



Hawkesbury City Council

general purpose committee minutes

date of meeting: 23 April 2002

location: Council Chambers

time: 9.00am

GENERAL PURPOSE COMMITTEE

Business

Meeting Date: 23 April 2002

AGENDA

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

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Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 23 April 2002, 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, L C Sheather, L A Williams, and C J Woods.

An apology for absence was received from Councillor Gilling.

RESOLVED on the motion of Councillor Sheather and seconded by Councillor Finch that the apology be accepted.

RESOLVED on the motion of Councillor Sheather and seconded by Councillor Finch that the Minutes of the General Purpose Committee Meeting held on the 26 March 2002, be confirmed.

Councillor P R Rasmussen arrived at the meeting at 9.05am

Councillor C A Paine arrived at the meeting at 9.12am

Councillor B J Calvert left the meeting at 11.50am

Councillor P F Davies left the meeting at 11.50am

Councillor C A Paine left the meeting at 11.50 am

Councillor C A Paine returned to the meeting at 12.10pm (during which time Item 40, 42 Browns Road, Wilberforce was dealt with)

Councillor P F Davies returned to the meeting at 1.30pm

Councillor L Allan left the meeting at 1.25pm

Councillor L Allan returned to the meeting at 3.10pm

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

31: Request for Review of Determination, Lot 5 DP59816, McGraths Road, Vineyard - Construction of Single Dwelling (MA1527/01/EVD/END23NAX.V05)

Mr Dal Hann, the applicant's representative, addressed the Committee.

RECOMMENDED on the motion of Councillor Sheather seconded by Councillor Davies

That information supporting the SEPP No. 1 objection be reported to the Ordinary meeting.

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- 32: Modify Development Consent DA854/88 - Medical Centre, 2 Kable Street, Windsor (DA854/88/EVD/END23NAX.V04)**

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Paine

That a report be prepared for the Ordinary Meeting in relation to public access during business hours, to the carpark, and outlining options for lease of the carpark to Council.

- 33: 6 (six) lot community subdivision with lot 1 being community property, Lot 119 DP 751658, 74 McMahons Road, Kurrajong (DA1599/01/EVD/END23NAX.V01)**

Mr Brian McKinlay, the applicant, addressed the Committee

RECOMMENDED on the motion of Councillor Williams seconded by Councillor Finch

- A. That the SEPP No. 1 objection to vary Clause 11 (2)(d)(i) be supported.
- B. That the application for subdivision of the land into six lots under community title 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 McKinlay Morgan and Associates numbered 88573:DA:3 dated 19 December 2001) submitted with the application and any supportive documentation, except as otherwise provided by the conditions of this consent.
- 2. This consent covers the removal of trees and other vegetation 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.
- 3. Compliance with the provisions of the Environmental Planning and Assessment (Amendment) Act 1979.
- 4. No excavation or site works shall be commenced prior to the issue of the Construction Certificate.

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5. All works must be carried out in accordance with the Hawkesbury Development Control Plan, Civil Works Specification, Part 1 Design Specification and Part 2 Construction Specification.

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. The submission of design plans and calculations for all civil work required by this consent. These plans are to include details of grades, proposed cut and fill, curve radii and design of creek crossing.
7. Construction of civil works including road, drainage, access, or sewer works are not to commence until three (3) copies of the plans and specifications of the proposed works are submitted to and approved by the Director Asset Services and Recreation or an accredited certifier.
8. 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)".
9. Submission of proof of the payment of the Building Industry Long Service Levy where the value of civil works exceeds \$25,000.
10. A formal application for a Construction Certificate and a Compliance Certificate is required for the engineering works. The current fees are \$1,438.80 for a Construction Certificate and \$2,937.00 for a Compliance Certificate should Council be nominated as the Principal Certifier. These fees are valid until 30 June 2002.
11. Submission of a copy of the Part 3A permit issued by the Department of Land and Water Conservation.
12. Access roads are to comply with "Planning for Bushfire Protection" 2001 -4.3.2 a & b.

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Prior to Commencement of Works

13. 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.

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

During Construction

16. All work must be carried out in accordance with the provisions of Council's Subdivision Construction Specification.
17. 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.
18. Surface runoff from the sealed accessway is to be treated by nutrient control ponds to prevent impact on potential habitat of the red crowned toadlet.

Prior to Issue of Subdivision Certificate

19. Construction of a minimum 4 metres wide sealed pavement and any necessary drainage for the full length of the private accessway and across the footway. The maximum grade shall be 1 in 6. The construction shall generally be in accordance with the Department of Bush Fire Services "Planning for Bush Fire Protection" and Hawkesbury Development Control Plan, Civil Works Specification

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and is to include:

- (a) Minimum 1.2 metre shoulders beyond the seal.
- (b) Provision of 14m x 3m wide passing bays approximately every 100 metres and near blind bends.
- (c) Minimum curve radii on the inside of all bends of 12 metres.
- (d) The pavement and all structures are to be designed for a 28 tonne truck with minimum 8 tonnes per axle.
- (e) Minimum clearance from ground to any overhead obstruction of 4.0 metres.

- 20. The private accessway shall meet McMahons Road at a right angle.
- 21. 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.
- 22. Payment of a linen release fee of \$413.20. This amount is valid until 30 June 2002.
- 23. The location of the house site, disposal and buffer areas are to be defined on the final plan of subdivision.
- 24. A weed management plan is to be prepared for the community lot and is to be submitted to Council for approval.
- 25. A plan of bushfire management is to be prepared for the community lot being Lot 1 and submitted to Council.
- 26. The creation of a restriction on the use of land under section 88b of the Conveyancing Act, requiring:
 - (a) The establishment of Principal Development Areas showing suitable envelopes for house and effluent disposal areas are to be sited as per plans prepared by Toby Fiander & Associates. Clearance of 20m from the edge of forest to edge of effluent disposal area and buildings shall require the provision of diversion berms and transient wetlands from nutrient control;
 - (b) Surface diversion of stormwater runoff from Principal Development Areas is to be achieved by means of swales, berms or similar, and the stormwater is to be discharged into designated points of water quality enhancement ponds, watercourses or dams as appropriate;
 - (c) No fences are to be constructed within sensitive vegetation units;
 - (d) Watercourses and areas of natural vegetation are to be fenced off with a five metre buffer zone, excluding livestock from watercourses and natural vegetation fringing watercourses;
 - (e) No fences are to be constructed within sensitive vegetation units;

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- (f) Watercourses and areas of natural vegetation are to be fenced off with a five metre buffer zone, excluding livestock from watercourses and natural vegetation fringing watercourses;
 - (g) Dwellings to be constructed on the land are to comply with the requirements of the Department of Bush Fire Services "Planning for Bush Fire Protection" in respect to fire protection zones, and to comply with Australian Standard AS3959 "Construction in Bush Fire Prone Areas". A site management plan is to be submitted with any future application to erect a dwelling house on the subject allotments indicating the recommended Fire Protection zones and the trees to be retained and any landscaping;
 - (h) No removal of rock and vegetation on any escarpment or area of natural vegetation.
 - (i) The weed management plan attached to the Management Statement is to be implemented by the community association to ensure that there is suitable long term management of the vegetation for the gully.
 - (j) Parts of the track not used for access are to be closed and allowed to revegetate by natural means.
 - (k) The plan of bushfire management attached to the Management Statement is to be implemented by the community association who is responsible for the initiation, ongoing maintenance and monitoring of this plan.
27. The existing septic tank and absorption trench system in use at the existing dwelling house being upgraded in accordance with the recommendations of the Fiander report, with as minimum the absorption trench at the existing dwelling being reinstalled to minimise the risk of pollution of the drainage line located below the existing trench.
28. A positive covenant be created over Lots 2-6 so as to comply with the requirements of the Department of Bush Fire Service/Rural Fire Service "Planning for Bush Fire Protection in respect to Fire Protection Zones. Areas of sandstone/shale transition forest are not to be used for internal bushfire protection unless consistent with any regional bushfire management plan. Burn offs of native vegetation areas are to be avoided.
- | Lot Number | Inner Protection Area | Outer Protection Area | Asset Protection Zone |
|-------------|-----------------------|-----------------------|-----------------------|
| 2 | 30 metres | 40 metres | 70 metres |
| 3 | 30 metres | 40 metres | 70 metres |
| 4 NE aspect | 20 metres | 20 metres | 40 metres |
| 4 S aspect | 30 metres | 40 metres | 70 metres |
| 5 SW aspect | 25 metres | 20 metres | 45 metres |
| 5 NE aspect | 20 metres | 15 metres | 35 metres |
| 6 SW aspect | 25 metres | 20 metres | 45 metres |
| 6 NE aspect | 20 metres | 15 metres | 35 metres |
29. Perimeter access for fire fighting vehicles be established and maintained within the Fire Protection zone and linked to the property access. The perimeter access to be maintained to the requirements of HCC.

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30. Remove category W1-W4 weeds as identified in schedule 2 of the Flora & Fauna Report prepared by Danny Wotherspoon dated 11 August 2000.
31. 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.
32. 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.
33. 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	\$8,207.00
(b) Community Facilities	\$11,607.00

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.

34. 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.
35. A Development Contract complying with Schedule II of the Community Land Development Act, 1989, shall be lodged with and approved by Council prior to issue of the final plan of subdivision.
36. The neighbourhood Management Statement shall include a provision that no dwelling shall be erected on the "neighbourhood lot".
37. As recommended by Blue Mountains Wilderness Trust, 27 November 2001, parts of track not used be closed and allowed to revegetate by natural means.

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38. A Weed Management Plan be prepared and included in the Community Title and By-Law documentation, to ensure suitable long term management of the vegetation for the gully by the community association.

General Terms of Approval - River and Foreshores Improvement Act 1948 Part 3A

39. In accordance with Division 5 of the Environmental Planning and Assessment Act 1979 for integrated development, the application has been referred to the Department of Land and Water Conservation in respect to the issue of a permit under Part 3A.
40. The Department proposes to grant an approval and has provided general terms of approval. These do not constitute a Part 3A permit under the River and Foreshore Improvement Act 1948. The applicant must obtain and complete to the satisfaction of the Department an application for a Part 3A Permit.
41. Irrespective of the granting of this consent or approval by any other Authority, work is not to commence in, or within, a horizontal distance of 40m from the top of the bank of the watercourse/foreshore, without the prior issue of a Part 3A permit by DLWC.
42. Prior to the issue of the Part 3A permit, the applicant must provide DLWC with the following:
- (a) A copy of Council's development consent including all conditions of approval;
 - (b) Plans and/or other documentation (3 copies) that satisfy the DLWC's General Terms of Approval and recommendations which are included in the consent conditions; and
 - (c) The appropriate permit fee paid to DLWC.
43. Work is to be carried out in accordance with drawings and any management plans required by these conditions and approved by DLWC that will accompany the 3A permit.
44. Any Part 3A permit issued is to be renewed on an annual basis until all works and all rehabilitation, including maintenance provisions, have been satisfactorily completed in accordance with the permit conditions. Any application for renewal will be lodged at least 1 month prior to the permit expiry date.
45. Works shall not cause damage to, or increase erosion of, the stream bed or banks. The permit holder shall carry out any instructions given by DLWC with a view to preventing degradation of the stream bed or banks.
46. Any vegetation or other material removed from the area of works shall be disposed of so that the material cannot be swept back into the stream during a flood.

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47. All works proposed must be designed, constructed and operated so they do not cause erosion or sedimentation and do minimise adverse impacts on aquatic and riparian environments.
48. No plastic netting is to be used for any purpose, in the stream or within the riparian zone, unless such netting is of a rapidly biodegradable variety.
49. Erosion and sediment control measures are required to be implemented prior to any works commencing, and must be maintained for as long as necessary after the completion of works, to prevent sediment and dirty water entering the river system. These measures are to be in accordance with Council's requirements and follow best management practices as outlined in the NSW Department of Housing's "Managing Urban Stormwater: Soils and Construction" (1988) manual (the "Blue Book").
50. The excavation of soil/spoil and its removal is the responsibility of the permit holder and the owner or occupier of the land.
51. The approval of NSW Fisheries is required for all proposed designs of in-stream works prior to the issue of the Part 3A permit.
52. These conditions are issued with the proviso that operations shall be carried out on freehold land. Should operations be on Crown Land, these conditions are rendered null and void and the occupier of Crown Land should contact DLWC's Crown Lands section.
53. Work is to be carried out in accordance with any conditions imposed by other government agencies, provided such conditions do not conflict with these conditions or the conditions on the Part 3A permit.
54. The permit holder and the owner or occupier of the land is responsible for any works undertaken by any other person or company on this site.
55. The rehabilitation of the area in accordance with the Part 3A permit conditions is the responsibility of the permit holder and the owner or occupier of the land.
56. Any Part 3A permit granted is not transferable to any other person or company without the written approval of DLWC and does not authorise works at any other site.
57. Any Part 3A permit granted does not give the holder the right to occupy any land without the owner(s) consent nor does it relieve the holder of any obligation which may exist to also obtain permission from local government and other authorities who may have some form of control over the site and/or the activities proposed.

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58. Works as executed survey plans of a professional standard shall be provided to DLWC upon request.
59. If, in the opinion of a DLWC officer, any activity is being carried out in such a manner that it may degrade the riparian zone, stream, lake or foreshore environment, all work shall cease immediately upon oral or written direction of such an officer.
60. If the permit conditions have been breached, the permit holder shall restore the site in accordance with the permit conditions and/or as directed by DLWC. If any breach of the permit conditions requires a special site inspection by DLWC, then the permit holder shall pay a fee prescribed by DLWC for this inspection and all subsequent breach inspections.
61. If works are to cease prior to completion, DLWC must be notified in writing one month in advance of the cessation of the operation.

Conditions Specific to DA

62. Only one new access road across the watercourse shall be created as part of the subdivision. This new access is to be located as indicated on Plan No. 88573:DA:2 last amendment dated 19 December 2001 by McKinlay Morgan & Associates Pty Ltd, which accompanies the application.
63. The crossing design must be sensitive to the ecology, wildlife corridor and geomorphic functions of the stream by providing adequate light levels, protection for migrating fauna and minimising erosion. To achieve this the design is to consist of a full span bridge with piered approaches or a structure with equivalent corridor functions. The road width is to be as narrow as possible and the bank full creek flows and floodplain flows are not be inhibited in any way. The crossing is not to cause scour or erosion to the stream bed or banks in any storm events. The stream crossing design is to be prepared and implemented by suitably qualified persons, in consultation with, and with the approval of, DLWC **prior to the issue of the Part 3A Permit**.
64. A report may be required **prior to the issue of the Part 3A Permit**, giving details of hydraulic conditions before and after the proposed *stream crossing* over the watercourse for bank full discharge and 5, 20 and 100 year storm events.

To be included in the report should be:

- (a) Hydraulic conditions such as discharge, velocities in the channel and along the banks and shear stresses on the bed and banks (both up and downstream of proposed crossing);
- (b) Impacts of any consequential flow constriction (area and duration of flow back up); and

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- (c) Details any negative impacts that may result from the work and any required scour protection.
65. A *Soil and Water Management Plan* (S&WMP) for all site works is to be prepared by a suitably qualified person(s) with knowledge and experience in the preparation of such plans, in consultation with, and with the approval of, DLWC **prior to the issue of the Part 3A Permit**. The S&WMP is to cover all aspects of soil and water management requirements for the site that could impact on the stream and must include details of staging, monitoring, management responsibilities, maintenance and decommissioning requirements. The S&WMP must meet the requirements outlined in the NSW Department of Housing's "Managing Urban Stormwater: Soils and Construction: (1998) manual (the "Blue Book").
66. A *Rehabilitation Plan* is to be prepared by suitably qualified persons, with knowledge and experience in the preparation of such plans, in consultation with, and with the approval of, DLWC **prior to the issue of the Part 3A Permit**. The plan is to be in accordance with, but not limited to, the "Draft Guidelines for the preparation of a Vegetation Management Plan" located in **Attachment A**.
67. The *Rehabilitation Plan* must detail necessary stabilisation works and how the existing vegetation in the watercourse and within 20m, measured horizontally from the top of the banks, will be protected and rehabilitated following any disturbance due to the approved works. Rehabilitation shall include native tree, shrub and ground cover planting using species local to the area and bush regeneration works extending a minimum of 10 metres either side of the area disturbed during construction.
68. The area covered by the *Rehabilitation Plan* must be maintained and monitored for a period of two years following final planting and primary bush regeneration works to ensure successful native vegetation establishment. Maintenance must include any watering, weed control, replacement of plant losses, disease and insect control, mulching etc, necessary for successful plant establishment.
- C. That additional wording be included in Condition 26.(j) in order to prevent and stabilise erosion and facilitate the regeneration of native species.

34: **Richmond Lowlands** (GT170/004 PT4/GMA/END23NAX.G07)

Ms Sue Gleeson and Ms Marie Noble, respondents, addressed the Committee

RECOMMENDED on the motion of Councillor Paine seconded by Councillor Allan

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That

1. NSW Planning be advised that the Council considers the Richmond Lowlands to have regional, national, heritage, scenic and environmental values as well as being an important source of agricultural production in the Sydney region that outweighs the one-off possible extractive value of the underlying sand and gravel and accordingly opposes any possible extraction.
2. Council seek letters of support from appropriate Members of Parliament and any other influential State bodies and forward these to NSW Planning.
3. A task force of Councillors, staff and expert residents be established for the purpose of discussing strategies and further advancing the issues of the significance of the Richmond Lowlands.

35: Cities for Climate Protection (GE020/061 PT3/EVD/END23NBX.V03)

RECOMMENDED on the motion of Councillor Rasmussen seconded by Councillor Sheather

That:

1. Council adopt the goal of reducing Corporate greenhouse gas emissions from 2000-2001 levels by 20% (twenty percent) by 2010.
2. Council adopt the goal of reducing Community greenhouse gas emissions from 1996 levels by 20% (twenty percent) by 2010.

36: Draft Local Environmental Plan 5/01 (Amendment 135) - General Amendments to Hawkesbury Local Environmental Plan 1989 (LEP5/01/EVD/END23NBX.V02)

RECOMMENDED on the motion of Councillor Rasmussen seconded by Councillor Sheather

That:

1. Council proceed with the draft local environmental plan to incorporate:
 - the correction of a mapping error for 308, 310 and 320 George Street (former Hawkesbury Hospital Site).

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- The deletion of 57 East Market Street from Schedule 1 (Items of Environmental Heritage) of HLEP 1989.
- The inclusion of 205 Macquarie Street Windsor on Schedule 1 (Items of environmental heritage) of HLEP 1989.

2. Council exercise its delegation in respect of the section 69 report to the Minister.
3. Council forward the draft local environmental plan to the Department of Planning for finalisation and gazettal.

37: State Environmental Planning Policy 5 - Housing for Older People or People with a Disability (GT190/003/EVD/END23NBX.V13)

RECOMMENDED on the motion of Councillor Finch seconded by Councillor Paine

That:

1. The information be received.
2. A further report be prepared upon receipt of the regional floodrisk management study from the Department of Land and Water Conservation.
3. Discussions continue with NSW Planning and WSROC in relation to the use of Industrial land for SEPP5 development.

38: Exhibition of draft local environmental plan - Riverstone Release Area (GT160/004/EVD/END23NBX.V08)

Mr George Tringis, respondent, addressed the Committee.

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Finch

That:

1. A submission be prepared and forwarded to the Department of Transport requesting that the North West Rail Line be extended through Riverstone and that the rail corridor be set aside

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immediately through the Riverstone Release Area.

2. A submission be prepared and forwarded to Planning NSW requesting that Vineyard be included within the Riverstone Release Area.
3. A submission be prepared and forwarded to Blacktown City Council outlining 1 and 2 above; requesting consultation be undertaken with adjoining residents in Vineyard and Council; and the consideration of the impact of drainage on the Killarney Chain of Ponds.

39: Review of Determination for 9 lot Community Title Subdivision of Lot 13 DP872372, 83 Willow Glen Road and Lot 1 DP558418, 24A Westbury Road, Kurrajong (MA1380/01/EVD/END23NBX.V10)

Councillor Sheather declared an interest as he has quoted to perform works on the property

Mr Brian McKinlay, the applicant, addressed the Committee

Mr Garry Watterson, respondent, addressed the Committee

RECOMMENDED on the motion of Councillor Rasmussen seconded by Councillor Conolly

That the request for re-determination be declined.

40: Truck Depot - Lot 492 DP751665, 42 Browns Road, Wilberforce (MA1066/01/EVD/END23NBX.V12)

Councillor Sheather declared an interest as his business is in competition with the applicant's business

Mrs Colvin, respondent, addressed the Committee

RECOMMENDED on the motion of Councillor Williams seconded by Councillor Finch

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 WD and BL Wilson numbered 1027

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(two sheets) dated September 2001 and Plan A) submitted with Development Application No. MA1066/01 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. This consent only approves the storage of 1 (one) table top truck and 1 (one) concrete pump truck which are to be parked within the nominated shed and adjoining area.

Use of the Site

4. Movement of vehicles associated with the truck depot, including employees' vehicles, are to occur only between the hours of 6am and 6pm, Monday to Saturday. The running of the truck engines is only permitted for 10 (ten) minutes prior to leaving the property and 5 (five) minutes upon return.
5. Loading and unloading of formwork, materials and machinery shall take place only between the hours of 7am and 6pm Monday to Saturday.
6. All items ancillary to the operation of the truck depot are to be stored within the shed or directly adjacent to the shed.
7. No washing or servicing (other than checking water levels and tyre pressures, and changing/checking oil, lubricants, coolants) of vehicles associated with the truck depot is to occur on site.
8. All lubricants, coolants, oils etc are to be stored in bunded areas within the shed. Waste liquids are to be collected and disposed of to the satisfaction of Council.
9. Oil, lubricants, coolants and hydraulic fluid spills or stains are to be removed by an approved absorbent material and disposed of at an authorized waste depot. The absorbent material is to be kept in good supply at all times.
10. Trucks are to enter the property from the right and to exit the property to the left only via Cobcroft Road and Browns Road.

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11. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood with respect to noise, vibration, odour, dust, waste water, waste products or otherwise.
12. The development shall be conducted in such a manner that the LA(eq) noise levels, measured at any point in accordance with the current NSW EPA's Industrial Noise Policy, do not exceed 5dB(A) (LAeq) above background noise levels with respect to noise amenity of residential dwellings and associated outdoor areas.
13. Storage of chemicals and petrochemicals such as cleaners and oil shall be contained in an area using an approved bunding material at all times.
14. All internal access roads are to be constructed of an all weather surface and maintained at all times so as to minimise dust nuisance and tracking of mud off the property to Council's satisfaction.
15. All materials except for peg bins are to be stored under cover.
16. Where possible, the trucks are to enter the site free of dust, sand, concrete residuals which have potential to pollute the air and the waterways.
17. The truck depot should not be used for storage of raw materials at any time.
18. There shall be no mechanical repairs, panel repairs, painting or sanding of vehicles, or parts thereof, permitted at the premises. Washing of vehicles is not to be conducted at the site.
19. No operation of the business associated with the truck depot is to be carried out in the shed adjacent to the dwelling at the north west of the property. The parking of a small utility for the resident's personal use is permitted. In this regard, the bobcat is to be stored at the truck depot.
20. The subject development, including landscaping, is to be maintained in a clean and tidy manner.
21. All landscaping shall be permanently maintained in a good condition and in accordance with the intent of the landscaping plan.
22. The premises shall not be used in any manner which may create objectionable noise under the provisions of the Noise Control guidelines, (Noise Control Act).

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23. This consent is limited to 6 (six) months only to enable Council to monitor the truck depot activity and impacts on the surrounding areas. At the end of this period, a new Development Application is to be submitted for the truck depot. The operator is to advise Council of the date when the activity commences onsite.

41: North West Rail Corridor (GT240/016/EVD/END23NBX.V06)

Mr Rex Gunten from State Rail presented an overview to the Committee

141 RESOLVED on the motion of Councillor Allan seconded by Councillor Finch

That:

1. The Committee exercise its delegation as Committee of the Whole.
2. The information be received.
3. A letter be forwarded to NSW Transport and Planning NSW requesting that:
 - a) the rail corridor be set aside immediately for the proposed North West Rail Line;
 - b) the line be extended through the Riverstone Release Area to the Richmond Line;
 - c) the rail line be extended to fully integrate the Richmond and Penrith Lines; and
 - d) Council be consulted at all stages of the planning process for the North West Rail Link.

42: Draft Hawkesbury Lower Nepean Catchment Blueprint (GR060/075Pt05/EVD/END23NBX.V11)

142 RESOLVED on the motion of Councillor Rasmussen seconded by Councillor Paine

That:

1. The Committee exercise its delegation as Committee of the Whole.
2. The issues raised within the report be forwarded to the Minister for Land and Water Conservation for his consideration in review of the Draft Hawkesbury Lower Nepean Catchment Blueprint.

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3. The comments contained within a letter tabled by Councillor Rasmussen, be incorporated within Council's submission to the Minister for Land and Water Conservation.

SECTION 2 - INFRASTRUCTURE

18: South Creek - Proposed Dual Naming (GR060/006 PT7/GMA/IND23NAX.G01)

RECOMMENDED on the motion of Councillor Shether seconded by Councillor Finch

That the information from the Geographical Names Board about the possible dual naming of "South Creek" be received.

19: Skateboard Facilities - Windsor (GR030/011 Pt4/ENG/IND23NBX.E04)

RECOMMENDED on the motion of Councillor Rasmussen seconded by Councillor Paine

That:

1. The Bell Street/George Street and Cox Streets sites be progressed through a Development Application process with a final decision regarding the preferred site being determined as part of that process.
2. The 2002/2003 Capital Works Program be reprioritised to provide \$37,000.00 (thirty seven thousand dollars) towards the development of a skate park in the South Windsor/Bligh Park area.

20: Conservation Management Plan - Richmond and other Macquarie Town Parks (PK/021 PT2, PK/202 PT10, PK/203 PT16, GH020/105 PT2/ENG/IND23NBX.E03)

Mrs Jan Barkley Jack, proponent, addressed the Committee

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RECOMMENDED on the motion of Councillor Finch seconded by Councillor Allan

That the preparation of a Conservation Management Plan for the three Macquarie Town Parks within the City area, namely, Richmond Park, McQuade Park and Wilberforce Park be considered in the formulation of the 2002/2003 budget.

21: Capital Assistance Programme 2001/2002 - NSW Department of Sport and Recreation (GG021/172/ENG/IND23NBX.E05)

RECOMMENDED on the motion of Councillor Rasmussen seconded by Councillor Paine

That the 2001/2002 Capital Assistance Grants be accepted.

Supplementary Reports

22: Australian Plants Society (PK/284/ENG/IND23LBX.E06)

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

That:

1. The Committee exercise its delegation as Committee of the Whole.
2. Hawkesbury City Council donate \$2,400 (two thousand four hundred dollars) to the Australian Plants Society in consideration of the years of voluntary work carried out at Hawkesbury Park.

SECTION 3 - ORGANISATION AND RESOURCES

29: Monthly Financial Report - March 2002 (GF011/005/FNC/OGD23NAX.F16)

RECOMMENDED on the motion of Councillor Sheather seconded by Councillor Rasmussen

That the information be received.

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30: Richmond Golf Club (GC283/070/GMA/OGD23NAX.G13)

Mr Richard Doyle, proponent, addressed the Committee

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Finch

That Council provide longer term security to Richmond Golf Club by offering a new 20 year lease on terms consistent with the current lease or Council's support be offered in an approach to the Minister for Land and Water Conservation for a lease in excess of 21 years at a rent based on market valuation.

An **amendment** was moved by Councillor Sheather seconded by Councillor Rasmussen

That Council support the Richmond Golf Club in obtaining a long term lease (in excess of 21 years) of the Richmond Golf Club land. In doing so, advise the Minister of Land and Water Conservation that the Council would like to be consulted at any time in the future should the current club cease to have tenure or should it be proposed to change the lands use as a public golf course.

The amendment was lost

The motion was put and carried.

31: Windsor Pre-School - Licence Agreement (P353/332/CSV/OGD23NBX.C02)

RECOMMENDED on the motion of Councillor Finch seconded by Councillor Paine

That:

1. A licence agreement be granted to Windsor Pre-School Association Incorporated for the use of Reserve 89601, Church Street, Windsor for a term of 20 (twenty) years. The rental will be \$70.00 (seventy dollars) per annum with the Incorporation responsible for water rates and usage, electricity and general maintenance of the building. They are to provide \$10 million public liability insurance. Council is to be responsible for Council rates and structural maintenance.
2. The Council Seal be affixed to all necessary documents.

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32: Proposal to Establish an Alcohol Free Zone (GP070/001/CSV/OGD23NBX.C04)

RECOMMENDED on the motion of Councillor Sheather seconded by Councillor Woods

That:

1. In accordance with the provisions of the Local Government Act, 1993, the consumption of alcohol in area of George Street (from the corner of Bridge Street to the corner of Arndell Street), Windsor be prohibited for the period 1 July 2002 to 31 December 2003.
2. Public notification (including erection of signage and an advertisement in the Hawkesbury Gazette) be given of the prohibition.

33: Homelessness in the Hawkesbury - Update (GC130/001/CSV/OGD23NBX.C06)

Councillor Paine tabled a letter from a resident relative to homelessness in the Hawkesbury

RECOMMENDED on the motion of Councillor Finch seconded by Councillor Allan

That:

1. The information be received.
2. Council adopt the Local Government & Shires Association (LGSA) *Local Government Model Policy on Homelessness*.
3. Council continue to work in partnership with the Hawkesbury Housing Forum to prioritise and implement strategies as detailed in the *Local Government Model Policy on Homelessness*.

34: National Aboriginal and Islander Day of Celebration (NAIDOC) 14 July 2002 - Request for funding and in-kind support (GF008/001/CSV/OGD23NBX.C08)

RECOMMENDED on the motion of Councillor Paine seconded by Councillor Finch

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That:

1. The information be received.
2. Hawkesbury City Council allocate \$2,850.00 (two thousand eight hundred and fifty dollars) as a contribution to the cost of staging NAIDOC Week Celebrations for 2002.
3. Hawkesbury City Council provide in-kind support to facilitate the staging of NAIDOC Day Concert (as requested by the NAIDOC Day Planning Committee).
4. The Aboriginal and Torres Strait Islander flags be flown at Council Chambers, Friendship Park Clarendon and the Richmond Park Cenotaph during NAIDOC week.

35: Women in Local Government (GP021/001 PT6/CSV/OGD23NBX.C09)

RECOMMENDED on the motion of Councillor Paine seconded by Councillor Williams

That:

1. The Statement of Commitment Goals and Objectives be endorsed and that Council continue to develop and implement strategies to enhance the level of participation of women in Local Government.
2. To create Councils and communities where women feel able to fully participate and share their skills, knowledge and experience.
3. To work towards harassment-free, participative Councils where opinions and differences are respected.
4. To develop a climate of understanding among Councillors, CEOs/General Managers and senior staff of the need for the initiatives in this framework and to enlist their support.
5. Where women choose women-only training and networking, to gain acceptance and support of their participation in these activities.
6. The above items to be included in Council's Access and Equity Policy.

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**36: Tourist Railway Association Kurrajong (TRAK) (GT050/005
PT12/CSV/OGD23NBX.C07)**

Mr Brian McKinlay and Mr Ian Dodd, proponents, addressed the Committee

RECOMMENDED on the motion of Councillor Rasmussen seconded by Councillor Williams

That:

1. It is recommended that the information be received and that support, in principal, be provided to the Tourist Railway Association Kurrajong to continue exploration of Option 2 identified in this report.
2. Council, in conjunction with TRAK and the Sports Council, prepare a plan of Management for Peel Park, Kemsley Downs to allow a starting point for the rail line to commence.

37: Auspice Arrangements - Children's Services funded by the Department of Community Services. (GC120/006//OGD23NBX.C11)

RECOMMENDED on the motion of Councillor Rasmussen seconded by Councillor Finch

That:

1. Hawkesbury City Council prepare written correspondence to the Department of Community Services confirming its willingness to relinquish its auspice of the nine childrens services funded by the Department, which are currently managed by Incorporated Associations.
2. Council staff to draft a 'service partnership agreement' with the nine affected services to formalise the relationship between Council and these services to ensure that the nine services will continue to receive the same level of Council support currently afforded to them.

**38: Hawkesbury Community Transport Service - auspice arrangements
(GC200/02/CSV/OGD23NBX.C05)**

Councillor Allan declared an interest as her father is the President of the Hawkesbury Community Transport Service Committee

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RECOMMENDED on the motion of Councillor Rasmussen seconded by Councillor Davies

That Hawkesbury City Council provide written advice to the Department of Transport confirming its willingness to auspice the funded programs operated by the Hawkesbury Community Transport Service on a permanent basis as from 1 July 2002.

39: Proposed Reclassification of Council Land (GL010/006/CSV/OGD23NBX.C15)

Mr Brian McKinlay, respondent, addressed the Committee

A **motion** was moved by Councillor Williams seconded by Councillor Sheather

That:

1. A draft local environmental plan be prepared in accordance with the Department of Urban Affairs and Planning Best Practice Guidelines to reclassify the following lots from Community to Operational land.
 - Lot 3 in Deposited Plan 816809 being 2 Stewart Street, South Windsor.
 - Lot 4 in Deposited Plan 816809 being 16 Stewart Street, South Windsor.
 - Part of the Former Reserve 68540, being that which is occupied by the Richmond Tennis Courts, associated buildings, parking areas and the Hawkesbury Visitors Centre.
 - Lot X and Y in DP 163621 being 292 - 296 George Street, Windsor.
 - Lot X in Deposited Plan 161237 being that part of Governor Phillip Park, Windsor occupied by the Club House.
 - Lot 2 in Deposited Plan 202288 at 71 East Market Street, Richmond being the Richmond Pool site.
 - Lot 18, 19, 20, 21, 22 and 24 in Deposited Plan 25020, and Lot 1 in Deposited Plan 25981 being residential properties on the Driftway and Reynolds Road, Londonderry.
 - Lot 11 in Deposited Plan 861071 being 14 Havelock Street, McGraths Hill, Sewer Pump Station.

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2. A local environmental study not be prepared.
3. Council exercise its delegation in respect of Sections 65 and 69 of the Environmental Planning and Assessment Act 1979.
4. A public hearing under section 68 of the Environmental Planning and Assessment Act 1979 in respect of the proposed reclassification in the draft local environmental plan be advertised and arranged.
5. Appropriate action to bring the Former Reserve 68540 under Torrens Title and to identify the areas to be leased be taken.
6. All necessary documents be executed under the Common Seal of Council.
7. Council seek legal advice as to the status of Lot 22 in DP 829589 being 496 Wilberforce Road, Wilberforce, now that Council has resolved to sell the land which has been discovered to be classified as community land and not operational land.

RECOMMENDED on the amendment of Councillor Conolly seconded by Councillor Davies

That:

1. A draft local environmental plan be prepared in accordance with the Department of Urban Affairs and Planning Best Practice Guidelines to reclassify the following lots from Community to Operational land.
 - Lot 22 in DP 829589 being 496 Wilberforce Road, Wilberforce.
 - Lot 3 in Deposited Plan 816809 being 2 Stewart Street, South Windsor.
 - Lot 4 in Deposited Plan 816809 being 16 Stewart Street, South Windsor.
 - Part of the Former Reserve 68540, being that which is occupied by the Richmond Tennis Courts, associated buildings, parking areas and the Hawkesbury Visitors Centre.
 - Lot X and Y in DP 163621 being 292 - 296 George Street, Windsor.
 - Lot X in Deposited Plan 161237 being that part of Governor Phillip Park, Windsor occupied by the Club House.

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- Lot 2 in Deposited Plan 202288 at 71 East Market Street, Richmond being the Richmond Pool site.
 - Lot 18, 19, 20, 21, 22 and 24 in Deposited Plan 25020, and Lot 1 in Deposited Plan 25981 being residential properties on the Driftway and Reynolds Road, Londonderry.
 - Lot 11 in Deposited Plan 861071 being 14 Havelock Street, McGraths Hill, Sewer Pump Station.
2. A local environmental study not be prepared.
 3. Council exercise its delegation in respect of Sections 65 and 69 of the Environmental Planning and Assessment Act 1979.
 4. A public hearing under section 68 of the Environmental Planning and Assessment Act 1979 in respect of the proposed reclassification in the draft local environmental plan be advertised and arranged.
 5. Appropriate action to bring the Former Reserve 68540 under Torrens Title and to identify the areas to be leased be taken.
 6. All necessary documents be executed under the Common Seal of Council.

The amendment was carried

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

40: Youth Week 2002 - The 'Big Thing' (GG012/079//OGD23NCX.C10)

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Woods

That the information be noted.

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41: Enhancement of Library Services - Forgotten Valley Mobile Resource Unit
(GC200/004/CSV/OGD23NCX.C14)

RECOMMENDED on the motion of Councillor Rasmussen seconded by Councillor Davies

That the information be received.

Supplementary Reports

42: Approval for Interstate Travel (GP027/001/GMA/OGD23LAX.G17)

Councillor Rasmussen declared an interest as he has been nominated as an attendee

Councillor Finch declared an interest as she has been nominated as an attendee

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Paine

That Council approve the attendance of Councillors Paul Rasmussen, Dianne Finch and Glenys Gilling at The Property Council of Australia "Reclaiming Urban Australia.....NO MORE ACCIDENTAL CITIES" Summit 2002 in Brisbane, Queensland, from 23-24 May 2002.

43: Bellbird Hill Lookout (GC316/015 Pt5, P243/5425 Pt1, LEP005/98 Pt1, PK140
Pt2/CSV/OGD23LBX.C12)

RECOMMENDED on the motion of Councillor Woods seconded by Councillor Sheather

That the information be received.

QUESTIONS WITHOUT NOTICE:

1. Councillor Finch conveyed her thanks for the removal of the tourism sign.
2. Councillor Finch requested a report relative to establishing a safe house for victims of domestic violence in the Hawkesbury.

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The Director of Community and Corporate Services advised that the matter would be reported.

3. Councillor Paine advised that she had recently witnessed an incident of violence in the Windsor Mall.

No response.

4. Councillor Paine referred to correspondence from Mr Keith Sumner which expresses his thanks to Council as some issues that he had previously raised, had been addressed and attended to by Council.

The Mayor acknowledged this correspondence.

5. Councillor Paine referred to Thompson Square and its status of "Heritage Precinct" and enquired as to the process by which an area achieved the "Heritage Precinct" order. She also enquired if it would be beneficial to establish a larger heritage precinct within Windsor to preserve the whole of Windsor or whether that may be detrimental.

The General Manager advised that a "Heritage Precinct" Order was extremely restrictive and suggested that a Development Control Plan may be the preferred option where guidelines can be established relative to size, bulk and streetscape. He also advised that funds would need to be allocated in the forthcoming budget process for the plan to go ahead.

6. Councillor Paine advised that a sign had been erected on the approach into Windsor, on the building owned by Garry White, which advertises "The Snooty Fox" at Richmond.

The Director of Environment and Development advised that the sign had been erected without consent and Orders had been issued to remove the sign.

7. Councillor Allan tabled correspondence from Mr and Mrs Waters relative to rubbish being dumped in the reserve in the vicinity of Hart Road, South Windsor.

The Director of Environment and Development advised that a response would be provided.

8. Councillor Williams requested that grading take place on Roberts Creek Road as it has not been graded for some time.

The Director of Asset Services and Recreation advised that the matter would be investigated.

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9. Councillor Williams advised that he had received complaints relative to rubbish in the Windsor Coles Carpark, such as piles of cigarette butts possibly left behind as a result of staff breaks.

The General Manager advised that the carpark was not Council owned however, agreed that Council would write to the owners.

10. Councillor Williams referred to a felled tree on the river bank near Windsor bridge and enquired if action had been taken to stabilise the bank.

The Director of Asset Services and Recreation advised that a process was taking place to remove the tree, after which stabilisation of the bank would be investigated.

11. Councillor Williams referred to 367 West Portland Road in the vicinity of Kent Reach and advised that there was a permanent puddle outside the property in the gutter, as it was not able to drain away, and enquired if the drainage could be improved or the problem rectified.

The General Manager advised the matter would be investigated.

12. Councillor Williams referred to West Portland Road and enquired about the removal of the 60kmh road signs which had been replaced with 80kmh road signs, advising that residents were happy with the lower speed limit.

The Director of Asset Services and Recreation advised that he would make enquiries with the RTA, who were conducting the study on speed zones.

13. Councillor Williams referred to a large green Main Roads sign which was positioned in front of the Blakes Music Store building and enquired if the sign could be relocated two to three metres down the hill, away from the front of the building it was currently covering.

The Director of Asset Services and Recreation advised the matter would be investigated.

14. Councillor Williams referred to the Heritage Farm at Wilberforce and reports he had received that the film crew were using lights and power on the site and enquired who was liable to pay the electricity bill.

The General Manager advised that the film company were paying for electricity used by them.

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15. Councillor Williams advised that it had been reported to him that the film crew working at the Heritage Farm were living on site.

The General Manager advised that, to his knowledge, they were staying in the Hotel at Wilberforce.

16. Councillor Williams enquired if the film crew working at the Heritage Farm had permission to use the artefacts contained within the Heritage Farm.

The Director of Community and Corporate Services advised that investigations would be carried out.

17. Councillor Conolly referred to an email he had received relative to the condition of McMahons Creek Road and requested that it the road be inspected and, if necessary, repairs carried out.

The Director of Asset Services and Recreation advised this would be done.

18. Councillor Rasmussen asked that thanks be conveyed to staff who manned the Hawkesbury City Council display at the Hawkesbury Show.

19. Councillor Rasmussen referred to Yarramundi Bridge asked that thanks be conveyed to staff who had assisted in organising noise reduction measures being carried out.

20. Councillor Rasmussen referred to the new Yarramundi Bridge to be constructed and enquired if fencing off the Reserve was included as part of the project.

The Director of Asset Services and Recreation advised that enquiries would be made.

21. Councillor Rasmussen asked for an update relative to the extension of the alfresco decking in Thompson Square.

The Director of Asset Services and Recreation advised that approval had not yet been forthcoming from the Heritage Council.

22. Councillor Rasmussen referred to a possible issue with liquor licences in Thompson Square, due to the forthcoming extension, and advised that it was affecting businesses in the area.

The General Manager advised that, as it was a small extension to existing licences, it should not cause any problems.

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23. Councillor Rasmussen requested an update relative to the Berambing Road washout.
- The General Manager advised that the matter was being attended to.
24. Councillor Rasmussen referred to drainage and water flow problems for farmers in Yarramundi and enquired as to the possibility of constructing a community drain along Yarramundi Lane as many farmers are affected.
- The General Manager advised that the matter would be reported.
25. Councillor Sheather referred to correspondence received regarding responsibility of noxious weed control and enquired whether Hawkesbury River County Council was the responsible authority.
- The Director of Asset Services and Recreation advised this was correct.
26. Councillor Sheather enquired if Council's website could be amended to include a link to Hawkesbury River County Council and the Sports Council.
- The General Manager advised this would be done.
27. Councillor Sheather enquired if funds had been allocated to conduct a traffic study in Windsor.
- The General Manager advised that funds had been allocated.
28. Councillor Sheather enquired if Council cleaned out flood mitigation channels in the Hawkesbury.
- The Director of Asset Services and Recreation advised that the channels are on private land and the removal of noxious weeds is the property owner's responsibility. He also advised that Council performed some structural work with grants to a total of \$21,000.00 per year, over all of Council's flood mitigation channels.
29. Councillor Sheather requested at least two weeks notice prior to the public meeting in relation to the reclassification of lands within the Hawkesbury.
- The General Manager advised this would be done.
30. Councillor Paine referred to the Berambing Road washout issue and advised that a meeting was to take place, in the near future, to be attended by the Director of Environment and Development, Paul Williamson and Councillor Paine to discuss the issue.

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The meeting terminated at 6.27pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 28 May 2002.

.....
Mayor

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General Manager

Mayor