



# Hawkesbury City Council

## ordinary meeting minutes

date of meeting: 30 October 2007  
location: council chambers  
time: 5:00 p.m.



**ORDINARY MEETING**

**MINUTES: 30 October 2007**

**MINUTES**

- **WELCOME / EXPLANATIONS / PRAYER**
- **APOLOGIES**
- **DECLARATION OF INTERESTS**
- **SECTION 1 - Confirmation of Minutes**
- **MINUTES ITEMS SUBJECT TO PUBLIC ADDRESS**
- **SECTION 2 - Mayoral Minutes**
- **INTRODUCTION OF RURAL FIRE SERVICE CADETS**
- **QUESTIONS WITH NOTICE**
- **SECTION 3 - Notices of Motion**
- **EXCEPTION REPORT - Adoption of Items Not Identified for Discussion and Decision**
- **SECTION 4 - Reports for Determination**

**General Manager**

**City Planning**

**Infrastructure Services**

**Support Services**

- **SECTION 5 - Reports of Committees**
- **QUESTIONS WITHOUT NOTICE**

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**ORDINARY MEETING**  
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Minutes of the Ordinary Meeting held at the Council Chambers, Windsor, on Tuesday, 30 October 2007, commencing at 5.01pm.

Pastor Ron Westbrook of the Hawkesbury Church, Windsor, representing the Hawkesbury Minister's Association, gave the opening prayer at the commencement of the meeting.

**ATTENDANCE**

**PRESENT:** Councillor B Bassett, Mayor and Councillors B Calvert, K Conolly, T Devine, D Finch, B Porter, P Rasmussen, R Stubbs N Wearne and L Williams

**ALSO PRESENT:** General Manager - Peter Jackson, Directory City Planning - Matt Owens, Director Infrastructure Service - Chris Daley, Acting Director Support Services - Laurie Mifsud and Administrative Support Team Leader - Amy Dutch.

**APOLOGIES**

Apologies for absence were received from Councillors T Books and C Paine.

**363 RESOLUTION:**

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

**SECTION 1: Confirmation of Minutes**

**364 RESOLUTION:**

RESOLVED on the motion of Councillor Rasmussen and seconded by Councillor Porter that the Minutes of the Ordinary held on the 9 October 2007, be confirmed.

**365 RESOLUTION:**

RESOLVED on the motion of Councillor Wearne, seconded by Councillor Devine.

That Item MM2 be brought forward in the business paper to be dealt with in conjunction with the introduction of the Oakville Rural Fire Service Cadets.



**SECTION 2 - Mayoral Minutes**

**MM1 - Availability of Banners for use by Community Groups - (79353, 79351)**

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**MOTION:**

RESOLVED on the motion of Councillor Bassett, Mayor.

***Refer to RESOLUTION***

**366 RESOLUTION:**

RESOLVED on the motion of Councillor Bassett, Mayor.

That Council take appropriate action to make banners available for use by community groups on the basis and for the purposes outlined in this Mayoral Minute and that publicity, via Council's website and other appropriate avenues, be given to the availability of these facilities.

**MM2 - Rural Fire Service, Australian Cadet Championships held 5 & 6 October 2007 - (79353, 79016)**

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Ms Karen Hodges, Fire Control Officer, from the Hawkesbury Rural Fire Service, introduced the Oakville Rural Fire Service Cadets and advised of their achievements.

**MOTION:**

RESOLVED on the motion of Councillor Bassett, Mayor.

***Refer to RESOLUTION***

**367 RESOLUTION:**

RESOLVED on the motion of Councillor Bassett, Mayor.

That the Mayoral Minute regarding the success of the Oakville RFS Team on behalf of the Hawkesbury District, at the Australian Cadet Championships be received and that a formal letter of congratulations be forwarded to the Hawkesbury RFS Headquarters on their behalf.

**QUESTIONS WITH NOTICE**

**QWN - Tinda Creek Quarry - (107, 80105, 95498)**

**Previous Item:** QWN, Ordinary (11 September 2007)

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Mr Neville Diamond, proponent, addressed Council.

**MOTION:**

RESOLVED on the motion of Councillor Williams, seconded by Councillor Rasmussen.

***Refer to RESOLUTION***

**368 RESOLUTION:**

RESOLVED on the motion of Councillor Williams, seconded by Councillor Rasmussen

That the information be received.

**SECTION 3 - Notices of Motion**

**NM1 - Zoning - Hawkesbury Standard LEP Template - (79351, 90476)**

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Mr Leonard Brown and Ms Tessie Ripa, proponents, addressed Council.

**MOTION:**

RESOLVED on the motion of Councillor Devine, seconded by Councillor Porter.

***Refer to RESOLUTION***

An AMENDMENT was moved by Councillor Conolly, seconded by Councillor Calvert.

That Council:

1. Staff undertake investigations to prepare a report proposing the prohibition of animal boarding or training establishments in the rural residential zone.
2. Investigate the possibility of introducing a minimum separation distance between dog kennels and other measures to minimise the risk of noise nuisance.

The amendment was lost.

The motion was put and carried

**369 RESOLUTION:**

RESOLVED on the motion of Councillor Devine, seconded by Councillor Porter

That:

1. "Animal boarding or training establishments" be prohibited in all rural zones (ie RU1, RU2, RU3, RU4, RU5 and RU6) in the new Hawkesbury standard template LEP.
2. The Director General of Planning be requested to consider including the following definitions in the new Hawkesbury standard template LEP:

**"livestock boarding or training establishment** means a building or place used for the breeding, boarding, training, keeping or caring of livestock for commercial purposes (other than for agistment of horses), and includes any associated riding school or ancillary veterinary clinic."

**"livestock** means horses, cattle, asses, mules, sheep, swine, camels, goats, alpacas, ostriches, emus and such other animals as may be prescribed by the Regulations, but does not include dogs and cats."

3. "Livestock boarding or training establishments" be permitted with consent in all rural zones in the new Hawkesbury standard template LEP.
4. WSROC be requested to support Council in this matter.
5. The State Members of Parliament within the Hawkesbury City Council Area be advised of this resolution and their assistance be sought in having the Minister for Planning accept the recommendations here in.

**ORDINARY MEETING**  
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**NM2 - Possible Acquisition of Property - 7 and 9 East Market Street, Richmond - (80106, 79351)**

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**MOTION:**

A MOTION was moved by Councillor Rasmussen, seconded by Councillor Williams.

That Council:

1. Write to the NSW Police Minister, David Campbell, seeking confirmation that the land, purchased some years ago by the NSW Police Department for the purpose of building a new Police Station in Richmond, has been declared surplus to Police operational requirements and expressing Council's interest in acquiring that land for community and other purposes.
2. Authorise the General Manager, on the receipt of such confirmation from the Minister, to commence negotiations with the State Government (NSW Police Department) for the acquisition of the Richmond Police Station land.
3. Seek funding for such land acquisition, in the first instance, by way of a direct grant of the land from the State Government to Council or from grant funding from the Federal Government. In the event that such grant funding is not made available from either state or Federal Government then funding be obtained from Council's property reserve.
4. Review other Government owned sites within the Council area that could be further developed and a report be submitted to Council in this regard.

An AMENDMENT was moved by Councillor Conolly, seconded by Councillor Wearne.

***Refer to RESOLUTION***

The amendment was carried.

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

**370 RESOLUTION:**

RESOLVED on the motion of Councillor Conolly, seconded by Councillor Wearne

That Council:

1. Write to the NSW Police Minister, David Campbell, seeking confirmation that the land, purchased some years ago by the NSW Police Department for the purpose of building a new Police Station in Richmond, has been declared surplus to Police operational requirements and asking whether the State Government would be interested in giving the land to Hawkesbury City Council for community use.
2. Review other Government owned sites within the Council area that could be further developed and a report be submitted to Council in this regard.

**ORDINARY MEETING**  
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**NM3 - Bilpin Oval Reserve - (74399, 79351)**

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**MOTION:**

RESOLVED on the motion of Councillor Finch, seconded by Councillor Williams.

*Refer to RESOLUTION*

**371 RESOLUTION:**

RESOLVED on the motion of Councillor Finch, seconded by Councillor Williams

That as part of ongoing Works Programmes consideration be given to the provision of funds for the upgrading and improvement of the Bilpin Oval Reserve.

**SECTION 4 - Reports for Determination**

**GENERAL MANAGER**

**Item: 211            GM - Nature Conservation Council of NSW - 2007 Walk Against Warming - (79351, 101960)**

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**MOTION:**

RESOLVED on the motion of Councillor Finch, seconded by Councillor Conolly.

***Refer to RESOLUTION***

An AMENDMENT was moved by Councillor Devine, seconded by Councillor Porter.

That the information be received.

The amendment was lost.

The motion was put and carried

**372 RESOLUTION:**

RESOLVED on the motion of Councillor Finch, seconded by Councillor Conolly

That Council support the International Day of Action on Climate Change (2007 Walk Against Warming) to be held on the Sunday two weeks prior to the Federal Election by:

1.     Displaying provided non-partisan posters and flyers about the event in Council venues.
2.     Sending media releases about the event to local papers and placing the event in a Mayoral column and on Council's website.
3.     Writing to the PM, Federal Opposition Leader, Minister for the Environment and Shadow Minister for the Environment urging them to commit to significant reductions in greenhouse gases and a clean energy future.

Councillor Porter requested he be recorded as having voted against the motion.

**ORDINARY MEETING**  
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**Item: 212            GM - ALGA Federal Election 10-point Plan for Local Communities - (82046, 79351)**

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Mr Frank Scharfe, proponent, addressed Council.

**MOTION:**

RESOLVED on the motion of Councillor Rasmussen, seconded by Councillor Finch.

***Refer to RESOLUTION***

**373 RESOLUTION:**

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

That:

1. Council support the ALGA 10 - Point Plan for Local Communities including the call for a Federal Local Community Infrastructure Renewals Fund.
2. Council write to the appropriate Government and Opposition representatives in the lead up to the Federal election to encourage them to commit to the 10-Point Plan including the creation of a Local Community Infrastructure Renewals Fund as requested by the ALGA.
3. Council create an awareness of its position through promotion in the local media.
4. Meetings be arranged with Local Federal Members, Local Candidates and relevant Senior Staff to discuss the ALGA 10-point Plan and the Minister of Local Government and Shadow Minister of Local Government be invited to attend these meetings.

**Item: 213            GM - National General Assembly - Darwin 26 - 29 November 2007 - (79351)**

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Mr Frank Scharfe, proponent, addressed Council.

**MOTION:**

RESOLVED on the motion of Councillor Porter, seconded by Councillor Devine.

***Refer to RESOLUTION***

**374 RESOLUTION:**

RESOLVED on the motion of Councillor Porter, seconded by Councillor Devine

That Councillors and staff not attend the National General Assembly of Local Government.

**ORDINARY MEETING**

**MINUTES:** 30 October 2007

**Item: 214**                    **GM - Department of Local Government - Term of Appointment of Mayors Elected by Councillors & Term of Appointment of Temporary Staff - (79351)**

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**MOTION:**

RESOLVED on the motion of Councillor Rasmussen, seconded by Councillor Stubbs.

*Refer to RESOLUTION*

**375 RESOLUTION:**

RESOLVED on the motion of Councillor Rasmussen, seconded by Councillor Stubbs

That Council indicate:

1. In respect to Proposal 1 that a decision be left to an incoming council to determine the length of each Mayoral term to apply for that term of the council.
2. Its support for Proposal 2 on the basis suggested by the Ministerial Advisory Council and the additional benefits referred to in the report in this regard.

**Item: 215**                    **GM - Civics and Citizenship Advisory Committee - 377 Delegation - (79351, 96972)**

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**MOTION:**

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Wearne.

*Refer to RESOLUTION*

**376 RESOLUTION:**

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Wearne

That:

1. Council delegate authority under the provisions of Section 377 of the *Local Government Act* 1993 to the Civics and Citizenship Advisory Committee to enable the Committee to determine the selection of award recipients for several awards including but not limited to; Australia Day Awards and the Sports Medal and Sports Certificate Awards.
2. The Civics and Citizenship Advisory Committee's constitution be updated to reflect this change.



**ORDINARY MEETING**  
**MINUTES: 30 October 2007**

**Item: 216**                    **GM - Tourism Program - Future Direction - Proposal - (79351, 95497, 96812, 105004)**

**Previous Item:**            **89, Ordinary (29 May 2007)**

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Mr Alan Leek and Mr John Mahaffy, proponents, addressed Council.

**MOTION:**

RESOLVED on the motion of Councillor Finch, seconded by Councillor Stubbs.

***Refer to RESOLUTION***

**377 RESOLUTION:**

RESOLVED on the motion of Councillor Finch, seconded by Councillor Stubbs

That as part of its ongoing activities to promote tourism in the area:

1. Council continue to operate the Visitor Information Centre at Clarendon for the 2008 year, whilst pursuing other possibilities and review the situation, if such a review has not been previously undertaken.
2. Council liaise with the relevant tourism industry associations and representatives, including Hawkesbury Regional Tourism Association, beginning immediately with a view to exploring opportunities for working together on projects, promotion and marketing activities and operating the Visitor Information Centre.
3. Council liaise with relevant adjoining Councils, including Baulkham Hills, Blue Mountains, Lithgow and Hornsby, with a view to establishing any regional approaches on key tourism projects like promotion and marketing, projects and strategic activities that are mutually beneficial.
4. A quarterly report be submitted to Council regarding the progress of liaising with the relevant tourism industry associations and representatives.

**CITY PLANNING**

**Item: 217**            **CP - Policy Register Review - Archiving of Policies - (95498)**

**Previous Item:**        224, Ordinary (26 July 2005)

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**MOTION:**

RESOLVED on the motion of Councillor Rasmussen, seconded by Councillor Finch.

***Refer to RESOLUTION***

**378 RESOLUTION:**

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

That:

1. The Policies in the table included in this report be archived for the reasons outlined with the exception of the policies titled Alfresco Dining and the Hawkesbury District Eisteddfod Society.
2. Further reports be submitted regarding the Alfresco Dining and the Hawkesbury District Eisteddfod Society policies.

**Item: 218**            **CP - Strategic Planning - Community Engagement Strategy - (96328, 95498)**

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**MOTION:**

RESOLVED on the motion of Councillor Rasmussen, seconded by Councillor Wearne.

***Refer to RESOLUTION***

**379 RESOLUTION:**

RESOLVED on the motion of Councillor Rasmussen, seconded by Councillor Wearne

That:

1. The information be received and noted.
2. Council display the full report results of the Community Survey 2007 and Workshop results on Council's website.

**ORDINARY MEETING**  
**MINUTES: 30 October 2007**

**Item: 219**            **CP - Clarification of Development Consent Condition No.5 for DA0197/07 - Fence - 20 William Cox Drive, Richmond - (DA0197/07, 100500, 78735, 95498, 96329)**

**Previous Item:**        165, Ordinary (28 August 2007)

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The General Manager advised that the item was withdrawn by Management.

**Item: 220**            **CP - Change of Use - Storage of Manufactured Transportable Buildings and use of Existing Structure as Office - 3 Box Avenue, Wilberforce - (DA0288/07, 95498, 96329, 105580)**

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**MOTION:**

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Wearne.

***Refer to RESOLUTION***

**380 RESOLUTION:**

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Wearne

That Development Application DA0288/07 for Change of Use - Storage of Manufactured Transportable Buildings and use of the Existing Structure as an Office at Lot 4 DP 260028, 3 Box Avenue, Wilberforce, be approved subject to the following conditions:

**General Conditions**

1. The development shall take place in accordance with the stamped plans, specifications and accompanying documentation submitted with the application except as modified by these further conditions.
2. The development shall comply with the provisions of the Building Code of Australia at all times.
3. Where Hawkesbury City Council is the sewer authority for this development, inspection for compliance certification for internal and external sewer drainage shall be requested and approved prior to covering any pipe. An inspection fee applies.
4. An application under S149 (d) Building Consent is to be submitted for the existing office building located on site within 30 days from the date of the consent.
5. The proposed workshop and material store building is not approved as part of this Development Consent but will require the lodgement of a separate Development Application.

**Prior To Issue Of Occupation Certificate**

6. Compliance with all conditions of this development consent.

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7. The following Fire Safety Measures shall be provided and installed in the building/property by a suitably qualified person and a Certificate of Installation shall be provided to the owner/agent within 30 days from the date of this consent:

### 1. Fire Blanket

FSM1i Installation

Compliance with the following, as appropriate:

1. Manufactured in accordance with AS3504.
2. Installed near proximity of hazard (kitchen area, sleep area, etc)

FSM1m Maintenance

1. Visual, locality, acceptable standard of dispenser and fire blanket (not damaged)

### 2. Portable Fire Extinguishers

FSM2i Installation

Compliance with:

1. Performance requirements and deemed-to-satisfy provisions of Section E of the BCA.
2. AS 2444 "Portable Fire Extinguishers and Fire Blankets - Selections and Locations".
3. AS 1841 "Portable Fire Extinguishers".
4. AS 1850 "Portable Fire Extinguisher - Classification Rating and Performance Testing."
5. AS 4265 "Wheeled Fire Extinguishers".

FSM2m Maintenance

Compliance with the following, as appropriate:

1. AS 1851.1 "Maintenance of Fire Protection Equipment, Portable Fire Extinguishers and Fire Blankets".
2. AS/NZS 1851.13 "Maintenance of Fire Protection Equipment - Wheeled Fire Extinguishers".

### 3. 5. Exit Signs

FSM5i Installation

Compliance with the following, as appropriate:

1. Performance requirements and deemed-to-satisfy provisions including NSW State variations of Sections E and G of the BCA.
2. AS/NZS 2293.1 "Emergency Evacuation Lighting for Buildings - System Design, Installation and Operation".
3. AS/NZS 2293.3 "Emergency Evacuation Lighting for Buildings - Emergency Luminaries and Exit Signs".

FSM5m Maintenance

Compliance with:

1. AS/NZS 2293.2 "Emergency Evacuation Lighting for Buildings - Inspection and Maintenance.

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### 6. Emergency Lighting

#### FSM6i Installation

Compliance with the following, as appropriate:

1. Performance requirements and deemed-to-satisfy provisions including NSW State variations of Sections E and G of the BCA.
2. AS/NZS 2293.1 "Emergency Evacuation Lighting for Buildings - System Design, Installation and Operation".
3. AS/NZS 2293.3 "Emergency Evacuation Lighting for Buildings - Emergency Luminaries and Exit Signs".

#### FSM6m Maintenance

Compliance with:

1. AS/NZS 2293.2 "Emergency Evacuation Lighting for Buildings - Inspection and Maintenance.

#### **Prior to Occupation:**

8. Prior to requesting an occupation certificate the owner/agent shall certify that each of the essential fire safety measures specified in this statement:

- (a) has been installed and assessed by a properly qualified person, and
- (b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

#### **A copy of the Fire Safety Certificate to be completed is available from Council.**

(This Certificate cannot be signed by persons who inspected and/or tested the installed services)

A copy of the Initial Certificate and the Annual Certificate, together with the relevant Fire Safety Schedule must be forwarded to the Council and the Commissioner of the New South Wales Fire Brigades. A copy of this Certificate, together with the relevant Fire Safety Schedule must be prominently displayed in the building.

#### **Annually:**

The Fire Safety Measures are to be regularly serviced/maintained and the owner/agent (including subsequent owners) shall certify annually that each of the fire safety measures specified in this statement has:

- (a) Been assessed by a properly qualified person, and
- (b) Found, when it was assessed, to be capable of performing to at least the standard required by the current Fire Safety Schedule for the building for which the certificate is issued.

#### **Use Of The Development**

9. No internal or external alterations shall be carried out without prior approval of Council.
10. All fire safety equipment and fixtures shall be regularly serviced and maintained. The owner or their agent shall certify annually that each of the fire safety measures specified in this statement has:
  - (a) been assessed by a properly qualified person, and
  - (b) found, when it was assessed, to be capable of performing to at least the standard required by the current Fire Safety Schedule for the building for which the certificate is issued.
11. No advertising signs or structures shall be displayed on the footpaths, pedestrianways, roadways or on any land other than the approved development site.

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12. No advertising signs or structures shall be erected, displayed or affixed on any building or land without prior approval.
13. The development shall be limited to the area shown on the submitted plans.
14. The subject development, including landscaping, is to be maintained in a clean and tidy manner.
15. All transportable buildings being serviced, repaired, stored or displayed shall be contained within the subject property and not on adjacent footpaths or roadways.
16. All vehicles being loaded or unloaded shall stand entirely within the property;
17. All vehicles shall be driven in a forward direction at all times when entering and leaving the premises.
18. All waste materials shall be regularly removed from the property.
19. Landscaping shall be planted in the areas as shown on the approved stamped plans and amended in red.

**Advisory Notes**

- \*\*\* Non-compliance with any condition of this development consent may result in a penalty notice being issued by Council.

**Item: 221**                      **CP - Modification to Development Consent - Lot 7 DP 226968, 159 Pitt Town-Dural Road, Pitt Town - (DA0118/06A, 95498, 96329, 82278, 100026)**

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Ms Elizabeth Stuart, proponent, addressed Council.

**MOTION:**

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Rasmussen.

***Refer to RESOLUTION***

**381 RESOLUTION:**

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Rasmussen

That the modification application DA0118/06A for a Rural Shed be approved subject to the following additional conditions:

- 20a] The first floor door to the South Elevation to be permanently sealed closed.
- 20b] All materials used in the construction of walls and floors are to be capable of immersion in flood waters without effecting the structure of the building.
- 20c] All the existing plasterboard lining installed is to be removed and disposed at a licensed refuse collection area and replaced with water compatible materials.

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Condition 22 to be amended to read:

- 22 The shed shall not be occupied for human habitation / residential, industrial or commercial purposes **and is not approved for overnight accommodation.**

**382 RESOLUTION:**

RESOLVED on the FORESHADOWED motion of Councillor Calvert, seconded by Councillor Conolly.

That a report be submitted to Council for consideration regarding the options available in dealing with Council's recent resolution in respect of retrospective approvals and the development of a policy regarding the fines issued as a result of applications submitted for retrospective approvals.

**Item: 222 CP - Modification to Development Consent - Riverview Shopping Centre, 5 Johnston Street, Windsor - (DA0098/04, 74987, 8736, 95498,96329)**

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**MOTION:**

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Wearne.

*Refer to RESOLUTION*

**383 RESOLUTION:**

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Wearne

That the Development Modification Application DA0098/04 for Lot 1 DP 586790, Lot 51 DP 1073306, 5 Johnston Street, Windsor be approved as follows:

1. Reimposition of the original development consent conditions with the following amendments:
2. Condition No.1 of schedule B is amended as follows:
  - "1. The development shall be carried out in accordance with the approved stamped plans as submitted with Development application No DA0098/04 and any supportive documentation, except as modified by plans GA96/1/01, GA96/1/02, GA96/1/03, GA96/1/04 and GA 12 GA96-2\_S02 issue H, GA96-2\_S02 issue C, GA 12 issue H, GA96/2/01 issue D and Noise report from Renzo Tonin and Associates ref TA263-06f01 (REV 2) dated 19 September 2005."
3. Condition 81 now to read
  - "81. Implementation of the acoustic measures as identified in the report prepared by Renzo Tonin and Associates P/L Ref TA263-06F01 (Rev2) Acoustic Report for S96 doc dated 19 September 2005"
4. Condition 90 now to read
  - "90. The development shall be conducted in such a manner that the LA(eq) noise levels, measured at any point in accordance with the NSW EPA's Industrial Noise Policy (2000), do not exceed 5dB(A) (LAeq) above background noise levels with respect to noise amenity of residential dwellings.

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In this regards if Council receives several written complaints from the occupants of No 17 Johnston St concerning noise generated by the shopping centre the owner and or centre management will undertake the necessary noise assessment report to investigate the noise concerns raised by the occupants.

The noise assessment report is to be prepared in consultation with Council officers and any recommendations of the report are to be implemented. "

**Item: 223**                    **CP - Approval Sought in Retrospect - Dwelling - Lot 490 DP 751665, 32 Argents Road, Wilberforce - (DA0427/07, 13551, 13552, 95498, 96329)**

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### MOTION:

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Wearne.

### *Refer to RESOLUTION*

### 384 RESOLUTION:

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Wearne

That the structure at Lot 490 DP751665, 32 Argents Road, Wilberforce be approved for use as a dwelling subject to the following conditions of development consent:

#### General

1. The development shall take place in accordance with the stamped plans, specifications and accompanying documentation submitted with the application except as modified by these further conditions.
2. A Section 149A Building Certificate Application is to be lodged with Council for the structure within 30 days from the date of this consent.

#### NSW Rural Fire Service

3. The development shall comply with AS 3959 - 1999 'Construction of Buildings in Bushfire Prone Areas'. Level 1 construction shall apply.
4. Unrestricted access shall be provided around the property for fire-fighting personnel.
5. The property around the dwelling to a distance of thirty (30) metres, or to the property boundary, whichever is lesser, shall be maintained as an Inner Protection Zone (IPA) in accordance with Chapter 4.1.3 and Appendix 2 of Planning for Bushfire Protection 2006 and RFS Standards for Asset Protection Zones (available electronically at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)).
6. Landscaping and maintenance of the property should follow the principles mentioned in Appendix 5 of Planning for Bushfire Protection 2006.
7. In recognition of no reticulated water supply, within 30 days from the date of this consent, the property shall have a dedicated minimum 20,000 Litre static water supply capacity for use during bushfires in accordance with chapter 4.1.3 of Planning for Bushfire Protection 2006. In addition, the water supply shall have a minimum of 3 kW (5hp) petrol, diesel or generator powered pump, hose (capable of reaching all aspects of the dwelling) and fittings.



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### Use

8. No internal or external alterations shall be carried out without prior approval of Council.
9. The development shall be limited to the area shown on the submitted plans.
10. The subject development, including landscaping, is to be maintained in a clean and tidy manner.
11. The structure shall not be occupied for human habitation/residential, industrial or commercial purposes.

**Item: 224 CP - Approval Sought in Retrospect - Carport and Change of Garage to a Habitable Space - Lot 129 DP 255868, 21 Scarvell Avenue, McGraths Hill - (DA0407/07, 76842, 97933, 96329, 95498)**

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### MOTION:

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Wearne.

***Refer to RESOLUTION***

### 385 RESOLUTION:

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Wearne

That application DA0407/07 for Lot 129 DP 255868, 21 Scarvell Avenue, McGraths Hill, for the use of a garage as a habitable use and the use of a structure as a carport be approved subject to the conditions in the attached consent:

### General

1. The development shall take place in accordance with the stamped plans, specifications and accompanying documentation submitted with the application except as modified by these further conditions.
2. The approved use shall not commence until all conditions of this Development Consent have been complied with.
3. The development shall comply with the provisions of the Building Code of Australia at all times.
4. The development shall comply with the Environmental Planning and Assessment Act, 1979 at all times.

### During Construction

5. Mandatory inspections shall be carried out and Compliance Certificates issued only by Council or an accredited certifier for the following components or construction:

**Note: Structural Engineer's Certificates, Drainage Diagrams and Wet Area Installation Certificates are NOT acceptable unless they are from an accredited person.**

- (a) prior to occupation of the building

**Use of Development**

6. No internal or external alterations shall be carried out without prior approval of Council.

**Advisory Notes**

\*\*\* The applicant is advised to consult with:

- (a) Sydney Water Corporation Limited
- (b) Integral Energy
- (c) Natural Gas Company
- (d) 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 roads.

**Item: 225**                      **CP - Approval Sought in Retrospect - Spa, Lower Deck, Chimney and Lower Floor Alterations - Lot 32 DP 39352, 559 Settlers Road, Lower Macdonald - (DA0445/07, 23769, 95498, 96329)**

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**MOTION:**

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Wearne.

***Refer to RESOLUTION***

**386 RESOLUTION:**

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Wearne

That development application DA0445/07 for Spa, Lower Deck, Chimney and Lower Floor Alterations at Lot 32 DP 39352, 559 Settlers Road, Lower Macdonald be approved subject to the following conditions:

**General**

- 1. The development shall take place in accordance with the stamped plans, specifications and accompanying documentation submitted with the application except as modified by these further conditions.
- 2. The approved use shall not commence until all conditions of this Development Consent have been complied with.
- 3. The development shall comply with the provisions of the Building Code of Australia at all times.
- 4. The development shall comply with the Environmental Planning and Assessment Act, 1979 at all times.

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### During Construction

5. Mandatory inspections shall be carried out and Compliance Certificates issued only by Council or an accredited certifier for the following components or construction:

**Note: Structural Engineer's Certificates, Drainage Diagrams and Wet Area Installation Certificates are NOT acceptable unless they are from an accredited person.**

- (a) prior to occupation of the building.
6. A boundary Survey Certificate, prepared by a Registered Surveyor, of the structure showing the position of the deck in relation to the boundary shall be submitted to Council within 30 days from the date of this consent. No work is permitted to be located over the boundary.

### Use of the Development

7. No internal or external alterations shall be carried out without prior approval of Council.

### Advisory Notes

\*\*\* Should any aboriginal site or relic be disturbed or uncovered during the construction of this development, all work should cease and the National Parks and Wildlife Service consulted. Any person who knowingly disturbs an aboriginal site or relic is liable to prosecution under the National Parks and Wildlife Act 1974.

\*\*\* The applicant is advised to consult, if relevant, with:

- (a) Sydney Water Corporation Limited
  - (b) Integral Energy
  - (c) Natural Gas Company
  - (d) 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 roads.

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Item: 226 CP - Approval Sought in Retrospect - 14 Tourist Cabins - Lot 1 DP 1099922, Lot 2 DP 1080830, Lot 77 DP 211935, Lot 70 DP 753828, Part Lot 61 DP 753828, Part Lot 51 DP 753828, Chaseling Road North, Webbs Creek - (DA0447/07, 27638, 106311, 27637, 95498)

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### MOTION:

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Wearne.

*Refer to RESOLUTION*

### 387 RESOLUTION:

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Wearne

That:

- (a) The objection under State Environmental Planning Policy No. 1 be supported,
- (b) That support for this SEPP No. 1 objection in relation to flood prone land not be considered as a precedent for other proposals in flood prone areas, and
- (c) The application for the use of 14 cabins as a tourist facility be approved subject to the following conditions:-

#### **NSW Rural Fire Services Conditions**

##### **Asset Protection Zone**

- (a) Based on the identified forest classification of the vegetation to the north through to the west of the cabins, at the commencement of building works and in perpetuity the property (within the lot) around the cabins to a distance of 50 metres, shall be maintained as an 'Inner protection Area' (IPA) and 10 metres, shall be maintained as an 'Outer Protection Area' (OPA) as outlined within Planning for Bush Fire Protection 2006 and the Service's document 'Standards for asset protection zones'.

##### **Water and Utilities**

- (b) In recognition that no reticulated water supply exists, a 10,000 litre dedicated water supply tank (non flammable or shielded from the threat) shall be provided within 70m of the cabins for fire fighting purposes.
- (c) An RFS standard 65mm metal Storz outlet with a Gate or Ball valve shall be provided on the tank and all above ground water pipes external to the building shall be metal including and up to any taps. Pumps are to be shielded.
- (d) Access complying with section 4.1.3(3) shall be provided to within 6 metres of the tank.

##### **Access**

- (e) Property Access Roads shall comply with section 4.1.3 (2) of Planning for Bush Fire Protection 2006.

##### **Design and Construction**

- (f) New construction shall comply with Australian Standard AS3959-1999 'Construction of buildings in bushfire-prone areas' Level 1.

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- (g) New roofing shall be gutterless or have leafless guttering and valleys to prevent the build up of flammable material. Any materials used shall have a Flammability Index no greater than 5."

### ***Hawkesbury City Council Conditions***

#### **General**

1. The development shall take place in accordance with the stamped plans, specifications and accompanying documentation submitted with the application except as modified by these further conditions.
2. The development shall comply with the provisions of the Building Code of Australia at all times.
3. The development shall comply with the Environmental Planning and Assessment Act, 1979 at all times.
4. An automatic fire detection and alarm system shall be installed within the building in accordance with the Building Code of Australia for Class 1A and 1B Dwellings. Alarms and Detectors shall be installed by a licensed electrician and multiple alarms shall be interconnected, and a certificate of the installation shall be provided prior to occupation of the building.

#### **Prior to Issue of Construction Certificate**

5. An Environmental Management and Rehabilitation Plan for the development site shall be prepared by an appropriately qualified person. The Plan shall address (without being limited to) the clearing of vegetation, lopping and removal of trees, earthworks, erosion control, site rehabilitation and landscaping.  
  
All site works shall be carried out in accordance with the Plan. Implementation of the Plan shall be supervised by an appropriately qualified person.
6. Construction of the road, access, car park, drainage, dam, filling and retaining walls 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 City Planning or an Accredited Certifier.
7. Payment of a Construction Certificate checking fee of \$420.00 and a Compliance Certificate inspection fee of \$840.00 when submitting Civil Engineering Plans for approval. This amount is valid until 30 June 2008. Fees required if an Accredited Certifier is used will be provided on request.
8. A Section 149A Building Certificate Application shall be lodged and approved by Council for each cabin.

#### **Prior to Commencement of Works**

9. Erosion and sediment control devices are to be installed and maintained at all times during site works and construction. The enclosed warning sign shall be affixed to the sediment fence/erosion control device.
10. The applicant shall advise Council of the name, address and contact number of the principal certifier, in accordance with Section 81A 2(b) of the Environmental Planning and Assessment Act, 1979.
11. At least two days prior to commencement of works, notice is to be given to Hawkesbury City Council, in accordance with the Environmental Planning and Assessment Regulation.

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### During Construction

12. One parking space is to be provided for the use of each cabin. Parking spaces are to comply with the requirements of AS29890.1 2004 and have minimum dimensions of 2.6 x 5.5 metres. Where the boundary of the space adjacent to a wall or fence, an additional 300mm clearance is to be provided. Safe, unobstructed pedestrian access is to be provided alongside each of the cabins and is to be indicated on the construction certificate plans.

All parking spaces and the access to them are to be constructed with a minimum all weather surface.

13. A suitable method of dispersion of roofwater flows is to be provided.

### Use of the Development

14. A flood warning sign of durable material shall be permanently fixed in a prominent location within the site. The sign shall advise occupants that the site may subject to inundation during times of flood.
15. The applicant shall prepare a flood emergency evacuation and management plan for the development. The plan shall advise occupants of flood evacuation procedures and emergency telephone numbers. The applicant shall contact Council and the NSW State Emergency Service for advice in the preparation of the plan. The evacuation procedures shall be permanently fixed within each cabin in a prominent location and maintained at all times.
16. No internal or external alterations shall be carried out without prior approval of Council.
17. The subject development, including landscaping, is to be maintained in a clean and tidy manner.
18. All waste materials shall be regularly removed from the property.
19. The cabins shall not be used for permanent occupation as a residence.
20. A soil monitoring program is to be developed and implemented in accordance with the recommendations of the Soil Suitability for Irrigation Assessment of Existing On-Site Wastewater Treatment & Disposal System Report No TFA 3073/05 prepared by H.J Fiander dated 31 August 2007.

### Advisory

- \*\*\* The applicant shall make themselves aware of the Discrimination Against People with Disabilities Act (DDA) and assess their responsibilities and liabilities with regards to the provision of access for all people.
- \*\*\* Non-compliance with any condition of this development consent may result in a penalty notice being issued by Council.
- \*\*\* The applicant is advised to consult with:
- (a) Integral Energy
  - (b) 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 roads.
- \*\*\* The developer is responsible for all costs associated with any alteration, relocation or enlargement to public utilities whether caused directly or indirectly by this proposed development. Such utilities include water, sewerage, drainage, power, communication, footways, kerb and gutter.

**ORDINARY MEETING**

**MINUTES:** 30 October 2007

**INFRASTRUCTURE SERVICES**

**Item: 227**            **IS - Rural Fire Service Estimates 2008/2009 - Hawkesbury District - (95495, 79016, 73835)**

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**MOTION:**

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Wearne.

***Refer to RESOLUTION***

**388 RESOLUTION:**

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Wearne

That:

1. The 2008/2009 Rural Fire Fighting Fund estimates as submitted by the NSW Rural Fire Service be endorsed in principle.
2. Consideration of the request for additional funding above the existing 2007/2008 Budget Allocation be deferred until Council's 2008/09 Budget estimates are determined.

**Item: 228**            **IS - Future of Richmond Pool and Hawkesbury Oasis Aquatic and Fitness Centre - (79354, 34584, 3343)**

**Previous Item:**        107, Special (25 June 2007)

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**MOTION:**

RESOLVED on the motion of Councillor Rasmussen, seconded by Councillor Conolly.

***Refer to RESOLUTION***

**389 RESOLUTION:**

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

That this item be deferred and reported to the Ordinary Meeting to be held 27 November 2007.



**ORDINARY MEETING**

**MINUTES: 30 October 2007**

**SUPPORT SERVICES**

**Item: 229                    SS - Policy for Payment of Expenses and Provision of Facilities to Councillors - Review - (95496)**

**Previous Item:            172, Ordinary (28 August 2007)**

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**MOTION:**

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Wearne.

***Refer to RESOLUTION***

**390 RESOLUTION:**

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Wearne

That:

1. The revised Policy for "Payment of Expenses and Provision of Facilities for Councillors" be adopted.
2. As required by Section 253(4) of the Local Government Act 1993, a copy of the adopted amended Policy be forwarded to the Director-General of the Department of Local Government, together with a copy of the public notice placing the draft Policy on public exhibition, and advice that during the required exhibition period the Council received no submissions in respect of the draft Policy.

**Item: 230                    SS - General Purpose Financial Report and Special Purpose Financial Report for the period ended 30 June 2007 - (96332, 95496)**

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The General Manager advised that the item was withdrawn by Management and will be reported to a future meeting.

**Item: 231                    SS - Monthly Investments Report - September 2007 - (96332, 95496)**

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**MOTION:**

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Wearne.

***Refer to RESOLUTION***

**391 RESOLUTION:**

RESOLVED on the motion of Councillor Stubbs, seconded by Councillor Wearne

That the information be received and noted.

## ORDINARY MEETING

MINUTES: 30 October 2007

### CONFIDENTIAL REPORTS

#### 392 RESOLUTION:

RESOLVED on the motion of Councillor Rasmussen, seconded by Councillor Porter.

That the Confidential Items be moved to the end of the business paper to be dealt with last.

#### 393 RESOLUTION:

RESOLVED on the motion of Councillor Rasmussen, seconded by Councillor Stubbs.

That:

1. The Council meeting be closed to deal with confidential matters and in accordance with Section 10A of the Local Government Act, 1993, members of the Press and the public be excluded from the Council Chambers during consideration of the following items:

##### **Item: 232 IS - Tender for Telecommunications - Mobile Phone Carriers**

*This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the Local Government Act, 1993 as it relates to details concerning tenders for the supply of goods and/or services to Council and it is considered that the release of the information would, if disclosed, confer a commercial advantage on a person or organisation with whom the council is conducting (or proposed to conduct) business and, therefore, if considered in an open meeting, would, on balance, be contrary to the public interest.*

##### **Item: 233 IS - Tender No. 08FY/07 - Airborne Laser Scanning Over the Hawkesbury Local Government Area**

*This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the Local Government Act, 1993 as it relates to details concerning tenders for the supply of goods and/or services to Council and it is considered that the release of the information would, if disclosed, confer a commercial advantage on a person or organisation with whom the council is conducting (or proposed to conduct) business and, therefore, if considered in an open meeting, would, on balance, be contrary to the public interest.*

##### **Item: 235 CP - Court Decision for 50 Jordan Avenue, Glossodia**

*This report is **CONFIDENTIAL** in accordance with Section 10A(2)(g) of the Local Government Act, 1993 as it relates to advice concerning the Court Decision and the information is regarded as advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege and, therefore, if considered in an open meeting would, on balance, be contrary to the public interest.*

2. In accordance with the provisions of Section 11(2) & (3) of the Local Government Act, 1993 the reports, correspondence and other relevant documentation relating to these matters be withheld from the Press and public.

The Mayor asked for representation from members of the public as to why Council should not go into closed Council to deal with these confidential matters.

There was no response, therefore, the Press and the public left the Council Chambers.

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**MINUTES: 30 October 2007**

**Item: 232**                    **IS - Tender for Telecommunications - Mobile Phone Carriers - (95495, 79340)**

**Previous Item:**            202, Ordinary (25 September 2007)

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Councillor Calvert declared an interest in this matter as he is a Director of a company that sells mobile telephones. He left the meeting and did not take part in voting or discussion on the matter.

**MOTION:**

The General Manager advised that whilst in closed session, Council RESOLVED on the motion of Councillor Wearne, seconded by Councillor Porter.

***Refer to RESOLUTION***

**394 RESOLUTION:**

The General Manager advised that whilst in closed session, Council RESOLVED on the motion of Councillor Wearne, seconded by Councillor Porter

That:

1. The tender of Optus (GCT) for the provision of S1 - Carriage of Mobile Phone Calls, for a six year period at an estimated cost for the first two years of \$28,485.55 as previously reported to Council be accepted.
2. The Seal of Council be affixed to any necessary documentation.

**Item: 233**                    **IS - Tender No. 08FY/07 - Airborne Laser Scanning Over the Hawkesbury Local Government Area - (79346)**

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**MOTION:**

The General Manager advised that whilst in closed session, Council RESOLVED on the motion of Councillor Porter, seconded by Councillor Rasmussen.

***Refer to RESOLUTION***

**395 RESOLUTION:**

The General Manager advised that whilst in closed session, Council RESOLVED on the motion of Councillor Porter, seconded by Councillor Rasmussen

That:

1. The tender in the amount of \$131,100 submitted by AAMHatch P/L, for the Airborne Laser Scanning over the Hawkesbury Local Government Area for Option 2 be accepted.
2. Authority be given for any documentation associated with this matter to be executed under the Seal of Council.

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**ORDINARY MEETING**

**MINUTES: 30 October 2007**

**SUPPLEMENTARY REPORTS**

**Item: 234            SS - Request from Windsor Mall Craft Market Committee to waive stall fees on 4 November 2007 - (76542, 95496)**

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**MOTION:**

RESOLVED on the motion of Councillor Devine, seconded by Councillor Conolly.

***Refer to RESOLUTION***

**396 RESOLUTION:**

RESOLVED on the motion of Councillor Devine, seconded by Councillor Conolly

That the information be received.

**ORDINARY MEETING**

**MINUTES:** 30 October 2007

**CONFIDENTIAL LATE SUPPLEMENTARY REPORTS**

**Item: 235**            **CP - Court Decision for 50 Jordan Avenue, Glossodia - (DA0263/07, 95498, 96329, 87634)**

**Previous Item:**        131, Ordinary (10 July 2007)

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**MOTION:**

The General Manager advised that whilst in closed session, Council RESOLVED on the motion of Councillor Wearne, seconded by Councillor Conolly.

***Refer to RESOLUTION***

**397 RESOLUTION:**

The General Manager advised that whilst in closed session, Council RESOLVED on the motion of Councillor Wearne, seconded by Councillor Conolly

That:

1.     Due to a lack of grounds on any question of law, Council not pursue an appeal on the Court judgement for 50 Jordan Avenue, Glossodia.
2.     On this occasion only the report regarding this matter be made available to the public.

**398 RESOLUTION:**

RESOLVED on the motion of Councillor Porter, seconded by Councillor Rasmussen that open meeting be resumed.

**SECTION 5 - Reports of Committees**

**ROC - Floodplain Risk Management Committee Minutes - 17 September 2007 - (96589)**

Mr Frank Scharfe, proponent, addressed Council.

**399 RESOLUTION:**

RESOLVED on the motion of Councillor Conolly, seconded by Councillor Rasmussen.

That the minutes of the Floodplain Risk Management Committee held on 17 September 2007 as recorded on pages 145 to 149 of the Ordinary Business Paper be received.

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### QUESTIONS WITHOUT NOTICE

1. Councillor Porter asked if a response had been received regarding Council's enquiries about Windsor Bridge.

The Director Infrastructure Services advised that a response has been received from the Parliamentary Secretary advising that the matter is being investigated.

2. Councillor Porter requested that Councillor Rasmussen arrange a site tour of the RAAF Sewerage Treatment Plant.

Councillor Rasmussen advised that he will endeavour to arrange a tour.

3. Councillor Devine requested that a site tour of the Hawkesbury City Council Sewerage Treatment Plant be arranged following the tour of the RAAF Sewerage Treatment Plant.

The Director Infrastructure Services advised that this could be arranged.

4. Councillor Devine referred to current development applications at Vineyard and Grose Vale where activities within existing rural sheds are causing annoyance to neighbouring properties and requested that these development applications be brought to Council for determination.

The Director City Planning requested Councillor Devine provide further information regarding the development applications and advised that they will be brought before Council.

5. Councillor Rasmussen enquired if Council made a submission on the Water Industry Competition Regulations and asked that he be provided with a copy of the submission if one was made.

The General Manager advised that if Council had made a submission that a copy would be provided.

6. Councillor Rasmussen referred to his question at a previous meeting regarding a farmer in Grose Vale who is under pressure from Council regarding his farming and asked for a progress update.

The Director City Planning advised that Councils Compliance staff have been investigating the matter.

7. Councillor Rasmussen referred to a recent announcement by the NSW Planning Minister regarding Infrastructure Levies on new developments and enquired how it will affect Council's budget in the short and long term. He also advised that it was indicated a trust fund for Infrastructure Levies would be set up.

The Mayor advised that a presentation will be made to himself and the General Manager and he would be attending a Growth Centres Commission meeting this week at which a presentation on the matter would be made. He stated that there is a concern among Councils regarding the effects of an Infrastructure Levy Trust Fund.

The General Manager advised that the announcement made initially related to the Growth Centres, which includes a small portion in Vineyard, and provided for the Section 94 plans for those areas being approved by the State Government on specific grounds and for the funds received for those areas to be paid to the State. There was a suggestion that in the future the State Government could look at extending the conditions to all Section 94 Plans, however there is no timetable or



## ORDINARY MEETING

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confirmation on how that will occur and until there are firm details announced on that proposal it is difficult to assess how it may affect Council.

The Director City Planning advised that to make any changes requires legislation changes and no details have been provided on that. It is only relating to the Growth Centres at present.

8. Councillor Rasmussen enquired if the changes regarding Infrastructure Levies would affect the provision of infrastructure funding for Pitt Town.

The Mayor advised the Minister did not indicate that Pitt Town would be affected however as he is yet to determine that outcome it is unknown what the end result will be.

The Director City Planning advised that the State will be entering into a planning agreement with the Johnson Property Group and Council will need to do a Section 94 Plan that is consistent with that planning agreement so that it can take in the rest of Pitt Town as well.

9. Councillor Rasmussen referred to a swim school in Bligh Park that is causing problems for neighbouring properties and enquired about the progress of the matter.

The Director City Planning advised that discussions have been held with the applicant regarding the completion of a full acoustic report, including recommendations, and once this has been completed the results of the report will be looked at with the applicant and complainant.

10. Councillor Rasmussen enquired about the levy bank that is being built under the Jim Anderson bridge.

The Director City Planning advised that Compliance staff began investigating a large retaining wall that is being built just down from the bridge today. Further information will be provided.

11. Councillor Williams enquired about the Roberts Creek crossing on Roberts Creek Road.

The Director Infrastructure Services advised that the matter is being investigated and further information will be provided.

12. Councillor Calvert congratulated the Rural Fire Service for their work in recent hazard reduction activities in Kurrajong Heights.

13. Councillor Calvert referred to his question at a previous meeting regarding a traffic study following the opening of Jim Anderson Bridge and enquired if it had been conducted as yet.

The Mayor advised that the RTA plan to let the traffic settle down and conduct the study six months after the opening of the bridge.

The Director Infrastructure Services advised that there will also be a study carried out regarding the opening of the Riverview Shopping Centre and these studies may be tied in together.

14. Councillor Stubbs enquired about a completion date for the 5 ways roundabout at Oakville.

The Director Infrastructure Services advised that work will commence next week and will be completed within approximately two months.

**ORDINARY MEETING**

**MINUTES:** 30 October 2007

15. Councillor Stubbs enquired if there have been investigations into the traffic at the corner of Wolseley and Pitt Town Roads and asked if there have been any recent investigations regarding the safety of the intersection.

The Mayor advised that the intersection was discussed at the last Traffic Committee meeting and there is a general agreement amongst the Traffic Committee that an audit will be conducted on roads within that vicinity.

16. Councillor Stubbs enquired if the Section 94 contributions arising from extractive industries are being revisited at this stage.

The General Manager advised that they are.

17. Councillor Stubbs referred to the map in the brochure received from Sydney Water regarding the 3 Towns Sewerage and enquired if the areas between the existing Wilberforce Village and Old Sackville Road has been included.

The Director Infrastructure Services advised that the areas is included in terms of capacity but not included in terms of actually servicing at this stage.

The meeting terminated at 10.16pm.

Submitted to and confirmed at the Ordinary meeting held on 13 November 2007.

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Mayor