



Hawkesbury City Council

general purpose committee minutes

date of meeting: 24 February 2004

location: Council Chambers

time: 9:00am

GENERAL PURPOSE COMMITTEE

Business

Meeting Date: 24 February 2004

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 24 February 2004, commencing at 9.13am.

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

Apologies for absence were received from Councillors L Allan and P F Davies.

RESOLVED on the motion of Councillor Conolly and seconded by Councillor Rasmussen that the apologies be accepted.

RESOLVED on the motion of Councillor Sheather and seconded by Councillor Rasmussen that the Minutes of the General Purpose Committee Meeting held on the 27 January 2004, be confirmed.

Councillor Williams arrived at the meeting at 9.30am

Councillor Gilling arrived at the meeting at 10.03am

Councillor Williams left the meeting at 10.15am and returned at 10.35am.

Councillor Paine left the meeting at 10.45am and returned at 12.17pm.

Councillor Allan arrived at the meeting at 12.44pm.

Councillor Calvert arrived at the meeting at 12.55pm.

The following recommendations were passed as resolutions of the Committee:

MAYORAL MINUTE

Australian Pioneer Village Lot 22, DP829589, 18 Rose Street Wilberforce

Reclassification of this land is reported elsewhere within the Business Paper (Section 1, Item 16), where it is reported:

In the case of Australiana Pioneer Village there is a resolution passed some years ago to sell the land. This resolution probably has no legal status as at the time of resolution was made Council had no power to sell the land. Accordingly, if the subject lands are reclassified, then Council will again have to go through the process and pass another resolution in regard to the future management of the Australiana Pioneer Village site.

The decision to sell Australiana Pioneer Village continues to generate much debate within the community about the best way to preserve and manage this valuable asset.

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I believe that it is time for Council to slow the process and take a step back.

Council's resolution to sell this parcel of land, it would appear, was not lawful and therefore, should be rescinded. In addition, consideration of reclassification should be deferred until Council has further considered its options in terms of a preferred method of management.

It is recommended that Council rescind its previous resolution to sell Australiana Pioneer Village Lot 22 DP829589 - No 18 Rose Street, Wilberforce and that the reclassification of the land be deferred.

67 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Conolly.

That Council exercising its delegation as Committee of a Whole resolve that:

1. Council rescind its previous resolution to sell Australiana Pioneer Village Lot 22 DP829589 - No 18 Rose Street, Wilberforce.
2. Council work with the Community to develop a plan regarding the future management of the Australiana Pioneer Village.
3. Council staff have further discussions with the public to resolve in 3 (three) months the future management of the Australiana Pioneer Village.

SECTION 1 - ENVIRONMENT

11: Duplex - Lot 191 DP864010, 10 Claremont Street, Richmond NSW 2753
(DA1018/03/EVD/ENB24NAX.V09)

RECOMMENDED on the motion of Councillor Sheather seconded by Councillor Gilling

That the application for dual occupancy 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.1018/03 and any supportive documentation, except as otherwise provided by the conditions of this consent.

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

2. Compliance with the provisions of the Environmental Planning and Assessment (Amendment) Act 1979, and the Building Code of Australia.
3. Prior to construction of the approved development it is necessary to obtain a Construction Certificate.
4. The applicant is advised to consult with:
 - (a) Sydney Water Corporation Limited
 - (b) Integral Energy
 - (c) Natural Gas Company
 - (d) a local telecommunications carrierregarding their requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on site or on the adjacent public road(s).
5. No excavation or site works shall be commenced prior to the issue of the construction certificate.
6. An occupation certificate is to be obtained on completion of all works and prior to commencement of the approved use. The occupation certificate will not be issued if any conditions of this consent are outstanding.

Prior to Issue of Construction Certificate

7. A monetary contribution is to be paid to Council, pursuant to Section 94 of the Environmental Planning and Assessment Act 1979, towards the provision of the following public facilities in the locality:
 - (a) Open Space and Recreation (\$1169.00)
 - (b) Community Facilities (\$1680.00)

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

Contributions are to be paid prior to issue of the construction certificate.

The amount of contribution payable under this condition has been calculated on the basis of costs as at the date of consent. In accordance with the provisions of the Contributions Plan, this amount shall be INDEXED at the time of actual payment in accordance with movement

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in the Consumer Price Index as published by the Australian Bureau of Statistics. In this respect the attached fee schedule is valid for 3 (three) months.

8. Detailed plans demonstrating compliance with the Building Code of Australia (Housing Provisions) shall be provided to the Principle Certifying Authority for separate approval.
9. Separate details of the proposed roofwater and surface water drainage system shall be lodged in duplicate for approval. Such details shall be approved prior to issue of construction certificate.
10. Separate practising Structural Engineer's details of all structural concrete and steelwork shall be lodged prior to issue of construction certificate.
11. Construction of civil works including road, drainage, or access works are not to commence until three (3) copies of the plans and specifications of the proposed works are submitted to and approved by the Director Environment and Development or an accredited certifier.
12. Payment of a design checking fee of \$327.50 and inspection fee of \$260.20 when submitting Engineering plans for approval. This amount is valid until 30 June 2004. Fees required if an accredited certifier is used will be provided upon request.
13. The submission of engineering designs and calculations covering all works required by this consent.
14. 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)".
15. Submission of proof of the payment of the Building Industry Long Service Levy where the value of civil works exceeds \$25,000 (twenty five thousand dollars).

Prior to Commencement of Works

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

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- (b) in the case of work to be done by any other person:
 - (i) has been informed in writing of the person's name and owner-builder permit number, or
 - (ii) has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in Section 29 of that Act

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

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

- 17. 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.
- 18. 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.

- 19. If the work involved in the erection or demolition of a building:
 - (a) is likely to be dangerous to a person in a public place or adjoining property;
 - (b) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient; or
 - (c) involves the enclosure of a public place,

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

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

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

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

20. 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.

21. 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.
22. 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.
23. A certificate issued by an approved insurer under Part 6 of the Home Building Act 1989 shall be supplied to the principal certifying authority prior to commencement of works.

During Construction

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

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27. 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.
28. 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
29. All work must be carried out in accordance with the provisions of Council's Hawkesbury Development Control Plan, Appendix E Civil Works Specification Part 1 Design Specification and Part 2 Construction Specification.
30. The developer is responsible for full costs associated with any alteration, relocation or enlargement to public utilities whether caused directly or indirectly by this proposed subdivision. Such utilities include, but are not limited to, water, sewerage, drainage, power, communication, footways, kerb and gutter.
31. 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.
32. Barriers to prevent movement between internal roof spaces of adjoining dwelling are required.
33. Each unit is to provide a hot water system with a minimum energy rating of 3.5 stars.
34. Each unit is to provide an energy rating as indicated on the NatHERs assessment submitted with the application.
35. The building design shall incorporate components that will provide aircraft noise mitigation in accordance with AS2021 and in accordance with the recommendations within the acoustic report prepared by Murphy Pastoral and Technical Company P/L submitted with the application.
36. All part 4 certificates issued under the Environmental Planning and Assessment Act, 1979 are to be submitted to Council within 7 (seven) days of the date of issue. The registration fee is \$16.00 (sixteen dollars) per certificate.

Prior to Issue of Occupation Certificate

37. 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.

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38. Landscaping shall be completed in accordance with the approved landscaping plan and shall be maintained in perpetuity by the existing or future owners and occupiers of the property. In this respect a occupational certificate will not be granted on the application until the landscaping is complete.
39. The submission of a Certificate from Telstra Australia that satisfactory arrangements have been made for the provision of cables for telephones to the development.
40. 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

41. The following documentary evidence is to be obtained prior to the issue of any Construction Certificate, whether by Council or an accredited certifier:
 - (a) A written clearance from Integral Energy, stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development.

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

42. In order to enhance the amenity of the development, new boundary fences shall be provided at the applicant's expense. Such fencing behind the building line shall be to a height of 1.8 m and provide full privacy to adjoining residences. The owners of adjoining properties are to be consulted regarding suitable fencing.
43. To ensure the external appearance of the development is not intrusive or offensive, and does not degrade the visual quality of the surrounding area, the driveway is to be finished in dark earth tone colours.
44. Illumination of public spaces including pedestrian paths, shared areas, parking areas and building entries are to be provided in accordance with the relevant Australian Standard.

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45. (a) The construction of concrete kerb and gutter, including layback vehicular crossings, the footway area being formed in earth and all necessary drainage, together with the full construction of the adjacent road shoulder pavement from Bourke Street to the existing kerb and gutter adjacent to the subject site, together with any works necessary to make this construction effective.
- (b) The construction of concrete kerb and gutter, including layback vehicular crossings, concrete path paving 1.2m wide with the remaining footway area being formed in earth and all necessary drainage, together with the full construction of the adjacent road shoulder/half width road pavement with a 25mm ACIO Wearing Course together with any works necessary to make this construction effective.
46. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
47. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6m.
48. Design and construction of site drainage shall be carried out in accordance with Council's Hawkesbury Development Control Plan, Appendix E Civil Works Specification Part 1 Design Specification and Part 2 Construction Specification. Full details of works shall be submitted for approval with the Construction Certificate. On-site detention shall be provided to maintain all stormwater discharges from the 1:1 year storm up to the 1:100 year storm at predevelopment levels.
49. All necessary works being carried out to ensure that flow from adjoining properties is not impeded.
50. A report by the Design Engineer and a works-as-executed (WAE) drawing by either a suitably qualified Engineer or Registered Surveyor of the stormwater detention basin(s) and stormwater drainage system are to be submitted to and approved by Council prior to the release 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 the following as applicable:
 - a. invert levels of tanks, pits, pipes and orifice plates;
 - b. surface level of pits and surrounding ground levels;
 - c. levels of spillways and surrounding kerb;
 - d. floor levels of buildings, including garages;
 - e. top of kerb levels at the front of the lot;
 - f. dimensions of stormwater basins and extent of inundation;
 - g. calculation of actual detention storage volume provided.
51. A Plan of Management for the on-site stormwater detention facilities within the development is to be submitted to and approved by Council for approval prior to the issue of

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an Occupation Certificate. The Plan of Management shall set out all design and operational parameters for the detention facilities including design levels, hydrology and hydraulics, inspection and maintenance requirements and time intervals for such inspection and maintenance.

52. Prior to endorsement and release of the Occupation Certificate the owner is required, at their cost and expense, to enter a positive covenant over all of the land comprised in the development providing as follows:
- a. Covenantee with the Council (the prescribed Authority) to at all times at their costs maintain, repair and keep the on-site stormwater detention facilities in a good and safe condition and state of repair in accordance with the approved design to the reasonable satisfaction at all times of the said Council having due regard to the Plan of Management for the operation and maintenance of the on-site stormwater detention facilities, and
 - b. Providing that the liability under the said Covenant will jointly and severally bind the registered proprietors of the proposed dwellings, and
 - c. Providing that Council (the prescribed Authority) will be the person entitled to release or modify the Covenant.
53. All costs associated with the Covenant, including any legal costs payable by Council, are to be paid by the owner on whose behalf the applicant has lodged the application.

Use of the Site

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

12: Subdivision into 2 (two) Torrens title lots and the erection of a single storey dwelling on the proposed rear lot, Lot 9 DP244738, 31 Bradley Road, North Richmond (DA1293/03/EVD/ENB24NAX.V07)

Mr Carusi, proponent, answered questions from the Committee

RECOMMENDED on the motion of Councillor Conolly seconded by Councillor Gilling

That the application be approved subject to conditions to be further reported to the Ordinary Meeting.

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13: Application to Modify DA0582/01 for a 2 (Two) Lot Torrens Title Subdivision at Lot 36, DP250171, 5 Glenn Place, North Richmond (DA0582/01/EVD/ENB24NAX.V04)

Mr Brian McKinlay, proponent, addressed the Committee

Mr Anthony Rendoth, respondent, addressed the Committee

RECOMMENDED on the motion of Councillor Conolly seconded by Councillor Sheather

That

1. The application for modification of DA0582/01 be approved subject to the following amendments:

Condition No. 1 amended to read as follows:-

“1. To confirm and clarify the terms of this approval, the development shall be carried out in accordance with the approved stamped plans prepared by McKinlay Morgan & Associates Pty Ltd numbered 90629:DA:1, Amendment C, dated 10/09/2003 submitted with Development Application No. 0157/03 (as modified) and any supportive documentation, except as otherwise provided by the conditions of this consent.”

Condition No. 22 amended to read as follows:

“22. In order to enhance the amenity of the development, new boundary fences shall be provided at the applicant’s expense for the entire length of the south-western adjoining property boundary (proposed Lot 361 and Lot 362). Fencing shall be to a height of 1.8m and lapped and capped fencing shall be tapered within the 7.5m front building line to the street to ensure adequate sight lines.”

Replace Condition No. 23 with a condition to read as follows:

“23. Construction of Council’s standard residential footway vehicle crossing to suit the access to proposed Lot 361 with a minimum width of 3m. A 1m landscaping strip is to be provided between the driveway of proposed Lot 361 and the south-western property boundary.”

2. This matter be further reported to the next Ordinary meeting.

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- 14: Application to Modify Consent Issued by the Land and Environment Court for the Continuation of Extraction and Processing of Sandstone at Properties Now Known as Lot 4 DP 556534, 940 Singleton Road East Kurrajong and Lot 1 DP 1042615, 33 Bull Ridge Road, East Kurrajong. (DA0365/90/EVD/ENB24NAX.V08)**

Mr Damien Milgate, proponent, addressed the Committee

RECOMMENDED on the motion of Councillor Williams seconded by Councillor Finch

That the application for modification of the consent issued by the Land and Environment Court for the continuation of extraction and processing of sandstone on 6 September 1993 be approved subject to the following amendments:

Replace Condition No. 23 with a condition to read as follows:

Development in accordance with the Conditions applied by the Land and Environment Court dated 6 September 1993 for the continuation of extraction and processing of sandstone is extended for a period of 2 (two) years from the date the modification No. 365/90A lodged under Section 96AA of the Environmental Planning and Assessment Act 1979 was approved.

- 15: Erection of a Rural Shed, Lot 1, DP813316, 208 Midson Road, Oakville. (DA1449/03/EVD/ENB24NAX.V05)**

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Sheather

That the application for the erection of a 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. DA1449/03 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.

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3. The construction of the building, including the roof, shall be in materials of a low reflective quality or similarly treated materials.

Prior to Issue of Construction Certificate

4. Details of how the drainage from the roofwater of the shed is to be disposed.
5. Submission and approval of a landscaping plan. Such plan (drawn to scale) shall include a mixture of trees, shrubs and plants, varying in maturity and endemic to the locality. Trees shall include species that at maturity have a height above the ridgeline of the shed. Shrub mass shall provide adequate screening. The landscaping plan shall detail the species, number, mature heights and location of plants. The landscaping is to provide suitable screening of the shed when viewed from surrounding areas.

Prior to Commencement of Works

6. 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.
7. 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.
8. 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.
9. 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.

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10. 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

11. All building work must be carried out in accordance with provisions of the Building Code of Australia.
12. 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;
13. 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.
14. 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).
15. The site shall be kept clean and tidy during the construction period and all rubbish shall be removed from the site upon completion of the project to the satisfaction of this office.
16. 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.
17. The maximum fill is to be 900mm and cut to be 2m.

Use of the Site

18. 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.
19. The shed shall not be used or adapted for use for human habitation or for commercial or industrial purposes other than for the production of hay, without the approval of Council.

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16: Draft Local Environmental Plan 1/02 - Amendment 138, Reclassification of Land from Community to Operational (LEP1/02/EVD/ENB24NBX.V06)

Ms Danielle Wheeler, Ms Edwina Best, Mr Brian McKinlay, Ms Susan Mott and Mr Chris McLachlan, respondents, addressed the Committee

RECOMMENDED on the motion of Councillor Conolly seconded by Councillor Gilling

That:

1. The draft plan be to reclassify the following parcel proceed and be forwarded to the Department of Infrastructure Planning and Natural Resources for finalisation and gazettal:
 - **Former Hawkesbury Hospital** - Lot 50 DP1035291, 320 George Street, Windsor
2. The submission authors be notified accordingly.

RECOMMENDED on the motion of Councillor Sheather seconded by Councillor Finch

1. **Hawkesbury Heritage Farm** (former Australiana Pioneer Village) Lot 22, DP829589, 18 Rose Street, Wilberforce not be reclassified
2. The submission authors be notified accordingly.

An AMENDMENT was moved by Councillor Conolly seconded by Councillor Gilling

That this matter be a deferred item.

The amendment was lost.

The motion was put and carried.

RECOMMENDED on the motion of Councillor Conolly seconded by Councillor Woods

1. The draft plan be to reclassify the following parcel proceed and be forwarded to the Department of Infrastructure Planning and Natural Resources for finalisation and gazettal:

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- **Hawkesbury Sports Stadium and Tennis Courts** - Lot 3 and 4, DP 816809, No. 2 and 16 Stewart Street, South Windsor

2. The submission authors be notified accordingly.

RECOMMENDED on the motion of Councillor Conolly seconded by Councillor Rasmussen

1. The draft plan be to reclassify the following parcel proceed and be forwarded to the Department of Infrastructure Planning and Natural Resources for finalisation and gazettal:

- **Residential and Commercial Development** - Lot X and Y, DP 163621, No.292 - 296 George Street, Windsor

2. The submission authors be notified accordingly.

A motion was moved by Councillor Williams seconded by Councillor Rasmussen

That:

1. **Richmond Pool** (part of) Lot 2 in DP 202288, No. 71 East Market Street not be reclassified.
2. The submission authors be notified accordingly.

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

That Council consider reclassifying only the land adjacent to the pool.

The amendment was carried and became the motion.

RECOMMENDED on the motion of Councillor Conolly seconded by Councillor Rasmussen

1. The draft plan be to reclassify the following parcel proceed and be forwarded to the Department of Infrastructure Planning and Natural Resources for finalisation and gazettal:

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- **Sewer Pumping Station** - Lot 11 in DP 861071, No14 Havelock Street, McGraths Hill

2. The submission authors be notified accordingly.

RECOMMENDED on the motion of Councillor Conolly seconded by Councillor Gilling

That:

1. The draft plan be to reclassify the following parcel proceed and be forwarded to the Department of Infrastructure Planning and Natural Resources for finalisation and gazettal:

- **Richmond Tennis Centre and Tourist Information Centre** - Part of Lot 133 DP752032, Richmond Road, Richmond and

2. The submission authors be notified accordingly.

RECOMMENDED on the motion of Councillor Rasmussen seconded by Councillor Conolly

That:

1. The draft plan be to reclassify the following parcel proceed and be forwarded to the Department of Infrastructure Planning and Natural Resources for finalisation and gazettal:

- **Upper Hawkesbury Power Boat Clubhouse** - Part of Lot X DP161237, Governor Phillip Reserve, Windsor

2. The submission authors be notified accordingly.

17: BP Convenience Store and Fuel Dispensing Facility, Lot 2 DP630616, 362 Macquarie Street, Windsor (DA0382/02/EVD/ENB24NBX.V02)

RECOMMENDED on the motion of Councillor Sheather seconded by Councillor Conolly

That Council grant a deferred commencement consent subject to the conditions outlined below:

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The application for a BP Convenience Store and Fuel Dispensing Facility at Lot 2 DP 630616, 362 Macquarie Street, Windsor be granted a **Deferred Commencement** consent subject to the conditions in the attached consent:

- 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.

Schedule 1

- 1. Submission of an additional noise assessment and where necessary amended plans/noise mitigation measures demonstrating that the development can comply with the provisions of the EPA's Industrial Noise Policy in the event that Lot 1 DP 630616, 362 Macquarie Street, Windsor is redeveloped for residential purposes.

Schedule 2

General

- 1. To confirm and clarify the terms of this approval, the development shall be carried out in accordance with the plans submitted with Development Application No. DA382/02 and any supportive documentation, except as otherwise provided by the conditions of this consent or Schedule 1.

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

- 2. The height of the freestanding site identification sign to be erected in the south-western corner of the site being not more than 6m above surrounding ground level.
- 3. Access to the site is to be restricted to left-in / left-out.
- 4. Compliance with the provisions of the Environmental Planning and Assessment (Amendment) Act 1979, and the Building Code of Australia.
- 5. Prior to construction of the approved development it is necessary to obtain a Construction Certificate.

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6. No excavation or site works shall be commenced prior to the issue of the Construction Certificate.
7. 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.
8. The applicants shall make themselves aware of any use restriction relevant to this property and shall comply with the requirements of the Section 88b instrument relevant to this subdivision and property.
9. All part 4 certificates issued under the Environmental Planning and Assessment Act, 1979 are to be submitted to Council within 7 (seven) days of the date of issue.
10. 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.
11. The approval of the Work Cover Authority may be required under the provisions of the Factories, Shops and Industries Act, 1962. The applicant should ascertain from Work Cover whether its approval is required, prior to commencement of any work.

Roads and Traffic Authority Conditions of Consent

12. Should the design require the northbound carriageway to be moved west, kerb and guttering and associated drainage is to be provided on the western side of Macquarie Street between George Street and Ham Street.
13. Road Design and cycle facilities should be provided in accordance with Austroads Guide to Traffic Engineering Practice and the RTA's Road Design Guide.
14. As the roadworks proposed for this development will impact upon neighbouring access points. The developer will need to consult with the owners of adjoining properties to identify concerns and provide written advice of any amelioration measures to be adopted to address their concerns.
15. All utilities are to be relocated to their ultimate location.
16. As a result of the right turn restrictions to and from the site, it is also a requirement for the developer to submit a Traffic Management Plan (TMP) to the Authority for approval. The TMP should also address issues relating to any impacts on existing bus stops (if any in front of the site) and to the implementation of "No Stopping" signage across the Macquarie Street frontage of the site.

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17. The following amendments to concept plans R70362C02 (Issue 0) dated Feb 03 through to R70362C06 (issue 0) dated Feb 03 are to be submitted to the RTA for approval
 - The median is to include SF kerbing. Type of new kerbing is to be shown on line marking plan
 - All line marking to RTA Standards and Specifications
 - Plans to show the connection to the existing line marking
 - "No Right Turn" regulatory signposting to be shown at George Street on the line marking plan
 - The width of the through lanes on plan R70362C04 (Issue 0) is to be 3.5m
 - The proposed slip lane pavement between the entry and exit vehicular crossings to the site is to be marked out with chevron pavement markings
 - To ensure that when the future widening of Macquarie Road occurs the access arrangement can accommodate a petrol tanker turning left into the site from the ultimate location of the deceleration lane, the RTA requests that the developer show this arrangement with the relevant turning path overlaid. This will highlight any adjustments to be made to the access design at this stage. The deceleration lane in its ultimate location will be 3.5m from the boundary allowing for a footway area.
18. Detailed design plans of the proposed road works / deceleration lane / concrete median within Macquarie Street must be forwarded to the RTA for approval prior to the commencement of any roadworks. The applicant should be advised that a plan checking fee (amount to be advised) and lodgement of a performance bond will be required prior to the release of the approved road design by the RTA.
19. All works associated with the development will be at no cost to the RTA.
20. No portion of the development, lighting, signage, land use activities, or the associated building work shall obscure or resemble any traffic control device or any regulatory, warning, advisory guidance or parking signage on any classified road.
21. For road safety reasons, all lighting of the development shall be designed and installed such that it does not provide glare or distraction to approaching drivers on any road.

Prior to Issue of Construction Certificate

The following conditions in this section of the consent must be complied with or addressed prior to the issue of any Construction Certificate relating to the approved development, whether by Council

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or an appropriately accredited certifier. In many cases the conditions require certain details to be included with or incorporated in the detailed plans and specifications which accompany the Construction Certificate. The Construction Certificate shall be obtained prior to the commencement of any earth works or building works.

22. 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.
23. 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.
24. Construction of civil works including road, drainage, access, or sewer works are not to commence until 3 (three) copies of the plans and specifications of the proposed works are submitted to and approved by the Director Environment and Development..
25. Payment of a design checking fee of \$1,228.00 (one thousand, two hundred and twenty eight dollars) and inspection fee of \$2,383.80 (two thousand, three hundred and eighty three dollars and eighty cents) when submitting Engineering plans for approval. This amount is valid until 30 June 2004. Fees required if an accredited certifier is used will be provided upon request.
26. The submission of engineering designs and calculations covering all works required by this consent.
27. The submission of a satisfactory soil and water management plan (SWMP) prepared in accordance with the State Government guidelines titled "Managing Urban Stormwater: Soils and Construction (1988)".
28. Submission of proof of the payment of the Building Industry Long Service Levy where the value of civil works exceeds \$25,000 (twenty five thousand dollars).

Prior to Commencement of Works

29. 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.
30. Separate application shall be made to Council's Asset Services and Recreation Department for the construction and location of the proposed crossover. (Refer to enclosed agreement form for driveways).

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31. The applicant or person having the benefit of this development consent must give at least 2 (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.
32. The applicant shall advise Council of the name, address and contract number of the principle certifier, in accordance with Section 81A 4(b) of the Environmental Planning and Assessment Act, 1997.
33. 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.
34. 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.

35. Sanitary accommodation shall be provided for workmen throughout the course of the building operations in accordance with the Local Government Act 1993 and the Environmental Planning and Assessment Act.
36. 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.

During Construction

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

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38. 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.
39. No burning of demolition or construction material being carried out on the site.
40. 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.
41. 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.
42. 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.
43. Stockpiles and materials shall be covered to reduce windblown dust. When excavating, keep the surface moist to reduce dust.
44. Dust control measures shall be applied to reduce surface and airborne movement of sediment blown from exposed areas.
45. Effluent generated from portable toilet facilities is to be removed off site by a licensed waste contractor.
46. 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.
47. Inspections for Compliance Certificates 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 (seventy dollars and thirty cents) per inspection to be paid prior to requesting the inspection).
48. All work must be carried out in accordance with the provisions of Hawkesbury Development Control Plan, Appendix E Civil Works Specification Part 1 Design Specification and Part 2 Construction Specification.
49. The developer is responsible for full costs associated with any alteration, relocation or enlargement to public utilities whether caused directly or indirectly by this development.

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

50. 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.
51. The garbage area shall be constructed with a surface that is easily cleaned, graded to a drain connected to a sewer, and shall have a supply of water under pressure available within the enclosure. No stormwater shall be the garbage area.

Prior to Issue of Occupation Certificate

52. Occupation of any buildings and the use of the site for the proposed development should not take place until all landscaping is completed, all car parking spaces are constructed and designated and all the conditions of approval have been satisfied.
53. The submission of a Certificate from Telstra Australia that satisfactory arrangements have been made for the provision of cables for telephones to the development.
54. 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 extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water 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.

55. The following documentary evidence is to be obtained whether by Council or an accredited certifier:
 - (a) A written clearance from Integral Energy, stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development.

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

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56. All part 4 certificates issued under the Environmental Planning and Assessment Act, 1979 are to be submitted to Council within 7 (seven) days of the date of issue. The registration fee is \$16.00 (sixteen dollars) per certificate.
57. The construction of concrete kerb and gutter, including heavy duty layback vehicular crossings, the footway area being formed in earth and all necessary drainage, together with the full construction of the slip lane and intersection works at Macquarie Street and George Street, together with any works necessary to make this construction effective. Allowance is to be made in the construction for vehicles entering and leaving the adjoining Lots Part A DP 410572 and Lot 1 DP 630616.
58. The construction of sewerage reticulation, including junctions where not already provided.
59. The submission of a Surveyor's Certificate stating that all buildings on the lots comply with the Building Code of Australia in relation to boundary setbacks.
60. Payment of a contribution of \$1,044.00 (one thousand and forty four dollars) 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.
61. Construction of Council's standard heavy duty footway and layback vehicular crossings to suit the access to the site as shown on the approved plans.
62. Design and construction of site drainage shall be carried out in accordance with Council's Hawkesbury Development Control Plan, Appendix E Civil Works Specification Part 1 Design Specification and Part 2 Construction Specification. Full details of works shall be submitted for approval with the building application. On-site detention shall be provided to maintain all stormwater discharges from the 1:1 year storm up to the 1:100 year storm at predevelopment levels.
63. To ensure parking necessary for the development is provided and kept clear and available, 33 (thirty three) 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.

Note: The disabled space is to be increased to 2.8 (two point eight) metres wide making a total width of 3.8 (three point eight) metres in combination with the pathway to the entrance to the shop.
64. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.
65. The registered proprietor of the land shall submit a report and a works-as-executed (WAE) drawing of the stormwater detention basin(s) and stormwater drainage system. The WAE

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drawings shall be prepared by a registered surveyor and/or the design engineer on completion of the system and shall indicate the following as applicable:

- (a) Invert levels of tanks, pits, pipes and orifice plates
- (b) Surface levels of pits and surrounding ground levels
- (c) Levels of spillways and surrounding kerb
- (d) Floor levels of buildings
- (e) Top of kerb levels at the front of the lot
- (f) Dimensions of stormwater basins and extent of inundation
- (g) Calculation of actual detention storage volume provided

The plan shall be accompanied by a report from the designer stating the conformance or otherwise of the as constructed basins in relation to the approved design. The WAE plan and report shall be submitted to and approved by Council prior to the release of the occupation certificate.

66. Application must be made to and approved by the Work Cover Authority for all appropriate licences issued under the Dangerous Goods Legislation.

Use of the Site

67. The development shall be conducted in such a manner that noise levels emitted from the site comply with the EPA's Industrial Noise Policy.
68. The hours for the delivery of all petroleum products including LPG and products for the convenience store is to be restricted to the following times: 7.00am to 5.00pm, Monday to Saturday and 8.00am to 5.00pm Sundays and Public Holidays.
69. All operations relating to the use of the LPG shall be conducted in a manner as described in the BP LP Gas Safety Management System for Retails Outlets.
70. The refrigeration equipment and all associated fittings are to be installed and operated in such a manner that they do not cause a noise or vibration nuisance for adjoining properties.
71. All air conditioners are to be installed and operated in such a manner that they do not cause a noise or vibration nuisance for adjoining properties.
72. The convenience store is to be registered with Council as a food premises and have inspections conducted by Council's officers as necessary.
73. Any building or part thereof to be used for the purposes of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act 1998 and Regulations there under, and Council's Food Premises Code.

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74. A thermometer complying with Chapter 3 of the Australia New Zealand Food Standard Code is to be kept at the premises at all times for the purposes of checking food temperatures.
75. Garbage is to be stored, collected and disposed of to the satisfaction of Council.
76. An Annual Fire Safety Certificate in accordance with the Fire Safety Schedule shall be submitted to Council for registration.
77. The operation of the development shall be conducted in such a manner so as to not interfere with the amenity of the neighbourhood with respect to noise, vibration, odour, dust, wastewater, waste products or otherwise.
78. The operations of the development shall be conducted in a way that no grease, oil or other pollutants from the development are allowed to enter the stormwater system.
79. All bulk storage items such as oils, solvents and liquid wastes are to be stored away from stormwater drains and are to be stored in a storage area that is covered, sealed and bunded.
80. Oil, lubricant, coolant, and hydraulic fluid spills or stains should be removed by an approved absorbent material and disposed of at an authorised waste depot. The absorbent material should be kept in good supply at all times.
81. All waste generated under the canopy area of the development must be delivered via a coalescing plate separator to the sewer. There shall be no surface water runoff generated under the canopy to surrounding locations to prevent the pollution of waters.
82. Council must be consulted regarding acceptable limits to the sewerage system. A trade waste agreement must be entered into with Council prior to discharge of trade waste from the premises. A trade waste agreement application must be submitted and assessed.
83. All landscaping shall be permanently maintained in a good condition and in accordance with the intent of the landscaping plan.
84. To ensure vehicle movements associated with the land use do not adversely impact on the adjoining streetscape or traffic movement therein:
 - (a) all vehicles being loaded or unloaded shall stand entirely within the property;
 - (b) all vehicles must be driven in a forward direction at all times when entering and leaving the premises; and
 - (c) all vehicles associated with the use shall be accommodated within the approved car park on the subject land, to the satisfaction of Council.

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85. No advertising structures to be erected, displayed or affixed on any building or land without prior approval. Any unauthorised advertising structure will be removed at the expense of the advertiser.
86. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.

**18: Development Application Affected by Draft Amendment 130 to HLEP 1989
(79347/EVD/ENB24NBX.V01)**

RECOMMENDED on the motion of Councillor Sheather seconded by Councillor Rasmussen

That Option 3:

'Consider applications received before the exhibition of Draft Amendment 130 on their merits and refuse those lodged after the exhibition of Draft Amendment 130'.

be endorsed by Council for determining the current applications affected by Draft Amendment 130.

SECTION 2 - INFRASTRUCTURE

9: Local Traffic Committee - Alternate Chairman (80245, 74236/ENG/INB24NBX.E07)

RECOMMENDED on the motion of Councillor Sheather seconded by Councillor Rasmussen

That

1. A Councillor be appointed as Council's representative to the Local Traffic Committee for the meeting to be held on 19 March 2004.
2. In the event that the appointed Councillor is unable to attend any particular meeting, the General Manager, or his delegate, be appointed as Council's representative on the Local Traffic Committee and act as Chairman.

RECOMMENDED on the motion of Councillor Sheather seconded by Councillor Finch

That Councillor Calvert be elected as Council's representative to the Local Traffic Committee to be held on 19 March 2004.

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10: Road Naming Proposal - Subdivision Lots 200-203 DP751665, Moles Road, Glossodia - Cartela Pty Ltd DA148/02 (23968/ENG/INB24NBX.E02)

RECOMMENDED on the motion of Councillor Finch seconded by Councillor Paine

That public comment be sought regarding naming of the proposed public road within subdivision of Lots 200-203, DP751665 Moles Road, Glossodia as “Kamrock Grove”.

11: Radio Transmitting Tower, Warks Hill Road, Kurrajong Heights - St John Ambulance (82511/ENG/INB24NBX.E06)

RECOMMENDED on the motion of Councillor Paine seconded by Councillor Rasmussen

That St John Ambulance Australia (NSW) be permitted to site a VHF base station on the Council-owned tower at Warks Hill Road, Kurrajong Heights.

12: Partnership Agreement - “Our Environment - It’s a Living Thing” - Department of Environment and Conservation (89277, 79346, 79066/ENG/INB24NBX.E03)

RECOMMENDED on the motion of Councillor Rasmussen seconded by Councillor Finch

That the Partnership Agreement between the Department of Environment and Conservation and Council for the use of “Our Environment - It’s a Living Thing” be approved.

13: Wilberforce Cemetery (87514, 79354/ENG/INB24NBX.E05)

Ms Jill Vincent, proponent, addressed the Committee

RECOMMENDED on the motion of Councillor Rasmussen seconded by Councillor Williams

That:

1. An allocation of \$71,000 (seventy one thousand dollars) be given to fence the cemetery and that it be allocated this year.
2. There be a further report be provided to a future meeting on the number of available plots remaining in the Wilberforce Cemetery.

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SECTION 3 - ORGANISATION AND RESOURCES

10: Monthly Financial Report - January 2004 (GF0011/005/FNC/OGB24NAX.F01)

RECOMMENDED on the motion of Councillor Rasmussen seconded by Councillor Finch

That the information be received.

**11: Implementation of Community Needs Report 2003-2004: Progress Report
(107/CSV/OGB24NCX.C02)**

RECOMMENDED on the motion of Councillor Allan seconded by Councillor Finch

That the information be received.

SUPPLEMENTARY

12: Women's Cottage (79342/CSV/OGB24LCX.C03)

A presentation was given to the Committee by Sharon Paine and Kelly Griffin of the Women's Cottage.

RECOMMENDED on the motion of Councillor Paine seconded by Councillor Finch

That:

1. The information be received.
2. Council revisit, in the next budget, the rent that the Women's Cottage currently pays with an aim to reduce this amount significantly.

QUESTIONS WITHOUT NOTICE:

1. Councillor Finch asked if a report could be provided to the next meeting regarding where Council is at with the skate ramp at North Richmond.

The Director of Asset Services and Recreation advised that the skate ramp was progressing and that Councillor Sheather had arranged a number of people to help build the skate ramp.

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A meeting will take place with Councillor Sheather to finalise the timing for its construction.

2. Councillor Finch thanked the Director Asset Services and Recreation for helping get the flag pole organised for the Wilberforce School of Arts that will be going up in the next week or so.

3. Councillor Paine referred to tabled correspondence at the last meeting from Linda Grant of Wilberforce that she asked for a copy back of. Councillor Paine advised that she did not receive a copy back and if it was possible as she wanted to reply to it.

The General Manager advised that this would be done.

4. Councillor Paine referred to the e-mail she had received about a certificate for Councillors who are not continuing on as Councillors. Councillor Paine advised that she had hoped that a little more than a certificate could be done.

The Mayor advised that Council on previous occasions has issued a certificate of contribution and it is meant to be something that is special and can be utilised for applications for positions.

Councillor Paine commented that she thought that would just come naturally.

The Mayor advised that, yes, it would come naturally. He referred to Councillor Paine suggesting that something be presented at the Ordinary meeting and the other gifts could come with that, but Council have traditionally presented certificates.

5. Councillor Allan asked for an update about the linkage between the Market Place, Richmond Park and the main street.

The Director Environment and Development advised that the last he knew Council was drawing up contacts for the artists who carry out the work on the linking program and that he would investigate and report back to Councillor Allan.

6. Councillor Paine tabled correspondence that she had just received from Stephen Pringle regarding a question that he asked in Parliament on 18 February 2004 regarding the three town sewerage. In the letter he stated '*Another delay, we need to put joint pressure upon them*'. We need to do something.

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The Mayor advised that this would be done.

7. Councillor Woods referred to a matter that she spoke with the General Manager about last week and asked if there was an update on the negotiations taking place with the RTA regarding the possibility of providing access across the Buttsworth Bridge for pedestrians and/or cyclists.

The Director Asset Services and Recreation advised that correspondence had been received from the RTA advising that it would be possible to put a pedestrian/cycleway bridge on either side of the Buttsworth Bridge at a cost of about \$135,000 per side. They have suggested that it could jointly be funded from the cycleways program, part funded by RTA, part funded by Council.

8. Councillor Williams referred to Godalla Road and the complaints received on the piggery. The neighbours have asked if the pigs could be moved further back on the property.

The Director Environment and Development advised that he would follow that up.

9. Councillor Williams referred to the rebuilt Tropicana Hotel, which is now Hawkesbury Heritage Hotel and that nearby residents have advised that the conditions of consent were that it would be sound proofed before they could have live music. He asked if the conditions of consent could be checked as the neighbours are being disturbed by the live music.

The Director Environment and Development advised that it would be investigated.

10. Councillor Williams referred back to November or December last year and the approval that was given to have Coromandal Road, Ebenezer sign-posted with 50km signs. He advised that the signs still are not up and asked if they could be chased up.

The Director Asset Services and Recreation advised that he would follow it up.

11. Councillor Williams advised that next door to 86 King Road has been given approval for a shed that is on rural land so it didn't require notification to the neighbours. However, complaints from Mrs Cobcroft indicate that the shed will be only 20 to 30 metres from her house. Mrs Cobcroft advised that she already has drainage problems and noise problems and she is concerned that the impact the shed will have on her property will now increase drainage problems and excess noise problems. The owners name of 86 King Street is Adam Layton.

This is Page 34 of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 24 February 2004.

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The Director Environment and Development advised that this would be investigated.

12. Councillor Rasmussen asked if there was any chance of getting a progress update on the old hospital site. Is it on budget and time.

The Director Asset Services and Recreation advised that the project was currently one week in advance of the time table and is currently within budget.

13. Councillor Rasmussen asked if there was a chance of getting some implications or some statement about the budget implications if Richmond Pool land is not sold (on the hospital site budget).

The General Manager advised that he had asked the Director of Corporate Services to provide a medium to long term financial forecast for Council prior to the next elections. Hopefully there may be something for the briefing session next Monday or following.

14. Councillor Rasmussen advised that John Kleem has now been appointed the Chair of the new Catchment Management Authority and asked if a letter of congratulations could be sent and invite him out to provide an update on the CMA activities.

The Mayor advised that this would be done.

15. Councillor Rasmussen advised that Red Bank Creek, North Richmond apparently has a large oil spill/pollution problem. Could Council have a look at that.

The Director Environment and Development advised that it would be investigated straight away.

16. Councillor Calvert advised that Southee Road, Hobartville at its intersection with Castlereagh Road was very poorly sign posted. Can it be looked at for more road signs and also some painting on the Road.

The Director Asset Services and Recreation advised that it would be investigate.

17. Councillor Sheather asked if there had been any further development on the Pitt Town proposal.

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The Director Environment and Development advised that Council would be receiving the briefing from DIPNR on Friday, but to date there has been no advise from them.

18. Councillor Sheather referred to the Hawkesbury River County Council and asked if, after the elections with the new Council, if the Works Manager could brief Council on their role and responsibilities as to bring Council up to speed on that.

The Mayor advised that this would be done.

The Mayor advised that advice had been received from Mr Garry Paine from the Department that the term for Mayor after the elections will be for six months only. The Mayor advised that his understanding is that the new Local Government Bill allows for two yearly terms so it will be six months, two year, two years if the new Bill is passed as proposed.

Councillor Allan advised that it was Councillor Woods last meeting as she is unable to make the Ordinary meeting.

The Mayor thanked Councillor Woods for her contributions during the term and that it had been greatly appreciated.

The meeting terminated at 3.00pm.

Submitted to and confirmed at the meeting of the first General Purpose Committee to be held after the election of the new Council.

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Mayor