



COMMITTEE OF THE WHOLE MEETING OF COUNCIL

Held in the Council Chambers
Canada Bay Civic Centre
1a Marlborough Street, Drummoyne
on Tuesday, 3rd November 2009, commencing at 6.06p.m.

MINUTES

Present: Cr Tsirekas (Mayor)
Cr Cestar
Cr Fasanella
Cr Kenzler
Cr McCaffrey
Cr Megna
Cr O'Connell
Cr Tyrrell

In attendance: Mr Gary Sawyer (General Manager)
Mr B Cook
Mr T McNamara
Mr J Osland
Ms N Butler
Ms K Ford

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Committee of the Whole Meeting of Council 03 November 2009

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CW- 2278 RESOLVED

(Crs Tsirekas/Megna)

THAT the request for leave of absence for Councillor O'Hara is granted.

APOLOGIES

Nil

DECLARATIONS OF PECUNIARY INTEREST

Nil

**MM-1 MAYORAL MINUTE: TELECOMMUNICATION
TOWER AND FLOOD LIGHTING AT TIMBRELL PARK**

CW- 2279 RESOLVED

(Crs Tsirekas/Megna)

1. THAT Council requests Urbis on (behalf of Telstra) to withdraw the current application and that Council request the State Government to withdraw land owners consent for lodgement of this application.
2. THAT residents and submitters are notified of Council's position.

**MM-2 MAYORAL MINUTE: NSW LOCAL
INFRASTRUCTURE FUND**

CW- 2280 RESOLVED

(Crs Tsirekas/O'Connell)

THAT Council make application to the Minister of Planning for funding under the State Governments interest free loan to fund Councils 5 year infrastructure renewal program.

ITEM-1 LIGHTING TO DRUMMOYNE OVAL AND TAPLIN PARK (DA520/2009)

Ms. D. Thomas of 2 Dempsey Place, Drummoyne addressed the Committee.

CW- 2281 RESOLVED

(Crs Kenzler/Fasanella)

- (A) Pursuant to Sections 80/91 of the Environmental Planning and Assessment Act 1979 (as amended)

THAT Council, as the determining authority, grant consent to Development Application No. 520/09 to the construction and installation of lighting on land at Drummoyne Oval and Taplin Park (Bayswater Street), Drummoyne subject to the following site specific conditions. In granting consent Council has regard to the merit considerations carried out in the assessment report and pursuant to s.79C of the Environmental Planning and Assessment Act. On consideration of the merits of the case Council acknowledges the areas of non-compliance arising from the application but notes that it supports the application based on the particular circumstances of the case and does not consider that the consent gives rise to a precedent.

1. **Consent & Approved Plans:** (CA1)

Drawing No.	Prepared by:	Dated:
DA-01, Revision A	Webb Australia Group (NSW) Pty Ltd	08/09/09
DA-02, Revision A	Webb Australia Group (NSW) Pty Ltd	08/09/09
DA-03, Revision A	Webb Australia Group (NSW) Pty Ltd	08/09/09

(Insert refers to approved plans)

2. **Maritime Requirements:**

The following requirements must be satisfied and adhered to at all times:

- 1) Light projected from lighting towers must not affect vessels navigating to Five Dock boat ramp. Towers will require guards on the fixture to direct light only to Taplin Park Oval;
- 2) The pedestrian lights must not direct light towards the water;

- 3) The 25 metre lighting poles on the south east side of the park must only direct light at the park and be fitted with guards, so light is not directed to the water".

(Reason: Compliance and amenity)

3. **Environmental Health Requirements:**

The following requirements relating to environmental health must be satisfied and adhered to at all times:

- 1) Erosion and Sediment Control Measures are to be implemented where any excavation works are undertaken or stockpiles of soils are stored. Should these not be in place, Council will issue fines under the Protection of the Environment Act.
- 2) Soil and waste are to be prevented from entering the stormwater drainage system at all times, including mud and dirt which is not to be tracked off site on the wheels of vehicles leaving the site.
- 3) The submitted Acid Sulfate Soil Management Plan is to be closely followed and complied with throughout the course of the development.
- 4) Waste soil is to be classified into the various types and disposed of accordingly. The waste streams are to be kept separate on site. If streams are mixed, the waste soil should be disposed of to the highest classification.

(Reason: Environmental health requirements of approval)

4. **Light Spill:**

Lights shall be installed and maintained in accordance with Australian Standard 4282-1997 "Control of the Obtrusive Effects of Outdoor Lighting".

(Reason: Compliance and amenity)

5. **Transport Management Plan:**

A Transport Management Plan, prepared by a suitably qualified Engineer, is to be prepared and submitted to Council, which accounts for factors such as the limited availability of parking and which incorporates plans for promoting the use of public transport services.

(Reason: Compliance and amenity)

6. **Hours of Illumination:**

The hours of operation of the lighting are restricted to the following:

Drummoyne Oval

Monday to Friday	Training level lighting from Dusk to 10pm in accordance with current use
Saturday and Sunday	Match level to a maximum of 6pm in accordance with current use
Special Events	Dusk to 11pm (maximum 6 events per calendar year)

Taplin Park

Monday to Friday	Training level lighting from Dusk to 9pm in accordance with current use
Saturday and Sunday	Match level to a maximum of 6pm in accordance with current use

Pedestrian Lighting

All year round	Dusk to Dawn
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Lights are not to be utilised outside of the timeframe stipulated above.

The lighting system shall be electronically controlled from a central location at Council's discretion.

(Reason: Environmental amenity)

7. **Pedestrian lights**

Pedestrian lights be replaced with lights that:

- a) comply with NSW Maritime condition; and
- b) have capacity for solar panels and wind generators or have capacity to be retrofitted for solar panels and wind generators at minimal cost.

and the following summarised standard conditions;

8. **Sydney Water Approvals:** (OA5)
9. **Obtaining a Construction Certificate for Building Work:** (CC1)
10. **Application for a Construction Certificate:** (CC2)

(a), (b), (c), (f)

(Insert refers to information to be submitted with the Construction Certificate)
11. **Prior to Commencement of Works and Appointment of PCA:**
(SM1)
12. **Stamped Plans:** (SM3)
13. **Fencing of Construction Area:** (SM4)
14. **Construction Hours:** (SM7)
15. **Plant Noise:** (SM8)
16. **Dust and Waste:** (SM9)
17. **Excavation and Backfilling:** (SM10)
18. **Records of Inspection & Compliance Certificates:** (SM14)
19. **Inspections for Building Work (Classes 1 or 10):** (CM7)
20. **Materials:** (CM3)
21. **Long Service Levy Payments:** (CM10)
22. **Construction Management Program:** (GB1)
23. **Excavation – Water:** (AA1)
24. **Burning of Demolition Materials:** (D2)
25. **Burying of Demolition Materials:** (D3)
26. **Prevention of Nuisance to Inhabitants:** (D4)
27. **Site Security for Demolition Works:** (D5)

28. **Damage Deposit:** (CO2)

\$10,000

(Insert refers to damage deposit amount)
29. **Damage Report:** (CO10)
30. **Restoration Works to Council Property:** (CO3)
31. **Skips on Council's Footpath:** (CO6)
32. **Road Opening Permit:** (CO9)
33. **Traffic Control:** (CO13)
34. **Erosion, Sediment and Pollution Control:** (EP2)
35. **Section 94A Levy Contribution:** (CU5)

\$46,810.00 (Contribution)
166.3 (CPI)

(Insert refers to contribution amount and consumer price index)
36. **Protection of the Environment Operations Act 1997:** (EP1)
37. **Noise & Vibration:** (EP3)
38. **Noise (Construction):** (EP6)
39. **Noise (General):** (EP7)
40. **Energy Australia Requirements:** (U1)
41. **Compliance with Building Code of Australia:** (P1)
42. **Building, Subdivision and Demolition Works - Signs Erected on Site:** (P3)
43. **Prior to Issuing of Occupation Certificate:** (OC1)

44. **Prior to the issue of the Construction Certificate the following fees are to be paid to Council: (SF1)**

\$10,000 (Damage Deposit)
\$46, 810.00(Section 94A Levy Contribution)

(Insert refers to damage deposit amount and section 94A levy contribution amount)

45. **Other Fees and Charges (SF2)**

(B). THAT it be noted that funding for this project was received from the State Government.

(FOR: Crs Cestar, Fasanella, Kenzler, McCaffrey, Megna, O'Connell, Tsirekas and Tyrrell)

(AGAINST: Nil)

**ITEM-2 27 NIELD AVENUE, RODD POINT - S96
MODIFICATION TO DA 112/06 FOR INSTALLATION
OF AIR-CONDITIONING UNITS & SOLAR PANELS**

The following people addressed the Committee:

Mr. C. Trefry of 30 Princess Avenue, Rodd Point
Mr. G. & Mrs. S. Parekh, owners of 27 Neild Avenue, Rodd Point.

CW- 2282 RESOLVED
(Crs Megna/O'Connell)

Pursuant to the provision of Section 96 of the Environmental Planning and Assessment Act 1979 (as amended), it is recommended:

THAT Council, as the responsible authority, resolve to modify Development Consent No. 112/2006 on land at 27 Nield Avenue, Rodd Point only in so far as will provide for the deletion of conditions numbered 1 and 99 on the notice of determination and the insertion in lieu thereof the following new conditions;

1. **Consent & Approved Plans:**

Development shall take place and operate generally in accordance with this consent accompanied by the following plans and documentation except where otherwise altered or amended by other conditions of this consent.

Drawing No.	Prepared by:	Dated:
DA 02 'B'	CMT Architects	03.08.06
DA 03 'B'	CMT Architects	03.08.06
DA 04 'B'	CMT Architects	03.08.06
DA 05 'B'	CMT Architects	03.08.06
DA 07 'A'	CMT Architects	30.06.06
DA 09 'B'	CMT Architects	03.08.06
DA 10	CMT Architects	undated
Landscape plan L 01 Issue B	Ray Fuggle & Associates Pty Ltd	01.03.06
Schedule of External Finishes		
SECT96 - 01 B	CMT Architects	17.07.09
SECT96 - 02 B	CMT Architects	17.07.09
SECT96 - 03 B	CMT Architects	17.07.09

99. **Removal of Aluminium Screen to Roof Top:**

The aluminium louvered screen installed along the rear western side of the roof top is to be removed from the rooftop as it is now considered to be an unnecessary development and results in unreasonable bulk and scale.

(Reason: Visual amenity)

100. **Parapet Wall Height to Rear Elevation:**

The parapet wall on the rear elevation of the existing dwelling shall be raised to a height of 400mm above the existing finished level of the rooftop slab. Alternatively, the existing aluminium louvered screen on the rear elevation can be lowered to 400mm above the finished level of the roof top slab. This is to ensure compliance with the plans approved by Council for Development Application No. 112/2006 and to effectively screen the solar panels to be erected on the rooftop of the dwelling.

(FOR: Crs Kenzler, Megna, O'Connell and Tsirekas)
(AGAINST: Crs Cestar, Fasanella, McCaffrey and Tyrrell)

The resolution was carried on the casting vote of the Mayor.

**ITEM-3 90 TENNYSON ROAD, MORTLAKE - DA 434/2008 FOR
DEMOLITION OF EXISTING BUILDING AND
CONSTRUCTION OF MIXED USE DEVELOPMENT
COMPRISING 25 DWELLINGS AND 6 RETAIL
TENANCIES**

Mr. J. McCormack of 7-11 Bayard Street, Mortlake addressed the Committee.

Ms. C. Allan, Consultant Planner, answered questions relating to this item.

CW- 2283 RESOLVED

(Crs Kenzler/Fasanella)

Pursuant to Sections 80/91 of the Environmental Planning and Assessment Act 1979 (as amended)

- A THAT the concurrence of the Director General of the Department of Planning be assumed for variation of the statutory standards contained in clauses 4.3 and 4.4 of the Canada Bay Local Environmental Plan 2008.

- B THAT consent be issued for the demolition of the existing industrial building and construction of a 4 storey retail and residential building with 1.5 levels of basement car parking on land at 90 Tennyson Road, Mortlake, subject to the following conditions.

1. **Consent & Approved Plans: (CA1)**

Development shall take place and operate generally in accordance with this consent accompanied by the following plans and documentation:

Architectural Plans

<i>Drawing No.</i>	<i>Prepared by:</i>	<i>Dated:</i>
DA-00A	CMT Architects	July 2009
DA-01A	CMT Architects	July 2009
DA-02A	CMT Architects	July 2009
DA-03A	CMT Architects	July 2009
DA-04A	CMT Architects	July 2009
DA-05A	CMT Architects	July 2009
DA-06A	CMT Architects	July 2009
DA-07A	CMT Architects	July 2009
DA-08A	CMT Architects	July 2009
DA-09A	CMT Architects	April 2008
DA-09.1A	CMT Architects	April 2008
DA-10A	CMT Architects	July 2009

<i>Drawing No.</i>	<i>Prepared by:</i>	<i>Dated:</i>
DA-11A	CMT Architects	July 2009
DA-12A	CMT Architects	July 2009
DA-13	CMT Architects	April 2008
DA-14	CMT Architects	April 2008
DA-15	CMT Architects	April 2008
DA-16	CMT Architects	April 2008

Stormwater Plans

<i>Drawing No.</i>	<i>Prepared by:</i>	<i>Dated:</i>
940-S1/7, revision B	John Romanous & Associates	23/6/08
940-S2/7, revision B	John Romanous & Associates	23/6/08
940-S3/7, revision B	John Romanous & Associates	23/6/08
940-S4/7, revision B	John Romanous & Associates	23/6/08
940-S5/7, revision B	John Romanous & Associates	23/6/08
940-S6/7, revision B	John Romanous & Associates	23/6/08
940-S7/7, revision B	John Romanous & Associates	23/6/08

except where otherwise altered or amended by other conditions of this consent.

Please read the conditions of this development consent carefully and make sure that you understand all the conditions that have been imposed.

Any minor modification to the approved plans will require the lodgement, and assessment of an “Application to Modify Consent” under Section 96 of the Environmental Planning and Assessment Act, 1979, (as amended). Major modifications to the approved plans shall require the lodgement, and consideration of a new Development Application.

(Reason: Statutory requirement and to clarify the terms of the consent)

2. Amended Plans:

- (a) The applicant is required to amend the proposal to include one of the following 2 options:-
- The internal driveway must be a minimum 5.50m wide (clear width) for the first 6 metres inside the property so as to allow entering and exiting vehicles to pass within the site. Should the driveway narrow after this point it is then to be designed with a minimum 1.5m x 1.5m splay to allow the passing to work.
- OR

- The applicant is required to propose a system to manage the potential conflict of vehicles travelling along the driveway ramp. A system of traffic lights and/or mirrors may be required to indicate traffic movement on the ramp. Any signal system must maintain a green signal to entering vehicles at the point of entry, and must maintain a red signal when an exiting vehicle is detected.
- (b) Given that the open space area (location) is a safe and secure area, the applicant shall install activities for children (eg painted games on surface, activity centre attached to wall) to the satisfaction of Council.
- (c) The applicant is required to submit revised car parking layout plans that meet the minimum requirements of AS2890.1: 2004.

Note: This involves a change to the Development Application plans as submitted to Council and this change shall be reflected on the plans submitted to the Principal Certifying Authority with the Construction Certificate for the proposed development.

(Reason: Compliance)

3. **Planning Agreement:**

A Planning Agreement pursuant to Section 93F of the Environmental Planning and Assessment Act 1979 is to be prepared and entered into between RAFQA Holdings Pty Ltd and the City of Canada Bay.

(Reason: Compliance and Public Benefit)

4. **Separate Approvals:**

Separate Development Approval shall be obtained for the use of each retail premises and any outdoor eating areas.

(Reason: To control the future development of the site)

5. **On Slab Landscaping:**

To ensure site landscaping thrives the on slab landscaping shown on the approved landscaping plan is to be designed to include a minimum soil depth of 650mm for shrubs and trees and 300mm for grass and ground covers, adequate drainage and a permanent, automatic irrigation system. Details shall be submitted with the Construction Certificate application.

(Reason: Landscape Maintenance)

6. **Landscape Maintenance Strategy:**

To ensure the survival of landscaping following works, a landscape maintenance strategy for the owner/occupier to administer over a 12 month establishment period following the issue of the Occupation Certificate shall be prepared and provided to the satisfaction of the Principle Certifying Authority with the Construction Certificate application. The strategy is to address maintenance issues such as, but not limited to plant survival, irrigation, soil testing, weeding, staking, fertilizing, remedial pruning and plant replacement.

(Reason: Landscape Maintenance)

7. **Tree Preservation:**

All street trees and trees on private property that are protected under Canada Bay Council's Tree Preservation Order 2004, shall be retained except where Council's prior written consent has been obtained, or where after approval of the relevant Construction Certificate, trees stand within the envelope of the approved buildings or within the alignment of approved permanent paved vehicular access roads and parking areas.

(Reason: Landscape Maintenance)

8. **Noxious and Environmental Weeds:**

To prevent the spread of undesirable and invasive weed species and to ensure the preservation of urban bushland, public parks and natural waterways, all listed noxious and environmental weeds shall be removed and continually suppressed. Further information on noxious and environmental weeds can be obtained from Council's web site under the following headings Environment and Health, then Natural Environment and then the Noxious Weeds heading. Weeds list are also available from the Association of Australian Bush Regenerators website, www.aabr.org.au.

(Reason: Landscape Maintenance)

9. **Protection of Landscape Features:**

To minimise impacts on trees to be retained, no permanent fill or storage of building materials, excavated fill or topsoil during the site works shall take place within their drip lines.

(Reason: Tree Protection)

10. **Multiple Dwelling / Commercial Maintenance:**

Landscaping provided shall be maintained for the life of the development. Where vegetation approved as part of this consent dies, it must be replaced with new landscaping that is the same species or a species capable of achieving a similar height and spread to that approved under the landscape plan forming part of this consent.

(Reason: Landscape Maintenance)

11. **Damage Deposit: (CO1)**

\$10,000

(Insert refer to Damage Deposit Amount)

12. **Application for a Construction Certificate: (CC2)**

(a), (b), (c), (f)

(Insert refers to information to be submitted with the Construction Certificate)

13. **Section 94 Contributions: (CU1):**

The following Section 94 contributions are required towards the provision of public amenities and services in accordance with the City of Canada Bay Section 94 Plan for the Concord Area:

Residential

<u>Amenities and Services</u>	<u>Amount</u>
Community Facilities	\$64,479.28
Recreation and Public Open Space	\$136,368.32
Roads and Traffic Management	\$16,517.09
SUBTOTAL	\$217,364.69

Retail

Library	\$240.61
Roads	\$688.83
SUBTOTAL	\$929.44

TOTAL \$218,294.13

These contributions will be adjusted at the time of payment according to the CPI (Sydney – All Groups Index) and are to be received by Council before **A CONSTRUCTION CERTIFICATE** is issued.

A copy of the City of Canada Bay Section 94 Plan for the Concord Area may be inspected or obtained from Council's Citizens Services Centre, 1a Marlborough Street Drummoyne, during business hours.

(Reason: To retain a level of service for the existing population and to provide the same level of service to the population resulting from new developments)

14. **Prior to the issue of the Construction Certificate the following fees are to be paid to Council: (SF1)**

Sec. 94 levy: \$218,294.13

Damage Deposit: \$10,000

Total: \$228,294.13

and the following summarised standard conditions;

(Note: that the full text of standard conditions is contained in Council publication 'Standard Conditions' available at Council's customer service centre)

15. **Sydney Water Approvals: (OA5)**

16. **Sydney Water Approval: (OA6)**

17. **Prior to Commencement of Works and Appointment of PCA: (SM1)**

18. **Stamped Plans: (SM3)**

19. **Fencing of Construction Area: (SM4)**

20. **Hoarding Requirements: (SM5)**

21. **Construction Hours: (SM7)**

22. **Plant Noise: (SM8)**

23. **Dust and Waste: (SM9)**

24. **Excavation and Backfilling: (SM10)**

25. **Retaining Walls and Drainage:** (SM11)
26. **Support for Neighbouring Buildings:** (SM12)
27. **Protection of Public Places:** (SM13)
28. **Records of Inspection & Compliance Certificates:** (SM14)
29. **Toilet Facilities:** (SM15)
30. **Materials:** (CM3)
31. **Survey Report – New Dwelling, Commercial and Mixed use development:** (CM5)
32. **Progress Survey – Major Development (greater than two stories):** (CM6)
33. **Critical Stage Inspections for Building Work (Classes 2,3 or 4):** (CM8)
34. **Critical Stage Inspections for Building Work (Classes 5 ,6, 7, 8 or 9):** (CM9)
35. **Long Service Levy Payments:** (CM10)
36. **BASIX Certificate Compliance:** (CM11)
37. **Construction Management Program:** (GB1)
38. **Certificate of Test of Mechanical Ventilation:** (GB5)
39. **Dilapidation Survey:** (GB12)
40. **Structural Adequacy:** (GB13)
41. **Damage to Adjoining Properties:(GB15)**
42. **Grated Drain to Garage (Basement / Driveway):** (GA2)
43. **Excavation – Water:** (AA1)
44. **Construction Within Boundary:** (AA2)
45. **Privacy - Obscure Glass:** (AA8)

46. **Lighting:** (AA12)
47. **Service Ducts:** (AA17)
48. **Asbestos Removal:** (D1)
49. **Burning of Demolition Materials:** (D2)
50. **Burying of Demolition Materials:** (D3)
51. **Prevention of Nuisance to Inhabitants:** (D4)
52. **Site Security for Demolition Works:** (D5)
53. **Fire Safety Certificate:** (FS1)
54. **Annual Fire Safety Statement:** (FS2)
55. **Fire Safety Schedule:** (FS3)
56. **Vehicular Crossings:** (VA2)
57. **Ancillary Works and Redundant Vehicular Crossings:** (VA3)
58. **Certification of the Stormwater Drainage System Design:** (SW12)
59. **Certification of the Constructed Stormwater Drainage System:**
(SW13)
60. **Rainwater Re-use:** (SW16)
61. **Covenant & Restriction as to User for Stormwater Controlled Systems:** (SW19)
62. **Aisles, Ramps & Internal Circulation:** (CP10)
63. **Visitor Sign:** (CP11)
64. **Bicycles:** (CP12)
65. **Space Enclosure:** (CP13)
66. **Vehicle Direction:** (CP14)
67. **Disability Discrimination Act:** (DA1)

68. **Access for people with disabilities:** (DA2)
69. **Road Opening Permit:** (CO9)
70. **Damage Report:** (CO10)
71. **Protection of Public Places:** (CO12)
72. **Traffic Control:** (CO13)
73. **Waste Management:** (WM3)
74. **Protection of the Environment Operations Act 1997:** (EP1)
75. **Sediment & Erosion Control:** (EP2)
76. **Noise & Vibration:** (EP3)
77. **Noise (Construction):** (EP6)
78. **Noise (General):** (EP7)
79. **Compliance with Building Code of Australia:** (P1)
80. **Home Warranty Insurance** (P2)
81. **Building, Subdivision and Demolition Works - Signs Erected on Site:**
(P3)
82. **Strata Subdivision:** (SD2)
83. **Obtaining a Construction Certificate for Building Work:** (CC1)
84. **Prior to Issuing of Occupation Certificate:** (OC1)
85. **Other Fees and Charges** (SF2)
86. **Compliance with SEPP 55 - Contamination of Land**

The recommendations contained in the Geotechnical Investigation Report prepared by Brink and Associates Pty Ltd dated 24 July 2008, the Preliminary Environmental Site Assessment carried out by Aargus Pty Ltd dated March 2008, and the Acid Sulphate Soil Assessment report prepared by Aargus Pty Ltd dated June 2008 shall be complied with at all times during demolition and construction works.

A NSW Environment Protection Authority accredited auditor shall be engaged by the applicant to carry out and submit a Site Audit Statement to Council verifying that the recommendations contained in the abovementioned reports have been satisfied. This Site Audit Statement shall be submitted to Council following the demolition of all buildings on the site and prior to the commencement of any construction works.

ADVISORY NOTES

(FOR: Crs Cestar, Fasanella, Kenzler, McCaffrey, Megna, O'Connell, Tsirekas and Tyrrell)
(AGAINST: Nil)

ITEM-4 REMOVAL OF TOLL FROM M4 EAST MOTORWAY

CW- 2284 RESOLVED

(Crs O'Connell/Cestar)

1. THAT Council make representations to the Premier and Minister for Roads regarding the impacts of removal of the M4 toll on our local community and on Council's budget.
2. THAT the Roads and Traffic Authority fund a major traffic study into the effects of the decision to place additional traffic in Canada Bay.
3. THAT the Roads and Traffic Authority fund the required Local Area Traffic Management works to protect our residents.
4. THAT the Roads and Traffic Authority fund additional road maintenance in Canada Bay to cater for the damage to our infrastructure.
5. THAT the Mayor write to residents informing them of the increased traffic that they will be likely to experience as a result of the proposed removal of the M4 toll.

THE MEETING CLOSED AT 7.46P.M.

CHAIRMAN