



Hawkesbury City Council

general purpose committee minutes

date of meeting: 29 July 2003

location: Council Chambers

time: 9:00am

GENERAL PURPOSE COMMITTEE

Business

Meeting Date: 29 July 2003

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 29 July 2003, commencing at 9.00am.

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

RESOLVED on the motion of Councillor Rasmussen and seconded by Councillor Gilling that the Minutes of the General Purpose Committee Meeting held on the 24 June 2003, be confirmed.

Councillor Allan arrived at the meeting at 9.15am
Councillor Calvert left the meeting at 12.33pm
Councillor Woods left the meeting at 2.40pm
Councillor Woods returned to the meeting at 3.30pm
Councillor Davies left the meeting at 6.25pm
Councillor Paine left the meeting at 8.10pm

The following recommendations were passed as resolutions of the Committee:

MAYORAL MINUTE

Pitt Town Advisory Committee: Community Representation

Councillor Woods declared an interest as her parents in law own land adjoining the proposed development

RESOLVED on the motion of Councillor Paine seconded by Councillor Williams that standing orders be suspended to allow members of the public to address the Committee

Ms Amanda Hannah, respondent, addressed the Committee

RESOLVED on the motion of Councillor Paine seconded by Councillor Williams that standing orders be resumed.

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

That Council as a Committee as a Whole resolve that the dot point relating to community representation of the Pitt Town Advisory Committee be altered to:

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- six (6) community members comprising two (2) members from the Pitt Town Residents Group, two (2) members from the Pitt Town Progress Association and two (2) members of the Pitt Town land owners group.

313 RESOLVED by the Committee exercising its delegation as Committee of a Whole on the AMENDMENT of Councillor Paine seconded by Councillor Rasmussen

That Council as a Committee as a Whole resolve that the dot point relating to community representation of the Pitt Town Advisory Committee be altered to:

- six (6) resident community members comprising two (2) members from the Pitt Town Residents Group, two (2) members from the Pitt Town Progress Association and two (2) members of the Pitt Town land owners group.

The amendment was carried

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

SECTION 1 - ENVIRONMENT

42: Animal Establishment - Housing of two Leopards, Lot 2 DP 746717, 691 George Street, South Windsor (DA0325/03/EVD/ENG29NAX.V06)

Kirsten Feddersen, applicant, addressed the Committee

RECOMMENDED on the motion of Councillor Finch seconded by Councillor Gilling

That the application for an animal establishment to house two leopards be approved subject to the conditions in the attached consent:

General

1. To confirm and clarify the terms of this approval, the development shall be carried out in accordance with the approved stamped plans submitted with Development Application and any supportive documentation, except as otherwise provided by the conditions of this consent and as amended in red on the plans.

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.

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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. No excavation or site works shall be commenced prior to the issue of the construction certificate.
5. The construction of the building, including the roof, shall be in materials of a low reflective quality or similarly treated materials.
6. The cage complex is to be located at least 6 (six) metres from the rear boundary of the property in front.

Prior to Issue of Construction Certificate

7. Separate practising Structural Engineer's details of all structural concrete and steelwork shall be lodged prior to issue of construction certificate.
8. The submission of a landscaping plan. Such landscaping is to provide a mixture of trees, shrubs and ground cover and suitable screening of the shed/cage complex when viewed from surrounding areas. Trees shall include species that at maturity have a height above the ridge line of the shed. Shrub mass shall provide adequate screening. Plants native to the area are to be chosen. The landscaping plan shall detail the species, the mature height of each species, the number of plants to be used and the distance between plantings.
9. All waste water generated by the washing out of the cage is to be collected via a pit connected to an absorption trench to ensure that polluted water is not discharged into the stormwater system or on adjoining land. Details to be submitted and approved prior to the issue of a Construction Certificate.
10. A Management Plan is to be submitted to Council for approval. The Management Plan address:
 - Cleaning of the cage
 - Disposal of waste
 - Odour
 - A flood evacuation plan is to be prepared for the evacuation of the leopards in the event of a flood.
 - Safety and security measures

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Prior to Commencement of Works

11. 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.
12. 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.
13. Erosion and sediment control devices are to be installed and maintained to ensure that there is no increase in downstream levels of litter, vegetation debris or other water borne pollutants in accordance with Council's Development Control Plan 1/94 - Soil Erosion and Sedimentation. 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 principal certifier, in accordance with Section 81A 2(b) of the Environmental Planning and Assessment Act, 1997.

During Construction

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

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18. 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.
19. To reduce nuisance to the surrounding properties, all demolished material and excess spoil from the site shall be disposed of to a location and in a manner to the approval of this office (Note: no material shall be burnt or buried on the site).
20. 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.
21. 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.
22. All roof water shall be drained to the water storage vessel/s.
23. The storm water (including over flow from the water storage vessel/s) shall be drained to an absorption trench complete with 600mm plastic high dome void former, minimum length 1.8m plus 1m per 10m of guttering. The high dome to be covered with minimum 100mm of aggregate. Such trenches shall be located a minimum of 4m clear of any building/vessel/allotment boundary.

Prior to Occupation

24. Prior to the occupation of the cage complex, evidence that the required licences under the Exhibited Animals Protection Act (EAPA) or the Non Indigenous Animals Act (NIAA) is to be provided to Council.
25. In order to ensure that the development complies with this consent, the approved use shall not commence until all conditions of this Development Consent have been complied with.

Use of the Site

26. The shed/cage complex shall not be used or adapted for use for human habitation, or for commercial or industrial purposes, without the approval of Council.
27. The leopard cage is to be kept clean and maintained in a satisfactory condition at all times, with excess food being removed from the cage daily.

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28. The maximum number of leopards to be kept on the premises is 2.
29. The subject development, including landscaping, is to be maintained in a clean and tidy manner.
30. The development shall be conducted in such a manner that the LA(eq) noise levels, measured at any point in accordance with the NSW EPA's Industrial Noise Policy (2000), do not exceed 5dB(A) (LAeq) above background noise levels with respect to noise amenity of residential dwellings.

43: Sale and Warehousing of Adult Material, Lot 6 DP 634414 Vol 15122 Fol215, 230 Windsor Road, Vineyard (DA0587/03/EVD/ENG29NAX.V08)

Glenn Ziernik, the applicant's representative, addressed the Committee

Allan Wood, Linda Telisman and Sam Dimauro, respondents, addressed the Committee

RECOMMENDED on the motion of Councillor Conolly seconded by Councillor Woods

That the application be refused for the following reasons:

1. The application is contrary to zoning objectives (a), (b) and (c).
2. In the context of the particular location the proposed operating hours present a safety risk to staff and customers.
3. The application is not in the public interest.

44: Demolition of Existing Residence and Construction of Three (3) Townhouses, 31 Bradley Road, North Richmond (DA1617/02/EVD/ENG29NAX.V09)

Councillor Davies declared an interest as he acts on behalf of an objector to the Application

Mrs Elaine Baxter and Mrs Josephine Harper, respondents, addressed the Committee

RECOMMENDED on the motion of Councillor Williams seconded by Councillor Finch

This matter be deferred to the next General Purpose Committee meeting to allow the applicant to address Council.

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45: Animal Establishment - Lot 396 DP664634 - No 77 Godalla Road, Freemans Reach (DA1387/02/EVD/ENG29NAX.V04)

Mr Ross Tubnor, applicant, addressed the Committee

Mr James Jaloussis and Mr Charlie Muscat, respondents, addressed the Committee

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

That this matter be deferred to January 2004.

RECOMMENDED on the AMENDMENT of Councillor Gilling seconded by Councillor Paine

That:

1. This matter be deferred to the September General Purpose Committee meeting after Council staff have notified all neighbours, including adjacent neighbours.
2. A report be sought from the Department of Agriculture.
3. A meeting be organised between neighbours and Council staff to undertake discussions.

The amendment was carried

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

46: Rural Shed - Lot 3 DP228371, No. 77 Scheyville Road, Oakville (DA0553/03/EVD/ENG29NAX.V03)

RECOMMENDED on the motion of Councillor Sheather seconded by Councillor Rasmussen

That the following interim policy be adopted to define 'truck depot':

Activities on Rural zoned properties shall not be considered to be truck depots if they meet the following criteria:

- No more than 1 (one) truck plus 2 (two) trailers or 2 (two) small earthmoving machines;
- Driver or employee must be residents of the property; and
- No servicing or repairs.

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

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The application for a rural shed 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 submitted with Development Application No. DA553/03 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. The construction of the building, including the roof, shall be in materials of a low reflective quality or similarly treated materials.

Prior to Commencement of Works

4. 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.
5. 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.
6. Erosion and sediment control devices are to be installed and maintained to ensure that there is no increase in downstream levels of litter, vegetation debris or other water borne pollutants in accordance with Council's Development Control Plan 1/94 - Soil Erosion and Sedimentation. The enclosed warning sign shall be affixed to the sediment fence/erosion control device at all times.

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7. The applicant or person having the benefit of this development consent must give at least two days notice prior to commencement of works to Council of the intention to commence works. This notice is to be given in accordance with form 7 of the Environmental Planning and Assessment Regulation 1998.
8. The applicant shall advise Council of the name, address and contract number of the principal certifier, in accordance with Section 81A 2(b) of the Environmental Planning and Assessment Act, 1997.

During Construction

9. All building work must be carried out in accordance with provisions of the Building Code of Australia.
10. Inspections shall be carried out and compliance certificates issued by Council or an appropriately accredited person for the following components of construction:
 - (a) erosion controls, site works and site set out;
 - (b) steel reinforcement; and
 - (c) on completion of the structure.
11. 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.
12. To reduce nuisance to the surrounding properties, all demolished material and excess spoil from the site shall be disposed of to a location and in a manner to the approval of this office (Note: no material shall be burnt or buried on the site).
13. 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.
14. 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.
15. The roof water from the shed is to be connected into the existing stormwater system.
16. The building platform is to be created using a maximum of 2m cut and/or a maximum of 900mm fill.

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Use of the Site

17. In order to ensure that the development complies with this consent, the approved use shall not commence until all conditions of this Development Consent have been complied with.
18. The shed shall not be used or adapted for use for human habitation, or for commercial or industrial purposes, without the approval of Council.

RECOMMENDED on the AMENDMENT moved by Councillor Williams seconded by Councillor Gilling

That:

1. The applicant be invited to resubmit the application with a shed that complies with the size outlined in Council's Shed DCP.
2. The Shed DCP be altered so that the maximum size allowed include any awnings.

The amendment was carried

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

47: Two Rodeo Events Per Year, Lot 1 DP879466, 698 George Street, Windsor (DA0443/03/EVD/ENG29NAX.V05)

A representative from Windsor Leagues Club, proponent, addressed the Committee

RECOMMENDED on the motion of Councillor Sheather seconded by Councillor Rasmussen

That the application for two rodeo events per year be approved as a Deferred Commencement Consent subject to the following conditions:

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

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Schedule 1

A Traffic Management Plan, incorporating a Traffic Control Plan, is to be prepared in compliance with the requirements of "Guide to Traffic and Transport Management for Special Events and submitted to the Traffic Management Committee, Roads and Traffic Authority.

Schedule 2

General

1. To confirm and clarify the terms of this approval, the development shall be carried out in accordance with the approved stamped plans submitted with the Development Application 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.
3. 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.

Use of the Site

4. The rodeo is to commence at 5.00pm and to finish 10.30pm with packing up of the event to conclude by 11.30pm.
5. Each event is to be conducted in compliance with the approved Traffic Management Plan and any requirements specified by the Roads and Traffic Authority.
6. Any lighting on the site is to be directed in such a manner so that no nuisance is caused to adjoining properties or to drivers on surrounding streets.
7. The area to be used for the approved development being limited to the area shown on the submitted plans.
8. The entrance used for emergency vehicles is to be kept clear at all times.

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9. Portable toilets at the rate of 1 (one) per 100 (one hundred) spectators attending the event with hand washing facilities in each unit. A constant supply of toilet paper, soap and hand drying facilities is to be maintained for all toilets.
10. Litter is to be collected, stored and disposed of at the conclusion of the event.
11. A waste bin with the capacity to hold 240 (two hundred and forty) litres is to be provided every 50 (fifty) metres around the main arena.
12. Noise levels are not to exceed 70dBLa10(A) at the nearest residence as a result of the event.
13. Public Address speakers shall be directed away from surrounding residential properties. Where speakers are to be mounted on poles, they are to be inclined downwards at an angle of approximately 45 (forty five) degrees from the horizontal.
14. A sound limiting circuit shall be installed in the public address system to control the signal amplitude to a fixed level regardless of the loudness of the operator's voice, or the volume control on the amplifier.
15. Fireworks displays are not permitted.
16. All surfaces of the unsealed car park on the premises are to be treated with appropriate and
17. non-polluting, non-hazardous, environmentally safe dust suppressant material or substance to control the emission of dust from that area before, during and after the event. Details of the materials or substances to be used for this purpose are to be submitted to the Council at least 14 (fourteen) days prior to the event.
18. The standards, practices and procedures contained within the Safe and Healthy Mass Gatherings Manual issued by Emergency Management Australia (ISBN 0 642 70440 6) be followed and complied with before, during and after each rodeo event.
19. Any lighting on the site is to be directed in such a manner so that no nuisance is caused to adjoining properties or to drivers on surrounding streets.
- C. A further report be provided to the Ordinary meeting in relation to Schedule 1, provision of Traffic Management Plan and notification of adjacent neighbours.

48: Unauthorised Clearing of Vegetation - 104 Kurts Road, Bilpin
(P1107/40/EVD/ENG29NBX.V01)

Lyn Borg, proponent, addressed the Committee

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

That the application in relation to further tree removal be reported to Council along with a management plan which deals with replanting of cleared vegetation.

RECOMMENDED on the AMENDMENT of Councillor Finch seconded by Councillor Paine

That:

1. The report be received.
2. The matter be referred to Council's solicitors with a view to commencing proceedings in the Land and Environment Court for carrying out unauthorised works.
3. The solicitor be instructed to seek Orders from the Court for the owners to:
 - i. plant new trees and vegetation and maintain those trees and vegetation to a mature growth, and
 - ii. to provide a security for the performance of any obligation imposed under paragraph (i).

The amendment was carried

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

49: Pitt Town - Signage (79347/EVD/ENG29NBX.V02)

Councillor Woods declared an interest as her parents in law own land adjoining the proposed development

Mr Peter Merity and Ms Jeannette Edgecombe, respondents, addressed the Committee

RECOMMENDED on the motion of Councillor Williams seconded by Councillor Rasmussen

That:

1. A report be provided as to how the LEP can be modified to allow Council to give consent for signs at Pitt Town.
2. The signs be allowed to remain until any proposed amendment to the LEP be determined.

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3. The residents advised to remove signs, be correctly informed that the Pitt Town development has not been determined.

50: Restricted Premises (79347/EVD/ENG29NBX.V12)

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Finch

That:

1. A report be prepared for Council detailing the proposed changes to Hawkesbury's LEP and DCP regarding the sale of unauthorised material in the City.
2. A report be prepared indicating any other LGA's in our State that do not have these developments as part of their approvable development applications.

51: Review of State Emergency Services Report - Pitt Town Local Environmental Study (79347, 81508/LEP3/00/EVD/ENG29NBX.V11)

RECOMMENDED on the motion of Councillor Paine seconded by Councillor Rasmussen

That the information be received.

52: BP Convenience Store and Fuel Dispensing Facility, Lot 2 DP630616, 362 Macquarie Street, Windsor (DA0382/02/EVD/ENG29NCX.V10)

RECOMMENDED on the motion of Councillor Paine seconded by Councillor Finch

That the information be received.

SECTION 2 - INFRASTRUCTURE

22: Public Toilet Facilities Windsor CBD (79338/ENG/ING29NBX.E08)

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Finch

That a site inspection be carried out.

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23: Clarendon Railway Station - New Car Park (79338/ENG/ING29NBX.E07)

RECOMMENDED on the motion of Councillor Finch seconded by Councillor Paine

That:

1. The proposal by the Railinfrastructure Corporation to construct a car parking area on the western side of Racecourse Road, Clarendon, south of the railway line to provide 30 (thirty) car parking spaces be supported.
2. The ongoing maintenance of the car park be undertaken by Council.
3. All works to be carried out to the satisfaction of the Director of Asset Services & Recreation.

24: NIPPA National Conference 2003 (79340/ENG/ING29NBX.E05)

RECOMMENDED on the motion of Councillor Rasmussen seconded by Councillor Gilling

That the attendance of the Manager of Building Services and Printing at the National Conference from 16 October 2003 to 19 October 2003 at an estimated cost of \$1,000 (one thousand dollars) be supported.

25: Thompson Square - Wheelchair Access (80104, 79346/ENG/ING29NBX.E01)

RECOMMENDED on the motion of Councillor Paine seconded by Councillor Rasmussen

That:

1. The raised threshold and transitional ramp be referred to the Heritage Council for approval.
2. The matter be further reported in relation to funding sources following determination by the Heritage Council.
3. A further report be provided outlining the feasibility of widening the footpath outside the Macquarie Arms Hotel in Thomsons Square with a view to providing Alfresco Dining.

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26: Licence Agreement for easement over Council land (79357, 79337/ENG/ING29NBX.E03)

RECOMMENDED on the motion of Councillor Rasmussen seconded by Councillor Finch

That a licence agreement be entered into with Ms Julie James, 91-109 Windsor Road, McGraths Hill to create an easement over adjoining Council land in Lot 1 DP656975 so that a water licence may be approved by the Department of Land & Water Conservation to pump water from South Creek.

27: Comleroy Road Reserve (79354/ENG/ING29NCX.E04)

RECOMMENDED on the motion of Councillor Finch seconded by Councillor Allan

That the information be received.

Supplementary Reports

28: Australiana Pioneer Village - Memorial (79340/ENG/ING29LBX.E10)

RECOMMENDED on the motion of Councillor Rasmussen seconded by Councillor Woods

That approval be given for a memorial to Marie McLachlan to be placed adjacent to that of her husband Bill, within the grounds of Australiana Pioneer Village.

29: Australiana Pioneer Village (APV) (79338/ENG/ING29LCX.E09)

RECOMMENDED on the motion of Councillor Rasmussen seconded by Councillor Sheather

That the information be received.

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SECTION 3 - ORGANISATION AND RESOURCES

53: Monthly Financial Report - June 2003 (GF011/005/FNC/OGG29NAX.F13)

RECOMMENDED on the motion of Councillor Rasmussen seconded by Councillor Sheather

That the information be received.

54: National General Assembly of Local Government - Canberra, 23 to 26 November 2003 (80104,80105/CSV/OGG29NAX.C05)

RECOMMENDED on the motion of Councillor Rasmussen seconded by Councillor Finch

That Council supports the attendance of Councillors Paine, Williams, Calvert, Woods and Davies at the National General Assembly of Local Government to be held in Canberra from 23 to 26 November, 2003, at an estimated cost of two thousand three hundred dollars (\$2,300.00) each.

55: 2003 Local Government Association of NSW Annual Conference in Albury (79633/CSV/OGG29NAX.C03)

314 RESOVLED by the Committee exercising it's delegation as Committee of the Whole on the motion of Councillor Sheather seconded by Councillor Rasmussen

That:

1. The Committee exercise its delegation as Committee of the Whole.
2. Council elect 3 (three) voting delegates with a capacity for one (1) additional voting delegate if required, and other Councillors to attend the Local Government Association Annual Conference in Albury from Saturday, 8 November to Wednesday, 12 November 2003.
3. Council delegates state whether or not they wish to travel to/from Albury by coach.
4. Councillors Calvert, Allan and Paine were nominated to attend.

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56: Australian Regional Tourism Convention (107, 74339/CSV/OGG29NAX.C15)

315 RESOLVED by the Committee exercising its delegation as Committee of a Whole on the motion of Councillor Paine seconded by Councillor Rasmussen

That:

1. The Committee exercise its delegation as Committee of the Whole.
2. Council approves the attendance of Councillors Dianne Finch and Glenys Gilling at the Australian Regional Tourism Convention to be held in Hobart from 3 to 6 September 2003, at an estimated cost of \$2,000.00 (two thousand dollars).

57: 2003 Australian Sister Cities Association National Conference in Orange, 8 to 12 November 2003 (83119/CSV/OGG29NAX.C04)

RECOMMENDED on the motion of Councillor Sheather seconded by Councillor Rasmussen

That Council supports the attendance of Councillor Sheather at the Australian Sister Cities Association National Conference in Orange from 8 to 12 November 2003.

58: Proposal to Enter a Pre Lease Agreement for the New Commercial Area within Council's New Library Building (85363/CSV/OGG29NBX.C12)

Mr Keith Mitchell, proponent, addressed the Committee

Mr Walter Kullen, respondent, addressed the Committee

316 RESOLVED by the Committee exercising its delegation as Committee of the Whole on the motion of Councillor Allan seconded by Councillor Woods

That:

1. A pre lease agreement between Catholic Health Care Services and Hawkesbury City Council be entered into for the new commercial area contained within Council's new library/art gallery building with the following inclusions:
 - (a) CHCS will lease a minimum of 500 (five hundred) sqm of office space in the new building upon its completion.

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- (b) Council agrees to give CHCS first option on additional office space in the new building up to the proposed 1,067 (one thousand and sixty seven) sqm.
- (c) CHCS agrees to advise Council of its total requirements approximately 3 (three) months prior to the building completion.
- (d) In return for any pre lease agreement, Council agrees to lease the total office space that CHCS requires at a rate not exceeding the current rental being obtained by Council on the old hospital building from Dr Rafter and First Choice Health Care for a period of 3 (three) years from the time of CHCS occupying the new building.
- (e) After the completion of the 3 (three) years, the lease would be market reviewed.
- (f) Obligations of Council and CHCS in relation to initial fitout costs to be negotiated at the time of signing a formal lease.
- (g) The lease be for a period of 5 (five) years with 2 (two), 5 (five) year options with market reviews after year 3 (three), year 8 (eight) and year 13 (thirteen) and with CPI increases on all other years to be capped at 4% (four) plus the cost of all outgoings.
- (h) Lease fee to include reserved onsite parking on the basis of 15 (fifteen) car parking spaces for the entire 1,067 (one thousand and sixty seven) sqm of office space. Anything less than the 1,067 (one thousand and sixty seven) sqm of office space being leased, reserved car parking space would be worked out on a pro rata basis, i.e, 500 (five hundred) sqm equals 8 (eight) reserved car parking spaces.
- (i) If after entering into the pre lease agreement, CHCS decide not to proceed to final negotiation stage, CHCS agree to pay the Council a one off fee of \$5,000 (five thousand dollars). CHCS agreed to notify of its intention at lease 3 (three) months prior to building completion.

2. All necessary documentation be signed under the Common Seal of Council.

59: Request for Assistance with Legal Costs (107/CSV/OGG29NBX.C11)

RECOMMENDED on the motion of Councillor Sheather seconded by Councillor Rasmussen

That:

- 1. Hawkesbury City Council contribute to the cost of the 2 (two) Councils legal costs as per the request from the Local Government and Shires Association for the amounts of \$167

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(one hundred and sixty seven dollars) for Court costs incurred by Cowra Shire Council and \$1,607 (one thousand, six hundred and seven dollars) for legal costs incurred by Willoughby City Council.

2. The legal costs are charged against Council's legal cost budget allocation in line with normal practice.

60: Hawkesbury Agricultural Retention through Diversification and Clustering
(85438,80886/CSV/OGG29NBX.C01)

Louise Saarinen and Mr Brian Mitchell, Mr Garry Hutchinson and Jenny Hadfield, respondents, addressed the Committee

- 317 RESOLVED by the Committee exercising its delegation as Committee of the Whole on the motion of Councillor Paine seconded by Councillor Gilling

That:

1. Agriculture Victoria Services Pty Ltd be awarded the tender for the appointment as the Scientific Consultant for the Hawkesbury Agricultural Retention through Diversification and Clustering Project as per the recommendation of the Independent Evaluation Panel.
2. An Intellectual Property Agreement be entered into ensuring that the project information, including data sets, remains in the public domain.
3. All necessary documentation be signed under the Common Seal of Council.

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

That:

1. The information be received.
2. A further report be provided to the Ordinary Meeting providing advice in relation to the rules and regulations set down by Federal and State Governments as to the tendering process.

The amendment was lost.

A **foreshadowed amendment** was moved by Councillor Conolly seconded by Councillor Davies

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That:

1. Agriculture Victoria Services Pty Ltd be awarded the tender for the appointment as the Scientific Consultant for the Hawkesbury Agricultural Retention through Diversification and Clustering Project as per the recommendation of the Independent Evaluation Panel.
2. An Intellectual Property Agreement be entered into ensuring that the project information, including data sets, remains in the public domain.
3. All necessary documentation be signed under the Common Seal of Council.

The foreshadowed amendment was lost.

The motion was put and carried.

61: Approval of Interstate Travel ARIMA National Conference
(79509/CSV/OGG29NBX.C08)

RECOMMENDED on the motion of Councillor Finch seconded by Councillor Paine

That Council approve the attendance of the Risk Manager at the Australasian Institute of Risk Management Conference in Cairns from 30 November to 3 December 2003.

62: Hawkesbury Carnivale Celebrations (81881/CSV/OGG29NBX.C07)

RECOMMENDED on the motion of Councillor Rasmussen seconded by Councillor Conolly

That information regarding Hawkesbury Carnivale 2003 be received and that Council participate as a major sponsor through the donation of \$5,000 (five thousand dollars) as endorsed in the current budget.

63: Workers Compensation - Self Insurance Licence Renewal
(79509/CSV/OGG29NBX.C09)

RECOMMENDED on the motion of Councillor Woods seconded by Councillor Rasmussen

That an application be submitted to the WorkCover NSW to renew Council's Self-insurance Licence for Workers' Compensation for a further 3 (three) year period.

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64: Hollands Paddock Carpark - Report on Rezoning (8736/CSV/OGG29NCX.C10)

Mr Walter Kullen, proponent, addressed the Committee.

A **motion** was moved by Councillor Allan seconded by Councillor Paine

That:

1. Council undertake discussions with Pirasta Pty Limited with a view to purchasing the land.
2. Council undertake discussions with Mr Kullen with a view to re-opening the carpark.

RECOMMENDED on the AMENDMENT of Councillor Sheather seconded by Councillor Rasmussen

That the information be received.

The amendment was carried

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

65: WSROC Board Meeting No 3, 2003, 19 June 2003 (80363/CSV/OGG29NCX.C02)

RECOMMENDED on the motion of Councillor Conolly seconded by Councillor Rasmussen

That the information be received.

66: 2003 Community Report (79356/CSV/OGG29NCX.C06)

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Rasmussen

That the information on the 2003 Community Report be received.

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QUESTIONS WITHOUT NOTICE:

1. Councillor Finch referred to a telephone call she received from Mr Bloom at 63 Pitt Street, regarding rubbish in the front yard and asked if it could be removed.

The Director of Assets Services & Recreation advised that this would be done.

2. Councillor Finch requested that the yellow ribbons be removed from the old oak tree.

The Mayor requested that they remain until the Airman returned.

Councillor Finch requested that they be replaced as they had deteriorated.

The Mayor advised that they will be removed.

3. Councillor Finch tabled correspondence from Mr Clive Tate and requested a response.

The Mayor advised that this would be done.

4. Councillor Paine requested a copy of the response to Mr Tate.

5. Councillor Paine tabled correspondence from Mr Robinson regarding the unsightly shipping containers near his property and asked if anything could be done about them.

6. Councillor Paine referred to correspondence from Mr Bill Shields regarding regulations relating to burning off in respect to the Protection of the Environment Act and correspondence he had received from Karen Hodges of Fire Control.

She further requested a letter be sent to Mr Bill Shields inviting him to come and address the next General Purpose Committee meeting and be a guest at lunch.

7. Councillor Paine advised that she had received a thank you telephone call for staff cleaning up rubbish in the Greenway Crescent property.

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8. Councillor Paine advised that there were some lights that were broken in Windsor Mall, which made it very dark and requested that they be fixed.

The Director Asset Services & Recreation advised this would be done.

9. Councillor Paine advised that there had, again, been 2 (two) syringes found at the rugby field last Thursday by the Under 6s Rugby team. Mothers have started collecting the syringes before games and had purchased a sharps container, which is kept in the canteen at the grounds. Councillor Paine referred to the homeless man still living in the grandstand and requested that Council staff undertake action.

The Mayor advised that Council staff should undertake to work with the Police in relation to this matter.

10. Councillor Paine advised that Mr Colin Bennett had been waiting 8 (eight) months for a letter relating to a matter at Grose Vale. She requested that the letter be sent.

11. Councillor Allan asked if letters had gone out to Government Departments regarding Pitt Town.

The Acting General Manager advised that this had been done.

Councillor Allan requested a copy of the letter.

The Acting General Manager advised that a copy would be provided to all Councillors.

12. Councillor Woods advised that there were no street lights working across the McGraths Hill flats and requested that Integral Energy be contacted regarding this.

The Mayor advised that this would be done.

13. Councillor Williams asked if Garry White from Wilberforce had met the requirements to commence construction. He advised that he could not see the package sewage treatment plant.

The Director of Environment & Development advised that construction of the house had commenced which commenced the consent.

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14. Councillor Rasmussen referred to the Australian Geographic and an article referring to the Hawkesbury River. He requested that Council obtain a CD copy of the document for advertising purposes.

The Mayor advised that this would be done.

15. Councillor Rasmussen referred to correspondence received from the RAAF base in relation to the new aerial refuellers, but would table it at the next meeting.

16. Councillor Sheather requested a current copy of all Council Management Plans and a current copy of the LEP.

The Acting General Manager advised that this would be done and all Councillors would receive up to date copies.

17. Councillor Sheather referred to roadworks and requested that Council's engineers assess the roads and provide a report regarding road verges, with particular focus within Scheyville.

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

18. Councillor Gilling referred to pot holes on Stannix Park Road and requested that these be repaired.

The Mayor advised that this would be done.

19. Councillor Gilling inquired what work was being done on Packer Road.

The Director of Asset Service & Recreation advised that he would look into this matter and would advise Councillor Gilling of the work being carried out.

The meeting terminated at 8.35pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 26 August 2003.

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Mayor

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Acting General Manager

Mayor