



Hawkesbury City Council

ordinary meeting business paper minutes

date of meeting: 9 March 2004

location: Council Chambers

time: 7:00pm

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 2

Minutes of the Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 9 March 2004, commencing at 7.10pm.

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

An apology for absence was received from Councillors C J Woods and G J Gilling.

- 68 RESOLVED on the motion of Councillor Rasmussen and seconded by Councillor Paine that the apology be accepted.

Councillor Davies arrived at the meeting at 8.02pm

SECTION 1 - CONFIRMATION OF MINUTES

- 69 RESOLVED on the motion of Councillor Sheather seconded by Councillor Rasmussen that the minutes of the Ordinary Meeting held on 10 February 2004, which have been circulated amongst members of the Council, be confirmed.

SECTION 2 - NOTICES OF MOTION

1. Councillor Conolly - Private Open Space in Residential Developments

- 70 RESOLVED on the motion of Councillor Conolly seconded by Councillor Allan

That section 1.7 of the Hawkesbury Development Control Plan, dealing with private open space in residential developments, be amended as follows:

Aim (d) to read "To allow for a minimum level of provision **appropriate to the style of dwelling** whilst leaving opportunities for flexibility in use."

Rule (b) to read "The total of private open space at ground level must be a minimum of 20% (twenty percent) of the site areas **or 90sqm (ninety square metres), whichever is the greater**, regardless of the permeability of the surface."

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 3

2. Councillor Sheather - Purchase of Weeds Harvester

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

That:

1. Council support a deputation of the 4 (four) Mayors of Hawkesbury, Penrith, Blacktown and Baulkham Hills and David Carlson (Hawkesbury River County Council) to the Minister for Agriculture for the purchase of a weeds harvester and appropriate on-going funding to operate.
2. This matter be reported back to the first workshop for the new Council.
3. The Council approach the Federal Government as well as the State Government in relation to this matter.

3. Councillor Sheather - State Gaming Tax

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

That Council reaffirm its support of July 2003 to the licensed clubs in rejecting the impost on those clubs of the new State Gaming Tax commencing on 1 September 2004. Further, that the Mayor meet with the Chairman of Hawkesbury registered clubs to offer support of Council in that regard.

SECTION 3 - REPORT OF THE GENERAL PURPOSE COMMITTEE

Environment

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

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

That the application for dual occupancy be approved subject to the following conditions:

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 4

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.

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)

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 5

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 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).

This is Page of the Minutes of the ORDINARY No 2 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 9 March 2004.

General Manager

Mayor

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 6

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
 - (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.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 7

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.

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.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 8

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).
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.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 9

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.
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 an 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

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 10

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.
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.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 11

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 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:

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 12

- 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)

This Item was dealt with in conjunction with Item 25 from the Reports for Determination Section.

- 74 RESOLVED on the motion of Councillor Conolly seconded by Councillor Sheather

That the application for subdivision into 2 (two) Torrens Title lots and the erection of a single storey dwelling on the proposed rear lot including demolition of 2 (two) existing sheds be approved subject to the following conditions:

General

1. To confirm and clarify the terms of this approval, the development shall be carried out in accordance with the approved stamped plans (prepared by R E & P A Collis Design numbered 79102/2 and Teerman Newton Richmond, Plan Reference 14223) submitted with Development Application No. DA1293/03 and any supportive documentation, except as amended in red or otherwise provided by the conditions of this consent.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 13

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.

Compliance with the provisions of the Environmental Planning and Assessment (Amendment) Act 1979, and the Building Code of Australia.

2. Prior to construction of the approved development it is necessary to obtain a Construction Certificate.
3. The applicant is advised to consult with:
 - (a) Sydney Water Corporation Limited
 - (b) Integral Energy
 - (c) a local telecommunications carrier

regarding 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).

4. No excavation or site works shall be commenced prior to the issue of the construction certificate.
5. 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.

Subdivision

Prior to Issue of Construction Certificate

6. Construction of civil works including road, drainage, access, or sewer works are not to commence until three (3) copies of the plans and specifications of the proposed works are submitted to and approved by the Director Environment and Development or an accredited certifier.
7. Payment of a design checking fee of \$455.00 and inspection fee of \$520.40 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.
8. Arrangements are to be made for the provision of common drainage and the disposal of drainage from the site. Where the disposal of drainage involves the provision of

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 14

drains across land owned by others, drainage easements of adequate width shall be provided for which documentary evidence must be submitted.

9. 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)".
10. Submission of proof of the payment of the Building Industry Long Service Levy where the value of civil works exceeds \$25,000.

Prior to Commencement of Works

11. 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.

12. 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.
13. The applicant shall advise Council of the name, address and contract number of the principal certifier, in accordance with Section 81A 4(b) of the Environmental Planning and Assessment Act, 1997.

During Construction

14. 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.
15. 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.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 15

16. 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.
17. All necessary works being carried out to ensure that flow from adjoining properties is not impeded.

Prior to Issue of Subdivision Certificate

18. 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 (\$2,148.00)
- (b) Community Facilities (\$3,309.00)

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 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.

19. 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.

20. Submission of a Certificate from Integral Energy that satisfactory arrangements have

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 16

been made for the provision of electricity to each of the resultant lots of the subdivision.

21. Submission of a Certificate from an approved telecommunications provider that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
22. The submission of a plan showing all existing services on the lots including sewer connections, water connections and stormwater disposal, where applicable, and the correction of any encroachments or defects to the requirements of the Director Environment and Development.
23. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
24. The provision of inter-allotment drainage covering all lots not draining directly to a public road and the creation of necessary easements free of cost to Council.
25. The submission of a Surveyor's Certificate stating that all pipelines are contained within the proposed/existing easements.
26. Construction of a centrally located concrete driveway a minimum of 3.0 metres wide and 150mm thick reinforced with F82 mesh over the full length of the access handle to the rear lot, together with the construction of Council's standard residential footway and layback crossing also 150mm thick reinforced with F82 mesh. All services or suitable conduits are to be placed prior to the placing of concrete.
27. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 3 (three) metres.
28. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
29. The construction of standard width concrete footway paving over the frontage of the development site.
30. Payment of a linen release fee of \$206.60 (two hundred and six dollars and sixty cents). This amount is valid until 30 June 2004.
31. Creation of a Restriction as to Use of the Land pursuant to Section 88B of the Conveyancing Act requiring that development of the rear lot will require on-site detention in accordance with Council's Hawkesbury Development Control Plan,

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 17

Appendix E Civil Works Specification, Part 1 Design Specification and Part 2 Construction Specification. 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 pre-development levels.

Dwelling

Prior to Issue of Construction Certificate

32. The submission of engineering designs and calculations covering all works required by this consent.
33. 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)".

Prior to Commencement of Works

34. 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
 - (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.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 18

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.

35. 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.
36. 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.
37. 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.
38. If the work involved in the erection or demolition of a building:
- (a) is likely to be dangerous to a person in a public place or adjoining property;
 - (b) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient; or
 - (c) involves the enclosure of a public place,

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

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

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

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 19

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

39. 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.
40. 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.
41. 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

42. All building work must be carried out in accordance with provisions of the Building Code of Australia.
43. 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.
44. 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.
45. 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).
46. 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.
47. A sign is to be erected adjacent to the access point to the site for the duration of the site works stating the following:

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 20

- (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.

The dwelling is to be provided with a hot water system with a minimum energy rating of 3.5 stars.

- 48. The dwelling is to provide an energy rating as indicated on the NatHERs assessment submitted to Council as part of DA1293/03.
- 49. All necessary works being carried out to ensure that flow from adjoining properties is not impeded.

Prior to Issue of Occupation Certificate

- 50. The proposed subdivision is to be registered and proof of registration shall be submitted to the Principal Certifying Authority.
- 51. 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.
- 52. 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 pre-development levels.
- 53. All downstream discharge from the onsite detention storage basin to be located on proposed Lot 92 is to be connected to a level spreader discharge kerb as detailed on G Ryan & Associates Plan No. 02104D01, Revision B dated 16 May 2003.
- 54. 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:

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 21

- (a) invert levels of tanks, pits and orifice plates
- (b) surface levels 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 the stormwater basins and extent of inundation
- (g) calculation of actual detention storage and volume provided

A Plan of Management for the on-site stormwater detention facilities within the development is to be submitted to and approved by Council prior to the issue of 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.

55. Prior to 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) Covenanting 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.

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.

56. A Termite Protection Notice, in accordance with AS3660, printed on durable material shall be affixed at the entrance to a crawl space or in the case of slab on ground construction, in the meter box prior to a "Final Inspection" being carried out. The notice shall include information on the form of termite protection employed and the expected service life of the barrier before maintenance is required.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page **22**

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)

75 RESOLVED on the motion of Councillor Sheather seconded by Councillor Conolly

That:

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*

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 23

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 proposed Lot 362 and 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 can capped Fencing shall be tapered to the street to ensure adequate sight lines."*

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

"23. *Construction of a concrete driveway and car parking area a minimum of 2.5 metres wide and 150mm thick reinforced with F82 mesh within proposed lot 361 together with the construction of Council's standard residential footway vehicular crossing to the site with a minimum width of 3m. All necessary works being carried out to ensure that flow from adjoining properties is not impeded. A 1m landscaping strip is to be provided between the driveway of proposed lot 361 and the south-western property boundary."*

**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)**

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

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.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 24

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)**

77 RESOLVED on the motion of Councillor Rasmussen 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.
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

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 25

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.
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.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 26

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.
20. No servicing of the truck or earth moving equipment is to take place at any time within the shed or on the property. This does not include routine maintenance of the vehicles.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page **27**

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

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

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.

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

That Council go into Closed Council.

80 RESOLVED on the motion of Councillor Allan seconded by Councillor Rasmussen

That Open Council be resumed.

The General Manager advised that, whilst in Closed Council, the Committee recommended that this matter be deferred.

81 RESOLVED on the motion of Councillor Paine, seconded by Councillor Finch

That the draft plan to reclassify **Hawkesbury Heritage Farm** (former Australiana Pioneer Village) Lot 22, DP829589, 18 Rose Street, Wilberforce be deferred.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 28

82 RESOLVED on the motion of Councillor Conolly seconded by Councillor Davies

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:

- **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.

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

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 the reclassification of the **Richmond Pool** site not proceed.

An AMENDMENT was moved by Councillor Conolly, seconded by Councillor Davies

That Council consider reclassifying only the land adjacent to the **Richmond Pool**.

The amendment was lost

The motion was lost.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 29

A MOTION was moved by Councillor Allan seconded by Councillor Conolly

That the reclassification of the land proceed with a proportion of the funds from the sale of the land, if it should occur, be put towards the redevelopment of the **Richmond Pool**.

The motion was lost.

84 RESOLVED on the motion by Councillor Williams seconded by Councillor Rasmussen

That the draft plan to reclassify the **Richmond Pool** matter be deferred.

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

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:

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

2. The submission authors be notified accordingly.

86 RESOLVED on the motion of Councillor Paine seconded by Councillor Finch

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.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 30

An AMENDMENT was moved by Councillor Sheather seconded by Councillor Calvert

That the Richmond Tennis Centre not be reclassified, but the Tourist Information Centre be reclassified.

The amendment was lost

The motion was put and carried.

87 RESOLVED on the motion of Councillor Sheather seconded by Councillor Williams

That the **Upper Hawkesbury Power Boat Clubhouse** - Part of Lot X DP161237, Governor Phillip Reserve, Windsor not be reclassified.

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

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

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

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.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 31

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.
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.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 32

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.
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

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 33

- 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.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 34

Prior to Issue of Construction Certificate

The following conditions in this section of the consent must be complied with or addressed prior to the issue of any Construction Certificate relating to the approved development, whether by Council or an appropriately accredited certifier. In many cases the conditions require certain details to be included with or incorporated in the detailed plans and specifications which accompany the Construction Certificate. The Construction Certificate shall be obtained prior to the commencement of any earth works or building works.

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).

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 35

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).
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.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 36

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.
- 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.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 37

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. 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.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 38

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.

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.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 39

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 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.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 40

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.
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.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 41

78. The operations of the development shall be conducted in a way that no grease, oil or other pollutants from the development is 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.
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)**

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

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.

Infrastructure

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

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

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.

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

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

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 43

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

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

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)

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

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)

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

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)

95 RESOLVED on the motion of Councillor Paine seconded by Councillor Williams

That:

1. Council call for quotations for the supply and construction of fencing of the Wilberforce Cemetery from suitable contractors.
2. Council authorise the General Manager to accept the suitable quote.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 44

3. An allocation of \$73,000 (seventy three thousand dollars) be given to fence the cemetery and that the funding be reallocated this year from:
- Gross Pollutant Traps: annual maintenance expenditure needed to clean installed gross pollutant traps - this funding is currently not required as it has been identified as part of the Stormwater Levy Program \$58,000.00
 - Colo Heights Road: seal the first 30 (thirty) metre section of the gravel road to improve vehicular braking, turning stability and reduce the quantity of material spilled onto the sealed road at its intersection with Putty Road \$15,000.00
4. The additional information be received.

Organisation and Resources

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

96 RESOLVED on the motion of Councillor Rasmussen seconded by Councillor Sheather
That the information be received.

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

97 RESOLVED on the motion of Councillor Rasmussen seconded by Councillor Sheather
That the information be received.

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

98 RESOLVED on the motion of Councillor Rasmussen seconded by Councillor Sheather
That:

1. The information be received.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 45

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

SECTION 4 - REPORTS FOR DETERMINATION

- 24: Sale of Land for Unpaid Rates** (22690, 22691, 25356, 34145, 34144, 37565, 38354, 38578, 40181/FNC/ORC09NAX.F05)

99 RESOLVED on the motion of Councillor Finch seconded by Councillor Rasmussen

That Council advertise the 7 (seven) properties for sale for unpaid rates and charges in accordance with the provisions of the Local Government Act NSW 1993.

- 25: 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/ORC09NAX.V02)

This Item was dealt with in conjunction with Item 12 of the Environment and Development section of the Report of the General Purpose Committee.

- 26: Documents for Execution Under Seal** (85778, 73792, 76718, 19367, 40411, 74325, 79900/025/CSV/ORC09NBX.C03)

100 RESOLVED on the motion of Councillor Rasmussen seconded by Councillor Calvert

That the seal of Council be affixed to the following documents.

1. Retail lease - 3 (three) year option - for Shop 9, Glossodia Shopping Centre to Ms F Thompson and Ms J James.
2. Retail lease for Shop 5, Hobartville Shopping Centre to Ms Christine Lightfoot.
3. Retail lease for Shop 1, McGraths Hill Shopping Centre to Ms Cai Ling Wong and Mr Shi Jun Mo.
4. Retail lease for Shop 5, Glossodia Shopping Centre to Mr Tim Dalby.

This is Page of the Minutes of the ORDINARY No 2 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 9 March 2004.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 46

27: Recommendations for funding of the Local Government Advisory Group for the 2004/2005 Financial Year (81409/EVD/ORC09NBX.V06)

101 RESOLVED on the motion of Councillor Rasmussen seconded by Councillor Conolly

That Hawkesbury City Council write to the Minister for Natural Resources expressing its support for the continuance of the Local Government Advisory Group's current funding arrangement of the 2004/2005 financial year.

28: Reports Requested by Council - Status as at 9 March 2004 (GC280/005 Pt4/GMA/ORC09NCX.G04)

102 RESOLVED on the motion of Councillor Allan seconded by Councillor Rasmussen

That the information be received.

29: Occupational Health and Safety - Compliance (79509/CSV/ORC09NCX.C01)

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

That the information be received.

30: Legal Services (77583, 73947/CSV/ORC09NCX.C07)

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

Information be received.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page **47**

SECTION 6 - REPORTS OF COMMITTEES

Sandstone Quarry Committee Meeting - 11 February 2004

- 105 RESOLVED on the motion of Councillor Paine and seconded by Councillor Finch that the Minutes of the Sandstone Quarry Committee Meeting meeting held on 11 February 2004 as recorded on Pages 67 to 68 be received.

Hawkesbury City Bicycle Steering Committee Meeting - 11 February 2004

- 106 RESOLVED on the motion of Councillor Paine and seconded by Councillor Williams that the Minutes of the Hawkesbury City Bicycle Steering Committee Meeting meeting held on 11 February 2004 as recorded on Pages 69 to 71 be received.

Hawkesbury Economic Development Advisory Committee - 19 February 2004

- 107 RESOLVED on the motion of Councillor Allan and seconded by Councillor Finch that the Minutes of the Hawkesbury Economic Development Advisory Committee meeting held on 19 February 2004 as recorded on Pages 72 to 77 be received.

Hawkesbury Cultural Committee - 25 February 2004

- 108 RESOLVED on the motion of Councillor Rasmussen and seconded by Councillor Sheather that the Minutes of the Hawkesbury Cultural Committee meeting held on 25 February 2004 as recorded on Pages 78 to 79 be received.

LATE SUPPLEMENTARY REPORT

Working Party for Three Towns Sewerage Committee - 4 December 2003

- 109 RESOLVED on the motion of Councillor Paine and seconded by Councillor Rasmussen that the Minutes of the Working Party for Three Towns Sewerage Committee held on 4 December 2003 as recorded on Pages 6 to 7 of the Late Supplementary Report be received.

This is Page of the Minutes of the ORDINARY No 2 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 9 March 2004.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 48

SUPPLEMENTARY REPORTS

- 31: Hawkesbury Leisure Centres - CONFIDENTIAL (It is recommended that this matter be Confidential under Section 10(2)(d) of the Local Government Act, 1993, as it relates to the commercial information of a confidential nature that would, if disclosed: (i) prejudice the commercial position of the person who supplied it, or (ii) confer a commercial advantage on a competitor of the council, or (iii) reveal a trade secret. (81191, 82715, 21820/CSV/ORC09LBX.C08)**

Councillor Finch declared an interest in this item as she owns and operates a swim school.

- 110 RESOLVED on the motion of Councillor Rasmussen seconded by Councillor Sheather

That the Committee move into closed Committee of the Whole to discuss this confidential matter.

- 111 RESOLVED on the motion of Councillor Williams seconded by Councillor Rasmussen

That open Council be resumed.

The General Manager advised, whilst in Committee of the Whole:

That:

1. Council decline all tenders. The tenders are declined due to the variation in financial arrangements, the necessity for a detailed budget and fees and charges for 2004/05 and clarification of other issues including underwriting/profit sharing and staffing arrangements
2. Delegation be given to the General Manager, or his nominee, to negotiate with the YMCA of Sydney for the management and operations of the Hawkesbury Leisure Centres from 1 July 2004 for a 5 (five) year period to 30 June 2009 with a 5 (five) year option in Council's favour to conclude at 30 June 2014.

- 112 RESOLVED on the motion of Councillor Conolly and seconded by Councillor Sheather

That:

This is Page of the Minutes of the ORDINARY No 2 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 9 March 2004.

General Manager

Mayor

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 49

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2. Delegation be given to the General Manager, or his nominee, to negotiate with the YMCA of Sydney for the management and operations of the Hawkesbury Leisure Centres from 1 July 2004 for a 5 (five) year period to 30 June 2009 with a 5 (five) year option in Council's favour to conclude at 30 June 2014.

LATE SUPPLEMENTARY REPORTS

MAYORAL MINUTES

Consumer Spending

- 113 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Rasmussen

That:

1. Council examine the viability of a 'buy local campaign' with a view to identifying those goods and services that are/are not available within the Hawkesbury LGA and examine methods of linking employment opportunities to local spending.
2. This matter be included in the first workshop of the new Council.

QUESTIONS WITHOUT NOTICE

1. Councillor Paine tabled correspondence received from the Main Street Committee regarding parking at the back of the Post Office Arcade. The Main Street Committee would like the matter to go to the Traffic Committee on 19 March 2004.

The Director Asset Services and Recreation advised that this has been done.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 50

2. Councillor Paine tabled correspondence received from Mr Max West regarding his concerns in relation to pedestrians walking between North Richmond and Richmond. Councillor Paine requested a copy of the reply correspondence.

The Director Asset Services and Recreation advised that the correspondence was being responded to and a copy would be forwarded to Councillor Paine.

3. Councillor Paine made reference to a flyer received in her letterbox in relation to 'Scrappy' that was sent out by Andrew Matthews and wanted to pass on congratulations to him as it is a great newsletter that was really well done.

The Mayor advised that his would be done

4. Councillor Paine referred to the calico bag that she received and asked where it came from as it was a great idea.

The Mayor advised that it was the same source i.e. Andrew Matthews and that there was to have been a launch on Saturday afternoon at 'the Voice of the Greenhills', but it was washed out.

The Director Environment and Development advised that the funding for the calico bags came from part of the Storm Water Levy to try and capture and get the plastic bags out of the rivers and creeks.

5. Councillor Paine asked if Council was going to be giving the calico bags away or is Council selling them.

The Director Environment and Development advised that the original idea was to give them away as there are 2,000/3,000 bags. He advised that Council will come back with a further program to get more of them to allow Council to distribute to various shops around the area.

6. Councillor Paine wanted to let Council know that she was disappointed that the program was going to be launched and the Councillors weren't even told about it even though it was something they had asked for.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 51

7. Councillor Williams asked if there was a Management Plan for the Upper Colo Reserve.

The Director Asset Services and Recreation advised that there wasn't a Management Plan as it is a Crown Reserve. He advised that it was reported to Council as part of the tender process that the overall structure of that Reserve would be resolved to determine how it was going to be managed. There will be a report with in the next 12 (twelve) months.

8. Councillor Williams made reference to a comment made by Kevin Cox where he thought there was \$7,000 (seven thousand dollars) still in kitty that he needs for landscaping. Councillor Williams asked what was going to happen with that money.

The Director Asset Services and Recreation advised that if there are funds still available for work on the Reserve they will certainly be utilised on the Reserve.

9. Councillor Williams advised that the gate at the Colo Park is too narrow and needs widening in the same way that Council did at the Upper Colo Park. It also needs a lock as per what has been done at the Upper Colo Park.

The Director Asset Services and Recreation advised that this would be investigated.

10. Councillor Williams advised that Kevin Cox had not been notified if his tender had been successful, therefore, if he hasn't been notified, could he be.

The Director Asset Services and Recreation advised that he was not aware if formal notification had been sent, but advised that Kevin has been speaking with Sean Perry to ask for a meeting with the Director Asset Services and Recreation to discuss the future of the Reserve.

11. Councillor Williams referred to the fence out the front of Garry White's development on King Road is roughly 2.4 metres high. He believed that fences had a limit of 1.8 metres in height unless they had special reasons for doing so.

The Director Environment and Development advised that it was a 1993 consent and that he would have to have check the original plans.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 52

12. Councillor Williams referred to a letter from Ros Cheer of the Salvation Army asking if the Kable Street toilets are going to be upgraded to include baby feeding and nappy changing facilities. Do we have these facilities anywhere in Windsor.

The Director of Asset Services and Recreation advised that the upgrading of those toilets will be considered as part of the budget process. The additional lighting and the toilet seats have been put on. As far as the baby change facilities, Fitzgerald Street Coffee Shop and also in the shopping centre in Kable Street offer these facilities.

13. Councillor Williams referred to the faxes that he received from Council and asked why do some faxes come through with a heavy black line down the side of the page and others not and asked if it was some security process.

The General Manager advised that it was not a security device of any kind and that it was something to do with the communication between the two faxes.

14. Councillor Williams had discussions with a resident and referred to the business paper and brought up things in the format of the business papers i.e sections, header and footers. He asked if it could be made user friendly.

The Director Community and Corporate Services advised that there were different sections within each section and invited Councillor Williams to come in go through the business paper with the minute secretary to have it all explained. He advised that these issues would be looked at with the new business paper system to make it more user friendly.

15. Councillor Rasmussen tabled correspondence from the Association of Independent Retirees and was wondering if it was possible to write a letter to the State Government supporting them taking up the offer from the Federal Government of 60% concessions to the Independent Retirees.

The General Manager advised that it was certainly possible and is happy to do that subject to the content of this being OK.

16. Councillor Rasmussen referred to the Yarramundi Fire Shed and advised that some time ago he asked about the shower and the toilet and was just wondering how that was progressing.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 53

The Director Asset Services and Recreation advised that plans are being drawn up at the moment.

17. Councillor Rasmussen referred to the rocks that had been removed from along the Yarramundi Reserve fence and now there is a highway of traffic through there.

The Director Asset Services and Recreation advised that he would investigate the matter.

18. Councillor Rasmussen referred to the Press Release that was sent to all Councillors by the Mayor in relation to the RAAF Base. He was wondering why the Mayor didn't outright say that the Hawkesbury were not interested in being at any table where there negotiations were being conducted about the use of the RAAF Base as a civilian or commercial airport.

The Mayor advised that statements had been made to a number of media outlets indicating Council's strong opposition to. However, only part of whatever is said ever shows up in the Press, particularly in television.

19. Councillor Davies asked if correspondence received by Council was date stamped on the day of receipt.

The Director of Community and Corporate Services advised that correspondence is date stamped on the day of receipt and worse case the day after receipt.

20. Councillor Calvert referred to the matter brought up by Councillor Rasmussen in relation to retirees and Council's supporting their position. He believes its a matter for Council to discuss and take their position on, you can just ask Council to support.

The Director Community and Corporate Services advised that Council does need to discuss it as there is likely to be a significate financial cost to the Council if it was to provide pensioner rebates to the Independent Retirees where we receive no funding back from the Government for that. It is also very difficult to identify who the independent retirees are.

21. Councillor Rasmussen asked if Council could write a letter of support to the State Government in relation to the Independent Retirees.

**ORDINARY
Meeting Minutes**

Meeting Date: 9 March 2004

Page 54

The General Manager advised that Mr Banting was right and it needs to come back to Council as there are significant concessions that are required by Council and Council's position needs to be determined.

22. Councillor Sheather referred to Yarramundi Bridge and asked if the photographs would go into the library of that bridge.

The Director Asset Services and Recreation advised that he would have to check with the RTA.

Councillor Sheather wanted some reference somewhere in Council's files as we did when Council pulled down the bridge at St Albans.

Councillor Sheather noted that it was the last meeting of Council and wanted to thank the staff of Hawkesbury City Council for their efforts. He advised that he had enjoyed his time and thanked staff and committees for their support.

The Mayor, on behalf of the Community, thanked the Councillors for their dedicated service to the community as Councillors.

Councillor Allan also noted that it was her last meeting of Council and also thanked staff and committees for their support.

The meeting terminated at 12.20am.

Submitted to and confirmed at the meeting of Council at the next Ordinary Meeting to be held after the election of the new Council.

.....Mayor