on the excellent quality of the work.

The Director of Asset Services & Recreation advised that they were the same contractors that we had been using.

14. Councillor Gilling enquired if a response had been sent to Windsor High School in relation to footpaths.

The Mayor advised that a response had been sent.

15. Councillor Gilling enquired if the Section 94 Comleroy Road issue had been addressed.

The General Manager advised that a response had been sent by the Director of Community & Corporate Services to the three (3) people who raised the issue and a copy would be provided to Councillors.

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16. Councillor Davies enquired about the result of Court proceedings in which Windsor Leagues Club had been involved in recently.

The Director of Environment & Development advised they had pleaded guilty, the result being, \$1,000.00 on each account plus costs, totalling \$6,000.00.

The meeting terminated at 5.47pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 31 July, 2001.

.....
Mayor

This is Page 29 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 26 June 2001.

General Manager

Mayor