



general
purpose
committee
supplementary

Mayoral Minutes

GENERAL PURPOSE COMMITTEE MEETING

Mayoral Minutes

Mayoral Minutes

Ordinary Meeting - 26 August 2003

Assistance given to residents as the result of the weekend storm - GC180/001 Pt02

Recommendation:

As a result of the storm and high winds on the weekend, it is recommended that assistance be given to residents through the processing of green waste, generated from the storm, at the Hawkesbury City Waste Management facility at South Windsor free of charge for a 2 (two) week period. This initiative is designed to assist non-commercial disposal of green waste only.

oooO END OF MAYORAL MINUTES Oooo



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environment

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

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ENVIRONMENT

Meeting Date: 26 August, 2003

Item: **59**

ITEM: 59 **Proposed Regional Museum - 7 Thompson Square and 8 Baker Street, Windsor**

FILE NUMBER: DA0479/03/EVD/ENH26LAX.V12

Applicant: Hawkesbury City Council
Applicants Rep: Mr Chris Daley / Mr Hugh Williams
Owner: Hawkesbury City Council
Stat. Provisions: Hawkesbury Local Environmental Plan 1989
 Heritage Act 1977
 Sydney Regional Environmental Plan No. 20 (No.2 - 1997)
Area: 2931sqm
Zone: Business General 3(a) and Special Uses 5(a)
Advertising: 5 June - 7 July 2003
Date Received: 2 May 2003

Key Issues: Character of the area
 Design of new building
 Heritage impacts
 Traffic and Parking

Action: Approval subject to conditions

REPORT:

Introduction

The applicant is seeking consent for a new regional museum at 7 Thompson Square and 8 Baker Street, Windsor.

This matter is being reported to Council due to the submissions received in relation to the application and Council's previous decisions relating to this project. The report will detail the proposal, the current statutory situation and provide an assessment of the application in accordance with Section 79C (1) of the Environmental Planning and Assessment Act 1979.

The Proposal

The proposal is a joint venture between Hawkesbury City Council, International Conservation Services and Museum Planning Services and the NSW Ministry of Arts. The brief for the venture specifically called for a contemporary, innovative building based on modern architectural philosophies and an advanced approach to construction materials, engineering design and environmental systems.

The development application proposes minor alterations to the rear of Howe's House (7 Thompson Square) and the construction of a new museum building (7 Thompson Square and 8 Baker Street) and the re-arrangement of an existing car parking area (8 Baker Street).

The minor alterations to the rear of Howe's House consist of a new entry structure at the rear of the house, demolition of the 1986 extension and circa 1970 external steel stair, and the provision of an outdoor display and event area.

The new museum is essentially a building in 2 (two) parts consisting of areas to be used for museum exhibition space on 1 (one) side and amenities, office, kitchen, theatre and work area on the other. The building is of contemporary design and is to be constructed of dark grey corrugated metal roofing, rendered masonry walls, and aluminium framed windows.

The existing car parking area behind Fitzgerald House and the Macquarie Arms Hotel is to be rearranged and landscaped with a total of 29 (twenty nine) car spaces being provided. A coach set down area is proposed in front of the new museum.

New landscaping is proposed throughout the development with the low lying land to the north-west of the new museum building to be planted with an agricultural theme. This part of the site will be closed to public access, contained behind a street wall and viewed from the exhibition space.

The site will be open to pedestrian access from Thompson Square and Baker Street. At the Baker Street boundary the site will be closed by the wall and hedge structure.

Site Description

The site is located at the rear of the existing Hawkesbury Museum, also known as Howe's House, at 7 Thompson Square and the existing carpark area at 8 Baker Street.

Howe's House is an early colonial Georgian cottage with evidence on the site of construction possibly dated to 1820. Howe's House was occupied as a residence for most of the twentieth century before being sold to Hawkesbury City Council for use as a museum staffed on a voluntary basis by members of the Hawkesbury Historical Society from 1968 to the present.

The land at the rear of the existing museum, with frontage to Baker Street, has historically been fenced from the house. An archaeological investigation of the site conducted recently confirms this site was never heavily developed.

The land slopes generally from the north and varies in height from approximately 20m (twenty) AHD within the carparks to 14m (fourteen) AHD within the proposed agricultural themed landscaped area.

To the east of the site are the Macquarie Arms Hotel, drive in bottle shop, and Fitzgerald House. A nineteenth century cottage and the Doctors House are located to the north of the site. To the south and west is Baker Street with mixed commercial development beyond.

The site falls within part of the Thompson's Square conservation area and there are a number of heritage items surrounding the site. A large number of intact colonial Georgian buildings including the Doctors House, Hawkesbury Museum and Macquarie Arms Hotel face Thompson Square contributing to its character and significance.

Statutory SituationEnvironmental Planning and Assessment Act 1979 and Heritage Act 1977

The development is defined as "Integrated Development" under Section 91 of the Environmental Planning and Assessment Act 1979 as it requires an approval from the NSW Heritage Office under the provisions of the Heritage Act 1977.

The applicant has been referred to the NSW Heritage Office for the consideration. The NSW Heritage Office have provided their General Terms of Approval and Council may, therefore, approve the application.

Hawkesbury Local Environmental Plan 1989 (HLEP 1989)

The subject land is partly zoned Business General 3(a) and Special Uses 5(a). The proposed development is for the purposes of an community facility/educational establishment. Both uses are permissible with consent in the 3(a) and 5(a) zones.

Clause 9A of HLEP 1989 provides the objectives of the zones which are:

Business General 3(a)

- (a) *to promote the development and expansion of business activities to meet the optimum employment and social needs of the City of Hawkesbury;*
- (b) *to permit non-commercial development within the zone where such development is compatible with the commercial character of the locality;*
- (c) *to ensure that there is adequate provision for car parking facilities within the zone;*
- (d) *to minimise conflicts between pedestrians and vehicular movement systems within the zone; and*
- (e) *to preserve the historic character of the City of Hawkesbury by protecting heritage items and by encouraging compatible development within and adjoining historic buildings and precincts.*

Special Uses 5(a)

- (a) *to recognise existing public and private land uses and to enable their continued operation, growth and expansion to accommodate associated, ancillary or otherwise related uses;*
- (b) *to set aside certain lands (being lands that the Council or public authority proposes to acquire) for a variety of purposes, as indicated on the map, for which development is to be carried out by the Council or public authority; and*
- (c) *to restrict development on land which will be required for future community facilities.*

Other relevant clauses of HLEP 1989 are Clause 18 Provision of water, sewerage etc services, Clause 22 Development fronting a main or arterial road, Clause 25 Development of flood liable land, Clause 26 Conservation areas, Clause 27 Heritage Items, Clause 28 Development in the vicinity of heritage items, and Clause 29 Conservation incentives relating to heritage items.

Sydney Regional Environmental Plan No. 20 (No.2 -1997)

The subject site falls within the Middle Nepean Hawkesbury River Catchment area defined by SREP No. 20 (No. 2 - 1997).

The aim of SREP NO. 20 is to protect the environment of the Hawkesbury - Nepean River system by ensuring that the impacts of future land uses are considered in a regional context. It contains general and specific matters for considerations, specific planning policies, recommended strategies and development controls which are to be considered in the assessment of a development application.

The proposal is consistent with the aims of the plan as well as the general and specific planning policies, recommended strategies and development controls.

Hawkesbury Development Control Plan

Relevant chapters of the Hawkesbury DCP include General Information, Notification, Landscaping, Soil Erosion and Sedimentation Control, and Car Parking and Access.

General Information and Notification Chapter

The applicant which was publicly exhibited for the period 5 June - 7 July 2003 with 3 (three) submissions being received. The nature of these submissions will be discussed below.

Landscaping Chapter and Soil Erosion and Sedimentation Control Chapter

The applicant has submitted a concept landscaping which is considered satisfactory.

A soil erosion and sedimentation control plan has not been submitted with the application, however, this can be addressed by way of condition of consent.

Car Parking and Access

This chapter requires that new development make provision for off-street car parking to cater for the needs of visitors, employees and service vehicles.

This chapter includes a number of parking ratios for various land uses. No ratio is, however, provided for the proposed development. In these circumstances the DCP states that a traffic impact statement should accompany the development application. The applicant has not provided a detailed traffic impact statement, but suggests that the new museum will be 1 (one) of a group of attractions used in the marketing strategy for the whole district. It is reasonable to expect that the majority of individual visitors to the building will already be in the town for other reasons and that the majority of group visitors will arrive in coaches.

The plans submitted with the application show that the rearranged car parking area has been designed in accordance with the AS2890.2, space dimensions are 2.5m (two point five) by 5.4m (five point four), and aisle widths are as narrow as 5.8m (five point eight). The applicant contends that the provisions of the DCP are not the appropriate standard for this tightly constrained heritage area and that it is not possible to devote more land area to car parking and at the same time maintain or enhance the existing heritage values of the area.

Community Consultation

The application was publicly exhibited from 5 June - 7 July 2003 with 3 (three) submissions being received. Comments of the respondents include:

- The proposed building is at variance with existing museum building. Facade of new building appears modern. It has no colonial or Georgian features.
- The proposed building detracts from the existing character of the locality.
- Materials and colours proposed for the new building should not be allowed in Thompson Square
- The development will be 50 (fifty) metres from our property - looks like an aircraft hanger.
- Concerned about no extra car parking
- How will the new layout suit hotel drive in patrons?
- Can the turn from Thompson Square in to The Terrace be remodelled?
- What provision has been made for out of hours toilet use?
- Who will care for the proposed landscaping?
- External fire stairs will be removed - what alternatives are proposed?
- Baby changing facilities and parenting room should be provided in new building
- Why is money being spent on shed on the site?

The matters raised are discussed in the planning assessment below.

Planning Assessment

Impact on the Environment

Context and Setting and Impact on Heritage Significance (issue raised by respondent)

As stated above Howe's House is an early colonial Georgian cottage with evidence on the site of construction possibly dated to 1820. The site falls within part of the Thompson's Square

conservation area and there are a number of heritage items surrounding the site including a large number of intact colonial Georgian buildings such as the Doctors House and Macquarie Arms Hotel which contribute to the character and significance of the area. The archaeological material on the site is likely to have a high degree of integrity and the value of the site is considered to be of high regional significance.

The main issues arising out this application relate to the archaeological potential of the site; location, design and materials of the proposed museum building; and impact on Thompson Square.

The applicant contends that the proposed site design restores the significance of the rear elevation of Howe's House by removing later additions and placing it in clear view from Baker Street. It creates a new outdoor exhibition space that separates the old and new buildings and provides a pedestrian link between Thompson Square and Baker Street.

The Statement of Heritage Impact prepared by Noel Bel Ridley Smith & Partners Pty Ltd states, inter alia:

The proposed alterations to the Museum represent a minimalist approach to the integration of the functions between Howe's House and the new Museum.

Our conclusion is that the minor partial demolition and alterations would be essential to ensure the longer term survival of the Museum by upgrading the complex to a viable configuration ... The minor demolition proposed in this development application would be sympathetic to the significance of the item.

Our conclusions are that the proposal has limited impacts to the fabric of Howe's House. These limited interventions are justifiable on the basis of ensuring the viability of the Museum on the site for the foreseeable future.

The new museum as designed would provide a sympathetic form, mass and scale which, compliments the existing Museum but remains distinct and identifiable as a contemporary building. It uses compatible materials and finished to ensure there is consistency of expression between the existing and proposed buildings. The design is sufficiently refined in terms of details and materials as to avoid confusion as to which parts are original and which are new. The design is also of high aesthetic merit and compliments the qualities of simplicity of both Howe's House and the Baker Street streetscape.

We would conclude that the proposed New Museum does not raise any substantial issues of curtilage in relation to the Howe's House.

We conclude that the views to and from the rear of Howe's House do not have high historical significance. We further conclude that the impact of the proposal on these views . . . does not necessarily constitute a detrimental impact to the historical views in the vicinity.

We are satisfied that the proposal would not have adverse impacts on the historic Thompson Square Conservation area and would not preclude future reinforcement of the values of the conservation area through sympathetic conservation of Howe's House.

We are of the opinion that the changes to the Baker Street streetscape would not adversely affect the character or historic views of this street. Rather we consider that the contemporary design contributes aesthetic values and reinforces the social values associated with the Museum in a manner supportive of heritage principles and objectives."

The NSW Heritage Office have provided Council with their General Terms of Approval which, require amended plans addressing such matters as the treatment and articulation of various walls, treatment and articulation of the Baker Street elevation and minimisation of plant extrusions and equipment intrusion into the roof plane.

Council's Heritage Advisor has also assessed the development application and formed the view that the new development would not have any adverse impact on the site or surrounding area.

It is considered that the new building will not affect views and vistas from Thompson Square as it will be largely hidden from view by Howe's House. The proposal will not be readily visible from Doctors House due to the screening effect of the large trees located between the new building and the Doctors House.

The proposed new building will, however, affect views and vistas from Baker Street. The street is a secondary street from which the rear of Howe's House can be seen. Whilst the proposed new building will be a strong element in Baker Street, the building will be set back from the street and softened by tree planting. Orientation of the new building to Baker Street reduces the potential for adverse impacts on Thompson Square. The construction of a separate new building is also considered preferable to conversion and extension of Howe's House.

The proposed building is a lightweight, contemporary structure. It does not need to incorporate faux colonial or Georgian features nor would this necessarily represent a good heritage conservation outcome. The materials and colours suggested by one respondent of Hawkesbury sandstone, Brunswick green and vermilion are inappropriate in the context of the new building

Access, Transport and Traffic (issue raised by respondent)

The existing parking area at the rear of Fitzgerald House/Macquarie Arm is to be reconfigured. Museum visitors arriving by car will be able to park in either this carparks, in 1 (one) of the other public car parks in Windsor or on the street. Those travelling by bus will be set down in the coach zone near the entrance of the museum in Baker Street.

The applicant's claim that the new museum will be 1 (one) of a group of attractions in Windsor and that the majority of individual visitors to the building will already be in the town for other reasons is supported. Also supported is the applicant's claim that promoting more off street car parking in this area would not be consistent with maintaining or enhancing the heritage values of the area. In general it is considered that the traffic generated by the proposal will not significantly increase traffic volumes on the surrounding road networks.

The NSW Heritage Office have advised that there would not support increased car parking on the site because the landscaping to the north east is a necessary part of the design in relation to minimising the impact on Howe's House. The recommended widening of the aisle widths would

not represent an increase in car parking spaces could, with appropriate design and placement, be achieved without undue loss of landscaping.

The circulation of vehicles within the car park will require the creation of easements/rights of carriageways over adjoining land on the sites the Macquarie Arms Hotel and Fitzgerald House. The applicant has advised that discussions regarding the securing of easements/rights of carriageways with adjoining land owners are proceeding.

Subject to the obtaining of necessary easements/rights of carriageways and increased aisle widths the reconfigured parking layout will not affect access by hotel drive in patrons.

One respondent requested remodelling of the turn from Thompson Square into The Terrace to assist bus turning movements. The Heritage Office have advised that they would not support such remodelling as it would necessitate major engineering works which may put the Doctors House at risk.

Public Domain and Amenities (issue raised by respondent)

The proposed development will significantly add to the floor space presently available to the Hawkesbury Museum. The development will have a significant public social, cultural and historical benefit.

The existing external toilets are to be removed. The existing toilets in the new building will be available for public use during museum operating hours. Provision of public toilets for use at other times is a matter for separate consideration by Council and does not form part of this application.

Utilities

Water, sewerage, electricity and telephone services can be provided by relevant authorities/carriers. A garbage and recycling collection service can be provided to the development by Council and its agents

The proposed on-site detention storage basin has been relocated to a triangular area adjoining Baker Street and the proposed new museum building. In order that this may drain to Baker Street, it appears that this area is to be cut and filled to provide a storage basin. The cut area would be adjoining the footpath area with Baker Street, and scaling from the plan provided, would be in the vicinity of 500mm (five hundred) below existing levels. The maximum depth of fill is approximately 1650mm (one thousand, six hundred and fifty). It is proposed to drain the OSD basin to Baker street via a pipeline to the gutter, with a surcharge path also provided.

Soils, Landscaping and Air and Microclimate (issue raised by respondent)

The soil characteristics and qualities of the site are suitable for the proposed development and the existing and likely future air quality and microclimate conditions of the locality are suitable for the proposed development.

Maintenance of the site including the proposed landscaping will be the responsibility of Hawkesbury City Council.

The applicant has undertaken preliminary archaeological investigations of the site. These investigation reveal that the archaeological potential of the site should not prohibit redevelopment of the site. Appropriate conditions relating to excavation permits and conservation of relics are to be incorporated into any consent.

Energy, Noise and Vibration, Construction and Waste

A key consideration in the design of the proposal has been achieving a high standard of energy efficiency. The operation of the museum will not create offensive noise pollution or vibration. Construction is not expected to unreasonably impact upon surrounding neighbours and waste management during the construction phase of the development can be controlled by conditions of consent.

Natural and Technological Hazards

Parts of the site are below the 1 in 100 (one in one hundred) year flood event level on 17.3m (seventeen point three) AHD and flood flow velocities at the site are negligible. The new structures are to be located on land above 14.3m (fourteen point three) AHD with finished floor levels at or above 17.65m (seventeen point six five) AHD.

The applicant has submitted advice from a Consulting Structural and Civil Engineer stating that the proposed development will not significant affect flood levels or flood behaviour and will not contribute to flood damage or flood hazard to other properties in the vicinity.

The new building can be designed to withstand buoyancy effects and nominal flow and debris forces. The building will, therefore, be stable when subject to flooding and will not sustain structural damage from the forces and impact of debris associated with floodwaters.

The property is not subject to subsidence or slip nor is it considered to be contaminated. The property is within an insignificant bush fire risk area.

It is considered that the above mentioned risks and hazards are of minimal impact and not make the property unsuitable for the proposed development.

Safety, Security and Crime prevention (issue raised by respondent)

The development provides appropriate opportunity for natural surveillance of the surrounding public spaces. The building has been designed to take account of safety and security issues by the combination of closed masonry surfaces, defensive planting and targeted external lighting.

Social and Economic Impact in the Locality

It is considered that the proposed development will have a positive social and economic impact by way of the providing a public cultural and historical benefit and encouraging additional visitors to Windsor.

Site Design and Internal Design

Subject to compliance with the above mentioned changes to the reconfigured car parking area it is considered that the proposed design and location of the development demonstrates satisfactory compliance with the objectives of the zone and other relevant provisions of HLEP 1989, as well as the aims, objectives and the design solutions of the Hawkesbury DCP.

Cumulative Impacts

It is considered that the proposed development is compatible with the surrounding land uses and no significant negative cumulative impact is foreseen.

Suitability of the Site for the Development (issue raised by respondent)

The constraints of surrounding land uses do not make this development prohibitive. The proposed development will not lead to unmanageable transport demands and access to the site is satisfactory for the intended use. Adequate utilities and services are available to the site.

There are no known hazardous land uses/activities nearby and ambient noise levels are suitable for the development. The site is not critical to the water cycle of the catchment and the development will not impact upon critical habitats and threatened species, populations, ecological communities and habitats.

It is, therefore, concluded that the site is suitable for the proposed development.

Public Submissions and Public Interest (issue raised by respondent)

Most of the concerns of the respondents have been assessed above. Concerns regarding the existing shed on the site, removal of external fire stairs, and provision of baby change room have not been addressed.

A respondent was concerned about monies be spent of the existing shed at the rear of Howe's House. The applicant advises that no money from the project budget is to be allocated for work on the shed.

The existing fire stairs on the side of Howe's House are to be removed. The applicant advises that an early warning fire detection is to be installed in the existing building to maintain an adequate standard of public safety.

The applicant advises that the layout of the amenities will be amended to incorporate a baby changing table in the access toilet.

Conclusion

The proposed development is consistent with the requirements of Hawkesbury Local Environmental Plan 1989 and Hawkesbury Development Control Plan and it is considered that the issues raised by the respondents do not warrant refusal of the proposed development.

RECOMMENDATION:

That the application be approved subject to the following conditions:

General

1. To confirm and clarify the terms of this approval, the development shall take place in accordance with the plans submitted with the application excepting as modified by these further conditions.
2. Compliance with the provisions of the Environmental Planning and Assessment (Amendment) Act 1979, and the Building Code of Australia.
3. Prior to construction of the approved development it is necessary to obtain a Construction Certificate.
4. Should any part of the building be proposed to be used as a food shop then separate details of the floor, wall and ceiling finishes and of any benches, appliances, equipment, fittings and mechanical exhaust ventilation system shall be lodged with Council in duplicate for approval. Such details shall be approved by Council prior to construction or installation of the relevant work.
5. Should "public entertainment" be proposed to be conducted upon the premises a separate application shall be lodged with Council for consideration under the requirements of the Local Government Act, 1993. Written approval shall be obtained from Council prior to the conduct of any public entertainment.
6. All sound producing plant, equipment, machinery, fittings, and the like shall be sound insulated and/or isolated so as to control noise emissions from the premises to within the limits prescribed by the Noise Control guidelines.
7. No excavation or site works shall be commenced prior to the issue of the construction certificate.
8. The applicant shall make themselves aware of the Discrimination Against People with Disabilities Act (DDA) in order to assess their responsibilities and liabilities with regards to the provision of access for all people.
9. 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.

NSW Heritage Office General Terms of Approval

10. All work shall be in accordance with Drawing No.s 02.01 to 02.08 prepared by Pont Williams and Leroy Architects dated April 2003 as modified by the following conditions

11. There be a cleared articulation of the extension of the Macquarie Wall in the southern building
12. The typology of the all be utilised in enhancing the streetscape of baker Street to the south of the substation and be integrated with it
13. The treatment of the Baker Street elevation be further developed to be further articulated by layering of planes to provide light and shade to reflect the modelling of the Baker Street houses
14. Further treatment of details of he junction of walls and roof be developed with the aim of providing articulation and break down of scale
15. Plant extrusions and equipment be minimised to achieve a clean roof plane
16. The applicants shall ensure that all personnel involved in demolition, excavation or disturbance of the site are briefed on site by a suitably experienced historical archaeologist and prehistorian with experience and knowledge of the archaeology and the relics provisions of the Heritage Act 1977 and the National Parks and Wildlife Act 1974 in relation to the protection of relics and the need for compliance with those requirements. A signed record of attendance should be created at the briefing and submitted to the Heritage Office prior to the commencement of any works on site.
17. An application under S60 of the Heritage Act 1977 shall be submitted and approved by the Heritage Council prior to the commencement of work.
18. The applicants shall consult with the Dharug Local Aboriginal Land Council and other relevant Aboriginal people prior to the commencement of work.
19. As part of the S60 application to be submitted to the Heritage Council for approval, the applicant must nominate a suitably qualified Excavation Director (with demonstrated experience in managing historical and prehistoric projects) to undertake the proposed archaeological monitoring works as outlined in the archaeological report titled Report on Test Trenching Museum Extension Site, Baker Street, Windsor prepared by Wendy Thorp of Cultural Resources Management, dated August 2002. The nominated Excavation Director must be approved as part of the S60 application and is required to manage all archaeological works undertaken on site.
20. The nominated Excavation Director is required to prepare and submit a methodology that outlines how the archaeological monitoring of the site is proposed to be undertaken during the works program. This report must include a detailed plan outlining where archaeological monitoring is proposed to be undertaken during the works program and how the archaeological remains are proposed to be excavated, recorded and analysed, if found. This documentation will require approval under the S60 of the Heritage Act 1977.
21. No excavation works are allowed to commence on site until S60 approval for the nominated Excavation Director and archaeological monitoring methodology has been granted.

22. Should any Aboriginal relics be uncovered, excavation or disturbance of the area is to stop immediately and the National Parks and Wildlife Service is to be informed in accordance with S91 of the National Parks and Wildlife Act 1974.
23. A schedule of materials and finishes shall be submitted to the Heritage Council for assessment with the S60 application including the materials and finishes of the roof and wall cladding.
24. An archival photographic recording shall be prepared in accordance with NSW Heritage Office Guidelines prior to the commencement of work. This shall include the existing condition and fabric of Howe's House, the shed and vacant land at the rear of the site. A copy of this shall be lodged with the Heritage Office and in the Local Studies Collection of Windsor Library.
25. The applicants shall prepare and submit an outline interpretation plan for the site in its entirety for the approval of the Director of the Heritage Office as part of the S60 application.
26. The applicants shall prepare a Collections Management Policy that forms the basis for a future site specific exemption related to management of contents and moveable heritage.
27. A heritage consultant shall be nominated to advise on design resolution and conformity to the conservation management documents and these terms of approval. The name and experience of this consultant shall be submitted to the Heritage Council for approval with the S60 application.
28. The nominated heritage consultant shall provide written confirmation to the Heritage Council that the detailed design is in conformity with the conservation management documents and all statutory approvals with the S60 application.
29. All work involving heritage fabric shall be superintended by the nominated conservation consultant.
30. Work shall be carried out by suitably qualified tradesmen with practical experience in conservation and restoration of similar heritage items.

Prior to the issue of a construction certificate

31. The submission to Council of a copy of the Section 60 approval issued by the Heritage Council and all supporting documentation and plans.
32. Submission of revised plans demonstrating compliance with relevant conditions of consent.
33. Details demonstrating that the proposed building will comply with the requirements of the Building Code of Australia are to be submitted to the principal certifying authority for approval.

34. The creation of all necessary rights of carriageway over Lots 2 & 3 DP864088 to permit the legal passage of vehicles through the reconfigured car parking area. Documentary evidence is to be submitted prior to the issue of a construction certificate.
35. An engineering construction certificate is required for the on site stormwater detention system. The current fee for Council to issue this certificate is \$200.00, valid until 30 June 2004.
36. Arrangements are to be made for the provision of common drainage and the disposal of drainage from the site. Where the disposal of drainage involves the provision of drains across land owned by others, drainage easements of adequate width shall be provided for which documentary evidence must be submitted.
37. The submission of engineering designs and calculations covering all works required by this consent.
38. 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)".
39. Submission of proof of the payment of the Building Industry Long Service Levy where the value of civil works exceeds \$25,000.
40. The submission to Council of a car parking layout demonstrating that adequate manoeuvring area has been provided utilising the Austroads design templates as well as provision of parking for persons with a disability. Any necessary Heritage Council approval of the car parking area is also to be provided.
41. The submission of a drainage design plan including on site stormwater detention. Plans and calculation are to be prepared by a suitably qualified engineer. The on site detention system is to be designed to cater for the 100% AEP storm up to and including the 1%AEP storm.
42. Payment of a contribution of \$2,405.75 towards sewer headworks. This sum will remain fixed until 30 June 2004 after which it will be recalculated at the rate applicable at the time of payment.

Prior to commencement of works

43. A sign must be erected in a prominent position on any work site on which the erection or demolition of a building is being carried out:
 - (a) stating that unauthorised entry to the work site is prohibited; and
 - (b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

This condition does not apply to:

- (a) building work carried out inside an existing building; or

- (b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

44. If the work involved in the erection or demolition of a building:

- (a) is likely to be dangerous to a person in a public place or adjoining property;
- (b) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient; or
- (c) involves the enclosure of a public place,

A hoarding or protective barrier must be erected between the work site and the public place. such hoarding or barrier must be designed and erected in accordance with Council's Local Approvals Policy and WorkCover requirements/guidelines.

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

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

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

45. 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.

46. 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.

47. The applicant shall advise Council of the name, address and contract number of the principal certifier, in accordance with Section 81A 2(b) of the Environmental Planning and Assessment Act, 1997.

48. The name and licence number of the licensed contractor/builder who has been contracted to do or intends to do the work must be submitted to Council in writing by the owner prior to the commencement of any work relevant to this approval.

49. 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.
50. Separate application shall be made by a licensed drainer for permission to carry out work in relation to Council's sewer. The attached application shall be returned with the appropriate fee prior to the relevant work commencing.
51. Separate application shall be made to Council's Asset Services & Recreation Department for the construction and location of the proposed crossover. (Refer to enclosed agreement form for driveways).

During construction

52. All building work must be carried out in accordance with provisions of the Building Code of Australia.
53. All necessary works being carried out to ensure that "any water" flow from adjoining properties is not impeded.
54. Dust control measures, eg vegetative cover, mulches, irrigation, barriers and stone shall be applied to reduce surface and airborne movement of sediment blown from exposed areas.
55. Measures shall be implemented to prevent vehicles tracking sediment, debris, soil and other pollutants onto any road.
56. 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.
57. No burning of demolition or construction material being carried out on the site.
58. 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.
59. A sign is to be erected adjacent to the access point to the site for the duration of the site works stating the following:
 - (a) owner of site and address;
 - (b) person/company carrying out site works and phone number;
 - (c) consent number and date of approval; and
 - (d) approval duration of site works.
60. All work must be carried out in accordance with the provisions of Hawkesbury's Development Control Plan, Appendix E Civil Works Specification.
61. 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.

62. 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 Development. Such utilities include, but are not limited to, water, sewerage, drainage, power, communication, footways, kerb and gutter.
63. The provision of conduit/ducts under new driveways to the requirements of Integral Energy, in accordance with Integral Energy drawing 049759H dated 14/7/1987. Conduit and ducting material is available from Integral Energy.
64. The building shall be set out by a Registered Surveyor and the Survey Certificate of the building shall be lodged with the principal certifying authority upon completion of the footings and prior to the external wall construction proceeding above floor level.
65. Inspections for Compliance Certificate to be requested from the Sewer Authority (Hawkesbury City Council) for internal and external sewer drainage prior to covering any pipe (24 hours notice for inspection is required, the fee is \$70.30 per inspection to be paid prior to requesting the inspection).
66. Prior to the issue of an Occupation Certificate
67. A Fire Safety Certificate, in accordance with the Schedule of Fire Safety Measures issued for the development, is to be submitted to Hawkesbury City Council for separate registration. The registration fee is \$16.00.
68. The submission of a Certificate from Telstra Australia that satisfactory arrangements have been made for the provision of cables for telephones to the development.
69. The following documentary evidence is to be obtained prior to the issue of any Occupation Certificate, whether by Council or an accredited certifier:
 - (a) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Coordinator. Please refer to 'Your Business' section of Sydney Water's web site at www.sydneywater.com.au then the 'e-developer' icon or telephone 13 20 92.

Following application a 'Notice of Requirements' will detail water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to occupation of the development/release of the plan of subdivision.

- (b) A written clearance from Integral Energy, stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development.

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

70. All proposed landscaping is to be provided.
71. To ensure parking necessary for the development is provided and kept clear and available, off-street car parking spaces, together with access driveways and turning areas, shall be constructed, paved, line marked, signposted and maintained, as shown on the approved plan.
72. Removal of the existing redundant layback crossing in Baker Street with concrete kerb and gutter and the restoration of the footway area.
73. The construction of sewerage reticulation, including junctions, where not already provided, a separate application is to be made to the Manager, Waste Water Services.
74. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 9 metres for the entrance and a minimum of 7 metres for the exit.
75. Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
76. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.
77. All necessary works being carried out to ensure that flow from adjoining properties is not impeded.
78. A report by the Design Engineer and works as executed (WAE) drawing by either a suitably qualified Engineer or registered surveyor of the stormwater detention basin(s) and stormwater drainage system is to be submitted to and approved by Council prior to the issue of the occupation certificate. The report from the design engineer is to state the conformance or otherwise of the as constructed basins in relation to the approved design. The WAE drawings shall indicate as applicable:
- Invert levels of tanks, pits pipes and orifice plates;
 - Surface levels of pits and surrounding ground levels;
 - Levels of spillways and surrounding kerb
 - Floor levels of buildings,
 - Dimensions of stormwater basins and extent of inundation,
 - Calculation of the actual detention storage volume provided.

79. Retaining walls are to be designed and certified on completion by a suitably qualified engineer.
80. Street signage indicating the changes to the parking restrictions in Baker Street are to be erected in accordance with Hawkesbury Development Control Plan, Appendix E Civil Works Specification.
81. A flood warning sign of durable material and permanently affixed shall be located in a prominent position. The sign should advise occupants that the site may be subject to inundation during times of flood.
82. The applicant shall prepare a flood emergency evacuation and management plan for the proposed development. The plan shall advise occupants of flood evacuation procedures and emergency contact telephone numbers. The management plan should avoid the letting of premises during periods of flood emergency or when flood warnings are issued. The applicant should contact the state emergency Service for advice in the preparation of the management plan. The evacuation procedures should be permanently fixed to the building in a prominent location and kept up to date at all times.

Use of the Site

83. Staff parking is not to be permitted in Baker Street, staff are to use the area allocated on the approved plans fronting Thompson Square.
84. All landscaping shall be permanently maintained in a good condition and in accordance with the intent of the landscaping plan.
85. Submission to Council of all necessary fire safety certificates and statements in accordance with Part 9 of the Environmental Planning and Assessment Regulations 2000.

ATTACHMENTS:

AT-1 Locality Plan.

ENVIRONMENT

Meeting Date: 26 August, 2003

Item: **59**

AT1 - Locality Plan

oooO END OF ITEM 59 Oooo

ITEM: 60 **Approval for Interstate Travel AIEH 30th National Conference**

FILE NUMBER: 79348/CSV/ENH26LBX.C13

REPORT:

The Australian Institute of Environmental Health (AIEH) will this year hold its national conference in Tasmania from 15 October to 17 October 2003.

This conference has a reputation of delivering significant educative and networking opportunities in the areas of community and environmental health. The conference offers the opportunity to examine new developments in these fields with renowned speakers, in conjunction with well respected industry representatives.

The conference is advertised as being of interest to elected members, environmental managers and environmental health officers.

The AIEH National Conference is the leading Community and Public Health Conference in Australia, and is recognised as a positive influential force in the area of strategic health management with a focus on environmental management, communicable disease and food safety.

The cost of attending the conference will be approximately \$2,000 (two thousand dollars) per delegate, and in accordance with policy, Council approval is required.

It is proposed to have Council's Environment and Waste Services Manager attend the AIEH National Conference in Tasmania from 15 October to 17 October 2003.

RECOMMENDATION:

That Council approve the attendance of the Environment and Waste Services Manager at the Australian Institute of Environmental Health National Conference from 15 October to 17 October 2003.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 60 Oooo

ENVIRONMENT

Meeting Date: 26 August, 2003

Item: **61**

ITEM: 61 **112 Horans Lane, Kurrajong - Zone Boundary Investigation**

FILE NUMBER: 19424,79347/EVD/ENH26LCX.V10

REPORT:

Council is referred to Item 56 in the Environment Section of this business paper. The owners of the property, Messrs Peter Young and John Mahaffy, by letter dated 21 August 2003, have now written as follows:

“We are requesting a transfer of our item listed for the forthcoming GPC meeting to the GPC meeting in September...”

RECOMMENDATION:

The information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 61 Oooo