

Hawkesbury City Council Committee Business Papers

Meeting Date

28 NOV 1989

GENERAL PURPOSE COMMITTEE MEETING

BUSINESS

- 1. APOLOGIES**
- 2. CONFIRMATION OF MINUTES**
- 3. WORKS**
- 4. DEVELOPMENT**
- 5. FINANCE**

Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 31st October, 1989 commencing at 9.30 am.

PRESENT: Alderman J.J. Horrex, Mayor, and Alderman R.C. Bazeley, R.S. Benson, H.J.M. Books, F.Y. Denne, P.E. Gibson, G.G. Michael, R.F. Rotherham, L.C. Sheather, W.J. Sledge and R.P. Stubbs.

An apology for absence was received from Alderman Mackay and from Alderman Bazeley who would be arriving late.

Alderman Bazeley arrived at the meeting at 9.47 a.m.

RESOLVED on the motion of Alderman Stubbs seconded by Alderman Denne that the apologies be accepted.

RESOLVED on the motion of Alderman Gibson seconded by Alderman Books that the Minutes of the General Purpose Committee Meeting held on 26th September, 1989, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - WORKS

WORKS COST STATEMENT

THE WORKS COST Statement to 30th September, 1989, be adopted and the revised estimates of cost be adopted.

1. APPEAL - SUBDIVISION PORTIONS 135, 136, 137, 138 & 139 COX STREET, WINDSOR. S89/6 [1.425]

Alderman Books declared an interest in this matter.

THAT THE INFORMATION regarding the decision handed down from the appeal lodged against conditions imposed on the subdivision of Portions 135, 136, 137, 138 and 139 Cox Street Windsor be received.

2. STREAM CLEARING - REDBANK CREEK. F84/13, L14/88 [1.426]

1. THAT THE REPORT on stream clearing in Redbank Creek be received.
2. That Council undertake selected desnagging along Redbank Creek and appropriate clearing of the public reserves that abut onto the Creek located in the North Richmond Village.

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Chairman

3. That the attention of The Water Board be directed to the need for attention along Redbank Creek through the Board's land to clear unwanted growth.

3. FLOOD DAMAGE - CABBAGE TREE ROAD. 665-301 [1.427]

THAT THE REPORT on the flood damage repairs, Cabbage Tree Road, Grose Vale be received and the cost variation from within the programme approved.

4. WHEENY CREEK CROSSING. B27/15 [1.428]

COUNCIL MAKE PROVISION in the 1990 road programme to provide a rock matrix causeway at Wheeny Creek crossing at an estimated cost of \$20,000.

5. DOROTHY STREET, FREEMANS REACH - LOAN PROGRAMME 1988/89. 665-406 [1.429]

THAT THE AMOUNT of \$39,513 (thirty nine thousand five hundred and thirteen dollars) from the 1986/87 Road Construction Programme be re-allocated to the Dorothy Street kerb and gutter and pavement reconstruction programme.

6. 1988/89 ROAD CONSTRUCTION PROGRAMME. R190 [1.430]

THAT RECONSTRUCTION OF Kable Street from Macquarie Street to George Street at an estimated cost of \$35,400 (thirty five thousand four hundred dollars) and Fitzgerald Street from Macquarie Street to George Street at an estimated cost of \$48,200 (forty eight thousand two hundred dollars) be undertaken and the reconstruction of George Street from Richmond Road to the Railway Station and Argyle Street to Campbell Street be included in the 1989/90 loan construction programme, with the remaining funds previously allocated to these projects (\$15,030) (fifteen thousand and thirty dollars) being reallocated to the George Street reconstruction project.

Report of the Local Traffic Committee Meeting held on Friday 20th October, 1989
in the Council Chambers at 10am.

PRESENT: Alderman H.J.M. Books, Chairman
Sgt. R. Pakes, NSW Police Department
Mr. G. Smith, Roads & Traffic Authority
Mr. R. Searle, Office of K.R. Rozzoli MP
Mr. C. Daley, Manager of Operations
Mr. M. Coulter, Deputy Manager of Town Planning

APOLOGIES: Mr. G. Hatch, Ministry of Transport

Moved by R. Pakes, seconded by G. Smith that the apology be received.

CONFIRMATION OF MINUTES:

Moved by R. Pakes, seconded by H.J.M. Books that the Minutes of the previous meeting held on 15th September, 1989, be confirmed.

DEVELOPMENT APPLICATIONS

ITEM 1: (File DA334/89) [1.431]

APPLICANT: J. & V. MORRIS

LAND & LOCATION: LOT 4 DP210461 BELLS LINE OF ROAD,
BILPIN

SUBJECT: ESTABLISHMENT OF DOG KENNELS

Committee's Recommendation

That no objection be made to the development on the condition that the road shoulder on the eastern approach to the development be widened to three metres over a distance of 70 metres approaching the property entrance to allow for deceleration of vehicles.

ITEM 2: (File DA214/89) [1.432]

APPLICANT: SOUTH WINDSOR GOSPEL TRUST
LAND & LOCATION: LOT 51 DP263057 BEASLEY PLACE,
SOUTH WINDSOR

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SUBJECT: ERECTION OF A CHURCH HALL

Mr. W. Wilson addressed the Committee.

Committee's Recommendation

That no objection be made to the development on traffic grounds, however, conditional on the amount of off-street parking being increased to 7 (seven) and recommend the relocation of the proposed 90° (ninety) angle parking to the rear fence with all parking being off-street.

CORRESPONDENCE

ITEM 3: (File 665-347, 665-343, 665-731,
665-1343, 665-2343) [1.433]

CORRESPONDENT: HOME CARE SERVICE OF NSW

SUBJECT: PEDESTRIAN CROSSINGS

A request has been received on behalf of the Hawkesbury Aged Care Committee for consideration to the provision of pedestrian crossings at the following locations:-

- i) Across March Street at Chapel Street, Richmond (at the site of the Hawkesbury Village Retirement Units).
- ii) Outside Coles, across Windsor Street, Richmond
- iii) Across Campbell Street at George Street, South Windsor.

Committee's Recommendation

1. That the existing controlled crossing facility at the intersection of Bosworth and March Streets be used rather than the provision of an uncontrolled crossing adjacent to Chapel Street, which has been proven to be dangerous, particularly to the elderly.
2. Previous counts have been undertaken in this area and no action was warranted, however, the need for an additional crossing in this area be investigated in conjunction with the proposed extension of Richmond Shopping Mall.

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3. Referred to Council to undertake a traffic count to determine if a warrant exists for the facility.

ITEM 4: (File 665-703) [1.434]

CORRESPONDENT: ROADS & TRAFFIC AUTHORITY

SUBJECT: WILBERFORCE PUBLIC SCHOOL -
GEORGE ROAD, WILBERFORCE

Forwarding details of a traffic count undertaken on George Road, Wilberforce, (attached).

	<u>7.30-9.30am</u>	<u>2.30-4.30pm</u>
Eastbound traffic	51	78
Westbound traffic	75	52
85th percentile speed Eastbound traffic	59kph	60kph
85th percentile speed Westbound traffic	62kph	58kph
Pedestrian crossing at pedestrian gate	90	40
Pedestrian crossing at vehicular entrance	46	13

Submitted for consideration.

Committee's Recommendation

That the bus zone in George Road, Wilberforce be relocated further to the east and a children's crossing be provided on the eastern side of Mayne Street. The Principal of the School be requested to give an undertaking to put the flags out during school hours only and direct the children to use the small gate access.

ITEM 5: (File 665-2306, 665-212) [1.435]

CORRESPONDENT: MR. P. JAMIESON

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SUBJECT: INTERSECTION OF WATTLE STREET AND
BOWEN MOUNTAIN ROAD, BOWEN
MOUNTAIN

Requesting consideration to the provision of improved signs indicating the condition of the intersection.

Referred from the previous Committee Meeting for a plan to be prepared for improved signposting.

Committee's Recommendation

Deferred to the next Local Traffic Committee Meeting.

ITEM 6: (File 665-2019) [1.436]

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: THE TERRACE, WINDSOR - PARKING
RESTRICTIONS

Committee's Recommendation

That the matter be considered in conjunction with the overall Local Area Traffic Management Plan.

ITEM 7: (File 665-212, 665-729, 665-1903) [1.437]

CORRESPONDENT: NSW POLICE DEPARTMENT

SUBJECT: INTERSECTION OF BOWEN MOUNTAIN
ROAD WITH GUNBOWER ROAD AND
SERPENTINE LANE, BOWEN MOUNTAIN

Requesting consideration to the provision of 'Give Way' signs at the intersection.

Committee's Recommendation

That 'Give Way' signs be erected on Gunbower Road and Serpentine Lane, giving priority to Grose Vale Road.

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The Manager of Engineering Services pointed out that the recommendation should read "That 'Give Way' signs be erected on Gunbower Road and Serpentine Lane, giving priority to Bowen Mountain Road."

ITEM 8: (File 665-510) [1.438]
CORRESPONDENT: HAWKESBURY CITY COUNCIL
SUBJECT: EAST KURRAJONG ROAD, SECTION 2

Requesting quarry operators be approached to regulate trucks leaving the quarry and request 'Give Way' signs be erected at the egress from the quarries.

Committee's Recommendation

That the quarry operators be approached to regulate trucks leaving their respective quarries and provide 'Give Way' signs at the egress from the properties.

ITEM 9: (File 665-2342) [1.439]
CORRESPONDENT: ROADS & TRAFFIC AUTHORITY
SUBJECT: WINDSOR ROAD - CHILDREN CROSSING
ADJACENT TO WINDSOR HIGH SCHOOL

A meeting was held between the Roads & Traffic Authority, Police and the Secretary of the Windsor High School Parents and Citizens Association at Windsor High School, regarding school children crossing Windsor Road at that location. It was suggested that a pedestrian refuge be constructed on the eastern side of the ESSO Service Station, provided that an undertaking be received from the School, that children will be channelised towards the crossing and the height of the existing fence be raised to deter crossing of the road in random locations.

This information will be forwarded to the High School by the Roads & Traffic Authority.

Committee's Recommendation

That the information be received.

ITEM 10: (File 665-2342) [1.440]

CORRESPONDENT: ROADS & TRAFFIC AUTHORITY

SUBJECT: DIRECTION TO RESTRICT

The Roads & Traffic Authority has directed that a speed limit of 60kph be fixed from the existing 60-80kph zone change 250m east of McGrath Road to 100m east of Groves Avenue (a distance of 550m).

Committee's Recommendation

That the information be received.

FURTHER THAT COUNCIL apply to have Windsor Road widened from Fitzroy Bridge right through to Groves Avenue at the end of the 60 kph zone to eliminate the restriction of traffic from only one lane in each direction.

Date of Next Meeting: 17th November, 1989

The meeting terminated at 11.50am

THE REPORT BE received and the recommendations adopted, subject to the alteration to Item 7 and the additional recommendation in Item 10.

SECTION 2 - PLANNING & DEVELOPMENT

1. G & Y WHOLESALE - HOME OCCUPATION - OFFICE FOR FULL DEALERS CAR LICENCE - LOT 3 DP 214348, 40 PITT TOWN ROAD, PITT TOWN. DA 320/89 [10.490]

Mr.Barnes was available to answer questions.

THAT CONSENT BE granted for the "Home Occupation" subject to the following conditions;-

1-2 Standard Conditions - (DS'S) 31, 51.

3. The development shall, at all times, conform with the following definition of "Home Occupation" as defined in the Hawkesbury Local Environmental Plan, 1984.

"Home Occupation" means an occupation carried on in a dwelling-house or in a dwelling in a residential flat building by the permanent residents of the dwelling-house or dwelling which does not involve-

- a. the registration of the building under the Factories, Shops and Industries Act, 1962;
- b. the employment of persons other than those residents;
- c. interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products or grit, oil or otherwise;
- d. the display of goods, whether in a window or otherwise; or
- e. the exhibition of any notice, advertisement or sign (other than a notice, advertisement or sign exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident);

4. Motor vehicles associated with wholesaling shall not be stored on-site at any time.

2. G.B. HIRST - ESTABLISHMENT OF A FISH FARM - J & B VASS - LOT 7, DP 7571, 89 BOUNDARY ROAD, GLOSSODIA. DA 201/89 [10.491]

THAT THE APPLICATION be approved subject to the following conditions:-

1-6. Standard Conditions (DAs) 31, 33, 39, 70, 100, 102.

7. The development being carried out in accordance with the plans received by Council on 29th May, 1989.

8. Fish shall not be slaughtered or cleaned on-site.

9. The proprietor is to advise the Manager of Environment and Building Services 24 (twenty four) hours prior to any release of waste waters associated with the proposed fish farm.
10. The applicant shall cause minimum disturbance to natural flora and shall only remove vegetation or clear land which would impede building operation. No other trees on the subject land shall be removed or destroyed or clearing take place without the prior consent of Council.
11. No advertisement concerning the fish farm shall be erected or displayed without first gaining Development Consent and licensing under the provision of Ordinance 55 of the Local Government Act, 1919, as amended.
12. Compliance with the State Pollution Control Commission's guidelines.
13. Compliance with the requirements of the Department of Agriculture and Fisheries Requirements.

3. E. WHITBREAD - THE ESTABLISHMENT AND CONDUCT OF A COMBINED WEDDING RECEPTION/FUNCTION CENTRE AND RESTAURANT - LOT A, DP 370895, RESUB. PART PORTION 69, CORNER PUTTY ROAD (WINDSOR ROAD) AND FREEMANS REACH ROAD, WILBERFORCE. DA 340/89 [10.492]

THAT THE APPLICATION be approved subject to the following conditions:-

- 1-8. Standard Conditions (DAs) - 11, 20, 31, 32, 34, 53, 70, 73.
9. The construction of kerb and gutter with the footway area being formed in earth and all necessary drainage, together with the full construction, including sealing of the adjacent road shoulder over the frontage of the land to Freemans Reach Road, together with any such works as are necessary to make this construction effective.
10. 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 (six).
11. Construction of road and drainage works are not to commence until three (3) copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
12. Parking shall be provided for 17 (seventeen) vehicles in accordance with Council's regulations and parking policy. These car parking spaces shall

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have a clear width of 2.6m (two point six), a depth of 5.5m (five point five) and a clear head height of 2.3m (two point three). Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.

13. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise, and shall be kept clear for that purpose at all times.
14. The development being carried out in accordance with the plans received by Council on the 15th September, 1989, except where amended by conditions of consent.
15. The provision of an adequate truck area to cater for the removal of effluent from the septic tank. This space shall have a clear head height of 3.6 (three point six) metres.
16. All loading and unloading in relation to the use of the premises shall take place wholly within the property.
17. The hours of operation being confined to between 11.00am and 3.00am.
18. A full hydraulic design shall be submitted with the Building Application showing all drain and plumbing lines, flow rates and fixture units.
19. The existing on site disposal shall be converted to effluent removal service of septic tank application shall be lodged with full hydraulic details. The system is to be completed and ready for use prior to commencement of the proposed use.
20. A commercial grease trap shall be provided to cater for the projected loads of the kitchen.

4. J BOWDEN & CO - SUBDIVISION OF LAND INTO TWO LOT
GENERALLY IN ACCORDANCE WITH THE PLAN SUBMITTED - LOTS A
& B (RESUB PORTION 387 PARISH WILBERFORCE) CNR LAMROCK
AVENUE & CREEK RIDGE ROAD, FREEMANS REACH. S89/76 [10.493]

1. THAT THE APPLICATION be supported pursuant to State Environmental Planning Policy No. 1, and be forwarded to the Department of Planning for the concurrence of the Director.
2. Upon receipt of the Director's concurrence, the application be determined under delegated authority subject to standard conditions, but not including any monetary contributions.

5. COMPACT TENNIS (NSW PTY LTD) - TENNIS COURT WITH LIGHTS - LOT 5 DP 239937, 21 HANCKEL ROAD, OAKVILLE. DA303/89 [10.494]

THAT THE APPLICATION be approved subject to the following conditions:-

- 1-2. Standard Conditions 102, 103.
3. The tennis court shall not be used for commercial purposes.

6. WAYNE MCDUGALL - TWO STOREY DWELLING FOR THE PURPOSE OF A DUAL OCCUPANCY - LOT 333 DP 259275, 2 CROSSLEY AVENUE, MCGRATHS HILL. DA 168/89 [10.495]

THAT THE APPLICATION be approved subject to the following conditions:-

- 1-5. Standard conditions 1 (\$3000) (three thousand), 6 (\$912) (nine hundred and twelve), 31, 70, 73.
6. The habitable floor level will be a minimum of 16.0 metres A.H.D.

7. MR N RUTLEDGE - 2 LOT SUBDIVISION - LOT 38 - DP 7565, BELLS LANE, KURMOND. S89/136 [10.496]

THIS MATTER BE deferred pending further discussions between Mr. Rutledge and the Manager of Town Planning.

8. K & K ROCHE - HOME OCCUPATION - SECRETARIAL SERVICES - LOT X DP 163974 WINDSOR STREET, RICHMOND. DA 338/89 [10.497]

THAT THE "HOME occupation" for the use as secretarial services be approved subject to the following conditions:

- 1-4. Standard conditions (DAs) 32, 33, 100, 105 (9.00am - 5.00pm).
5. The development shall, at all times, conform with the following definition of "Home Occupation" as defined in the Hawkesbury Local Environmental Plan, 1984.

"home occupation" means an occupation carried on in a dwelling-house or in a dwelling in a residential flat building by the permanent residents of the dwelling-house or dwelling which does not involve -

- (a) the registration of the building under the Factories, Shops and Industries Act, 1962;
- (b) the employment of persons other than those residents;

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- (c) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products or grit, oil or otherwise;
- (d) the display of goods, whether in a window or otherwise; or
- (e) the exhibition of any notice, advertisement or sign (other than a notice, advertisement or sign exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident).

9. H SPARGO - DOG KENNELS - LOT 4 DP 241309 BLAXLANDS RIDGE ROAD, EAST KURRAJONG. DA 177/89 [10.498]

AN INSPECTION BE carried out.

10. JENNINGS INDUSTRIES LTD - SUBDIVISION TO CREATE 2 TORRENS TITLE LOTS GENERALLY IN ACCORDANCE WITH THE SUBMITTED PLAN DATED 1ST AUGUST, 1989, REFERENCE 703/20893 - LOT 880 DP 789901, 57 GUARDIAN CRESCENT, BLIGH PARK. S89/116 [10.499]

- A. THAT THE APPLICANT'S SEPP No. 1 objection to the minimum lot size be supported.
- B. That the application be approved subject to the following conditions:
 - 1-5. Standard conditions (Subdivisions) 13, 36 (deleting the words "road and drainage or"), 37 (\$50.00) (fifty), 40 and 41 (\$140) (one hundred and forty).
 - 6. All service connections to the proposed dwellings being located wholly within each lot.
 - 7. The survey for the linen plan not to be undertaken until after the erection of the common wall which separates the two dwellings.
 - 8. The linen plan not being released until completion of the two dwellings.

11. MR C J KERRY - DUPLEX - LOT 4 DP 248295 DRUMMOND ROAD, KURRAJONG. DA 276/89 [10.500]

Mr.G.Forrest and Mr.R.Carney addressed the Committee as objectors.
Alderman Stubbs left the meeting at 4.30 p.m.

THAT THE DEVELOPMENT not be approved because :

1. The size and bulk of the proposed building is out of character with the adjoining area.
2. Does not comply with the Council building setback policy.
3. Not in the public interest.

12. R A PONT - CONVERSION OF THE UPPER TWO STOREYS OF THE BUILDING INTO SIX SELF-CONTAINED "BACHELOR" APARTMENTS GENERALLY IN ACCORDANCE WITH THE PLAN SUBMITTED - PART LOT 3, SECTION 4, 245 WINDSOR STREET, RICHMOND. DA 332/89 [10.501]

THE APPLICATION BE approved subject to the following conditions:

1. Submission of a building application, plans and specifications for consideration under the provisions of Part 6.6(6) of Ordinance 70.
2. All waste materials to be stored and disposed of to the satisfaction of the Manager of Environment and Building Services and in this respect, areas designated for waste bins storage shall be indicated on the submitted site plan.
3. The ground floor rear verandah shall be screened/fenced to prevent pedestrian movement over the cellar trap door or grated vent.
4. The ceilings of each storey, the ceiling of the detached flat and the soffit/underside lining of each verandah shall have a one hour fire rating resistant to the incipient spread of fire.
5. The internal stairway and landings shall be reconstructed using non-combustible materials and having pitches (going and riser ratios) complying with Part 24 of Ordinance 70 or, alternatively, the existing internal stairs shall be demolished and a non-combustible external stairway, accessible at each storey, shall be provided on the northern/rear side of the building.
6. The walls enclosing the stairwell and separating sole occupancy units shall have at least the fire protection provided by steel framework sheeted with 13mm plasterboard.
7. Any timber framed wall adjoining a roof space shall be sheeted with 13mm plasterboard.
8. All roof areas, including the southern/front verandah roof/platform, shall be sealed and/or reconstructed to prevent the entry or harbourage of vermin, particularly pigeons.

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9. All chimney openings into the sole occupancy units shall be sealed with rendered masonry.
10. Alarmed smoke and heat detectors shall be fitted in the existing ground floor shop, each sole occupancy unit and the internal stairwell.
11. Emergency lighting complying with Part 55.12 of Ordinance 70 shall be provided in the internal stairwell.
12. External wall openings and attic skylights shall be fire protected in accordance with Part 22.4 of Ordinance 70.
13. Design and construction of site drainage shall be carried out in accordance with Council's guidelines for stormwater drainage requirements for commercial, industrial and medium density developments.
14. Parking shall be provided for 7 (seven) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
15. A contribution of \$4,560 (four thousand, five hundred and sixty) based on \$912 (nine hundred and twelve) per additional dwelling, being a contribution for open space and community facilities as a consequence of residential flat development.
16. Incorporation of restoration works as recommended in the Richmond Townscape Study, including painting out the mural, reinstating chimney, erection of picket fence and the provision of a new pediment to the verandah, as well as repainting in a traditional colour scheme. The signage on the building is also to be altered to reflect a Victorian theme.
17. The works identified in Condition No. 16 are to be documented in the building application and approved by the Manager of Town Planning.

13. MR DAVID BEAR - STAGE 1 - CONSTRUCTION OF A DRIVE-IN LIQUOR STORE. STAGE 2 - RENOVATION OF HOTEL INCLUDING NEW BEER GARDEN - CNR LOT A, RESUB LOTS 1-3, SECTION 12, GEORGE STREET, WINDSOR. DA 712/88 [10.502]

THAT THE APPLICATION for construction of a drive-in liquor store and hotel renovations, including construction of a beer garden, be approved in two stages in accordance with the amended plans subject to the following conditions:

Stage 1 - Drive-in Liquor Store

1. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site.
2. Removal of the existing redundant layback crossing and replacement with sandstone kerb and gutter and the restoration of the footway area.
- 3-14. Standard conditions (DAs dated July 1989) 20, 31, 32, 34, 37, 38, 50 (10) (ten), 61, 70, 73, 100 and 102.
15. The direction of travel illustrated in the amended plan be reversed in order that the store be accessed via Tebbutt Street.
16. The width of the opening to the drive-in liquor store shall be reduced to 4 (four) metres and that a window similar to that in the northern wing of the building be provided in the area between the original window and the new wall of the drive-in liquor store.

Stage 2 - Hotel Renovations including new beer garden

1. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site.
2. Removal of the existing redundant layback crossing and replacement with sandstone kerb and gutter and the restoration of the footway area.
- 3-14. Standard conditions (DAs dated July 1989) 20, 31, 32, 34, 37, 38, 50 (10) (ten), 61, 70, 73, 100 and 102.
15. Provision of impact absorbing material surface within the children's playground.
16. Relocation of children's playground to adjacent to the beer garden.
17. The beer garden wall shall be in accordance with recommendations of the Windsor Streetscape Study, ie, infill panels shall be deleted, walls to be solid, columns to be increased in height and ball-shaped lights to be fixed to top of column.

14. J D PAINE - ERECTION OF A TENNIS COURT - "SUNNY BRAE", LOT 21 DP 603166 THE TERRACE, WINDSOR. DA 350/89 [10.503]

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Mrs.C.Paine addressed the Committee.

THAT APPROVAL BE granted to the construction of the tennis court subject to the following conditions:

1. The submission of an accurate site plan, drawn to scale, of the location of the court.
2. The court being fenced with coated cyclone mesh. The mesh coating colour is to be submitted to and approved by the Manager of Town Planning.
3. There being no lighting of the court without further approval of Council.

15. BODEN INVESTMENTS PTY LTD - OPERATION OF A PRIVATE TIP TO FILL THE SUBJECT LAND TO IMPROVE THE AGRICULTURAL USE OF THE SITE - PORTIONS 190, 192, 194, 224 AND PT 225 AND LOT 1 DP 58667 MULGRAVE ROAD, MULGRAVE. DA 319/89 [10.504]

AN INSPECTION BE carried out.

16. R G SAHASRABUDDHE - THE ESTABLISHMENT AND CONDUCT OF A PROFESSIONAL CONSULTING ROOM IN ACCORDANCE WITH THE SUBMITTED PLAN DATED 26TH SEPTEMBER, 1989 - LOT 1 DP 742310, NO. 58 MARCH STREET, RICHMOND. DA 347/89 [10.505]

THAT THE APPLICATION be approved, subject to the following conditions:

- 1-5. Standard conditions (DAs) 31 (if any structural works are to be carried out), 50 (4) (four), 33, 75 and 100.
6. The development shall be carried out in accordance with plans received by Council on 26th July, 1989.
7. The car parking spaces shall have a clear width of 2.6 (two point six) metres, a depth of 5.5 (five point five) metres and a clear head height of 2.3 (two point three) metres.
8. No advertisement shall be erected or displayed without first gaining development consent and licensing under the provisions of Ordinance 55 of the Local Government Act, 1919, as amended.
9. The hours of operation shall be confined to between 9.00am and 6.30pm Mondays to Fridays, and between 9.00am and 12.00 noon Saturdays, with no work being carried out on Sundays.
10. The manoeuvring area shall be extended as indicated on the attached plan, in order to allow vehicles to exit the subject land in a forward direction.
11. No more than one medical practitioner shall be employed at the premises at any one time.

17. K.R., R.L., G.L. & J.T. HARDAKER - 26 UNIT MOTEL AND RESTAURANT -LOT 1 DP 210846, WINDSOR ROAD, VINEYARD. DA 72/89 10.506]

THAT THE APPLICATION be approved generally in accordance with the amended plans submitted to Council on 23rd October, 1989, subject to compliance with the following conditions:-

- 1-15. Standard conditions (DAs) 11, 20, 31, 32, 35, 36, 37, 38, 50 (63) (sixty three), 52, 54, 61, 70, 101, 102.
16. The construction of concrete kerb and gutter, with the footway area being formed in earth and all necessary drainage together with the full construction of the adjacent road shoulder with a sealed pavement of the frontage of the site to Chapman Road. Details to be submitted to and approved by the Manager of Engineering Services prior to construction.
17. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 8 metres at the building line.
18. Compliance with the requirements of the Water Board in regard to sewage disposal.
19. A suitably sized water storage tank is to be installed on the site to accommodate peak demand. The storage tank is to be appropriately screened to Council's satisfaction so as to not be visible from Windsor or Chapman Roads. Details to be submitted with the building application.
20. Consideration is to be given to the use of a variety of colours and/or textures in paving the parking spaces and driveways. Details to be submitted with the building application.
21. Adequate area for the turning of vehicles is to be provided in the south eastern corner of the site.
22. Details of proposed fencing are to be submitted with the building application.
23. Egress from the building is to comply with Ordinance 70. In this regard, the applicant is required to consult with Council's Health and Building Department prior to submission of the building application.

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18. O'MARA CONCRETE PTY LTD - ESTABLISHMENT OF A CONCRETE BATCHING PLANT AND ASSOCIATED FACILITIES - LOTS 37 & 38 DP 263025 FAIREY ROAD, SOUTH WINDSOR. DA 225/89 [10.507]

Mr.P.Chandler local resident and Plant Manager for Borham Concrete, Mr.J.Crapper representing Memtec, and Mr.P.Eaton owner/driver, addressed the Committee as objectors.

Mr.B.O'Mara, owner of the proposed development, addressed the Committee.

- A. THE APPLICANTS SEPP No. 1 objection to the reduction of the rear setback be supported.
- B. That the application be approved subject to the following conditions:
- 1-10 Standard conditions (DAs) 16 (delete "residential" "6m" add "the boundary line", 20,31,32,33,35,37,50 (14 (fourteen), 62, 70.
 11. Construction and drainage of parking and manoeuvring areas to the satisfaction of the Manager of Engineering Services. Details to be submitted with the Building Application.
 12. The two allotments shall be consolidated into the one title prior to occupation of the development.
 13. All hydrated concrete waste dumping areas and vehicle washdown areas shall be graded and bunded to ensure all liquid run-off is recycled within the plant.
 14. Compliance with the requirements of the State Pollution Control Commission in relation to the Clean Air, Clean Waters and Noise Control Acts.
 15. The ambient noise level at the rural residence (almost opposite) in Fairey Road shall not be increased during the hours of 6 pm and 7 am nor by more than 5dB(A) between 7 am and 6 pm daily.
 16. The hours of operation to be within 6 am and 6 pm Monday to Friday, 6am and 4 pm Saturday and no Sunday work.
 17. Implementation of all noise control measures as specified in the acoustic consultant's report accompanying the Environmental Impact Statement prior to operations commencing.
 18. All external transfer points including all vessels and hoppers are to be enclosed.

19. An effective dust suppression system to be installed at the hopper transfer point to the satisfaction of the Council and the State Pollution Control Commission.
 20. A levy of 1 cent per tonne per kilometre be instituted (to be reviewed annually) to rectify road damage from the plant to the main road system.
- C. Development consent not be issued until the objectors have been informed of their right of appeal and 28 (twenty eight) days have elapsed.
- D. Should an appeal be lodged in accordance with "C" above the applicant be advised that Council cannot issue consent pending determination of the proposal by the Land and Environment Court.

19. J. & V. MORRIS - ESTABLISH DOG KENNELS FOR BOARDING AND BREEDING - LOT 4 DP 210461, BELLS LINE OF ROAD, BILPIN. DA 334/89 [10.508]

Mrs.V.Morris, the applicant addressed the Committee.

Mr.J.Crawford addressed the Committee, as an objector.

AN INSPECTION OF the site be carried out.

20. DRAFT DEVELOPMENT CONTROL PLAN FOR THE HOUSING AND KEEPING OF DOGS. D63 [10.509]

Alderman Bazeley left the meeting at 6.18 p.m.

- A. THAT COUNCIL ADOPT the Draft Development Control Plan for the Housing and Keeping of Dogs.
- B. That the adoption of the Draft Development Control Plan for the Housing and Keeping of Dogs be advertised in the Hawkesbury Gazette in accordance with the regulations.
- C. That a certified copy of the Draft Development Control Plan for the Housing and Keeping of Dogs be forwarded to the Secretary of the Department of Planning.

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21. DUNSFORD INVESTMENTS - PROPOSED DISCOUNT DEPARTMENT STORE, RICHMOND. L3/86 [10.510]

THAT THE INFORMATION concerning the status of the Draft Local Environmental Plan for Dunsford Investments be received.

22. HAWKESBURY DISTRICT AGRICULTURAL ASSOCIATION - PROPOSED DEVELOPMENT OF SHOW BAG DISPLAY PAVILION AND OFFICE BLOCK FOR NSW DRESSAGE COUNCIL. DA 129/89; BA 1215/89; BA 1262/89 [10.511]

THAT THE HAWKESBURY District Agricultural Association be advised that Council does not accept that it is liable for compensation.

23. W. WILSON - LONG DAY CARE CENTRE - LOT 94 HIBBERTS LANE, FREEMANS REACH. DA 193/89 [10.512]

Mr.W.Wilson addressed the Committee.

THAT DEVELOPMENT CONSENT for the establishment and conduct of a 25 (twenty five) place Long Day Care Centre be approved subject to conditions numbered 1 to 13, as recommended to the General Purpose Committee meeting of 29th August, 1989.

24. SYDNEY REGIONAL ENVIRONMENTAL PLAN NUMBER 20: HAWKESBURY-NEPEAN RIVER. P160 [10.513]

THAT COUNCIL RESOLVE to prepare a river management plan within the City of Hawkesbury and that the basis of that plan be the strategy outlined in this report.

25. SUBDIVISION IN THE BILPIN/BERAMBING/MOUNTAIN LAGOON AREAS. L5/89 [10.514]

- A. THAT THE INFORMATION concerning town planning controls in the Bilpin/ Berambing/Mountain Lagoon areas be received.
- B. That the residents be advised of the results of the survey and the decision to maintain existing subdivision controls for the foreseeable future.

26. LOCAL AREA TRAFFIC MANAGEMENT STUDY - WINDSOR TOWN CENTRE. P160-36 [10.515]

Mrs.B.Woodford and Mrs.M.Parsons addressed the Committee.

- A. THAT THE INFORMATION in the Local Area Traffic Management Study be received.
- B. That the Bridge Street/The Terrace intersection be monitored on a quarterly basis and reported to Council as required.
- C. A roundabout be provided at the intersection of George/Bridge Streets with the cost of works to be funded by the Roads and Traffic Authority.
- D. The Roads and Traffic Authority be requested to undertake periodic checks of the right turn facility from Bridge Street into Macquarie Street to ensure that queued traffic clears in one movement.
- E. A right turn arrow be provided for traffic turning right from George Street into Richmond Road, the cost of such work to be funded by the Roads and Traffic Authority.
- F. A 2 hour time limit be imposed on parking in that section of The Terrace adjacent to Howe Park, and that consideration be given to the issue of residents' vehicular parking stickers and this matter be further reported to Council.
- G. Further investigations be undertaken into the provision of off-street parking in the Windsor Town Centre.

Aldermen Books, Benson and Bazeley asked that their names be recorded as being against the recommendation.

27. PARKING STRATEGY - WINDSOR - INVESTIGATION OF TIERED PARKING AT HOLLANDS PADDOCK. P161-2 [10.516]

THAT THE INFORMATION in the report concerning the feasibility of decked parking in Hollands Paddock be received.

A REPORT BE brought forward to Council on the possibility of tiered parking on the Kable/Macquarie Street existing car park.

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Town Clerk/General Manager

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28. MUSHROOM COMPOSTING INDUSTRY. A10/2, 3655(w), 13871-1(C), 3132(W), 3399(W) [10.517]

Messrs.M.Lawson, J.Miller, D.Heley representing the Mushroom Composters Ebenezer, G.Price and C.Drury, Solicitor for Mushroom Composters addressed the Committee.

Alderman Bazeley arrived at the meeting at 9.47 a.m.

Mrs.F.Peters, Ebenezer resident and Mrs.C.Beatty, resident and employee addressed the Committee as objectors.

SHOULD A SITE within the City of Hawkesbury be identified by a composter, or any other suitably qualified person involved in the industry, as worthwhile of investigation and the composter indicate his willingness to undertake the full cost of an appropriate environmental impact statement of its findings, then the Council consider any such case and appropriate support be given. This support to include arrangements for expediting applications including consultations with appropriate agencies and authorities and technical assistance where possible. Also Council adopt the Siting Committee's recommendation at the meeting held on 20th September, 1989.

That Council not exercise its powers under Section 289(b) of the Local Government Act at this time and further that Council reconsider the matter of composting in May, 1990 having the benefit of the ongoing results of the studies and experiments.

29. ZONING OF STATE RAIL AUTHORITY LAND IN RICHMOND. LEP 9/1989 [10.518]

THAT COUNCIL ADVISE the State Rail Authority of New South Wales that it agrees to initiate a rezoning of the land to commercial, however, requests agreement of the Authority in the production of an economic impact assessment as part of the rezoning process and, further, that the rezoning process assess adjoining lands not owned by the State Rail Authority which also may be suitable in a co-ordinated redevelopment.

30. "CONCERNED RESIDENTS AGAINST SEEING HAWKESBURY ENVIRONMENT DAMAGED" (CRASHED). E78 [10.519]

THAT THE INFORMATION be received.

31. SOUTH WINDSOR GOSPEL TRUST - PROPOSED CHURCH BUILDING,
BEASLEY PLACE, SOUTH WINDSOR. DA 214/89 [10.520]

Mr.W.Wilson, Mr.Williams and Mr.Doberer representing the Church addressed the Committee.

Mr.Guillaumier, Mrs.Parker and Mr.Hearne addressed the Committee as objectors.

THE APPLICATION BE approved, subject to the following conditions :

- 1-15 Standard Conditions (DAs) 11,16 (6)[six] metres),31,32,33,37,38,40,50 (7[seven] spaces), 54,70,73,100,101 & 102.
16. This consent is limited to operation by the South Windsor Gospel Trust only and is not transferable to church groups of other denominations.
17. There is to be no car parking associated with the church development on Beasley Place.

32. DISCOUNT DEPARTMENT STORE AND ANCILLARY RETAILING,
RICHMOND. LEP 8/89 [10.521]

Mr.J.Perrottet addressed the Committee on behalf of Mr.G.Smith, Managing Director of Quantum.

Alderman Rotherham declared an interest in this matter.

THAT SHK ARCHITECTS (NSW) Pty. Ltd. be advised that Council sees merit in the proposal and that a more detailed response on the proposal will be forwarded to them. Further, that they be required to obtain approval from all of the affected landowners to the lodgement of the application and agree to fund a Traffic Impact Study as part of the rezoning process.

33. CLOSURE OF PART OF SPINKS ROAD AND COMMERCE ROW,
GLOSSODIA. R.190/13/55, 665/315 [10.522]

1. THAT COUNCIL MAKE application to the Metropolitan Lands Office to close and purchase unnecessary road being;
 - a. the 6.096m (six point zero nine six) wide parking area/road in front of lots 402-411 DP 214754 Spinks Road, Glossodia,
 - b. Commerce Row being 6.096m (six point zero nine six) and 12.192m (twelve point one nine two) wide between Spinks Road and Golden Valley Drive, Glossodia, as shown at the side and rear of lots 402-411 DP 214754 and between lots 414 and 415 DP 214754

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having in mind, in particular, the present and future requirements of the public, including general public recreation needs, the environment generally and access by fishermen to actual or potential fishing grounds.

2. That Council, when Commerce Row is closed and purchased, agree to sell half the Commerce Row between lots 414 and 415 to the owners of lots 414 and 415 DP 214754 Golden Valley Drive at the valuation of \$1000.00 (one thousand) for each half.
3. That Council, when the part of Spinks Road and Commerce Row is closed and purchased, amalgamate the land and subdivide into 3 (three) residential lots of reasonably equal size.
4. That all necessary documents in association with this matter be executed under Seal of Council.

34. ROAD CLOSURE AND PURCHASE APPLICATION. 665-1927 [10.523]

1. NO OBJECTION BE raised to the closure of the section of Crown Road which lies within Portion 24 Parish of Colo, County of Hunter, having regard to the present and future requirements of the public, including general public recreation needs and access by fishermen to actual or potential fishing grounds.
2. The applicant be advised that Council raises no objection to their road closure application subject to:-
 - (i) the land being consolidated with Portion 24 following completion of the closure and purchase;
 - (ii) each applicant completing a satisfactory Deed of Agreement with Council to ensure consolidation, with the applicant meeting all costs involved in the preparation, execution and compliance with that Deed.
3. Authority be given to affix Council's Seal to all necessary documentation.

35. O'MARA CONCRETE PTY.LTD. - ESTABLISHMENT OF A CONCRETE BATCHING PLANT - FAIREY ROAD, SOUTH WINDSOR. DA 225/89 [10.524]

See Item 18.

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Town Clerk/General Manager

Chairman

SECTION 3 - FINANCEACCOUNTS PAID

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

General Fund Nos.	81788 - 82410	4,616,449.23
Trust Fund Nos.	7305 - 7340	1,345,185.44
		\$ 5,961,634.67

STATEMENT OF BANK BALANCES, INVESTMENTS AND FORM 2

THE STATEMENT OF bank balances as shown in Form 2 showing the position of the Bank Accounts be received.

1. FORM 2A REPORT AS AT 30TH SEPTEMBER, 1989. A1-6 [20.252]

THAT THE FINANCIAL Statement for the 30th September, 1989 be received and the amounts of expenditure over the Estimates be voted.

2. SUBMISSION SEEKING EXTENSION OF THE METROPOLITAN (02) TELEPHONE ZONE. T216 [20.253]

THAT WYONG SHIRE Council be advised that Council is unable to contribute financially based on its previous commitments to similar proposals and outcomes but will provide administrative support for the purpose of preparation of a submission and necessary representations in regard to the extension of the (02) telephone zone.

3. ACQUISITION OF LAND - MARKET TOWN - NORTH RICHMOND. P160/21 [20.254]

Alderman Denne declared an interest in this matter.

1. THAT COUNCIL ACQUIRE the front and side parking areas and the right of footway, having an area of approximately 1149m² (one thousand one hundred and forty nine) as indicated on Council's development plan for pedestrian and car parking areas within Market Town development at North

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Richmond (dated February 1987), for \$50,000.00 (fifty thousand dollars) from Suninvest Pty Ltd.

2. That Council be responsible for all survey costs and reasonable legal fees associated with the acquisition.
3. That all necessary documents be executed under Seal of Council.

4. HAWKESBURY DISTRICT AGRICULTURAL ASSOCIATION - FEES FOR FINANCIAL YEAR 1989/90. 3827-2(w) [20.255]

THAT THE SCALE of fees proposed by the Hawkesbury District Agricultural Association for the financial year 1989/90 be endorsed.

5. LIFE EDUCATION CENTRE - DONATION. D64, C45 [20.256]

THAT A DONATION of \$200.00 (two hundred) be made to the Life Education Centre Committee to assist in establishment costs.

6. COMMONWEALTH BANK OF AUSTRALIA - RENEWAL OF LOAN. B23-36 [20.257]

THAT THE OFFER be accepted and the Seal of Council be affixed to the mortgage documents.

7. 1988/89 CAPITAL ASSISTANCE PROGRAMME - DEPARTMENT OF SPORT, RECREATION & RACING -RICHMOND NEIGHBOURHOOD CENTRE. C43/3 [20.258]

THAT AN AMOUNT of \$1,500 (one thousand five hundred dollars) be provided to the Richmond Neighbourhood Centre towards their share of the programme of \$7,000 (seven thousand) approved by the Department of Sport, Recreation and Racing and the funds be provided from the Capital Works Programme.

8. LOCAL GOVERNMENT DEVELOPMENT PROGRAMME 1989/90. C45 [20.259]

AN APPLICATION BE submitted in respect of:

1. Western Sydney Libraries Technical Services Project for \$35,000 (thirty five thousand).
2. Sewage Treatment Project for \$35,000 (thirty five thousand).

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9. WILBERFORCE SCHOOL OF ARTS. S197/1 [20.260]

THAT A REFUNDABLE deposit of \$100.00 (one hundred dollars) be required for Wilberforce School of Arts bookings, as necessary.

10. PROPOSED LAND EXCHANGE WITH THE WILBERFORCE SCOUT GROUP. P160 [20.261]

Mrs.P.Pascoe representing the Wilberforce Scouts & Cubs, addressed the Committee.

THAT:

1. COUNCIL AGREE to the acquisition of the property identified as Lot 1 in FP 328891, having an area of 2,675 (two thousand six hundred and seventy five) square metres in Hanover Street, Wilberforce from the Scouting Association of New South Wales for the sum of \$105,000 (one hundred and five thousand).
2. Council sell to the Scouting Association of New South Wales the parcel of land having an area of approximately 2,000 (two thousand) square metres off Woodlands Road, being part of Lot 27 in DP 260028 and part of the adjoining unused road proposed to be closed for an amount of \$55,000 (fifty five thousand).
3. Action be taken to close the road partially bounded by Lot 27 in DP 260028 off Woodlands Road, which is no longer considered to be necessary.
4. The Common Seal of Council be affixed to the necessary documents.

11. WINDSOR FUNCTION CENTRE - MANAGEMENT. C51/3/c [[20.262]

THAT EXPRESSIONS OF interest be called for the leasing or contract management of the Windsor Function Centre.

12. WILBERFORCE COMMUNITY FACILITIES. S197-1 [20.263]

COUNCIL PROCEED WITH final design for re-development of the Wilberforce office complex for community facilities and obtaining of detailed estimates.

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13. WINDSOR FUNCTION CENTRE - BLUE LIGHT DISCOS. C51/3
[20.264]

THAT THE REPORT on the Blue Light Discos held in the Windsor Function Centre be received.

14. SURPLUS WATER BOAD LAND, WINDSOR. M134 [20.265]

THAT THE WATER BOARD and Department of Administrative Services be advised of the importance of the Hollands Paddock Car Park to the township of Windsor, and the restrictive land usage available and seek to have it acquired by the Council by direct sale and the Local Members's support be sought. Further that the Department be requested to negotiate the sale of the land in Fitzgerald Street.

QUESTIONS WITHOUT NOTICE [20.266]

Alderman Denne sought advice as to when the changes will be made to Pitt Lane and Bells Line of Road.

The Manager of Engineering Services advised that he would have to co-ordinate with the Roads & Traffic Authority and would be having further discussions in an endeavour to expedite the work.

Alderman Denne asked when would the right hand turn at the intersection of Grose Vale Road, The Terrace and Bells Line of Road be installed.

The Manager of Engineering Services stated that he believed that the Roads & Traffic Authority are working on implementing this work as soon as possible.

Alderman Benson referred to the potholes on the corner of Walker & Argyle Streets, South Windsor.

Alderman Benson referred to the potholes on the corner of Ham & Stewart Streets, South Windsor.

Alderman Books stated that the parking notices near the sandwich shop in George Street have not been erected as yet and asked when would they be installed.

The Manager of Engineering Services stated that he would take this up with the Roads & Traffic Authority. He advised that they normally take about three months after approval.

Alderman Books referred to the problem at the gateway to the Windsor Bowling Club. He stated that vehicles park too close to the gateway and because of the

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high bushes, vision is restricted for motorists coming out of the Bowling Club. He asked if the bushes could be pruned or parking along George Street be set back. He asked if the Manager of Engineering Services could look at this question.

Alderman Michael stated that recently he had an approach made by one of the Real Estate Agents seeking his assistance in the matter. The Agent had had a married couple from the Air Force Base seeking the rental of a place. The Agent took them to see a place in Bligh Park and the rental was \$175.00 per week. The couple returned to the Base and advised that they had found a house for \$175 and they were informed that they could not have it because it was above the rental allowance for which they were permitted. They were also told to try at Kellyville or Baulkham Hills. They went to Kellyville and found a house for \$250.00 per week rental, which was acceptable to the R.A.A.F. The reason for this is that the house in Kellyville was in an 02 telephone area, which is a higher grade area and they are entitled to pay more rent. Alderman Michael stated that he had taken this matter up with the R.A.A.F. Association. He pointed out that he objected strongly to the Council area being regarded as a second grade area. He stated that it is a Treasury determination in the matter.

The Mayor suggested that the matter be taken up through the local Federal Member.

Alderman Sheather stated that on the post outside the Wilberforce shops there is a "Bus Stop" sign. He asked if there is a bus stop in front of the shops between the garage and the shops on the Putty Road. He stated that there is a "No Standing" sign down further.

The Manager of Engineering Services stated that "Bus Stops" are generally arranged with the Companies and some consultation with the appropriate Government Department. He suggested that the matter be pursued to see that Council is contacted.

Alderman Sheather stated that in relation to the Castrol Bridge to Bridge on Sunday, the President of the New South Wales Water Ski Association Ltd. had asked him if he would give a Certificate to the Mayor and a message to the Aldermen. The Certificate was in recognition of Council's contribution to the success of the 1989.

Castrol Bridge to Bridge Water Ski Classic and in appreciation of the Mayor's attendance at this special event. The Certificate was signed by the President and Executive Officer of the Association.

HAM COMMON BICENTENARY PARK COMMITTEE MEETING - 19TH
SEPTEMBER, 1989.

COMMITTEE'S RECOMMENDATION

THAT THE REPORT of the Ham Common Bicentenary Park Committee Meeting held on 19th September, 1989 as recorded on Pages 1 to 5 of the Report, be adopted.

The meeting terminated at 7.23 p.m.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 28th November, 1989.

-----Mayor.

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Town Clerk/General Manager

Chairman

GENERAL PURPOSE COMMITTEE MEETING

W O R K S

- 1. WORKS COST STATEMENT**
- 2. CORRESPONDENCE**
- 3. OFFICERS REPORTS**

HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE - WORKS SECTION 28/11/89

EXPENDITURE TO:		WORKS COST STATEMENT					
31st October, 1989							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expend- iture	Variance	Remarks
<u>ENVIRONMENTAL PLAN & PROTECTION</u>							
<u>Conservation</u>							
1010	Museum Maintenance & Services	4930	-	2475	2475	-	Annual Provision
1020.0	Tree Planting New	14800	-	8777	8777	-	Annual Provision
1020.01	Tree Mtce	29000	-	14739	14739	-	Annual Provision
1020.02	Earth Week	3500	-	1651	1651	-	Annual Provision
<u>TRANSPORT INFRASTRUCTURE</u>							
<u>Maintenance of Infrastructure</u>							
<u>Ferries</u>							
2000	Ferry Lower Portland	110250	-	105627	105627	-	Annual Provision
<u>RTA Programme M & I 88/89 (\$899500)</u>							
2004	Ferry Webbs Creek 88/89	292000	106019	149471	255490	-36510	Complete
2006	Ferry Sackville 88/89	355700	99570	231736	331306	-24394	Complete
2002	Ferry Wisemans Ferry 88/89	251800	82508	163382	245890	-5910	Complete

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION 28/11/89

WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
<u>RTA Programme M & I 89/90</u>						
2004.101 Ferry Webbs Creek 89/90	204600	-	61535	61535	-	Continuous Operation
2006.101 Ferry Sackville 89/90	187400	-	48412	48412	-	Continuous Operation
2002.101 Ferry Wisemans Ferry 89/90	593000	-	67280	67280	-	Continuous Operation
2008.0 Docking Slips	2000	-	4858	4858	+ 2858	Annual Provision - Repairs To Berthing Dolphin Windsor Wharf
<u>Road Maintenance</u>						
2016.1-6 Sealed Roads Mtce	594250	-	571251	571251	-	Annual Provision
<u>Loan Programme 87/88 (\$95000)</u>						
2016.010 East Kurrajong Rd Sect 2	65000	26526	38808	65334	+ 334	Work Complete
2016.012 Grose Vale Road Pavement Reconst	30000	11698	7438	19136	-10864	Work Complete
<u>Road Resealing</u>						
<u>Council Revenue 1989 (\$165000)</u>						
2016.201 Panorama Crescent, Freemans Reach	2284	-	2946	2946	+ 662	Work Complete
The Boomerang, Freemans Reach	1270	-	1564	1564	+ 294	Work Complete
Carmen Place, Freemans Reach	1492	-	2674	2674	+ 1182	Work Complete

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION 28/11/89

WORKS COST STATEMENT

EXPENDITURE TO:

31st October, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
Cliff Road, Freemans Reach	14872	-	331	331	-	Work Complete Accounts To Be Paid
Linden Drive, Freemans Reach	18787	-	1924	1924	-	Work Complete Accounts To Be Paid
Mt Lagoon Road, Bilpin	19800	-	4	4	-	Work Commenced
Arnold Street, North Richmond	1566	-	1742	1742	+176	Work Complete
Stephen Street, North Richmond	7416	-	4871	4871	-2545	Work Complete
Coral Place, North Richmond	980	-	3159	3159	+2179	Work Complete
Gregory Street, North Richmond	2340	-	1288	1288	-1052	Work Complete
Yvonne Street, North Richmond	1836	-	1216	1216	-620	Work Complete
Michael Street, North Richmond	5580	-	4949	4929	-651	Work Complete
Christopher Place, North Richmond	486	-	1221	1221	+735	Work Complete
Greenfield Place, Maraylya	5117	-	626	626	-	Work Commenced
Old Pitt Town Road, Oakville	12220	-	649	649	-	Work Commenced
Ashtons Road, Grose Wold	11882	-	524	524	-	Work Commenced
Nutmans Road, Grose Wold	7445	-	65	65	-	Work Commenced
Single Ridge Road, Kurrajong	8691	-	759	759	-	Work Complete Accounts To Pay
Westbury Road, Kurrajong	11500	-	1506	1506	-	Work Complete Accounts To Pay
Mill Road, Kurrajong	6048	-	151	151	-	Work Complete Accounts To Pay
Hanover Street, Wilberforce	4745	-	4501	4501	-244	Work Complete
Turnbull Avenue, Wilberforce	6503	-	6229	6229	-274	Work Complete
Bosworth Street, Richmond	3345	-	4069	4069	+724	Work Complete

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION 28/11/89

WORKS COST STATEMENT

EXPENDITURE TO:

31st October, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
Teviot Street, Richmond	8795	-	9074	9074	+ 279	Work Complete
<u>Council Revenue 1989 (\$217664) Road Shoulder Improvements</u>						
2017 Bowen Mt Road	18500	-	4582	4582	-	Work Complete
Creek Ridge Road	16900	-	-	-	-	Commence December
Freemans Reach Road	30400	-	24777	24777	-5623	Work Complete
Grose Vale Road	30764	-	-	-	-	Commence November
Oakville Road	16300	-	-	-	-	Work In Progress
Scheyville Road	36100	-	-	-	-	Commence November
Spinks Road	12000	-	-	-	-	Commence November
Terrace Road	46100	-	-	-	-	Commence November
Wolseley Road	10600	-	-	-	-	Commence December
<u>RTA M & I Programme 88/89 (\$329690)</u>						
2018 MR 182 88/89	53300	2691	98416	101107	+47807	Work Complete
2020 MR 519 88/89	102390	11717	83674	95391	-6999	Work Complete
2024 MR 181 88/89	151800	42118	181966	224084	+ 72284	Work Complete
2022 SR 2063 Londonderry Road 88/89	44400	3079	43854	46993	+ 2533	Yearly Programme
RTA Grant 88/89 (22200)						
Council Cont 88/89 (22200)						

HAWKESBURY CITY COUNCIL

WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expend-iture	Variance	Remarks
<u>RTA M & I Programme 89/90 \$346,000</u>						
2018.101	MR 182 89/90	-	-	13868	13868	- Continuous Operation
2020.101	MR 519 89/90	-	-	505	505	- Continuous Operation
2022.101	SR 2063 Londonderry Road 89/90	-	-	93	93	- Continuous Operation
2024.101	MR 181 89/90	-	-	22516	22516	- Continuous Operation
2021.0-3	Unsealed Roads Mtce	314650	-	307964	307964	- Annual Provision
<u>Flood Damage</u>						
	Flood & Storm Damage 1988 Classified Roads RTA Programme Grant (\$498690)					
2015.05	Emergency Works	28671	28671	-	28671	- Work Complete
2028 & 2030	Permanent Works					
	MR 181 - St Albans Road	441950	4049	134557	138606	- Work In Progress
	MR 182 - Sackville Road	24440	-	2835	2835	- Work Commenced
	Flood & Storm Damage 1988 Local Roads RTA Programme Grant (\$1426307) Loan Programme (\$25000)					

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION 28/11/89

WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
Airstrip Road	5370	5370	-	5370	-	Work Complete
Argyle Reach Road	38305	21147	17158	38305	-	Work Complete
Bathurst Street	3787	3787	-	3787	-	Work Complete
Bicentennial Road	45650	36674	197	36871	-	Work Commenced
Blaxland Ridge Road	37742	26739	11003	37742	-	Work Complete
Bootles Lane	8052	8052	-	8052	-	Work Complete
Boundary Road, Vineyard	36152	59	9554	9613	-	Work Commenced
Bowen Creek Road	31200	9531	3175	12706	-	Work Commenced
Brennans Dam Road	6767	6767	-	6767	-	Work Complete
Cabbage Tree Road	48054	28	48026	48054	-	Work Commenced - Pavement Movement and Spring
Charles Street, McGraths Hill	1374	1374	-	1374	-	Work Complete
Coach House Place	540	-	540	540	-	Work Complete
Colo Heights Road	23035	21622	1413	23035	-	Work Complete
Commercial Road, Vineyard	7000	1182	1186	2368	-	Work In Progress
Comleroy Road	79000	56845	3403	60248	-	Work In Progress
Cornwallis Road	43168	3413	39755	43168	-	Work Complete
Cumberland Reach Road	2200	-	-	-	-	Re-programmed November
Francis Street	6500	-	-	-	-	Re-programmed November
Greens Road, Lower Portland	80750	70931	1338	72269	-	Work In Progress
Grono Farm Road	15520	-	15520	15520	-	Work Complete

HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE - WORKS SECTION 28/11/89

EXPENDITURE TO:		WORKS COST STATEMENT					
31st October, 1989							
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expend-iture	Variance	Remarks	
Grose River Road	1170	-	-	-	-	Re-programmed November	
Grose Lane	4000	-	-	-	-	Re-programmed November	
Grose Vale Road	34000	-	2655	2655	-	Work Commenced	
Lower Colo Road	39250	30405	116	30521	-	Work In Progress	
Mt Irvine Road	17400	7902	5700	13602	-	Work Commenced	
Mountain Lagoon Road	9812	5906	3906	9812	-	Work Complete	
Old East Kurrajong Road	4300	182	-	182	-	Work Commenced	
Old Stock Route Road	13427	13427	-	13427	-	Work Complete	
Punt Road	10398	10398	-	10398	-	Work Complete	
Reedy Road	8248	8248	-	8248	-	Work Complete	
Sams Way	8000	2562	-	2562	-	Work Commenced	
Settlers Road - St. Albans	115870	51272	1960	55192	-	Work In Progress	
Tizzana Road	10894	10894	-	10894	-	Work Complete	
The Driftway	35557	33826	1731	35557	-	Work Complete	
Upper Colo Road	108212	93609	14603	108212	-	Work Complete	
Upper Colo Reserve Road	15750	7371	488	7859	-	Work In Progress	
Upper MacDonald Road	66731	75940	(9209)	66731	-	Work Complete	
Valley Ridges Road	12000	6190	492	6682	-	Work Commenced	
Gorricks Lane	220631	218177	2454	220631	-	Work Complete	
Hibberts Lane	8611	5105	3506	8611	-	Work Complete	
Wolseley Road	46023	-	46023	46023	-	Work Complete	
West Portland Road	33922	20504	13418	33922	-	Work Complete	

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION 28/11/89

WORKS COST STATEMENT

EXPENDITURE TO:

31st October, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expend- iture	Variance	Remarks
Hall Road	7263	7263	-	7263	-	Work Complete
Laws Farm Road	9887	9887	-	9887	-	Work Complete
Old Hawkesbury Road	6407	6407	-	6407	-	Work Complete
Paul Street	3416	3416	-	3416	-	Work Complete
Pitt Town Bottoms Road	49260	38498	117	38615	-	Work In Progress
Stannix Park Road	1800	1224	-	1224	-	Work In Progress

Flood & Storm Damage 1989

RTA Programme (\$217030)

Loan Programme (\$25000)

Local Roads

2030.30	Emergency Works	53000	-	612	612	-	Work Commenced
2031	Argyle Reach Road	18000	-	-	-	-	
	Avondale Road	5000	-	7	7	-	Work Commenced
	Brennans Intersection	12500	-	-	-	-	
	Cabbage Tree Road	23000	-	23000	23000	-	Work Complete
	Glebe Road	25400	-	2109	2109	-	Work Commenced
	Pitt Town Dural Road	400	-	-	-	-	
	Settlers Road	23700	-	-	-	-	
	The Driftway	15000	-	-	-	-	
	Webbs Creek Road	37000	-	-	-	-	
	Upper McDonald Road	1950	-	-	-	-	

HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE - WORKS SECTION 28/11/89

WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expend-iture	Variance	Remarks
Wheelbarrow Ridge Road	27000	-	19808	19808	-	Work Commenced
<u>Classified Roads</u>						
2031.100 RTA Grant (\$14100) MR181 - Webbs Creek Ferry	14100	-	-	-	-	
2042.07 Unpaved Path Mtce	6000	-	2828	2828	-	Annual Provision
2044 Bus Shelter Shed Mtce	2500	-	233	233	-	Annual Provision
2046.001 Bridge Mtce	54800	-	53967	53967	-	Annual Provision
2050 Street & Gutter Cleaning	168500	-	126866	126866	-	Annual Provision
2052 Kerb & Guttering Mtce	20000	-	13982	13982	-	Annual Provision
<u>PROVISION OF INFRASTRUCTURE</u>						
2060. Main Road 184 Moses Street	144850	112497	3117	115614	-	Work Complete
2061.01 Sundry Pub/Wks Survey & Design	10000	-	6119	6119	-	Annual Provision
<u>Loan Programme 1987/88 (\$56000)</u>						
2064.001 Old Stock Route Road (cont. 23000)	73000	104	2016	2120	-	Work Comp. - Accts to pay
2064.002 Freemans Road, Agnes Banks	6000	-	2019	2019	-3981	Work Complete
2065 MR 181 5.8km from Webbs Creek (RTA Grant)	95800	41617	-	41617	-	Work Commenced

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION 28/11/89

EXPENDITURE TO:		WORKS COST STATEMENT					
31st October, 1989							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expend-iture	Variance	Remarks
<u>Loan Programme 1986/87 (138000)</u>							
	(Loan Prog. 1986/87 \$98487)						
	(Loan Prog. 1985/86 \$29000)						
2066.04	Bathurst Street	23000	21440	870	22310	-690	Work Complete
KMDP	Kurmond Road	71087	71087	-	71087	-	Work Complete
	Kurmond Road - Graeme Place to Marlene Street	33400	-	-	-	-	Re-Programmed December
	<u>RTA Grant - As Available</u>						
2067							
& 6522.02	Aust Bicentennial Roads	656658	639014	17794	656808	+150	Work Complete
<u>Loan Programme 1987/88 (\$100000)</u>							
<u>Reseals</u>							
2068.01	Old Stock Route Road	8400	-	7265	7265	-1135	Work Complete
	Old Pitt Town Road	12000	10803	4044	14847	+2847	Work Complete
	Wolseley Road	7200	5527	-	5527	-1673	Work Complete
	Old Sackville Road	7030	110	3593	3703	-3327	Work Complete
	Bora Place, Wilberforce	1400	-	4866	4866	+3466	Work Complete

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION 28/11/89

WORKS COST STATEMENT

EXPENDITURE TO:

31st October, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
River Road, Yarramundi	5820	-	2783	2783	-3037	Work Complete
Mill Road, Kurrajong	16800	-	9701	9701	-	Work Complete
Bells Road, Kurrajong	11640	-	1397	1397	-	Work In Progress
Single Ridge Road	8660	-	4548	4548	-	Work Complete
Elizabeth Avenue, Kurmond	4850	-	-	-	-	Programmed November
Chapman Road, Vineyard	16200	17723	-	17723	+1523	Work Complete
<u>Loan Programme 1988/89 (\$100000)</u>						
2068.101 Lt Bowen Road, Bowen Mountain	4170	-	60	60	-	Programmed October/November
Maple St Bowen, Mountain	2360	-	-	-	-	Programmed October/November
Bellbird Crescent, Bowen Mountain	1540	-	-	-	-	Programmed October/November
Grose Vale Road, Grose Vale	9900	-	-	-	-	Programmed October/November
Drummond Road, Kurrajong	5360	-	-	-	-	Programmed October/November
Roxana Road, Kurrajong	1980	-	103	103	-	Work Commenced
Robertson Street, Kurrajong	7040	-	156	156	-	Work Commenced
Sherwood Street, Kurrajong	3060	-	-	-	-	Programmed October/November
Glenidol Road, Oakville	10920	-	-	-	-	Programmed October/November
Hanckel Road, Oakville	19530	-	-	-	-	Programmed October/November
Elizabeth Street, North Richmond	2600	-	-	-	-	Programmed October/November
Monti Place, North Richmond	4960	-	-	-	-	Programmed October/November
Trent Place, North Richmond	940	-	-	-	-	Programmed October/November
Harold Avenue, Richmond	3070	-	-	-	-	Programmed October/November
Moray Street, Richmond	3030	-	-	-	-	Programmed October/November
Onus Avenue, Richmond	770	-	-	-	-	Programmed October/November

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION 28/11/89

WORKS COST STATEMENT

EXPENDITURE TO:

31st October, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expend-iture	Variance	Remarks
Reynolds Avenue, Richmond	1530	-	-	-	-	Programmed October/November
Sloper Avenue, Richmond	1600	-	-	-	-	Programmed October/November
Church Road, Wilberforce	2870	-	-	-	-	Programmed October/November
Old Sackville Road, Wilberforce	2870	-	-	-	-	Programmed October/November
Settlers Road, Wisemans Ferry	9900	-	90	90	-	Programmed October/November
2069 Castlereagh Road (\$316829)	316829	229204	78546	307750	-	Work In Progress
RTA 86/87 73806						
87/88 59000						
88/89 62023						
89/90 22000						
Loan Programme 87/88 50000						
Loan Programme 86/87 50000						

Roads ReconstructionLoan Programme 88/89

2070	Kable St, Macquarie to George St	35400	35400	705	705	-	Programmed December
	George St, Windsor, Richmond	)				(	
	Road to Railway Station	)		4419	4419	-	(Further Funds - 89/90
		15030				(	Programme
	George St, Windsor, Argyle St to	)				(	
	Campbell St	)	-	90	90	(	
	Charles Street, North Richmond						
	Bells Line of Road to William St,	32950	-	12521	12521	-	Work In Progress

HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE - WORKS SECTION 28/11/89

EXPENDITURE TO:		WORKS COST STATEMENT					
31st October, 1989							
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks	
Beecroft Road, Wilberforce	36600	-	4327	4327	-	Work Comp. - Accounts To Pay	
Cobcroft Road, Wilberforce	20130	-	718	718	-	Work Comp. - Accounts To Pay	
Chestnut Drive, Glossodia	59400	-	2311	2311	-	Preliminary Works	
Ala Moana Road, Blaxlands Ridge	90750	-	50970	50970	-	Work Comp. - Accounts To Pay	
Fitzgerald, Macquarie to George Sts	48200	-	221	221	-	Programmed December	
Joseph Street, Richmond	36600	-	922	922	-	Re-Programmed January	
Castlereagh Road, Richmond	60000	-	140	140	-	Work Commenced	
Yarramundi Lane	74590	-	19020	19020	-	Work Comp. - Accounts To Pay	
Webbs Creek Road, St Albans	49600	-	8129	8129	-	Work Comp. - Accounts To Pay	
Powells Lane	88000	-	4755	4755	-	Work In Progress	
Pitt Lane North Richmond	7750	-	-	-	-	Programmed December	
Douglas Farm Road Bridge	20000	-	44366	44366	+ 24366	Work In Progress - Poor Subgrade Extended Works	
<u>Paved Footpaths</u>							
<u>Loan Programme 88/89 (\$24700)</u>							
George Street, Windsor	21800	-	20752	20752	-1048	Work Completed	
Francis Street, Richmond	2900	-	2555	2555	-345	Work Completed	
<u>RTA Grant 87/88 (\$357800)</u>							
2071 Settlers Road	25000	20067	-	20067	-4933	Work Complete	
Hermitage Road	187500	26085	10620	36705	-	Work In Progress	
Wheelbarrow Ridge Road	145300	-	137264	137264	-8036	Work Complete	

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION 28/11/89

WORKS COST STATEMENT

EXPENDITURE TO:

31st October, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
<u>ACRD89 RTA Grant 88/89 (\$269800)</u>						
2071.101.4 Kurmond Road Seal	29300	-	-	-	-	Programmed December
Scheyville Road	10700	-	-	-	-	Programmed December
Gorricks Lane	100000	-	-	-	-	Programmed December
Mileham Street	100000	-	3394	3394	-	Preliminary Works
<u>LR 88/89 RTA Grant (\$182300)</u>						
2071.105 Kurmond Road Reconstruction	182300	-	-	-	-	Programmed November
2074 Vehicle Crossings	20000	-	3842	3842	-	Work As Required - Contract
<u>Road Construction Programme 1990</u>						
2075.01 Wheeny Creek Crossing	20000	-	-	-	-	Work Commenced
<u>Kerb and Guttering</u>						
<u>Loan Programme 1985/86 (\$60000)</u>						
2080.01 Grand Parade	60000	23830	41994	65824	+ 5824	Work Complete

HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE - WORKS SECTION 28/11/89

EXPENDITURE TO:		WORKS COST STATEMENT					
31st October, 1989							
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expend-iture	Variance	Remarks	
<u>Loan Programme 1987/88 (\$196367)</u>							
Contributions (\$9850)							
2080.02	Eldon Street, Pitt Town	8500	8952	624	9576	+1076	Work Complete
	Moray Street, Richmond	21600	10340	13505	23845	+ 2245	Work Complete
	Bourke Street, Richmond	10700	15125	1359	16484	+5784	Work Complete
							Additional Service Adjustments
	Longleat Road, Kurmond	33840	15825	37256	53081	+18167	Work Complete
	Macquarie Road, Wilberforce	12250	7280	37	7317	-4933	Work Complete
	Golden Valley Drive	33477	1892	39391	41283	+7806	Work Complete
	Richard Street, Richmond	18000	8239	5361	13600	-	Work In Progress
	Warks Hill Road	58000	1768	68896	70664	+12664	Work Complete
<u>Loan Programme 1988/89 (200000)</u>							
2080.101	George Road, Wilberforce	4800	-	375	375	-	Additional Drainage Required Subject To Further Report
	Duke Road, Wilberforce	5600	-	7069	7069	+1469	Work Complete
	Macquarie & Duke Road Intersection	12300	-	6029	6029	-	Work In Progress
	Grand Parade, Glossodia	60000	-	105882	105882	+45882	Work Complete
	Grenville St, Pitt Town	16100	-	2435	2435	-	Work In Progress
	Dorothy Street, Freemans Reach	90413	-	1407	1407	-	Work In Progress
	(Loan Programme 86/87 \$39513)						
	Plimsoll Street, McGraths Hill	5600	-	5716	5716	+116	Work Complete
	Woodburn Road, Kurrajong						

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION 28/11/89

EXPENDITURE TO:		WORKS COST STATEMENT					
31st October, 1989		Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expend- iture	Variance	Remarks
Item							
	(Concrete Paving)	20000	-	1588	1588	-	Preliminary Works
<u>Loan Programme 1989/90 (\$8310)</u>							
2080.201	Kable Street	8310	-	-	-	-	Programmed 1990
<u>TRAFFIC MANAGEMENT</u>							
2090.01	Traffic Signs New	26500	-	24877	24877	-	Annual Provision
2092.01	Traffic Sign Mtce	21040	-	2953	2953	-	Annual Provision
<u>PUBLIC UTILITY INFRASTRUCTURE</u>							
<u>Cemeteries</u>							
3000	Cemeteries Expenses	57681	-	47993	47993	-	Annual Provision
<u>Emergency Services</u>							
3010	State Emergency Services	29219	-	23682	23682	-	Annual Provision - Volunteer Organisation

HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE - WORKS SECTION 28/11/89

WORKS COST STATEMENT							
EXPENDITURE TO:		31st October, 1989					
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expend- iture	Variance	Remarks
<u>Stormwater Control</u>							
<u>Loan Programme 86/87</u>							
3200.01	Const Blacktown Road (Loan Funds \$39000) (Contribution HAC \$8000)	47000	40239	622	40861	-6139	Culvert Finished
3200.02	Drainage Mulgrave/Curtis Road	25000	-	-	-	-	Work In Progress
3200.03	Drain Const. Charles St - McGraths Hill	48000	658	17704	18362	-	Drainage Work Complete
3200.04	North Richmond Child Care and Chas Perry Hall	8400	-	8498	8498	+98	Work Complete
3200.05	Panorama Crescent and Golden Grove	8000	-	9986	9986	+1986	Work Complete
<u>Loan Programme 87/88 (36695)</u>							
3200.06	Ti-Tree Place, Wilberforce	16345	15838	596	16434	+89	Work Complete
3200.07	Lt. Bowen Drive, Bowen Mt.	7350	3653	138	3791	-3559	Work Complete
3200.08	Morunga Park, Keda Circuit	10500	-	-	-	-	Re-programmed November
3200.09	135 Lt Bowen Dr, Bowen Mt	2500	3299	-	3299	+799	Work Complete
<u>Loan Programme 88/89 (100000)</u>							
3200.10	Lot 372 Bellbird Crescent, Bowen Mountain	5270	-	8459	8459	+3189	Work Complete
3200.100	23 Golden Valley Drive, Glossodia	6400	-	3426	3426	-	Work In Progress
3200.101	41 Mitchell Drive, Glossodia	4000	-	319	319	-	Arrangements With Owners

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION 28/11/89

WORKS COST STATEMENT

EXPENDITURE TO:

31st October, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
3200.102 36-42 Bathurst Street, Pitt Town	37340	-	176	176	-	Not Completed Re-Programmed November - Preliminary Work
3200.103 2 Bellbird Avenue, Kurrajong Hts	8350	-	5758	5758	-2492	Work Completed
3200.104 George & Drummond Sts, Windsor	8800	-	199	199	-	R e - p r o g r a m m e d Preliminary Work
November - 3200.105 Yeomans Road, Kurmond	12000	-	13314	13314	+1314	Work Completed
3200.106 North Street, Windsor	17940	-	-	-	-	To Be Programmed

Loan Programme 89/90

3200.107 King Road, Wilberforce	5740	-	281	281	-	Work In Progress
3210 Drainage Mtce	25000	-	10444	10444	-	Annual Provision

Street Lighting

3220.01 Street Lighting	407130	-	321936	321936	-	Annual Provision
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ECONOMIC DEVELOPMENTInfrastructureCar Parking

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION 28/11/89

EXPENDITURE TO:		WORKS COST STATEMENT					
31st October, 1989		Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expend- iture	Variance	Remarks
Item							
4000	Car Parks Mtce	85650	-	30541	30541	-	Annual Provision
<u>Community Facilities and Services</u>							
<u>Boat Ramp</u>							
5170	Boat Ramp Mtce	52100	-	34814	34814	-	Annual Provision
<u>Parks</u>							
E23B1	Parks Mtce	483592	-	395684	395684	-	Annual Provision
E23B	Parks Amenities Mtce	115900	-	57303	57303	-	Annual Provision
5180.004	Parks Cleaning	165100	-	153097	153097	-	Annual Provision
5180.09	Contract Mowing	63900	-	53706	53706	-	Annual Provision
5180.013	Garden Competition	4000	-	3041	3041	-	Annual Provision
5180.008	Richmond Ex-Serv Sport Complex	445000	424913	580	425493	-	Work In Progress
	Loan Prog. 81/82	(100000)					
	Loan Prog. 82/83	(95000)					
	Loan Prog. 84/85	(50000)					
	Loan Prog. 85/86	(100000)					
	Loan Prog. 86/87	(50000)					
	Loan Prog. 87/88	(50000)					

RECREATIONAL SERVICES

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION 28/11/89

WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
<u>Loan Programme 1987/88 (100000)</u>						
5680 Woodbury Reserve (Loan Funds \$12050) (Contribution \$7940)	19990	7504	372	7876	-	Work In Progress
Bensons Lane (Grant \$11750)	23500	925	2050	2975	-	Work In Progress
Glossodia Park	1200	-	385	385	-	Park Committee
Wilberforce Park Playground Equipment	11000	10115	1291	11406	+406	Work Complete
Memorial Park Kurrajong	16000	-	-	-	-	Re-programmed December
Brinsley Park, Pitt Town	10000	5016	1011	6027	-3973	Work Complete
Macquarie Park	25000	-	-	-	-	Programmed 1990
Powell Park	5500	1560	1815	3375	-	Improvements By S530A Committee
Loan Prog. 1988/89 (100,000)						
Loan Prog. 1986/87 (25,000)						
5680 Richmond Park - Cannons, Tables & Trees	61850	-	83	83	-	To Be Programmed
Ham Common - Bicentenary Park - Bikeway, Pathway, Surface and Equipment	48500	-	-	-	-	Subject To Grant Application
South Windsor Netball Courts	14650	-	-	-	-	Quotation Invited

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION 28/11/89

EXPENDITURE TO:		WORKS COST STATEMENT					
31st October, 1989							
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expend-iture	Variance	Remarks	
<u>Capital Works Programme 1987 (\$25000)</u>							
5681.07	Colo Heights Reserve	9000	-	728	728	-8272 Work Complete	
5681.08	Macquarie Park Cable Fence & Car Park	16000	-	1223	1223	- Programmed 1990	
5681.02	APV Restoration of Rose Cottage	30000	1328	1263	2591	- Preliminaries	
	Heritage Grant (15000)						
	Cordners Corner Reserve (15000)						
<u>SOCIAL AND WELFARE SERVICES</u>							
<u>Children's Services</u>							
5720.01	Ham Street Hall (87 Capital Works Prog)	15000	11875	12248	24123	+9123 Work Complete	
<u>ENTREPRENEURIAL ACTIVITIES</u>							
<u>Cordners Corner</u>							
6050.05	Cordners Corner Restoration	25000	12255	-	12255	- Bank Regarding Substantially Complete	

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WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
<u>RESIDENTIAL DEVELOPMENTS</u>						
<u>Bligh Park Estate - Joint Venture - Department of Housing</u>						
Precinct 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 20, 21, 22, 23 6040	1699250	4137603	1623847	5761450	-	Work In Progress Precinct 22 & 23
<u>CORPORATE SERVICES</u>						
<u>Finance and Administration</u>						
6200 Depot Expenses	49500	-	58282	58282	-	Annual Provision
<u>SEWERAGE WORKS</u>						
8401.00 South Windsor Treatment Works Stg 1	2200000	1769548	27566	1797114	-	Construction Phase 1 Near Completion
8256.03-06 South Windsor Treatment Works Stg 2	2650000	-	3612	3612	-	Preliminary Works

Recommendation

1. That the Works Cost Statement to 31st October, 1989, be adopted.
2. The revised estimates of cost be adopted.

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GENERAL PURPOSE COMMITTEE - WORKS SECTION - 28/11/89

ITEM 1: (File 665)

SUBJECT: PUBLIC TELEPHONE LOCATIONS - BLIGH PARK ESTATE

REPORT (M.E.S.)

Council has received notification from Telecom Australia advising that six (6) public telephones are to be installed in Bligh Park at the following locations:-

- Harradine Crescent opposite Jacobs Place;
- Collith Avenue adjacent to High School;
- Alexander Street opposite Fullerton Crescent;
- Alexander Street in front of site for proposed Child Care Centre;
- Sirius Road in front of Commercial Centre (2 telephones)

Recommendation

That the proposed siting of six (6) public telephones in Bligh Park at the following locations be agreed to:-

- Harradine Crescent opposite Jacobs Place;
- Collith Avenue adjacent to High School;
- Alexander Street opposite Fullerton Crescent;
- Alexander Street in front of site for proposed Child Care Centre;
- Sirius Road in front of Commercial Centre (2 telephones)

ITEM 2: (File 625-205)

SUBJECT: UPPER HAWKESBURY POWER BOAT CLUB - GOVERNOR PHILLIP RESERVE - RACE CALENDAR

REPORT (M.E.S.)

Advising the following dates as the Club's racing calendar for 1990, at Governor Phillip Reserve:-

14.1.90	11.2.90	11.3.90	8.4.90
17.6.90	1.7.90	5.8.90	1,2 & 23.9.90
21.10.90	4.11.90	9.12.90	

A separate application will be submitted for the Club's Bridge to Bridge event to be held on 6th May, 1990, with 20th May, 1990, as an alternate date in the event of cancellation.

Verbal advice has been received from the above Club that the above calendar, in conjunction with those of other Clubs, complies with Council policy as to required intervals between race meetings.

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Recommendation

That the Upper Hawkesbury Power Boat Club's 1990 racing calendar be received.

ITEM 3: (File E74/1)

SUBJECT: PROSPECT ELECTRICITY - STREETLIGHTING

REPORT (M.E.S.)

Advising that work is to commence on the installation of five, 40 watt fluorescent streetlights, including one light in Charles Street to serve the residential subdivision in Killarney Court, McGraths Hill, as shown on Plan No.110446/c, at an annual charge of \$447.20.

Recommendation

That Prospect Electricity be advised that the scheme is accepted by Council, at an annual charge of \$447.20 (four hundred & forty seven dollars and twenty cents), subject to the lights being energised upon occupation of the first house within the development.

ITEM 4: (File S200/22, S200/7)

SUBJECT: SEWERAGE HEADWORKS - PROGRESS REPORT

REPORT (M.E.S.)

1. Bligh Park

a) Catchment 'M' -

The construction of pump station 'M' and rising main is now complete with commissioning carried out on Friday 3rd November, 1989.

Headworks for the station 'M' catchment however, are incomplete due to the delay in the supply of fittings for the diversion of pump station 'G'. Delivery of the materials is now expected soon, with an anticipated completion date of Friday 12th December, 1989.

Total costs for the provision of headworks ie; pump station, rising main etc, for the catchment have yet to be finalised, however, are now estimated at \$485,000, providing a saving of \$36,000 on that estimated in the report dated June, 1989.

b) Pump Station 'N' -

This station is to serve the remainder of the Bligh Park development and is located at the eastern end of the residential allotments.

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The catchment serves Precincts 25, 26, 27 and 28 totalling 314 lots and also extends to serve a small area of land to the north of Rifle Range Road.

Design of both rising main and pump station is being carried out inhouse by Council staff with construction works having commenced on Tuesday 21st November, 1989. This has shown a cost saving over design by consultants with the same team arranging supply of materials and specialist firms to complete the construction phase.

Costs for the works are estimated at \$240,000 providing a saving of \$42,000 on that estimated in the June, 1989 report.

2. Mulgrave Industrial Sewerage Scheme

a) Headworks -

As previously reported, this scheme comprises of two stages, Stage I comprising catchments 'Q' and 'R' and Stage II catchment 'S', with pump station 'S' pumping to 'R', 'R' to 'Q' then 'Q' through to the McGraths Hill Treatment Plant.

Catchment 'Q' for which design plans for the rising main and pump station have again been prepared inhouse by staff, is proposed to be located within a Crown Water Reserve, Por 219 Mulgrave Road. Action is proceeding to acquire an area of 12m x 12m through the Lands Department.

Construction works are proposed to be undertaken in a similar manner to pump station 'N' Bligh Park, with a proposed commencement date of work early December and projected completion date of March 1990.

With design works being undertaken by Council staff and construction being carried out by various specialist firms, a significant saving in costs, estimated at \$60,000 is anticipated on the project estimate for the three stations.

The design of headworks for catchments 'R' and 'S' is also proposed to be carried out by Council staff, with station 'R' proposed to be located in the nature strip owned by Winford Motors at the corner of Winford Drive and Curtis Road, and Station 'S' to be located on land owned by Organic Fertilisers on what would be dedicated as public reserve upon development of the property.

Site plans detailing the proposals will be prepared in December and forwarded to the respective owners, with a view to commencing full design in late January and commencement of construction as previously, in late February. The timetable proposes completion of these works in June, 1990.

b) Reticulation -

Some minor reticulation works have been carried out within catchment 'Q' in conjunction with subdivision works undertaken as necessary, prior to the installation of headworks.

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As construction of headworks proceeds, trunk sewerage lines will be installed allowing for connection of existing developments at the earliest possible time.

The reticulation design is undertaken by Council staff, with the works indicated above to be constructed by quotation from experienced firms on the basis of calling tenders for the outstanding work with a completion date of December, 1990.

c) Conclusion -

The network will provide sewerage to an area totalling approximately 90ha extending from Mulgrave Road in the west to Park Road in the east, and bounded by Windsor Road and Railway Road North to the north and south respectively.

In carrying out the design and construction works as outlined in the report, will bring forward the projected completion date enabling:-

- . Connection to the Headworks network available by June, 1990.
- . Allow future development to connect to the system prior to building construction.
- . Reduction in cost to Council due to the accelerated timeframe with mains laid through a bigger proportion of undeveloped land.
- . Adoption of design and construction methods that are proving to be cost effective over full contract arrangements.

Recommendation

That the report on both Bligh Park Headworks system and Mulgrave Headworks and Reticulation systems be received on the basis of the revised timetable and construction plan.

ITEM 5: (File R190/2, R190/4)

SUBJECT: 1988 KERB AND GUTTER AND DRAINAGE
LOANWORKS PROGRAMME

REPORT (M.E.S.)

With the exception of the drainage work in Morunga Park, Keda Circuit, North Richmond and the finalisation of the sealing in Richard Street, Richmond, the programme has been completed.

Sealing of the road shoulders adjacent to the kerb and gutter has been undertaken resulting in a number of cases in a cost overrun on projects such that the final cost is above the budget. Although some savings have been achieved within the programme, it is proposed that funds be transferred from other works that have been undertaken below the allocation.

Savings have been made at Charles Street, McGraths Hill, Grose Vale Road pavement reconstruction, Freemans Road, Agnes Banks and Old Stock Route Road sealing that will allow for the programme to be finalised. The savings were achieved

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through cement stabilisation of the road pavement and works in Charles Street, McGraths Hill undertaken in conjunction with adjacent development.

In Warks Hill Road, the pipeline was washed out following a rainstorm requiring the pipes to be relaid together with the reconstruction and sealing of the road shoulder and adjustment of the pavement into Bennett Lane and Tomah Street.

Additional drainage was required in Longleat Road, Kurmond which, together with additional earthworks and provision of access to the rear of the shops, problems with the continued rainfall during construction, extended the time taken to carry out the project.

The work at George Street, Windsor (through South Windsor commercial centre) in addition to the problems with traffic, required heavy pavement construction to embrace the road failures to provide a pavement satisfactory for this busy commercial area and the through traffic.

In Bourke Street, Richmond; George Road, Wilberforce and Golden Valley Drive, Glossodia, the cost of sealing of the shoulders exceeded the funds budgeted.

Detailed below is the comparison between the allocation and actual cost for the programme with funds allowed for the work still to be carried out.

1988 Kerb & Gutter and Drainage Loanworks Programme

Project	Allocation	Cost
Eldon Street, Chatham to Bathurst	\$ 8,500	\$ 9,576.23
Charles and Elizabeth) *		9,448.61
William & Charles)	27,850	27,586.33
135 Lt. Bowen Drive	2,500	3,298.99
60-76 George Road	12,738	18,040.29
Panorama Crescent	3,200	2,542.87
Ti-Tree Place	16,345	16,434.47
Lt. Bowen Drive	7,350	3,790.64
Keda Circuit, North Richmond **	10,500	-
Mileham Street, Windsor	18,000	13,665.01
George Street, South Windsor	19,000	39,639.76
Moray Street, Richmond	21,600	23,844.10
Bourke Street, Richmond	10,700	16,483.68
Golden Valley Drive, Glossodia	16,500	12,025.05
Longleat Road, Kurmond	33,840	53,080.45
Macquarie Road, Wilberforce	12,250	7,316.88
Golden Valley Drive, Glossodia	33,477	41,282.69
Richard Street, Richmond ***	18,000	13,599.50
Kurrajong Shops (footpath)	6,000	5,678.50
George Street, Windsor (near Ham)	8,500	8,041.17
Warks Hill Road, Kurrajong Heights	58,000	70,664.12
	\$344,850	\$396,039.34

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- * Includes 1850 cont. from adjoining owners (Dept. Education)
8000 cont. from Dept. Public Works
- ** Not commenced
- *** To be completed

Recommendation

That the following funds be transferred from the following projects -

Charles Street, McGraths Hill	\$27,500 (twenty seven thousand five hundred)
Grose Vale Road Pavement Reconstruction	\$10,500 (ten thousand five hundred)
Freemans Road, Agnes Banks	\$ 4,500 (four thousand five hundred)
Old Stock Route Road	\$23,600 (twenty three thousand six hundred)

and re-voted to works undertaken in the 1988 Kerb and Gutter and Drainage programme.

ITEM 6: (File E74/1)

SUBJECT: PROSPECT ELECTRICITY. IMPROVED STREETLIGHTING TO DEERUBBUN PARK.

REPORT (M.E.S.)

Forwarding a proposal streetlighting scheme on Cornwallis Road adjacent to Deerubbun Park, involving the erection of two (2) 400 watt high pressure floodlights connected to the street lighting scheme at an annual charge of \$624. A capital contribution of \$68.00 is required.

As a result of representations from the Macquarie Towns All Breeds Dog Training School regarding floodlighting in the Park, the above proposal has been obtained as an economical scheme to provide lighting for their use and security lighting for this area.

The Macquarie Towns All Breeds Dog Training School have advised that it is prepared to reimburse Council the annual charges. Further, that their membership continues to increase and that with lighting to allow them to operate to a later hour, numbers are anticipated to expand.

On this basis, Council will only have to meet the capital contribution.

Recommendation

That Prospect Electricity be authorised to proceed with the lighting scheme for Cornwallis Road.

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That the Macquarie Towns All Breeds Dog Training School be advised that their offer to meet the annual charges for the two lights is accepted.

ITEM 7: (File 665-1359, 665-740)

SUBJECT: HEAVY VEHICLE TRAFFIC - MOSES STREET/
GREENWAY CRESCENT, WINDSOR

REPORT (M.E.S.)

A petition has been submitted by the residents No.17 - 27 Moses Street and questions referred concerning the use of Moses Street and Greenway Crescent during the early morning hours by heavy vehicles.

It appears that with the change to daylight saving, the concern of some of the residents has increased in respect to the disruption of their sleep. The question of interface between vehicles and pedestrians has been raised. The increase in traffic effect on the historic church and road damage are matters also raised as affecting the local amenity. The petitioners request Council to take immediate steps to halt the flow of traffic until 7am or preferably that they be routed through non-residential areas.

As Council is aware, that with the operation of the Cordners Corner sand plant, and support has been given to the undertaking of bank regrading on the adjacent property, (Chaung), truck drivers have been requested to access the plant prior to 7am via Cupitts Lane. Loaded vehicles depart via the Greenway Crescent route and over recent weeks the output from Cordners Corner has been at a high level.

In view of the efforts that have been made to reduce the early hour movements and advice that a high degree of compliance has been achieved, a traffic survey was undertaken on Friday 17th and Tuesday 21st November, 1989. The result of the survey is as follows:-

Interval	Tabletops (Turf)	Articulated Vehicles	Tippers (Sand/soil)	Others	Total
Friday 17.11.89					
5-6am	6	3	-	2	11
6-7am	6	6 Note 8 Movements out	8	4	24
7-8am	7	4	6	1	18
8-9am	3	2	18	1	24
Total	22	15	32	8	77

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Tuesday 21.11.89					
5-6am	1	2	1	-	4
6-7am	2	7	6	5	20
		Note 5 Movements out			
7-8am	9	11	4	4	28
8-9am	5	3	6	2	16
Total	17	23	17	11	68

The survey indicates (a) that there is significant movement of farm vehicles, particularly turf trucks travelling along Moses Street/Greenway Crescent in the early hours, (b) that some of the trucks travelling to Cordners Corner travel via Moses Street/Greenway Crescent before 7am, (c) that from 6am the movement of the vehicles to and from Cordners Corner predominate, but still includes farm trucks and a significant number of out movements.

The plant operator has again been requested to increase his efforts to have vehicles use Cupitts Lane as access prior to 7am. Notwithstanding this, it is considered that total compliance would only be achieved by altering the hours of operation back to 7am. Such action should be considered in relation to the usual practice in the industry to make an early start to beat the traffic build up. The Cordners Corner operation is closed on Saturday.

In conclusion, the Moses Street/Greenway Crescent route is a major access to the farmlands with the action that has been taken reducing the truck movements along the route to a low number until about 6.20am is considered a reasonable compromise as at this time many people have commenced the day's activities.

Recommendation

That the petitioners be advised of the results of the Council Survey.

ITEM 8: (File 3.03381)

SUBJECT: UNAUTHORISED TREE REMOVAL - 51 PEBBLY HILL ROAD, MARAYLYA - OWNER D. DELAPORTE

REPORT (M.E.S.)

A complaint has been received that trees have been removed on a property at 51 Pebbly Hill Road, Maraylya, without authority under the Tree Preservation Order.

The matter has been investigated and following discussions with the owner, it appears that whilst clearing works on the next door property, which were approved as part of a market garden development, were being undertaken, Mr. Delaporte engaged the contractor to clean and enlarge an existing dam on his property. In

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the centre of the existing dam there was an island which contained approximately nine trees and as part of the works, these trees were removed.

Mr. Delaporte has purchased approximately 25 trees to replace those that have been removed, these will be planted around the edge of the new dam and in this regard it is felt that no further action should be taken.

Recommendation

That no further action be taken regarding the unauthorised removal of trees on the property owned by D. Delaporte at 51 Pebbly Hill Road, Maraylya.

ITEM 9: (File 625-16)

SUBJECT: UPPER COLO RESERVE

REPORT (M.E.S.)

Over many years, the reserve has been made available to the public as an overnight weekend camp site with access to the Colo River. This year, following the death of the Honorary Ranger, Mr. W. Hulbert, a number of complaints have been lodged at Council, concerning the behaviour of people using the area, with in particular, the problem of noise, bad language, drunken behaviour and dangerous driving of vehicles around the reserve. A number of the complaints have been from tourists visiting the reserve. The problems have again been listed in correspondence to Council from an adjoining owner as follows:-

- " 1. There are loud drunken parties almost every weekend often continuing till 4 or 5am.
2. Cars are driven around the reserve at high speed day and night endangering the lives of those who desire to camp quietly, tearing up the grass and preventing any peaceful enjoyment of the area.
3. Trail bikes race around similarly, and despite the small sign prohibiting them, they are frequently tormenting visitors.
4. The narrow winding roads in the area become a nightmare for local residents at the weekend as cars and four wheel drives race along them far in excess of any sensible speed for such roads.
5. Local residents require permission to cut down any tree over 20 feet and yet visitors to the reserve come with their chain saws and chop up the bush indiscriminately, this includes the chopping of trees on our land.
6. Rubbish is thrown about everywhere. There are often broken beer bottles and cans all over the beaches and in the river, discarded paper and plastic wrappings blow into our property and beer bottles are chucked over our fence requiring much cleaning up on our part.

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7. Some visitors to the reserve are threatened both with aggressive behaviour and with weapons. A Sydney doctor who has camped there on a couple of occasions was threatened with a knife and is willing to testify to this.
8. We often hear sounds like gunshots, this is very frightening for both the animal and human inhabitants of the valley.
9. We have had boys bombarding our house with oranges from our orchard which is both annoying and intimidating.
10. Our fence has been cut in several places and has been completely pulled down in the section from the river up the hill for about 50 metres. We feel that its repair must be the Council's responsibility since it was the Council's guests who did the damage.
11. This is an area of high fire danger and borders the Wollemi National Park. Many campers on the reserve ignore total fire bans which is highly dangerous for us and the National Park.

Our wish is not that the reserve be closed down but that it be properly supervised at the weekends. Public access to the river is a desirable thing provided it does not mean the destruction of the local environment and cause fear and annoyance to local residents. This could be prevented if the Council fulfilled its responsibility as both a neighbour and as a protector of the interests of both the environment and the local population who elect it. Currently, those who misuse the reserve are probably still in a minority, but that minority is very quickly forcing those campers who have quietly enjoyed the reserve for years away.

We have spoken to many families who claim their young daughters are harassed and followed into the toilets, their kids are in danger of being run over by cars doing wheelies and they can get less sleep due to noise than they do in their homes in the city.

We have phoned the police on several occasions and they say that it is too far to come and that their experience has been that the culprits have gone before they can get there. They have told me "the place cannot be properly policed and should be closed down" and that we should complain to Council, as I am now doing.

I am sure that the cost of upgrading the amenities and installing a ranger at weekends would be offset by charging a camping fee. The fee would have the added bonus of frightening undesirables away. If this was not sufficient however, I'm sure local ratepayers would not mind paying a little more to prevent tragedy. We welcome any Alderman to come and inspect the reserve for himself, preferably on a long weekend or in the holidays.

We would also like to know very soon whether the Council are prepared to take responsibility for the fence and would welcome an inspection of this as well.

This matter requires your urgent attention, things will only get worse as the summer holidays approach and the local residents are very keen to avert a

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disaster, restore their peaceful existences, which is after all their right and once again feel safe on the roads and beaches of the beautiful Colo Valley."

The need for rectification to vandalism is an all too regular occurrence, Council rangers are not in a position to make more than one daily visit and further, due to the isolation of the area, a call for assistance can result in a significant delay. It is proposed, with reluctance that action be taken to close the area as a campsite and if possible, eliminate vehicles from the reserve.

The area does provide a base site for visitors to the adjacent National Park, however, the majority of patrons do not use the area for this or similar purposes.

Recommendation

That the Upper Colo Reserve be closed to camping and that fencing be erected to prevent vehicle entry.

ITEM 10: (File F84/11, F84/12)

SUBJECT: FLOOD MITIGATION

REPORT (M.E.S.)

Correspondence has been received from the Hon. Wal Murray, Deputy Premier and Minister for Public Works, advising of the following grants to Council for 1989/90.

Dunstans Lagoon Flood Mitigation Works	\$43,000
Maintenance	\$11,200

On the basis of the grant for Dunstans Lagoon, works to the value of \$64,500 are proposed for 1989/90 with the remainder of the work to be funded in subsequent years.

The grant is on the basis of 2:1 towards a project estimated at \$215,000. This will require a total estimated contribution from Council of \$71,667 in lieu of \$43,000 if the grant was on the 2:2:1 basis.

It has now also been indicated in discussion that it may be possible to increase the grant to allow the whole of the work to be undertaken within the financial period in 1989/90.

It will therefore be necessary for Council to amend its loan programme to meet the Council contribution. This will require a variation of the programme by reduction of the funds earmarked towards roadworks by \$71,667 (say \$75,000) to provide the Council contribution to the project.

Further, it will also be necessary to obtain consent of owners to formalise easements and amend the priorities to have the works undertaken within the financial year.

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As the matter has been the subject of strong representations through the local member and supported by Council over many years, it is proposed that the grant be accepted.

The maintenance allocation will allow for a programme of works to the value of \$22,400.

The works are undertaken in the first half of the calendar year where an amount of \$16,000 has been provided in the Estimates.

The programme will now be revised as follows:-

1.	Remove vegetation and silt from Normans Creek Channel between Bensons Lane and Cuppitts Lane, Richmond. (3.5km)	\$ 6,000
2.	Remove vegetation and silt from Dight Street Branch Channel, Richmond. (1.5km)	\$ 2,500
3.	Paint and repair steel flood gates:	
	a) South Creek	\$ 4,000
	b) Bushells Lagoon	\$ 400
4.	Repair erosion damage above flood gates from Bushells Lagoon	\$ 500
5.	Reconstruct and seal roadway above Buttsworth Creek Headworks structure.	\$ 2,400
6.	Bakers Lagoon Headworks:	
	a) Remove vegetation and silt from inlet channel	\$ 3,300
	b) Maintenance to flood gates and training walls	\$ 2,000
	c) Construct concrete cut-off walls at inlet to armco culverts	\$ 3,000
		\$24,100

to provide for the expenditure of the grant and a small saving on the Council funds allocated.

Item 7 of the programme, ie; Desnag Addys Creek at Sackville \$6,000 is deleted with the work listed for inclusion in the 1990/91.

On this basis funding will be Government grant \$11,200, Council funds \$12,900.

Recommendation

That the grant for Dunstons Lagoon be accepted and action commenced to obtain easements to allow the works to proceed.

Report of the Local Traffic Committee Meeting held on Friday 17th November, 1989, in the Council Chambers at 10am.

PRESENT: Alderman H.J.M. Books, Chairman
Sgt. R. Pakes, NSW Police Department
Sgt. R. Hale, NSW Police Department
Mr. G. Smith, Roads & Traffic Authority
Mr. R. Searle, Office of K.R. Rozzoli MP
Mr. R. Gilmore, Manager of Engineering Services
Mr. K. Berzins, Executive Town Planner
Mr. R. Zwicker, Town Planner

APOLOGIES: Mr. G. Hatch, Ministry of Transport

CONFIRMATION OF MINUTES:

Moved by R. Pakes, seconded by R. Searle that the Minutes of the previous meeting held on 20th October, 1989, be confirmed.

DEVELOPMENT APPLICATIONS

ITEM 1: (File DA242/89)
APPLICANT: NORTH RICHMOND HOTEL
LAND & LOCATION: BELLS LINE OF ROAD, NORTH RICHMOND
SUBJECT: EXTENSIONS TO EXISTING HOTEL AND
ERECTION OF A BOTTLE SHOP

In consideration to the proposal, the following matters were raised by members of the Traffic Committee:-

1. Provision of road widening for left turn entry from Bells Line of Road and provision of road widening to provide a passing lane for vehicles turning right into the entrance from Bells Line of Road.
2. Relocation of the child's play area and rearrangement of the bottle shop to minimise the conflict between vehicle movement and pedestrian movements between the main building, the car park and the child's play area.
3. Provision of parking spaces in accordance with the guidelines and construction of the entrance off Bells Line of Road accordingly, with separation between the entry and exit as determined necessary.
4. That "No Standing" restrictions be provided in Bells Line of Road for the full frontage of the development and on the northern side to allow for vehicles to pass a vehicle waiting to make a right turn into the car park. Payment of the full cost to be a condition of development.

Council officers indicated further discussions would be held with the applicant.

Committee's Recommendation

That the requirement as detailed 1-4 be incorporated in the development approval.

ITEM 2: (File DA352/89)

APPLICANT: BP SERVICE STATION

LAND & LOCATION: LOTS 1,2,3 & 4 DP22500 BELLS LINE OF ROAD, KURMOND

SUBJECT: MODIFICATION OF EXISTING SERVICE STATION

The representative of the Roads & Traffic Authority indicated that the Authority would be lodging an objection to development within the road reserve as widened and the Committee therefore, deferred consideration of the matter pending receipt of formal advice in this regard.

Committee's Recommendation

That the consideration of the application be deferred.

Mr. K. Berzins and Mr. R. Zwicker left the meeting at this stage, the time being 10.45am.

CORRESPONDENCE

ITEM 3: (File 665-2316)

CORRESPONDENT: RICHMOND PRIMARY SCHOOL

SUBJECT: PEDESTRIAN CROSSING - WINDSOR STREET, RICHMOND

Requesting additional warning signs for traffic approaching pedestrian crossing on Windsor Street, Richmond outside Richmond Public School.

The Committee was advised that the intersection of Bourke Street and Windsor Street, Richmond is listed for the installation of traffic lights. It was indicated that it would still be some time before funds are allocated and work undertaken.

Committee's Recommendation

That the matter be referred to the Roads & Traffic Authority with the Committee

supporting the provision of additional facilities at the crossing in the form of the facilities provided at children's crossings outside schools as a supplementary safety measure.

ITEM 4: (File 665-731)
CORRESPONDENT: WINDSOR BOWLING CLUB
SUBJECT: McQUADE PARK, WINDSOR

Requesting consideration be given to the erection of "No Parking" signs either side of the George Street exit from McQuade Park.

Committee's Recommendation

That "No Standing" provisions be provided at the vehicle entry to McQuade Park, George Street from a point 10 metres each side of the vehicular crossing.

ITEM 5: (File R190/10)
CORRESPONDENT: LOWER PORTLAND PARENTS & CITIZENS ASSOCIATION
SUBJECT: SCHOOL CHILDREN WARNING SIGNS

Requesting that consideration be given to the erection of "School Children" warning signs to advise motorists of school children in the area, in particular in West Portland Road, Greens Road and Wheelbarrow Ridge Road.

Committee's Recommendation

That school children symbol signs be provided on the approaches to the school at locations where currently not provided.

ITEM 6: (File 665-518)
CORRESPONDENT: PITT TOWN PROGRESS ASSOCIATION
SUBJECT: PARKING RESTRICTIONS - ELDON STREET, PITT TOWN

Requesting that consideration be given to imposing a time limit on parking in Eldon Street, Pitt Town.

The representative of the NSW Police advised that under current arrangements, it would not be in a position to service period parking restrictions in the Pitt Town area. The representative from Council advised that kerb and gutter is to be provided in Grenville Street, including construction of a kerb return at the intersection so designed to improve traffic conditions. It was also considered that the problem should be brought to the attention of the licensee at the hotel to allow him to take action with regard to deliveries and staff parking, and the Association advised that if vehicles are parked contrary to the traffic regulations, that the local police should be contacted to take appropriate action.

Committee's Recommendation

That no action be taken on this matter at this time.

ITEM 7: (File 665-212, 665-2306)

CORRESPONDENT: MR. P. JAMIESON

SUBJECT: INTERSECTION OF WATTLE STREET AND
BOWEN MOUNTAIN ROAD, BOWEN MOUNTAIN

At the Local Traffic Committee Meeting of 15th September, 1989, it was resolved that a plan for improved signposting be prepared for consideration.

It is now proposed that the following signposting be undertaken:-

- a) Steep descent in Wattle Street, near No. 24.
- b) Curve and intersection sign Wattle Street near No. 10.
- c) Curve and intersection sign Bowen Mountain Road on uphill approach to Wattle Street.
- d) "Give Way" line or road pavement at intersection to be renewed.

Committee's Recommendation

- a) That a steep descent sign be provided in Wattle Street located to the north east of No.24 with a curve and intersection sign erected near No.24 Wattle Street.
- b) That a curve and intersection sign be provided in Bowen Mountain Road on the uphill approach to Wattle Street.
- c) That the "Give Way" line on the road pavement at the intersection be renewed.
- d) That a reflective chevron sign be erected at the intersection opposite Wattle

Street.

ITEM 8: (File T225)
 CORRESPONDENT: HAWKESBURY CITY COUNCIL
 SUBJECT: BIKEWAY - McGRATHS HILL FLATS

Submitting a concept for approval of a bikeway between Fitzroy Bridge and Pitt Town Road.

That the proposal is supported by the Committee subject to satisfactory arrangements being made with the Roads and Traffic Authority where the bikeway approaches the footway on the eastern side of Fitzroy Bridge and the extension of the bikeway from Fitzroy Bridge to Macquarie Street, so as to join the existing bikeway in Macquarie Street.

ITEM 9: (File 665-243, DA352/89)
 CORRESPONDENT: KURMOND PUBLIC SCHOOL P&C ASSOCIATION
 SUBJECT: PEDESTRIAN FACILITIES - BELLS LINE OF ROAD

Expressing the Association's concern regarding proposals to construct a pedestrian refuge on Bells Line of Road adjacent to the School and also proposed alterations to the Bells Line Garage, Kurmond under DA352/89.

Committee's Recommendation

That upon completion of the detailed design for the pedestrian refuge, the Traffic Committee meet onsite with the representatives of the School and P&C Association to further consider the proposal.

Date of the Next Meeting

The next meeting of the Local Traffic Committee will be held on 19th January, 1990.

The meeting terminated at 11.36am.

GENERAL PURPOSE COMMITTEE MEETING

P L A N N I N G A N D D E V E L O P M E N T

- 1. DEVELOPMENT APPLICATIONS**
- 2. SUBDIVISION APPLICATIONS**
- 3. CORRESPONDENCE**
- 4. OFFICERS REPORTS**

HAWKESBURY CITY COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATIONS

(EFFECTIVE FROM 17TH JULY 1989)

Contributions

1. Payment of a sewer headworks contribution to Council of \$* . This contribution shall be paid prior to release of building approval and will be reassessed at the rate applicable at the time of payment.
2. Payment of a Section 94 contribution covering sewer headworks for the Mulgrave industrial area of \$* to Council, calculated at base date of September, 1988 and varied in accordance with changes in the Consumer Price Index to the date of payment. Payment shall be made prior to the release of the building approval.
3. Payment of a Section 94 contribution covering the construction of the intersection of Park Road and Groves Avenue with Windsor Road of \$* to Council, calculated at base date of December, 1987 and varied in accordance with changes in the Consumer Price Index to the date of payment. Payment shall be made prior to the release of the building approval.
4. Payment of an amount of \$* to Council being the contribution in lieu of carparking not provided on the site based on \$* per space. Payment shall be made prior to release of building approval.
5. Payment of an amount of \$* to Council being a contribution towards the parking spaces deleted by the development based on \$* per space. Payment shall be made prior to the release of the building approval.
6. A contribution of \$* based on \$912 (nine hundred and twelve) per additional dwelling being a contribution for open space and community facilities as a consequence of residential flat development.

Engineering

10. Arrangements satisfactory to the Manager of Engineering Services are to be made for the adjustment of the sewer main affecting the site. Details are to be submitted for approval concurrently with the Building Application.
11. Arrangements satisfactory to the Manager of Engineering Services 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 drains across land owned by others drainage easements to Council's requirements shall be provided for which documentary evidence will be necessary prior to the approval of the Building Application.
12. A surcharge path sufficient to carry the 1 in 100 year storm flow to be provided across the site and a drainage easement of adequate width to be created over the surcharge path.

13. The existing water courses shall be piped clear of all buildings and easements shall be created over the pipeline free of cost to Council.
14. The construction of kerb and gutter, concrete path paving, 1.2m wide with the remaining footway area being formed in earth and all necessary drainage, together with the full construction, including sealing of the adjacent road shoulder/half width road pavement over the frontage of the land together with any such works as are necessary to make this construction effective.
15. Construction of full width concrete path paving over the frontage of the development/site to
16. Construction of Council's standard heavy duty/residential footway and layback vehicular crossing to suit the access to the site with a minimum width of *m.
17. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
18. Construction of road and drainage or sewer works are not to commence until three (3) copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
19. Evidence of the payment of the Building and Construction Industry Long Service Levy together with a detailed estimate of the cost of the works being submitted to Council prior to the release of the engineering plans.
20. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Damage Requirements for Commercial, Industrial and Medium Density Developments.

Health and Building

31. Submission of a building application, plans and specifications complying with Ordinance 70.
32. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
33. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Manager of Environment and Building Services.
34. Adequate and suitable solid garbage/trade waste storage facilities shall be provided on the premises. Separate details indicating the location, type and construction of such facilities shall be lodged with Council concurrently with the Building Application.

35. All solid and liquid wastes arising from the premises shall be collected, stored and disposed of to Council's satisfaction. Separate details of the proposed waste collection, storage and disposal method/system shall be lodged with Council concurrently with the Building Application.
36. Separate details of the proposed method of treatment of liquid wastes prior to discharge to Council's sewer or stormwater drainage system shall be submitted concurrently with the Building Application for consideration and approval.
37. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
38. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Pure Foods Act 1908 and Regulations thereunder and Council's Food Premises Code.
39. Exterior surfaces of the proposed structure being painted or treated in such a manner so as to cause the structure to blend with the landscape of the site and its surroundings. Such painting or treatment to be completed to the satisfaction of the Manager of Environment and Building Services prior to occupational use of the building.
40. No excavation on site works shall be commenced prior to the issue of the building permit.

Parking Access and Loading

50. Parking shall be provided for * vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
51. An adequate onsite area for parking and loading is to be constructed with an all weather pavement to the satisfaction of the Manager of Town Planning.
52. Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
53. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.
54. A physical barrier being provided between public spaces, vehicles accessways, parking areas and the surrounding landscaped area.
55. Parking spaces, accessways and aisle widths are to be constructed with a sealed pavement, drained and marked to Council's requirements.

Design and External Finishes

61. Submission of a schedule of proposed external finishes including sample materials for Council's consideration and approval in conjunction with the submission of a Building Application.
62. Screen walls are to be provided to screen open yard activities and are to be of an approved design, details of which are to be submitted with the Building Application.

Landscaping

70. A detailed plan of landscaping shall be submitted and approved by the Manager of Town Planning prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building.
71. All land not required to be sealed is to be landscaped in accordance with a plan of landscaping which is to be submitted for Council's consideration and approval concurrently with the Building Application.
72. Previously approved landscaping is to be reinstated to Council's satisfaction.
73. Landscaping shall be maintained to Council's satisfaction.
74. As far as practicable all trees and shrubs on the site are to be preserved and integrated with the plan of landscaping. No trees over 3m in height shall be removed without the approval of the Manager of Town Planning. Such approval to be sought subsequent to the pegging of building works.
74. No use, other than for landscaping purposes, is to be made of the land situated between the building and the street alignment.
75. All land not required to be sealed is to be landscaped in accordance with the plan of landscaping which is to be submitted to Council for its consideration and approval within a period of 30 days. Such landscaping is to be completed to Council's satisfaction within three (3) months from the date of the issue of the consent.

Industrial/Commercial Development

80. No materials, goods or vehicles to be stored between the building and the street alignment.
81. All raw materials, finished goods and vehicles awaiting service and/or repairs to be stored within the building and all work performed to be confined in the building.
82. No retail sale of goods is to be made on the subject premises.
83. No motor vehicles are to be displayed for sale on the subject premises.
84. No goods are to be displayed on the premises whether in a window or otherwise.

85. The subject land is to be made tidy to Council's satisfaction.
86. Development Consent shall be obtained for the use of each factory unit/shop prior to occupation taking place.
87. Compliance with Australia Post requirements in relation to the location and number of letter boxes on the site.

Amenity

100. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
101. The subject development, including landscaping is to be maintained in a clean and tidy manner to Council's satisfaction at all times and any direction given by Council in this regard is to be complied with forthwith.
102. Council reserves the right to impose additional conditions if at any time in its opinion the use is causing injury to the amenity of the neighbourhood.
103. The spillage of light, if any, shall be controlled to the satisfaction of Council.
104. Provision of a clothes drying area which is to be effectively screened from public roads and reserves, details of screen design and material to be submitted with the Building Application.
105. Operating hours shall be limited to * to * Mondays to Fridays and * to * Saturdays and * to * Sundays and public holidays. Any alteration of these hours will require Council consent.

Dogs

110. Not more than * dogs are to be accommodated on the premises at any given time.
111. Dogs are to be confined to their kennels, exercise runs or exercise compounds at all times.
112. The premises are to be landscaped and screened in accordance with a plan of proposed planting to be submitted to Council for consideration and approval concurrently with the submission of a Building Application. Such landscaping and screening is to be carried out in a manner which will ensure the kennels and exercise yards cannot be viewed from the street or from adjoining residences.
113. All trees on the property are to be preserved with the exception of those trees which are required to be removed to allow siting of the kennels and exercise yards.
114. Concrete floors are to be provided to all kennels.

115. An acoustically insulated enclosure shall be provided for the accommodation of distressed animals to the satisfaction of Council.

Titles, Easements and Surveys

120. Registration of a plan of survey consolidating the site into a single allotment. Documentary evidence to be submitted to Council prior to occupation of the building.
121. Dedication at not cost to Council of a *m * splay corner at the intersection of * and *. Documentary evidence of registration of the plan of survey is to be submitted to Council prior to occupation of the proposed buildings.
122. Dedication of road widening in * as public road in accordance with * with documentary evidence of registration, to be provided before occupation of the proposed buildings.
123. Creation of a drainage easement *m wide over the existing/proposed pipeline through the site, free of cost to Council. Documentary evidence to be submitted to Council prior to occupation of the building.

HAWKESBURY CITY COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION UNDER SECTION 90

Section 90 of the Act provides that a consent authority shall take into consideration the following matters as are of relevance to the development the subject of the development application:

- (a) the provisions of:
 - (i) any environmental planning instrument;
 - (ii) any draft environmental planning instrument that is or has been placed on exhibition pursuant to Section 47(b) or 66(1)(b).
 - (iii) any draft State environmental planning policy which has been submitted to the Minister in accordance with Section 37 and details of which have been notified to the consent authority; and
 - (iv) any development control plan in force under Section 72, applying to the land to which the development application relates;
- (b) the impact of that development on the environment (whether or not the subject of an environmental impact statement) and, where harm to the environment is likely to be caused, any means that may be employed to protect the environment or to mitigate that harm;
- (c) the effect of that development on the landscape or scenic quality of the locality;
- (d) the social effect and the economic effect of that development in the locality;
- (e) the character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of that development;
- (f) the size and shape of the land to which that development application relates, the siting of any building or works thereon and the area to be occupied by that development;
- (g) whether the land to which that development application relates is unsuitable for that development by reason of its being, or being likely to be, subject to flooding, tidal inundation, subsidence, slip or bush fire or to any other risk;
- (h) the relationship of that development to development on adjoining land or on other land in the locality;
- (i) whether the proposed means of entrance to and exit from that development and the land to which that development application relates are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles within that development or on that land;
- (j) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect of that traffic on the movement of traffic on that road system;

- (k) whether public transport services are necessary and, if so, whether they are available and adequate for that development;
- (l) whether utility services are available and adequate for that development;
- (m) whether adequate provision has been made for the landscaping of the land to which that development application relates and whether any trees or other vegetation on the land should be preserved;
- (m1) whether the development is likely to cause soil erosion;
- (n) any representations made by a public authority in relation to that development application, or to the development of the area, and the rights and powers of that public authority;
- (o) the existing and likely future amenity of the neighbourhood;
- (p) any submission made under Section 87;
- (p1) without limiting the generality of paragraph (a), any matter specified in an environmental planning instrument as a matter to be taken into consideration or to which the consent authority shall otherwise have regard in determining the development application;
- (q) the circumstances of the case;
- (r) the public interest;
- (s) any other prescribed matter.

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GENERAL PURPOSE COMMITTEE

PLANNING AND DEVELOPMENT SECTION - 28/11/89

ITEM 1:	(File DA 379/89)
APPLICANT:	PROSPECT ELECTRICITY
DEVELOPMENT APPLICATION:	ELECTRICITY ZONE SUB-STATION
OWNER:	PROSPECT ELECTRICITY
LAND & LOCATION:	LOT 7 DP 786671 PECKS ROAD, NORTH RICHMOND
AREA:	6,625.M ²
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - SPECIAL USES 5(A)
ADVERTISING:	ADVERTISED TO ADJOINING OWNERS. NO SUBMISSIONS WERE RECEIVED
DATE RECEIVED:	25TH OCTOBER, 1989

REPORT (M.T.P.)

The land is relatively flat and relatively cleared, except for a small stand of eucalypt tree species within 25-30 metres from O'Dea Place.

The proposal comprises of a control building and associated ancillary switchgear, 1500 hertz injection building, a free-standing (town fed) deluge shower and transformer, in addition to electrical circuit breakers connected to an existing 33 KV overhead transmission line.

The application further proposes the erection of a 2.58 metre high chain wire fence to enclose a portion of the subject land. The proposal makes provision for landscaped open space with a minimum 10 metre depth or setback from Pecks Road and forward of the 2.58 metre high chain wire fence.

Statutory Situation

The subject land is currently zoned Reservation 8(f) (Special Uses) under the provisions of Hawkesbury Local Environmental Plan, 1984. The application is defined as a "generating works" use and is permissible under the zone provisions. Further, the land is to be zoned Special Uses 5(a) in accordance with the provisions of Draft Hawkesbury Local Environmental Plan, 1989. This application is also permissible within this zone.

Public Notification

This application was advertised by way of letter to adjoining landowners in accordance with Council's advertising policy. No submissions were received during this formal exhibition period in respect of the application.

Planning Report

This zone sub-station is required to service the newly developed residential areas within North Richmond. The application nominates that the existing stand of

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GENERAL PURPOSE COMMITTEE

PLANNING AND DEVELOPMENT SECTION - 28/11/89

eucalypt trees are to be preserved and may help screen the substation at the rear from O'Dea Place.

This application is recommended for approval, subject to conditions.

Recommendation

The application be approved, subject to the following conditions:

1. The development shall be carried out in accordance with submitted plans received by Council on 25 October, 1989.
- 2-7. Standard conditions (DAs) 17, 20, 31, 70, 73 and 103.
8. Construction of Council's Standard Heavy Duty Footway and Layback Vehicular Crossing to suit the access from the site, with a minimum width of 4.2 (four point two) metres.

ITEM 2:	(File DA 357/89)
APPLICANT:	J LEE
DEVELOPMENT APPLICATION:	PROFESSIONAL CONSULTING ROOM
OWNER:	J & J LEE
LAND & LOCATION:	LOT 23 DP 709025, NO. 3 SIRIUS ROAD, BLIGH PARK
AREA:	663.4M ²
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RESIDENTIAL 2(A) b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RESIDENTIAL 2(A)
ADVERTISING:	ADVERTISED, WITH ONE SUBMISSION BEING RECEIVED
DATE RECEIVED:	4 OCTOBER, 1989

REPORT (M.T.P.)

This application seeks Council's consent for the establishment and conduct of a professional consulting room for the practice therein of a legally qualified medical practitioner. This practice shall be conducted from an existing dwelling.

Statutory Situation

The application is permissible within Residential 2(a) zones. Further, this subject property shall continue to be zoned Residential 2(a) in accordance with the provisions of Draft Hawkesbury Local Environmental Plan, 1989 and hence the application is also permissible within this zone.

Public Notification

A single objection was received during the formal public exhibition period, from Castlehaven Realtors Pty Ltd. This objection was made on the basis that the current application would lead to commercial competition with the company's adjacent business centre development currently under construction.

HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE

PLANNING AND DEVELOPMENT SECTION - 28/11/89

Planning Report

The subject premises are considered suitable for the establishment and conduct of a professional consulting room for one legally qualified practitioner. This practice would provide an appropriate health service within a newly developing residential estate.

It is not considered that the objection should be given any determining weight as doctors surgeries have for decades been allowable in all residential zones without any perceived absense of doctors also operating from normal commercial premises.

Under Council's Car Parking Development Control Plan, professional consulting rooms require three off-street car parking spaces. This application makes provision for four car parking spaces (including a garage) and as such is in compliance with the provisions of the Code.

The application is recommended for approval, subject to conditions.

Recommendation

That the application be approved, subject to the following conditions:

1. The development shall be carried out in accordance with plans received by Council on 4 October, 1989.
- 2-8. Standard conditions (DAs) 50 (3 [three] vehicles), 31, 32, 33, 70, 73 and 100.
9. The hours of operation shall be confined to between 8.30am and 6.30pm Mondays to Fridays, and 9.00am to 12 noon Saturdays, with no work being carried out on Sundays.
10. No more than one medical practitioner shall practice from the premises at any given time without further approval of Council.
11. Disabled access shall be provided in accordance with Clause 53.10 of Ordinance 70 and designed in accordance with Specification No. 9 Access and Facilities for Disabled People.

ITEM 3:	(File DA 368/89)
APPLICANT:	R S BOURKE
DEVELOPMENT APPLICATION:	ERECTION OF TWO STORAGE SHEDS GENERALLY IN ACCORDANCE WITH THE PLANS PREPARED BY MICHAEL FAINE AND ASSOCIATES AND DATED SEPTEMBER, 1989
OWNER:	R S BOURKE
LAND & LOCATION:	LOT 21 DP 3516 SERPENTINE LANE, BOWEN MOUNTAIN
AREA:	3.27 HECTARES
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RURAL 1(B1) ESCARPMENT PRESERVATION

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PLANNING AND DEVELOPMENT SECTION - 28/11/89

ADVERTISING:

b) DRAFT HAWKESBURY LOCAL
ENVIRONMENTAL PLAN, 1989 -
ENVIRONMENTAL PROTECTION 7(D)
(SCENIC)

NOT REQUIRED UNDER COUNCIL'S
ADVERTISING POLICY

DATE RECEIVED:

19 OCTOBER, 1989

REPORT (M.T.P.)

Council is currently taking legal action in the Land and Environment Court against the applicant for the unauthorised erection of two storage sheds on the subject site. The buildings, which are generally of timber and iron construction with corrugated iron roofs, are in a dilapidated state and have been used for the storage of building materials and household goods, as well as for human habitation. The Court has required Mr Bourke to lodge a development application for the structures, for Council's consideration, prior to any further orders being issued by the Court.

This development application is in response to the Court Order.

Statutory Situation

The site is currently zoned Rural 1(b1) under the provisions of Hawkesbury Local Environmental Plan, 1984 and as such, the erection of two storage sheds on the land is permissible with Council's consent. The property is also within an escarpment preservation area and is subject to the provisions of clause 33 of the plan.

Assessment of the Application

The existing storage sheds on the site cannot be adequately upgraded to satisfy the requirements of Ordinance 70 of the Local Government Act, 1919, in particular:

1. Adequate retaining walls have not been constructed to stabilise excavated/cut areas of the site.
2. Portions of the footings are bearing on unrestrained and non-compacted filled ground.
3. Timber framework generally does not comply with Australian Standard 1684-1979, "SAA Timber Framing Code".
4. Termite shields/ant cappings have not been fitted on top of piers.
5. A minimum space of 200mm has not been provided in all locations between the floor framework and finished ground level, and in some portions timber framework is in contact with the ground.
6. A "chemical W.C." requiring on-site burial of night soil cannot be approved in a night soil scavenging district.
7. All liquid wastes arising from the sheds are not drained to an approved septic tank system.

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PLANNING AND DEVELOPMENT SECTION - 28/11 /89

8. Approved sheet flooring and wall linings have not been fitted in the "Washroom".
9. Protective balustrades/guards have not been fitted along the side of verandahs/paths which are more than 1m above the finished level of the adjoining ground.

Further, not all external finishes of the development comply with Clause 33 of Hawkesbury Local Environmental Plan, 1984, which requires that all external surfaces be comprised of dark-toned materials of a low reflective quality that blend with the landscape of the site and its surroundings.

On this basis, therefore, approval for the existing storage sheds on the site cannot be granted. Instead, if consent for two storage sheds were granted on the property, it would need to include a condition requiring the demolition of the existing buildings and the removal of all materials from the site.

Recommendation

That the application be refused for the following reasons:

1. The existing storage sheds cannot be adequately upgraded to satisfy the requirements of Ordinance 70 of the Local Government Act, 1919.
2. Not all external finishes of the development comply with Clause 33 of Hawkesbury Local Environmental Plan, 1984.
3. The proposal is not in the public interest.

ITEM 4:	(File DA 371/89)
APPLICANT:	S & V AGIUS
DEVELOPMENT APPLICATION:	CATTLE FEEDLOT OPERATION
OWNER:	S & V AGIUS
LAND & LOCATION:	LOT 3 DP 708201 SPINKS ROAD, GLOSSODIA
AREA:	8.02 HECTARES
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RURAL 1(B1) ENVIRONMENTAL PROTECTION AREA b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RURAL 1(B)
ADVERTISING:	18 SEPARATE SUBMISSIONS RECEIVED
DATE RECEIVED:	18 OCTOBER, 1989

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GENERAL PURPOSE COMMITTEE

PLANNING AND DEVELOPMENT SECTION - 28/11/89

REPORT (M.T.P.)

This application seeks to formalise a current unauthorised cattle feedlot operation within the subject land. The parcel of land is of flat to gentle sloping and is bounded by Spinks Road, Currency Creek and an adjacent property.

This feedlot seeks to rear a maximum of 110 head of cattle and comprises a holding area of approximately 450 square metres. The operation requires the importation of feed and comprises of five bales of lucerne hay per day, one tonne of cake mix per week, 9,000-10,000 loaves of bread per week, in addition to the provision of adequate water supplies from the existing small dam.

Statutory Situation

The subject land is currently zoned Rural 1(b1) and is classified as an Environmental Protection area, under the provisions of Hawkesbury Local Environmental Plan, 1984. The application is defined as an "Animal Establishment" in accordance with the provisions of Hawkesbury Local Environmental Plan, 1984, and is permissible within Rural 1(b1) zones. The parcel of land is to be zoned Rural 1(b) in accordance with the provisions of Draft Hawkesbury Local Environmental Plan, 1989. This Rural 1(b) zone further permits the establishment and conduct of a cattle feedlot operation.

Further, the application may require separate formal approval from the State Pollution Control Commission (SPCC) in regards to appropriate liquid and solid waste treatment works and associated waste management measures. Accordingly, any development consent for this application should be conditional upon compliance with SPCC guidelines, and standards in addition to approval requirements under related acts and regulations administered by the SPCC.

Public Submissions

This application was advertised by way of letter to adjoining landowners in accordance with Council's adopted advertising policy. Eighteen separate submissions were received in regards to the application from adjoining landowners and other interested parties. These submissions opposed the current feedlot application on various grounds. The major points of objection as derived from the submissions include:

- a) The current feedlot produces offensive odours following biochemical breakdown of solid animal waste, in addition to the high concentration of excreted water within the feedlot.
- b) The parcel of land is subject to poor agricultural land management practices in terms of soil erosion, inadequate vegetative pasture cover and overstocking within the feedlot.
- c) The current feedlot operation provides inadequate provision for on-site treatment and disposal of solid animal waste and excreted water. This inadequate on-site treatment and disposal of waste water and solid waste poses eutrophication problems or contamination risks within Currency Creek, plus produces the offensive odours from anaerobic decomposition processes.

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- d) Poor animal husbandry practices.
- e) Increased incidence and population of flies and vermin in correlation with the current feedlot operation.
- f) Dust emissions.
- g) Unaesthetic and visual impact of current feedlot and its detrimental effect on the locality.
- h) Feedlot orientated disease problems and associated issues.

Planning Report

The existing feedlot development was undertaken without development consent or advice from SPCC in respect to the provision/implementation of an appropriate waste management plan for the feedlot in accordance with normal SPCC standards and guidelines.

The SPCC Draft Guidelines for Cattle Feedlots, 1989, is in response to the rapid expansion of the cattle feedlot industry in New South Wales. This guideline seeks to provide advice for the design, construction and management of cattle feedlots in compliance with normal SPCC principles and standards. The guidelines nominate a minimum 5 kilometre buffer zone between cattle feedlots and newly developing or developed residential/rural smallholding estate areas. This buffer zone is required in order to mitigate cattle feedlot odour management problems.

The current SPCC 1989 Guidelines acknowledge that the major environmental management problem associated with feedlot development is waste water and solid waste disposal. This guideline advises that manure must be removed regularly in order to prevent waste accumulation beyond 200mm in depth. The solid waste removal requires quick, effective application to specifically manage land disposal areas in order to mitigate anaerobic decomposition processes which may otherwise arise within feedlot premises, and in turn produce offensive odours.

Further, liquid waste (excreted water) management dispersal measures are required to mitigate offensive odours, and contaminated run-off or seepage problems in respect of feedlot operations. The SPCC guidelines indicate that the major liquid waste sources from feedlot complexes are:

- a) wet weather run-off from feedlot holding areas;
- b) leachate from silage areas; and
- c) run-off from other contaminated sources and equipment wash-down areas.

In accordance with SPCC standards, a sequence of processes are required for the control and treatment of liquid wastes from feedlot developments. This process involves the diversion of contaminated up-slope run-off away from the feedlot in order to minimise the quantity of contaminated run-off requiring treatment. As a minimum, this drainage diversion system must cope with a peak flow rate resulting from a storm with an average recurrence interval of 20 years. This run-off is then

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storage of effluent within a retention basin. This retention basin acts as a temporary storage area pending land disposal and provides partial treatment. The effluent is disposed of from the retention basin by a spray or surface irrigation system to the land disposal areas within the subject land.

Notwithstanding this, the current feedlot application varies from identified waste management and disposal practices normally required in accordance with SPCC standards and guidelines. It operates within a higher portion of the land, and is not designed to cope with rapid drainage of liquid waste, solid waste and other contaminated run-off from the feedlot into the existing retention basin/dam. The current lower dam is used as a de facto gravitational-fed retention basin, but is of insufficient depth to cater for excess stormwater run-off conditions. Further, the lower dam is of an earth fill construction with a diversionary off-flow channel. This off-flow channel poses an environmental management problem in terms of stormwater run-off/seepage into the lower parts of the subject land and into Currency Creek. This run-off and soil infiltration involves varied nutrients and other contaminants such as toxicants, acids, alkalides, heavy metals or other organic materials. This waste run-off or seepage problem is further stressed given the current inadequate agricultural land management practices undertaken on the lower portion of the land, ie, poor/minimal vegetative cover.

Further, the current feedlot practice is characterised by the continual raking and stockpile of solid waste adjacent to the feedlot in contradiction to normal removal/treatment practices which require quick soil application. This solid waste (manure) contains high concentrations of organic and ammonia nitrogen, phosphates and potassium. This stockpile then undertakes anaerobic decomposition. This anaerobic decomposition process involves biochemical breakdown processes in conjunction with anaerobic bacteria (in the absence of oxygen) and takes place in two complex stages. In the first stage, acid-forming micro organism convert the organic matter into new cells and odorous organic acids. The next group of micro organisms (methane bacteria) then take over the oxidation process and produce new cells from the organic matter and the remainder produces methane, carbon dioxide and hydrogen sulphide gases. Accordingly, this anaerobic decomposition process causes the malodorous problems as previously discussed in the objections.

In this regard, the offensive odour problem is exacerbated from the amount of solid waste produced from the current approximate 110 head feedlot. The SPCC cattle feedlot guidelines indicate that an individual steer of approximately 450 kilograms in weight may generate approximately 21 kilograms of solid waste per day. Accordingly, this figure indicates that 2,310 kilograms (or 2.3 tonnes) of solid waste may be produced per week or 120 tonnes per annum. This figure is supported in principle by the SPCC guidelines which nominate that solid waste products are in the order of 1.3 tonnes per head of cattle per annum.

Should Council ultimately support this application, a condition of consent should be imposed requiring compliance with SPCC standards and requirements in respect to provision of a waste management plan/system for the satisfactory diversion of uncontaminated upslope run-off, collection of excreted water and contaminated run-off by a channel drainage system into the lower dam as a retention/sedimentation basin. This retention basin should make provision for aeration/oxidation mechanisms in order to allow oxidation by the aerobic process and the associated speed-up in waste water treatment, prior to land dispersal. However, the current

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dam is inadequate to cope with excessive run-off overflows and hence, a second lower dam would be required to guarantee no contaminant/liquid waste run-off or seepage within the lower portion of land or into Currency Creek. This additional dam would require continual drainage by approved spray irrigation or off-site tanker truck removal practices in order to mitigate run-off issues.

The NSW Soil Conservation Service was advised of this application. To date no replies have been received.

Waste disposal practices currently undertaken are considered ineffective to mitigate the evident fly population or potential fly breeding areas.

Summary

The applicant does not demonstrate an appreciation of potential environmental problems nor of appropriate mitigating measures. This factor and the obvious public concern as evidenced by the objections received and the problems as identified in the report suggest that the proposal should be refused.

Recommendation

That the application be refused for the following reasons:

1. The applicant has not demonstrated an appreciation of potential environmental problems nor of appropriate mitigating measures.
2. The proposal does not accord with State Pollution Control Commission requirements and guidelines.
3. The lot size and topography is inadequate to properly account for liquid waste disposal and soil assimilation.
4. There are no provisions within the application for solid waste disposal.
5. The proposal is unacceptable in terms of visual, odour and fly nuisance.
6. The proposal is not in the public interest.

ITEM 5:	(File DA 349/89)
APPLICANT:	JOANNE AMBROSE
DEVELOPMENT APPLICATION:	HOME OCCUPATION - BEAUTICIAN
OWNER:	J AMBROSE
LAND & LOCATION:	LOT 1 DP 535139, NO. 18 MORAY STREET, RICHMOND
AREA:	560M ²
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RESIDENTIAL 2(A) b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RESIDENTIAL 2(A)
ADVERTISING:	ADJOINING OWNERS NOTIFIED WITH NO SUBMISSIONS BEING RECEIVED
DATE RECEIVED:	3 OCTOBER, 1989

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REPORT (M.T.P.)

The Proposal

The applicant seeks approval for a home occupation for the purpose of beauty therapy. The applicant will not employ any other people on-site and it is proposed to use the existing sunroom for beauty therapy purposes. The hours of operation are to be 9.00am to 3.00pm Monday to Friday, and Saturday 8.00am to 2.00pm. It is anticipated that the products used on site will be delivered by a small tabletop truck once a month.

A car parking space for the clients can be provided on the site.

Statutory Position

The proposal is defined as a home occupation and consequently permissible with consent.

Planning Assessment

The nature of the proposal is likely to cause only a minimal change to the amenity of the area.

The increased client traffic will, however, require the need for the construction of Council's standard residential footway crossing, together with a concrete drive and standing area within the property. This aspect can be controlled as a condition of consent.

Recommendation

That the application be approved subject to the following conditions:

- 1-2. Standard conditions (DAs) 32 and 33.
3. Construction of Council's standard residential footway crossing, together with a concrete drive standing area within the property. The standing area shall make provision for one visitor's car parking space.
4. The development shall, at all times, conform with the following definition of "Home Occupation" as defined in the Hawkesbury Local Environmental Plan, 1984.

"Home Occupation" means an occupation carried on in a dwelling-house or in a dwelling in a residential flat building by the permanent residents of the dwelling-house or dwelling which does not involve -

- a. the registration of the building under the Factories, Shops and Industries Act, 1962;
- b. the employment of persons other than those residents;
- c. interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products or grit, oil or otherwise;
- d. the display of goods, whether in a window or otherwise; or

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- e. the exhibition of any notice, advertisement or sign (other than a notice, advertisement or sign exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident).

ITEM 6: (File DA 365/89)
APPLICANT: CATCH 400 PTY LTD
DEVELOPMENT APPLICATION: CONVERSION OF LOWER FLOOR OF
EXISTING OFFICE BUILDING TO
PROVIDE ADDITIONAL OFFICE
SPACE ASSOCIATED WITH THE
EXISTING ROAD TRANSPORT
TERMINAL
OWNER: CATCH 400 PTY LTD
LAND & LOCATION: LOT 2 DP 229135, COMMERCIAL
ROAD, VINEYARD
AREA: 2.211 HECTARES
ZONING: a) HAWKESBURY LOCAL
ENVIRONMENTAL PLAN, 1984 -
RURAL 1(C)
b) DRAFT HAWKESBURY LOCAL
ENVIRONMENTAL PLAN, 1989 -
RURAL 1(C)
ADVERTISING: ADJOINING OWNERS NOTIFIED WITH
NO SUBMISSIONS BEING RECEIVED
DATE RECEIVED: 10 OCTOBER, 1989

REPORT (M.T.P.)

Background

In August, 1976, Council issued development consent for the change of use of the then existing sawmill and timber storage yard to a road transport terminal. Since the gazettal of Hawkesbury Local Environmental Plan, 1984, however, which prohibits road transport terminals in a Rural 1(c) zone, the development has enjoyed existing use rights.

In February, 1986, development consent was granted for an extension to the road transport terminal to allow for the erection of two grain storage buildings on the site. This consent, however, was never secured.

The Proposal

Application has now been made to convert the lower floor of the existing office building on the site to provide for four additional offices, involving only minor alterations to the external appearance of the building.

Statutory Situation

Clause 52 of the Environmental Planning and Assessment Regulations, 1980, allows existing uses to be altered, provided the floor area of the building is not increased.

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by more than 10 percent. As the proposal only involves converting existing storage space to office space, the application is one which Council can consider.

Planning Assessment

Although approximately one third of the property is subject to a 1 in 100 year flood, which would inundate land at a level of 16 metres (AHD) or less, the office building is located on land at a level of between about 23 metres and 25 metres and as such is not affected by flooding.

Whilst Council's parking policy does not include parking requirements for road transport terminals, it is envisaged that the additional office space proposed will generate a demand for four car parking spaces. These spaces can be adequately provided for on the site.

There is, however, a temporary building erected on the land to the north of and connected to the upper level of the office building, which is currently used for temporary office space. This is to be removed upon completion of the lower floor offices. Further, timber is presently being stored at the rear of the property, awaiting transport to other sites within the country, and whilst no objection is raised to such storage, this should only be ancillary to the main use of the site for a transport terminal.

Recommendation

That the application be approved, subject to compliance with the following conditions:

- 1-4. Standard conditions (DAs) 31, 32, 33 and 101.
5. The additional landscaping proposed on the southern side of the office building is to be completed prior to occupation of the building.
6. The temporary building erected to the north of the existing office building is to be removed upon completion of the lower floor offices.
7. The storage of timber on the site is only to be ancillary to the main use of the site being a road transport terminal.

ITEM 7:	(File DA 318/89)
APPLICANT:	FABIMA PTY LTD
DEVELOPMENT APPLICATION:	FIRST USE OF SHOP FOR THE PURPOSE OF A RESTAURANT/ NIGHTCLUB
OWNER:	MR & MRS S & G BARBARO AND MR & MRS A & E PANTALONE
LAND & LOCATION:	LOT 1 DP 533450, CNR GEORGE AND NEW STREETS, WINDSOR
AREA:	2,864M ²
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - GENERAL BUSINESS 3(A)

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ADVERTISING:

DATE RECEIVED:

b) DRAFT HAWKESBURY LOCAL
ENVIRONMENTAL PLAN, 1989 -
GENERAL BUSINESS 3(A)
ADJOINING OWNERS NOTIFIED WITH
29 SUBMISSIONS BEING RECEIVED.
24 AUGUST, 1989

REPORT (M.T.P.)

The Proposal

The applicant seeks Council approval for the use of the largest shop in the retail complex currently under construction for the purpose of a licensed restaurant/nightclub. The proposed hours of operation are from 12 midday to 4.00pm Tuesday to Sunday, and from 6.00pm to 3.00am Wednesday to Saturday. It is envisaged that the maximum number of employees on-site will be 12, and that parking will be accommodated by the 34 spaces provided in the retail complex. If additional parking is required, there are spaces available in the adjacent Hollands Paddock car park.

The applicant has indicated that ventilation equipment, cooking and refrigeration equipment, as well as noise insulation, will be provided if the application were approved.

The applicant has also provided additional information as to how the activities on the site will be carried out. The following is an excerpt from the applicant's letter.

"A few points are laid out herein as to why we feel the Council should be in favour of this application:

1. Windsor and surrounding areas have no such venue of this type, which attracts revenue and people to the community.
2. The building, we feel that you would have to agree, is more than suitable for the proposed venue.
3. Its zoning, of commercial 3A means it is acceptable for the proposed application.
4. No expense or expertise are to be spared in making this building comply with all the laws laid out for the sound pollution.
5. Adequate parking and access to public transport are in place.
6. It is proposed that in times of a large patronage of the venue, that more than adequate security will be provided for the car parking area and the actual building by security personnel, this also minimising any exterior noise that might arise.

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7. Strict dress codes will be implemented to assure that the club's high standards of its patrons are met.
8. Identification as to the age of patrons will also be a strict requirement.
9. It is also proposed to operate the restaurant for luncheons, etc, to provide the service felt necessary for this end of Windsor.
10. We feel that Windsor as a growing area, on the majority as to our market research, welcomes such a venue. As it can only enhance the Shire's ability to retain its wealth within the Shire, as opposed to forcing people to leave the Shire because of lack of suitable venues of this kind."

Statutory Situation

The proposal is defined as commercial premises and is, consequently, permissible with Council consent.

Public Notification

The application was placed on exhibition and 17 adjoining owners were notified. To date, 29 written submissions have been received. A precis of the objections is shown in the following table.

<u>Objection</u>	<u>Number of Times Raised</u>
Late night noise from people leaving the site	21
Increase in anti-social behaviour	17
Too close to residential area	14
Adjoining residential area populated by elderly people and proposal would lead to conflict	13
Internal noise from nightclub would be excessive	12
Windsor does not need the problems experienced by a similar activity in Richmond	10
Police are understaffed and would not be able to control the situation	8
Out of character with the historic nature of Windsor	6
Increased traffic congestion	6
Hours of opening are too long	4
People will not venture out of their homes at night	3
Inability to lease adjoining residential premises	1
Limited on-site parking leading to on-street parking	1
Decrease in property values	1

Noise Consultant's Report

The preliminary acoustical assessment submitted by James Madden Cooper Atkins Pty Limited indicates that the premises could be soundproofed to meet State

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Pollution Control Commission's requirements. The report does not cover the issue of reducing the noise associated with people leaving the premises in the early hours of the morning.

Planning Assessment

The key issues with the proposal are the relationship of the proposed development to development on adjoining land or on other land in the locality and the existing and likely future amenity of the neighbourhood.

The licensed restaurant/nightclub is proposed on land which is zoned General Business, however, this land is on the periphery of the business zone. Land across the street from the proposal is zoned Residential as is the land on the other side of the access to Hollands Paddock car park.

It is accepted that internal noise levels can be reduced to specified levels, however, no guarantees can be given as to controlling noise associated with patrons when they leave the premises in the early hours of the morning. This noise ranges from talking to vehicle noise.

Given the proximity of long-established residential premises in New Street, it is considered that the late operating hours are in conflict with the residential use of adjoining land. Furthermore, late night traffic noise would increase in both New Street and possibly the eastern end of The Terrace, depending on the direction of travel of patrons. The proposal could not, however, be described as causing traffic congestion.

If the proposal were more centrally located in a business district, the conflict between residential and commercial use would be minimised. This, however, is not the case.

The residents' concerns regarding an increase in anti-social behaviour and the resulting consequences on lifestyle cannot be proved for this particular application, however, given the late hours of the proposal, the residential amenity of the area would be detrimentally affected.

Recommendation

That the application be refused for the following reasons:

1. The proposal will have a detrimental effect on adjoining residential development.
2. The proposal will detract from the existing and likely future amenity of the area.
3. Not in the public interest.

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ITEM 8:	(File S89/98)
APPLICANT:	D. MATTHEWS & ASSOC.
DEVELOPMENT APPLICATION:	SUBDIVISION TO CREATE 5 LOTS GENERALLY IN ACCORDANCE WITH THE PLAN SUBMITTED BY McKINLAY MORGAN & ASSOCIATES PTY. LTD. AND DATED 20TH NOVEMBER, 1989.
OWNER:	R & B WEATHERSTONE
LAND & LOCATION:	LOT 5 DP 778197 BUCKINGHAM STREET, PITT TOWN
AREA:	39.85HA
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RURAL 1(a3). ENVIRONMENTAL PROTECTION b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987 - ENVIRONMENTAL PROTECTION (SCENIC) 7(d1)
ADVERTISING:	NOT REQUIRED UNDER COUNCIL'S POLICY
DATE RECEIVED:	21ST NOVEMBER, 1989

REPORT (M.T.P.)

Background

On 10th July, 1989 Council received a subdivision application to create 3 x 2 hectare lots with frontage to Bootles Lane and a residue lot of 33.71 hectares containing the balance of the land. The application was reported to Council's meeting of 12th September, 1989 (page 12). The 3 x 2 hectare lots fell just outside the provisions of Sydney Regional Environmental Plan No. 9 - Pitt Town Sand. However, the proposed lots were located opposite a possible access point to sand extraction from the "Bona Vista" property. Should extractive industry on the "Bona Vista" property proceed under Sydney Regional Environmental Plan No. 9, it would be likely that the amenity of the 2 hectare lots would be adversely affected. Council resolved that the applicant be advised that consideration of the application be deferred pending determination of Council's position in relation to the plan of management for the extraction of the Pitt Town sand resource.

In subsequent discussions the applicant proposed that the development rights for the 3 x 2 hectare lots on Bootles Lane be relocated away from the Bootles Lane frontage and any possible extractive industry, and instead be located on the Buckingham Street frontage of the land. The subdivision application which is the subject of this report relates to the transfer of the development rights to create 2 x 0.4 ha. lots and 2 x 0.36 ha. lots and a residue lot of 38.33 ha. The application is also supported by a master plan showing the ultimate subdivision of the land into lots of approximately 0.5 ha.

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The proposed lots are sited either side of Pitt Town Public School with provision being made for a proposed 20m extension of the school along Buckingham Street. The opposite side of Buckingham Street is zoned Residential.

Statutory Situation

The land is zoned Rural 1(a3) under Hawkesbury Local Environmental Plan 1984. The minimum area provision for subdivision in this zone is 8 hectares for any new lot. As the proposed lots are only approximately 0.4 hectares, the subdivision can only be considered pursuant to State Environmental Planning Policy No. 1. This policy allows Council to vary any development standard such as the minimum area provision, where it is satisfied that the particular standard is unreasonable and unnecessary in the circumstances of the case. As the standard involves a minimum area provision in a rural area, Council cannot determine the application without the concurrence of the Director of the Department of Planning.

The applicants have submitted a letter indicating reasons why Council should vary the minimum area standard for the proposed subdivision. The letter states as follows:

"We make reference to our subdivision application over the above mentioned property and subsequent discussions regarding the problems associated with the proposed sand mining activities to the north.

Enclosed is our sketch of the revised lot layout, and we ask that Council amend our application and consider under SEPP 1, a transfer of development rights to create four lots fronting Buckingham Street..."

Planning Assessment

It is considered that the principle of transferring the proposed subdivision from Bootles Lane to Buckingham Street is sound. While the proposed 2 hectare subdivision fell outside the provisions of REP No. 9, it was located adjacent to a potential access point for an extractive industry on the "Bona Vista" property. Therefore even though the applicant would be entitled to pursue the 2 hectare subdivision, the relocation of the lots to the Buckingham Street frontage is in the public interest.

The owners have given an undertaking that if the proposed 4 lots fronting Buckingham Street are approved, they will not proceed with the subdivision of the 2 hectare lots fronting Bootles Lane until the future of the sand resource has been finalised. This should be confirmed by means of a note on the title under Section 88e of the Conveyancing Act.

It will be noted that it is proposed to create 4 lots with areas of approximately 0.4 ha instead of the proposed 3 x 2 ha lots. It is considered that the additional lot can be justified as the return from the smaller lots will be less than the 2 ha lots.

In terms of the ultimate development of the land and the area containing the sand resource to the north, it is considered that a minimum area of 0.4 ha is reasonable for rural-residential development. Accordingly the two lots which are indicated as

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having an area of 0.36 ha should be increased in area to a minimum of 0.4 ha. The applicants have advised that they would have no objection to this.

All of the proposed lots are either above the 1 in 100 year flood frequency level or contain sufficient area for the erection of a dwelling above this level.

Accordingly the application should be supported and referred to the Department of Planning for the Director's concurrence. Upon receipt of concurrence the application would be determined under delegated authority in accordance with Council's policies.

Recommendation

1. That Council support the application subject to lots 1 and 2 being increased in area to 0.4 ha (point four).
2. That Council request the concurrence of the Director of the Department of Planning pursuant to State Environmental Planning Policy No. 1.
3. Upon receipt of the Director's concurrence, the Manager of Town Planning determine the application by delegated authority.

ITEM 9:	(File DA 242/89)
APPLICANT:	TRALTEF PTY LTD
DEVELOPMENT APPLICATION:	EXTENSIONS TO EXISTING HOTEL AND THE ERECTION OF A FREE- STANDING BOTTLE SHOP
OWNER:	TRALTEF PTY LTD
LAND & LOCATION:	LOTS 1, 2 and 3 DP 797511, NO. 71 BELLS LINE OF ROAD, NORTH RICHMOND
AREA:	4,774M ²
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - SPECIAL BUSINESS 3(B1) b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - SPECIAL BUSINESS 3(B)
ADVERTISING:	NOT REQUIRED UNDER COUNCIL'S POLICY
DATE RECEIVED:	30 JUNE, 1989

REPORT (M.T.P.)

Background

The application, involves extensive renovations of the ground floor of the hotel including refurbishment and enlargement of the public bar, provision of a kitchen, snack bar and a covered beer garden. The application also indicated that a bottle shop was proposed to be located adjacent to the southern side of the hotel and facing Pitt Lane.

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The proposal was referred to the Local Traffic Committee, which resolved as follows:

1. That entry/exit be combined off Bells Line of Road in the approximate position of the proposed 'in only' driveway as shown on the plan of the application.
2. That detailed plans be supplied showing a deceleration lane for traffic entering the site off Bells Line of Road (heading west). Also, a passing lane may be required on the other side of Bells Line of Road for traffic heading east.
3. That revised car parking plans be provided to suit the revised entry/exit arrangement.
4. If the bottle shop is to be retained in the current location, then traffic is to be one-way only into Pitt Lane (ie, out only).
5. That consideration be given to the relocation of the bottle shop to provide a minimum 30 metres queuing length off Pitt Lane, with two-way traffic to and from Pitt Lane.

Current Application

Heeding the Traffic Committee's advice, the applicant has submitted amended plans. The proposed renovations to the hotel remain the same, however, the bottle shop has been redesigned as a free-standing building and relocated adjacent to the Bells Line of Road frontage. The design of the bottle shop incorporates a pitched roof and painted brickwork. Roller shutters will seal display areas in the bottle shop once trading ceases.

Access to the site is via Bells Line of Road and, at a point which is acceptable to the Local Traffic Committee's earlier recommendation. Two-way access is also available from Pitt Lane. The proposal also provides for deceleration and passing lanes on Bells Line of Road.

Forty seven on-site car parking spaces have been provided, as has a children's play area.

Local Traffic Committee Referral

The current application was again referred to the Traffic Committee, which recommended as follows:

1. Provision of road widening for left turn entry from Bells Line of Road and provision of road widening to provide a passing lane for vehicles turning right into the entrance from Bells Line of Road.
2. Relocation of the child's play area and rearrangement of the bottle shop to minimise the conflict between vehicle movement and pedestrian movements between the main building, the car park and the child's play area.

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3. Provision of parking spaces in accordance with the guidelines and construction of the entrance of Bells Line of Road accordingly, with separation between the entry and exist as determined necessary.
4. That "No Standing" restrictions be provided in Bells Line o Road for the full frontage of the development and on the northern side to allow for vehicles to pass a vehicle waiting to make a right turn into the car park. Payment of the full cost to be a condition of development.

Statutory Situation

The proposed additions and extensions to the hotel are permissible with Council consent. The applicant has lodged a State Environmental Planning Policy No. 1 objection to the setback requirements to a main road contained in Hawkesbury Local Environmental Plan, 1984.

Planning Assessment

The original hotel was built circa 1932 with some "modern" additions carried out in the mid 1970s. The hotel is not an item of environmental heritage, nevertheless it is a landmark building as it dominates the approach from Richmond. The refurbishment of the hotel and the provision of a beer garden will improve the amenity of the hotel. The plans indicate a bull-nosed awning around the beer garden extensions. This architectural detail is not in keeping with the overall style of the hotel and the appearance of the hotel would be better served by a skillion awning.

The free-standing bottle shop has been located in close proximity to Bells Line of Road so that there is maximum separation from the recently approved medium density development on the western side of the site. Also, proximity to Bells Line of Road enables a high level of commercial exposure. The applicant designed the bottle shop as a brick building with a pitched roof to be complimentary to the design of the hotel. The design of the building is satisfactory given its prominent position. Any lesser standard, that is a flat roof with a colorbond fascia, would not be acceptable.

The applicant will require a pole sign to be located in the vicinity of the Bells Line of Road entrance. This can be controlled as a condition of consent.

Calculations reveal that under Council's policy, 73 on-site car parking spaces are required. The applicant has shown only 47 spaces, however, there is ample room on the southern side of the site to provide the required number of spaces.

The Local Traffic Committee's comments in relation to pedestrian/vehicle conflict between the bottle shop/children's play area and the beer garden are supported.

The applicant has agreed to amend his proposal to overcome these concerns. The amendments are as follows:

1. Relocation of the bottle shop approximately 7 metres from Bells Line of Road boundary.

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2. Relocation of the drive-through facility so that it is at right angles to Bells Line of Road. This deletes the need for an access road between the bottle shop and the hotel.
3. Relocation of the children's play area to between the beer garden and the bottle shop.
4. Provision of an access and loading bay for liquor trucks between the Bells Line of Road frontage and the bottle shop.
5. Provision of 73 car parking spaces on the site.
6. Provision of a pedestrian-proof fence along the Bells Line of Road frontage between the hotel and the new accessway.

The applicant will also be required to submit a detailed landscaping plan with a special emphasis on providing high quality landscaping to screen medium density development to the south of the site. Plantings will also be required along the Bells Line of Road frontage.

In conclusion, the proposal will improve the internal amenity and external appearance of the hotel, as well as providing a well designed and safe bottle shop.

Recommendation

- A. That the applicant's State Environmental Planning Policy No. 1 objection to the minimum setback requirements in Hawkesbury Local Environmental Plan 1984 be supported.
- B. That the application be approved subject to the following conditions:
 1. Development being carried out in accordance with the plan dated October, 1989, as amended in red.
 - 2-18. Standard conditions (DAs) 11, 16 (6) (six), 17, 18 (delete "sewer"), 20, 31, 32, 33, 34, 38, 40, 50 (73) (seventy three), 61, 70, 73, 80, 100.
 19. Construction of concrete kerb and gutter and sealed road shoulder with the footway area formed in earth over the frontage of the land to Bells Line of Road, where not already provided.
 20. Construction of a concrete path paving along Bells Line of Road from the car park entrance to connect to the existing path paving fronting the building.
 21. Construction of retaining walls where necessary, to contain existing or proposed fill clear of adjoining properties.
 22. The bull-nosed awning of the covered beer garden is to be replaced with a skillion awning.
 23. Compliance with the requirements of the Road and Traffic Authority in regard to the provision of road widening on both sides on Bells Line of Road to enable safe ingress and egress to the Bells Line of Road entry/exit.
 24. "NO STANDING" signs shall be provided on both sides of Bells Line of Road for the full frontage of the site. Details to be approved by the Road and Traffic Authority.

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25. Lots 1, 2, and 3 DP 797511 are to be consolidated into one lot. Documentary evidence of registration of the consolidating plan is to be submitted to Council prior to occupation of the additions to the hotel or the bottle shop.

ITEM 10: (File DA 247/89)
APPLICANT: J & S TOURISH PTY LTD AND
ISTRONA PTY LTD
DEVELOPMENT APPLICATION: ERECTION OF A DUAL OCCUPANCY
GENERALLY IN ACCORDANCE WITH
THE AMENDED PLANS DATED
SEPTEMBER, 1989
OWNER: J & S TOURISH PTY LTD
LAND & LOCATION: PART LOT 82, SECTION E, CHURCH
STREET, SOUTH WINDSOR
AREA: 506M²
ZONING: a) HAWKESBURY LOCAL
ENVIRONMENTAL PLAN, 1984 -
RESIDENTIAL 2(A) ENVIRONMENTAL
PROTECTION AREA
b) DRAFT HAWKESBURY LOCAL
ENVIRONMENTAL PLAN, 1989 -
RESIDENTIAL 2(A)
ADVERTISING: ADJOINING OWNERS NOTIFIED OF
ORIGINAL APPLICATION WITH ONE
SUBMISSION BEING RECEIVED.
ADJOINING OWNERS WERE ALSO
ADVISED OF AMENDED
APPLICATION, AND NO OBJECTIONS
WERE RECEIVED
DATE RECEIVED: 16 JUNE, 1989

REPORT (M.T.P.)

The Proposal

Application has been made seeking Council's consent to erect a two storey brick veneer building, with 'colorbond' metal roof and decorative timberwork, on the subject land in order to create a dual occupancy. The proposal involves the provision of private courtyards for each dwelling and a double carport erected at the front of the property, 3.785 metres from Church Street.

Statutory Situation

The subject land is zoned Residential 2(a) under the provisions of Hawkesbury Local Environmental Plan, 1984. The proposal complies with the requirements of Sydney Regional Environmental Plan No. 12 - Dual Occupancy, except in regard to the proposed floor space ratio.

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Public Notification

Adjoining owners were advised of the original proposal with one submission being received. The landowner to the north of the site states that "the building would make a considerable change to the amount of sunlight on our property, invade all privacy we have in our yard, kitchen and bathroom and reduce our views to almost zero."

Further plans which altered vehicular access requirements were subsequently lodged and adjoining owners again advised. No objections were raised to the amended plans, nor to the erection of the double carport within the building setback.

Planning Assessment

Provisions of any Planning Instrument

Clause 10 of Sydney Regional Environmental Plan No. 12 limits the floor space ratio of dual occupancy development to 0.5:1. The floor space ratio of the proposed development, however, is 0.52:1 and as such, the applicant has lodged an objection to the floor space requirement under State Environmental Planning Policy No. 1. The floor space ratio is considered to be unreasonable and unnecessary in the circumstances, as adequate parking and private open space can be provided on the site for the proposed development. Further, the scale of the proposal is compatible with surrounding residential development.

Character/Design Quality/Amenity

Although the proposed development will be two storeys high, its scale and design are unlikely to have a detrimental effect on the amenity of the area.

Privacy and Sunlight

The proposed development will only overshadow land on the southern side of the site, and since this is railway property, the proposal is not considered to be undesirable. Further, the northern elevation of the proposal has been amended so that there are no windows on the upper floor of the building, thereby maintaining the privacy of the landowner to the north. To improve the appearance of the northern and southern elevations, however, it is desirable that consideration be given to the use of different colours and/or textures in these walls to "break up" the expanse of brickwork.

Access and Parking

The applicant proposes to erect a double carport, only 3.785 metres from Church Street. This is to ensure that all vehicular access is provided from Church Street, and the front dwelling has adequate private open space. Given that Council's Medium Density Development Control Plan permits a zero building line for garages and carports, and there have been no objections raised to the carport's location, such a proposal is considered reasonable.

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Recommendation

- A. That the applicant's SEPP No. 1 objection to the maximum floor space ratio for dual occupancy development be supported.
- B. That the application be approved subject to compliance with the following conditions:
- 1-7. Standard conditions (DAs) 1 (\$3,000) (three thousand), 20, 31, 61, 70, 101 and 104.
 8. Construction of Council's standard residential footway and layback crossing to suit the access to the site with a minimum width of 6 (six) metres.
 9. The construction of full width sealed road pavement over the frontage of the site to Church Street where not already provided together with any such works as are necessary to make this construction effective.
 10. Construction of roadworks are not to commence until 3 (three) copies of the plan and specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
 11. Construction of the proposed structure shall be in accordance with the requirements of Ordinance 70 for a Class II building of Type 3 construction.
 12. Details of proposed fencing are to be submitted with the building application.
 13. Consideration is to be given to the use of different colours and/or textures to "break up" the expanse of brickwork in the northern and southern elevations of the building.
- C. That the adjoining landowner who made a submission on the proposed development be advised of Council's decision and its reasons as outlined in this report.

ITEM 11:	(File DA 284/89)
APPLICANT:	ALEX O'GRADY
DEVELOPMENT APPLICATION:	PROPOSED TOWN HOUSE DEVELOPMENT
OWNER:	A SHADDICK, G BAKER, E & W DUNSTAN, C & J GEORGE AND TATHRA NURSERIES PTY LTD
LAND & LOCATION:	LOT B, SECTION 3, NO. 51 BOSWORTH STREET, RICHMOND
AREA:	2,355M ²
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RESIDENTIAL 2(A) b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RESIDENTIAL 2(A)

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ADVERTISING:

ADJOINING OWNERS WERE NOTIFIED. AN OBJECTION WAS RECEIVED FROM MRS J ANDERSON AND SUBMISSION RECEIVED FROM MR G EDDS

DATE RECEIVED:

10 AUGUST, 1989

REPORT (M.T.P.)

Introduction

The application seeks approval for construction of eight town houses at the rear of an early vernacular building on the land. The building is identified as an item of environmental heritage in Schedule 11 of Council's planning instrument. The heritage item is further encompassed by an Order made pursuant to Section 130 "Demolition" of the Heritage Act of 1977. The proposal is permissible with development consent by virtue of Schedule 13 of Hawkesbury Local Environmental Plan, 1984 (Development for certain additional purposes). The Schedule specifies that the following matters shall be taken into account by Council in considering whether to grant consent to their proposal:

- a) the bulk and massing of the proposed building will be satisfactory in relation to the scale of existing buildings on adjacent land;
- b) the pitch and form of the roof of the proposed building will be satisfactory;
- c) the colour, texture, style, size and shape of materials to be used on the exterior of the proposed building will be sympathetic with the historic character of the locality; and
- d) the form of landscaping on the site of the proposed building will be satisfactory.

The Land

The historic building on the land is situated approximately 2.5 metres from the existing alignment of Bosworth Street. Road and Traffic Authority road widening, however, extends approximately 10.5 metres into the land, incorporating approximately 50% of the historic building. The land is regular in shape and comprises a total area of 2,355m² in its present form. A Water Board sewer line traverses the site in a north south direction. Any consent should be made conditional on the Board's approval and its requirements.

The proposal provides for retention of approximately half of the historic building and construction of eight town houses at the rear. A 10 metre setback has been provided between the proposed road widening and the new development. This setback, which incorporates part of the historic building to be demolished, will act as a curtilage for the historic building. The setback area further enables a number of large existing trees to be retained.

The Proposal & Planning Assessment

The new development will comprise six 2-bedroom and two 3-bedroom town houses. Whilst the majority of this new development is two storey, the location of a single storey 3-bedroom town house at the eastern and western end of the development

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reduces the impact of this on the historic building. Notwithstanding that the plan submitted with the application illustrates a 4.3 metre wide accessway for the proposed town houses, it is considered that this should be widened to a minimum of 6 metres to facilitate two-way traffic. The proposal basically satisfies the provisions of the Medium Density Development Control Plan.

Given that the application also relates to restoration of the historic building and incorporation within the overall development, comment was sought from the Roads and Traffic Authority as to if and when road widening would proceed. In response, the Roads and Traffic Authority has advised the following:

"The above property is affected by a notice of realignment as notified in Government Gazette No. 143 of the 29th November, 1974, Folio 4640. No date has been set down for the widening of this section of Bosworth Street, but it is unlikely to occur within ten years."

Since receipt of the Authority's comment, the applicant has indicated his clients' intention to proceed with restoration of the historic building and its subsequent usage as professional offices. To this end, it is considered appropriate that the "alternate" use of the building be the subject of a separate application.

Whilst preliminary investigation of the historic building revealed that the building is of a similar vintage to Bowman Cottage (circa 1820), inspection, however, failed to accurately identify the building's age, order of construction as well as significance of building fabric. As the significance of both the building and the land is unknown, it is appropriate that a conservation plan be prepared in this instance, prior to consideration of demolition of the rear part of the building. A conservation plan is an assembly of evidence that will bear upon the authenticity and significance of items of environmental heritage and provide for physical treatment, use, management and interpretation in such a way as to preserve, enhance and expound that item's cultural significance. The applicant was, accordingly, advised of the need for a conservation plan and in discussions with Council's officers, has agreed to meeting the cost of preparation of such a plan. It is considered that the completed conservation plan be submitted for consideration prior to assessment and determination of any building application in respect of the proposal. The applicant has further indicated willingness to meet the costs of archeological investigation as a consequence of the conservation plan.

Whilst the application proposes demolition of the rear part of the historic building, to date no notification has been given pursuant to Section 132 of the Heritage Act of the intention to demolish. It is, therefore, appropriate to condition the proposal such that prior to any demolition being undertaken, that evidence of notification of the Heritage Council is provided as well as the Heritage Council's response to this notification.

Comments from Adjoining Owners

Adjoining owners were notified of the proposal in accordance with Council's policy. As a result of this, one objection was received from Mrs J Anderson. Mrs Anderson objects to the proposal on the following grounds:

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- a) *the unit closest to Bosworth Street is only 3.5 metres from my boundary fence. As this is the closest unit to my house, and being two storey, my privacy will be badly affected.*
- b) *I would also object to the fact that the units are all two storey, which is out of character with the streetscape on Bosworth Street.*

Council is advised that Unit 8 is in fact single storey. Whilst the northern wall of Unit 8 is approximately 3.5 metres from the boundary of the land, this is 2.5 metres more than the usual distance between a dwelling and the side boundary. Further, the plans submitted with the application makes provision for approximately 1.5 metres of landscaping to be provided between the courtyard to Unit 8 and the side boundary. Further, the two storey section of the development will be situated some 33 metres from the alignment of Bosworth Street and at the rear of the historic building.

Submission was also received from Mr Graham Edds in respect of the proposal. In his submission, Mr Edds makes the following comments:

- 1. *The overall development density and proposal has merit. However, several issues require further consideration and/or clarification:*
 - a) *The proposal recommends demolition of significant historic fabric which is the subject of a Section 130 order and an item within Council's Schedule 11.*
 - b) *The positioning of significant landscape elements are in error.*
 - c) *The architectural representation of the significant historic building is inaccurately represented.*
 - d) *The proposed new town house development does not compliment the historic form of the original building, nor the scale and proportions of neighbouring properties.*
- 2. *No information has been provided for the future use of the existing historic fabric, nor has any parking or other consideration been made. We are of the opinion that Council must request further detailed information on both the historic building and the new town house development prior to considering the matter.*

Items 1a, 1b and 1c in the above submission will be adequately addressed within the conservation plan and appropriate recommendations conditioned on the building application. In respect of item 2, it is considered that the alternative use of the historic building may be adequately addressed following conservation of the building. This would be the subject of a separate development application and assessment would be made of parking requirements.

Conclusion

It is considered that the application should be supported as the proposed town houses generally conform with Council's Medium Density Development Control Plan and the land has been zoned for this purpose for a number of years. Furthermore, the proposal will facilitate the conservation of the historic building in that, following completion of the conservation plan, appropriate recommendations, will be implemented by the applicant. The applicant's willingness to bear both the cost of preparation of the conservation plan, as well as undertake any necessary

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conservation works for a building substantially affected by road widening, is thus supported.

Recommendation

That the application for the proposed town house development, as illustrated in the plan prepared by Alex O'Grady of Aloha Designs, in plan No. 93/89/2 be approved subject to imposition of the following conditions:

- 1-10. Standard conditions (DAs) (July 1989) 11, 17, 31, 34, 50 (14 [fourteen] vehicles), 61, 70, 74, 85 and 101.
11. Construction of Council's standard heavy duty and layback vehicular crossing to suit the access of the site with a minimum width of 6 (six) metres.
12. Design and construction of site drainage shall be carried out in accordance with Council's guidelines for stormwater requirements for commercial, industrial and medium density developments.
13. Submission of a conservation plan for the approval of the Manager of Town Planning. Such plan shall detail the following sections - Introduction, Documentary Evidence, Physical Evidence and Analysis, Statement of Significance, Constraints and Requirements, Conservation Policy and Policy Implementations. Any archeological investigation deemed necessary by the Manager of Town Planning during the preparation of the conservation plan shall be undertaken at the applicant's expense.
14. Building application plans shall not be lodged until such time as the conservation plan is satisfactory to the Manager of Town Planning. These plans shall incorporate any recommendations of the conservation plan the Manager of Town Planning considers appropriate excepting that should there be dispute the matter be put to Council for determination.
15. An archeologist shall be present on the site during all site works and the applicant shall carry out any reasonable request of the archeologist.
16. Approval of the Water Board to building over the sewer and compliance with any requirements the Board may have thereto.
17. Notification of the Heritage Council of New South Wales of intention to demolition, as required pursuant to Section 132 of the Heritage Act of 1977. Evidence of such notification and the Heritage Council's response in relation to this shall be provided prior to any determination of a development application for demolition of the historic building on the land.
18. Submission of a development application relating to partial demolition of the historic building as required pursuant to clause 37 of Hawkesbury Local Environmental Plan, 1984.
19. A contribution of \$7,296 (seven thousand, two hundred and ninety six) based on \$912 (nine hundred and twelve) per additional dwelling, being a contribution for open space and community facilities as a consequence of residential flat development.

ITEM 12:

APPLICANT:

DEVELOPMENT APPLICATION:

(File DA 393/89)

AURORA MEANDER SCHOOL

ENCLOSURE OF EXISTING WEATHER
PAVILION TO PROVIDE FOR
TEMPORARY CLASSROOM

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OWNER: AURORA MEANDER SCHOOL
LAND & LOCATION: LOT 1 DP 204940, MOUNTAIN AVENUE, YARRAMUNDI.
AREA: 3.840 HA.
ZONING: a) HAWKESBURY LOCAL ENVIRONMENT PLAN 1984 - RURAL 1(b1) ENVIRONMENTAL PROTECTION AREA
b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - ENVIRONMENTAL PROTECTION 7(d) (SCENIC)
ADVERTISING: ADJOINING OWNERS NOTIFIED IN ACCORDANCE WITH COUNCIL'S ADVERTISING POLICY
DATE RECEIVED: 1ST NOVEMBER, 1989.

REPORT (M.T.P.)

Background

At its meeting of 13th September, 1988, Council consented to the establishment of a primary/high school on the above land, subject to 14 conditions. Condition No.10 of the consent provided as follows:

- "10. Conditions 1, 2, 3, 5 and 8 are to be complied with within six (6) months or such longer period that Council may approve having regard to the progress made since issuing the consent."

When these conditions had not been satisfied after the six month period, Council granted a further six months for compliance with these conditions on 9th May, 1989, on the basis that the applicant was making some effort to comply with the two most significant conditions, i.e., the construction of a bus turning circle and off street parking area.

These conditions, however, have still not been satisfied and the applicant has requested a further extension of time to complete the construction of the bus turning circle in a separate submission to Council.

Proposal

The development application now before Council seeks approval to fully enclose the existing weather pavilion on the property for use as a temporary classroom. The applicant's submission is reproduced in part below:

"We are now placed, at Aurora Meander, with a very pleasing expansion of enrolments for next year without having a completed new classroom to facilitate this expansion. Therefore, we are forced to consider temporary accommodation for one class until the new classroom is available, as our existing building cannot cope with our anticipated numbers of students. For this reason, I wish to apply, on behalf of the School, to amend our

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Development Application in regard to completion of the proposed weather pavilion. Permit No.170/89. I believe that if we were permitted to fully enclose the weather pavilion and given Council approval to use this building as a temporary classroom, the needs of our students would be met in the short term. As already stated, our priority is to complete the existing Development Application and the weather pavilion in an integral part of this. The temporary nature of this amendment is emphasised ...

It is now unlikely that the new classroom could be completed by the start of the academic year, even if the negotiations with the bank were successfully concluded tomorrow. The utilisation of the weather pavilion as a temporary classroom is seen as our only alternative."

Public Notification

Adjoining owners have been advised of the proposed development, the exhibition period finishing on 1st December, 1989. Although Council is unable to determine the application prior to completion of the exhibition period and consideration of any submissions, it is appropriate that the applicant be given some indication of Council's attitude to the proposal, given the date of the next General Purpose Committee meeting.

Comment

Clearly, the applicant has had considerable difficulty in complying with a number of conditions of the original consent. Consequently, it would be inappropriate to give support to the use of the weather pavilion for a temporary classroom, as such approval could lead to further delay in developing the site and hence complying with all outstanding conditions. Further, given the uncertainty involved in the development, it is possible the temporary classroom may become one of a permanent nature.

When advised of the contents of this report, the applicant advised that the bus turning circle would be completed within two weeks.

Recommendation

That the applicant be advised that Council is unlikely to support the application to use the weather pavilion as a temporary classroom as such approval could lead to further delay in developing the site and hence compliance with the conditions of the original consent for the primary/high school.

ITEM 13: (File DA 199/88)

SUBJECT: MRS. F. WRIGHT - LOT 7 DP 38773 CLAREMONT
CRESCENT, WINDSOR - ENCROACHMENT

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REPORT (M.T.P.)

With the investigation of access to the proposed town houses adjacent to the Rum Corps Barracks, it has become evident that Mrs. Wright's front yard and garden encroaches on Council's road reserve.

It is not known how long the encroachment has existed, however, the matter requires formalising.

No objection is raised to the continued encroachment subject to Council having the ability to request its removal at any time. It is considered that Mrs. Wright should pay an annual rental of \$1.00 and that the matter should rest on correspondence.

Recommendation

That Mrs. F. Wright be advised that Council will lease to her that area of its road reserve in Claremont Crescent currently being encroached upon by her yard and garden, subject to her payment of an annual rental of \$1.00 (one), the Council having the ability to request removal of the encroachment at any time and the matter resting on correspondence.

ITEM 14: (File P161-2)

SUBJECT: TIERED PARKING - CARPARK AT THE
INTERSECTION OF KABLE STREET &
MACQUARIE STREET

(REPORT M.T.P.)

Introduction

Council's meeting of 14th November, 1989 resolved that, "a report be brought forward to Council on the possibility of tiered parking on the Kable/Macquarie Street existing car park". This carpark is the most popular in the commercial area because of its proximity to the Mall and high level of accessibility. It contains 125 spaces and is frequently full on peak trading days despite the imposition of 1 hour and 2 hour time restrictions.

Constraints

The major constraints to the development of tiered parking on this site are considered to be the following:

- * the location of the Kentucky Fried Chicken Store;
- * the need to maintain a curtilage around the historic building at the corner of Fitzgerald Street and Macquarie Street (No. 49, the former Methodist Parsonage);
- * maintaining truck access to the rear of the shops fronting the mall;
- * the need to minimise the bulk of any structure.

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The location of the Kentucky Fried Chicken Store away from the corner of Kable Street would make it impractical to tier the single row of parking between the Store and Kable Street. In addition it is considered that there should be a curtilage to the south of the Store of at least 12 metres.

While the determination of a suitable curtilage for No. 49 Macquarie Street would require input from the Heritage Branch of the Department of Planning and possibly other groups, for the purposes of this report it is considered that provision should be made for a curtilage of at least 20 metres.

The carpark also serves to provide truck access for deliveries to shops which front the mall. For this reason the existing two way traffic movement along the western side of the carpark between Fitzgerald Street and Kable Street should not be covered by tiered parking to the extent that delivery vehicles are prohibited.

A tiered carpark on this site would be visually prominent. One means whereby this could be mitigated would be by lowering the level of the ground. The decked carpark could also be setback slightly from Macquarie Street to allow the planting of screen vegetation. The first option would add significantly to the cost as the existing pavement would need to be ripped up and relaid at the new lower level. Provision would also need to be made for the drainage of the sub-ground level, presumably by the installation of pumps. The second option, ie., setting back the carpark from Macquarie Street to allow the planting of screen vegetation, would be cheaper but could result in the loss of carparking spaces on the second level.

Taking into account the above constraints it is estimated that a maximum of 68 spaces could be provided on an upper deck but that the overall increase may be 10%-20% lower due to the provision of ramps, steps and columns. Therefore the potential increase in parking would be in the order of 54-61 spaces (say an average of 58 spaces).

Costings

Without altering the existing ground level of the carpark, it is estimated that the cost of providing an additional storey of parking to accommodate 58 spaces would be in the order of \$525,000 (\$9,060 per additional space). This estimate is based on the Cordell's Building Cost Indicators for New Construction (Sept, Oct and Nov 1989) and is for the minimum standard of construction ie, ramps and steps, no lifts, open sides, minimum amenities and lighting. In addition to this figure it is generally accepted a 10%-20% contingency should be allowed for. On the face of it, this figure (\$525,000) seems to be unrealistically low.

Lowering the existing ground level will of course add significantly to this cost. It is also possible that the provision of a setback to Macquarie Street will significantly reduce the parking yield but will also reduce the cost of construction.

Conclusion

While the carpark is accessible and centrally located, there are a number of major constraints to the provision of tiered parking. These include the provision of curtilages around No. 49 Macquarie Street and the Kentucky Fried Chicken store. In addition, provision would need to be made for truck access to the rear of the

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shops fronting the Mall. The net result is that a tiered carpark would result in an increase in parking of less than half of that currently available.

The visibility of the site from Macquarie Street also dictates that some consideration be given to reducing the bulk of a tiered carpark. This could be accomplished by reducing the level of the ground floor carpark at considerable expense or increasing the setback from Macquarie Street which may result in a decrease in the parking yield.

For these reasons a tiered carpark on this site is not favoured.

Recommendation

That the information in the report concerning the feasibility of tiered parking on the car park at the corner of Kable Street & Macquarie Street be received.

ITEM 15: (File P160/8)

SUBJECT: STATE ENVIRONMENTAL PLANNING POLICY NO.
28 - TOWN HOUSES AND VILLA HOUSES

REPORT (M.T.P.)

Introduction

State Environmental Planning Policy No. 28 - Town Houses and Villa Houses was gazetted on 29th September, 1989, and will come into effect on 30th March, 1990. The Policy will apply only to residential zones in the Sydney-Newcastle-Wollongong region, and some special use zones. After 30th March, the SEPP will permit development for town houses and villa houses in these zones, except where the Minister for Planning has agreed to exempt a specific area from the Policy's operation.

The six month period between gazettal and the coming into operation of the policy is to enable councils to consider whether to seek exemption from the SEPP for the whole or any part of their local area, and if so, to make a submission to the Department of Planning in this regard.

In the Policy,

- a. "town house" is defined as a dwelling within a 2 storey building containing 2 or more dwellings, where each dwelling has, within its curtilage, pedestrian access and open space at ground level for the exclusive use of the occupants of the dwelling; and
- b. "villa house" means a dwelling within a 1 storey building containing 2 or more dwellings, where each dwelling has, within the curtilage, pedestrian access and open space at ground level for the exclusive use of the occupants of the dwelling.

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Relationship to Other Planning Instruments

State Environmental Planning Policy No. 28 is designed to create opportunities for low scale forms of medium density housing such as town houses and villa houses in:

- a) all residential zones; and
- b) certain special use zones adjoining or adjacent to residential zones, which are owned by a public authority.

A comparison between the provisions of the existing planning instrument, Hawkesbury LEP 1984, the draft plan, Hawkesbury LEP 1989 and State Environmental Planning Policy No. 28 is provided in the table below.

Hawkesbury LEP, 1984	Draft Hawkesbury LEP, 1989	State Environ- mental Planning Policy 28
Residential 2(a), 2(a1), 2(a2), 2(a3), 2(d) and 2(d1) - prohibits town/villa houses (except duplexes)	Residential 2(a) - permits town/villa houses	will permit town/ villa houses in all residential zones
Residential 2(b1) - prohibits town houses permits villa houses	No corresponding zone	
Residential 2(b2) - permits town/villa houses		
Residential 2(c) permits town/villa houses	Residential 2(c) - permits town/villa houses	
Special Uses 5(a) and 5(b) (Railways) - prohibits town/villa houses	Special Uses 5(a) and 5(b) (Railways) - prohibits town/villa houses	will permit town/ villa houses in publicly owned special use zones

The major points to note in this table are:

- (a) That upon gazettal, Hawkesbury LEP 1989 will allow medium density development in all residential zones in line with SEPP 28; and
- (b) That medium density development will not be permitted in any special use zones under Hawkesbury LEP 1989 contrary to SEPP 28.

Whilst medium density development will be permitted in all residential zones, however, such development will require consideration under section 90 of the Environmental Planning and Assessment Act, 1979 and Council's consent, with the major constraint being the supply of water and sewerage.

Whether Council should make a submission to the Department of Planning seeking exemption from the Policy is discussed later in this report.

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OTHER FEATURES OF THE POLICY

Development Control Codes

State Environmental Planning Policy No. 28 allows Council to prepare a Development Control Code to provide more detailed controls for medium density housing to reflect local circumstances. The Code must be prepared in the same manner as a development control plan and must be submitted to the Director of the Department of Planning for approval before it has force.

Council's recently adopted development control plan for medium density housing would be appropriate as a development control code should Council not seek exemption from the Policy.

Public Involvement

Applications for town house or villa house development under SEPP 28 will be subject to selected advertising and notification provisions applying to designated development (eg 30 day advertising period), and public submissions are to be considered in assessing such applications under the policy. These provisions, however, would not apply where Council has sought an exemption from the Policy.

EXEMPTIONS

The grounds for exemption of an area from the Policy are set out in Schedule 2 of the Policy and are as follows:

- a) the land is unsuitable for town house or villa house development due to one or more of the following factors:
 - environmental risk or hazard;
 - water catchment area or wetland;
 - offensive or hazardous activities;
 - high levels of pollution;
 - inadequate physical services;
 - unique natural environment;
 - item of the environmental heritage; or
- b) existing plans and codes for the area are capable of satisfying the aims of the policy. (This may include draft plans which have been submitted to the Department of Planning for final determination and gazettal.)

Submissions for exclusion under (a) must be supported by studies or other expert evidence. Submissions for exclusion under (b), on the other hand, must be based on whether the current or proposed LEP and DCP are together capable of achieving urban consolidation; that is, whether they encourage medium density development appropriate to the City of Hawkesbury and at a density which will result in a significant increase in the total number of dwellings in that area.

To ensure a combination of statutory control and development guidelines which best represents Hawkesbury's own objectives, but which nevertheless takes into account the State Government's urban consolidation policy, it is considered desirable

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that Council seek an exemption from SEPP No. 28 for its residential zones for the following reasons:

1. Council's draft Local Environmental Plan, 1989, and adopted development control plan for medium density housing together satisfy the aims and objectives of the Policy, ie,
 - (a) Hawkesbury LEP 1989 will allow with Council's consent medium density development in all residential zones.
 - (b) Council's development control plan for medium density housing addresses those design issues outlined in the Policy.
2. Council's current advertising policy for medium density development is operating satisfactorily and the need to advertise such development for 30 days is considered unnecessary.

In regard to the special use zones, it is considered that Council should not seek an exemption from the policy, but rather submit Council's development control plan for medium density housing to the Department for adoption as a development control code for such development in its special use zones. This will allow such applications to be advertised in the local newspaper, for a period of 30 days.

Recommendation

That:

1. The information regarding State Environmental Planning Policy No. 28 - Town Houses and Villa Houses be received.
2. A submission be made to the Department of Planning regarding State Environmental Planning Policy No. 28 seeking the following:
 - (a) exemption from the Policy for all residential zones within the City of Hawkesbury; and
 - (b) adoption of Council's development control code for medium density housing as a development control code for such development in its special use zones.

ITEM 16: (File DA 334/89)

SUBJECT: DEVELOPMENT APPLICATION -
ESTABLISHMENT OF DOG KENNELS FOR
BOARDING AND BREEDING, LOT 4 DP 210461,
BELLS LINE OF ROAD, BILPIN. APPLICANT:
J & V MORRIS

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REPORT (M.T.P.)

Council at its last General Purpose Committee Meeting resolved to inspect the premises prior to determining the matter. Since that time six additional letters of objection have been received.

The only additional ground of objection is that one property owner in the vicinity is concerned that pet dogs will be attracted to the proposed kennels thereby creating an additional nuisance.

Recommendation

That the information be received.

ITEM 17: (File H105/12)

SUBJECT: NATIONAL ESTATE GRANTS PROGRAMME
1988-89, PROJECT 23 WINDSOR AND
RICHMOND COLOUR SCHEME STUDY

REPORT (M.T.P.)

The Windsor and Richmond Colour Scheme Study, for which Council received funding under the above programme, commenced on 1st November, 1989. The purpose of this study is to identify and prepare appropriate colour schemes for buildings of major visual and historic significance within George Street, Windsor, and Windsor Street, Richmond.

Authentic colour schemes will be prepared for each of the buildings identified as having significance based on paint scraping and archival research. Once prepared, the schemes will be made available to landowners, developers and others for consideration when repainting the buildings.

Buildings have been identified for inclusion in the study due to their major visual and historic significance or location within a specific section of the main streets of the two towns. With the landowners' permission, a small part of the building will be scraped to ascertain the original colour scheme. Information gained from this, together with historical photographs and other research, will enable a suitable scheme to be formulated for each building.

Mr Robert Staas, a conservation architect who previously prepared the Windsor Streetscape Study - 1986 for Council, has been engaged to undertake the colour scheme study.

Following completion of the study at the end of January, 1990, it is envisaged that a seminar will be held for interested persons relating to the study. Topics to be addressed within the seminar include historic colour schemes and techniques relating to technical aspects of preparation and painting of historic buildings. Prior to completion of the study, a number of paint companies will be approached with a view to obtaining a discount for landowners included in the study.

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Recommendation

That the information in the above report relating to the Windsor and Richmond Colour Scheme Study be received.

ITEM 18: (File 3837-2(W), DA 129/89)

SUBJECT: POULTRY PAVILION ON HAWKESBURY RACE CLUB

REPORT (M.T.P.)

The following correspondence has been received from the Chairman, Mr. B.E. Brown, of Hawkesbury Race Club:-

"I refer to the General Purpose Committee - Planning and Development meeting held in Council Chambers on the 29th August 1989 and the contents of the business paper, in particular, to the Poultry Pavilion situated on the Hawkesbury Race Club property.

As there is a great discrepancy between the information contained in my letter and the statements made verbally to the Committee by Mr. George Rhodes, I would have thought that the Council would see fit to initiate an investigation as to who was supplying the correct information. This, to me, became more important in view of the report on the subject carried in the Gazette of Wednesday, 13th September 1989, copy of which is enclosed.

In view of the above and questions I am still receiving from the general public, I now find it necessary to present the Council with extracts from records of Committee meetings to clear myself and Hawkesbury Race Club.

16th October 1986 - HAWKESBURY SHIRE COUNCIL - 5F ENVIRONMENTAL HERITAGE PLAN

Resolved that no action be taken at this stage. Chairman and Secretary-Manager to inspect plan.

19th May 1988

Letter from Hawkesbury Race Club to Secretary, Mr. J. Geary, H.D.A.A. This letter is enclosed for your perusal.

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15th November 1988 - H.D.A.A. - REMOVAL OF POULTRY PAVILION
- 4 C

Resolved to request the H.D.A.A. to remove the Pavilion within the next three (3) months. Further, inform the Society that the matter will be regularly reviewed.

18th November 1988

Letter from Hawkesbury Race Club to Secretary, Mr. J. Geary, H.D.A.A.
Copy enclosed for your perusal.

20th December 1988 - POULTRY PAVILION - 3A

Mr. George Rhodes raised the matter of a statement in the local press regarding the Pavilion and it was agreed to keep the matter of removal under close review.

21st February 1989 - POULTRY PAVILION - 3A

The Secretary-Manager reported that arising from recent discussions with the Show Society, it appears that plans are underway to have the Pavilion removed by the end of March 1989.

21st March, 1989 - POULTRY PAVILION - 3A

The Chairman reported on action taken by the H.D.A.A. to lodge a development application to Council to enable the dismantling and removal. A tender has been let and removal will be completed by the second week in April 1989.

18th April 1989 - POULTRY PAVILION - 3B

The Chairman stated that Council is to undertake an inspection of the Poultry Pavilion but no formal advice in this respect has been received.

The statement made by Mr. Rhodes that he had been delegated to prepare a Landscape plan is partially correct. His plan was to cover an area where other buildings had been removed by the H.D.A.A. and did not include the Poultry Pavilion.

To the best of my knowledge the Council has not carried out an inspection of the Poultry Pavilion or, if so the inspection was made without the courtesy of notification to the Race Club of the time and date.

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I would point out that all members of the Hawkesbury Race Club Committee are Heritage minded where there is reasonable justification. This is demonstrated by the Club's injection of \$14,000.00 to refurbish the historic race day Horse Stalls and in the recent construction of the new grandstands at a cost of \$3.3 million, a colonial style brick was selected for all brickwork.

To amend incorrect statements made to Councillors (at that time) it is requested that the above information be presented to the Aldermen of Hawkesbury City Council and that the Pavilion be listed for inspection."

Recommendation

That the information from Hawkesbury Race Club concerning the Poultry Pavilion on their land be received.

ITEM 19: (File P160)

SUBJECT: DEVELOPMENT PROPOSALS - ADVERTISING
AND INSPECTION PROCEDURES

REPORT (M.T.P)

Where Council's policy requires development applications to be notified to adjoining and adjacent landowners, there has occasionally been complaints received from landowners further afield who feel that they may be affected by the proposal, and who request that they also be notified to give them an opportunity to object.

It is not believed that the policy should be altered because the mere fact that invariably more owners object to contentious proposals than the number of letters sent out to immediate adjoining and adjacent landowners indicates that the policy is working correctly. That is, for contentious issues, those written to, invariably lobby further support to their objection from other people in the locality. The dog kennel proposal at Bilpin, reported elsewhere in this business paper, is a case in point where only 3 letters were sent to adjoining and adjacent landowners, however, with 9 letters of objection being received. A further illustration is that of the proposed nightclub in Windsor where 13 letters were sent with 31 letters of objection being received.

Whilst the positive aspect of Council's policy in terms of public participation is acknowledged, Council should be aware that the correspondence involved in advising applicants and adjoining owners, and in further advising them of meeting dates, etc., is a significant resource user. For this reason, Committee inspection days are not usually formally notified by letter to those persons making objections and, indeed, some inspections take place on the day of the General Purpose Committee meeting in any case. For those inspections that take place on a subsequent day to the General Purpose Committee it has also been found that word of mouth from those persons present at the General Purpose Committee is suffice to let others know of the time and date of inspections.

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Recommendation

That the information concerning notification and inspection of development proposals be received.

ITEM 20: (File L9/87)

SUBJECT: DRAFT LOCAL ENVIRONMENTAL PLAN -
NEPEAN PARK, YARRAMUNDI.

REPORT (M.T.P.)

At its meeting of 8th August, 1989, Council resolved that the environmental study prepared by Consultants be forwarded to the Department of Planning with a request that the Director issue a Certificate, pursuant to Section 65 of the Act, to enable the draft local environmental plan to be placed on public exhibition. Subsequent to this, the Director's Certificate was obtained and the proposal placed on exhibition with submissions having been received from the following:-

- E.J. Smallman, Hawkesbury Road, Yarramundi
- K. Pullen, Mahons Creek Road, Yarramundi
- M. H. Kaines, Mahons Creek Road, Yarramundi

The objection by E.J. Smallman is as follows:-

"... We have expended huge sums of money on the development of our property with a view of working that property as a farm upon my retirement. The introduction of a Rural/Residential Strata Title development will detract from these aims...

The proposed main access road to the development runs adjacent to our southern boundary and the change from a single property access road to the main access road for 122 rural properties will greatly increase the traffic flow and impinge upon our privacy. Because of the lack of infrastructure in the area it would be normal to assume that most of the families who take up residence will be at least two car families. This means that there would be at least 122 cars departing each morning and returning each night, in addition there would be the additional day time traffic necessary to transport children to school or school buses and return, the normal shopping traffic and soon this would amount to some 1000 journeys per day.

... introduction of recreational facilities to the site will even further increase the traffic flow and the resultant problems.

... an additional 500 people into the area, ... will detract from the rural lifestyle that my wife and I enjoy at this time. ... additional pressure on the almost non-existent infrastructure of the community; shops will be necessary, as will child minding centres and schools; all of these will have a cumulative effect upon the current rural lifestyle.

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... Sewerage Treatment Works at the rear of our property will also impinge upon our quality of life."

The submission by K. Pullen is as follows:-

"... I have no objection to the development per se, but admit I do find it difficult to see how a '122 lot rural/residential strata titled development' in the generally rural (minimum 10ha. subdivision) area of Yarramundi could be considered sympathetic to the natural environment. However, I feel there are some important questions that must be answered regarding the inherent danger from bush fires in this area."

Mr. Pullen's submission further raises a concern in relation to fire management of the proposal and sites; the number of access points; number of culs-de-sac; turning diameter of culs-de-sac and the inadequate capacity of Yarramundi Bush Fire Brigade to cater with fire emergencies, and raises a query as to whether the developer would be conditioned to provide a second bush fire vehicle for the Yarramundi Brigade.

Mr. Kaines' submission raises a concern in relation to the incomplete research in the applicant's documentation and consultant's reports; the undesirability of drawing water from the Nepean River which is polluted; the probability of additional pollution as a result of the development; soil erosion; additional traffic and indicating that Hawkesbury Road is already "... a racetrack"; the exacerbation of an already inadequate education and police facilities for the locality; the isolation of the community in times of flood. Mr. Kaines further indicates that an acceptable alternative plan would be to subdivide the land into ten 15 acre blocks. He concludes by saying "... that instead of having a suburb spring up overnight in rural Yarramundi ... the alternative plan (10-15 acre lots) is a simple but every effective and efficient compromise between development and rural serenity which will do even more to enhance the reputation of the Hawkesbury Valley as the area to live and thus ultimately will be far more beneficial for Hawkesbury City than the present proposed development".

In addition to the objections received, there have been a number of verbal enquiries from landowners within the vicinity, with the distinct impression being gained that they see this proposal as a precedent for the subdivision of their land. In this respect, it was previously reported to Council that notwithstanding an indication that Nepean Park should be dealt with as a "one off" proposal, the development would have an impact on adjoining and nearby rural lands, and that such impact, in the short term, would result in an inevitable increase in their rate burden and, in the long term, would create precedent pressure on Council to allow some form of further subdivision of these lands which may not be desirable but which would be hard to resist.

Also reported was the information that subdivision should generally be consistent with surrounding lot patterns and provide for a reasonable transition from smaller to larger lots. The topography of the City is such that isolated smaller lot communities maybe applicable in certain areas but these should only be where exception physical or other constraints render the normal progression of lot pattern unworkable. Proposals that are isolated but have some other redeeming feature,

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such as, a major recreational use or tourist use, may also be appropriate in some circumstances.

The applicants in their submission argue that the proposal falls within the category of having a redeeming feature, i.e., the holding within a body corporate of a major portion of the land for common purposes for grazing and passive recreation, the provision of a community centre, 3-hole golf course, 3 tennis courts and an equestrian centre. The difficulty, of course, is determining the extent of the "bonus" lots above normal entitlements as a consequence of providing the "redeeming features". From the applicants' own submission the recreational facilities are anticipated to cost in the order of \$345,000. It was previously argued in the Town Planner's submission to Council that the expenditure of \$345,000 was a small price to pay for the additional lot yield, i.e., 122 lots compared to 21 as would be allowable under the 10 ha. provisions in both Hawkesbury Local Environmental Plan, 1984, and Draft Hawkesbury Local Environmental Plan, 1989.

To be consistent with previous Council decisions, e.g., "Diamond Hill", Peel's land on Comleroy Road and even "The Islands" proposal, would require either significantly more "up front" infrastructure aimed at community benefit or a substantial reduction in lot numbers.

If the Yarramundi area was determined in a similar manner as the Grose Vale/Grose Wold area, i.e., 4 ha. the proposal would have a potential for subdivision of 50 lots. There is no definitive way to assess a correct ratio between redeeming features and bonus lots, however, it is suggested that 50 lots would be more appropriate and would provide some consistency in Council's decision making.

One of the requirements of the rezoning process is for Council to consider submissions received as a result of the exhibition of the draft plan. The support by Council up to the exhibition stage is to indicate that there is a "prima facie" case for the rezoning to be further considered and, hence, placed on exhibition to gain the community's views. It is at this stage, i.e., Council's resolution leading to a submission to the Department of Planning, pursuant to Section 68 of the Act, that Council determines its final "in principle" support or not.

It is considered that the submission by Mr. Smallman concerning the impact of the proposal on his property, and the submissions by Mr. Pullen and Mr. Kaines indicating perceived inconsistencies with the proposal and the prevailing 10 ha. minimum, is sufficient information such that Council should not proceed further with the draft plan, at this stage, and pending the determination of a rural subdivision strategy as has been called for.

Recommendation

That Council not proceed further with the Draft Local Environmental Plan and that the Department of Planning be advised that Council will further consider the draft plan, pursuant to Section 67 of the Act, after it has determined a revised rural subdivision strategy for the City.

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ITEM 21: (File DA 878/88; S89/110)

SUBJECT: REGIONAL STUD FARM - PROPOSED STRATA
SUBDIVISION

REPORT (M.T.P.)

At its meeting of 3rd October, 1989, Council refused an application to divide the subject land into 14 allotments each having an area of 1.2 ha. with a further larger allotment being in the common property ownership of the 14 lot owners.

The applicant's agent, McKinlay Morgan & Associates Pty. Ltd., has now written the following letter:-

"Reference is made to Council's determination of this matter, as detailed in the letter of 16th October 1989.

It is noted that this application received the support of the Committee of Council, and yet by resolution at its meeting of 3rd October 1989, the application was refused on the grounds as detailed in the determination. It is submitted that the matters in the determination be discussed, and the matter placed before Council for reconsideration.

In making submission for reconsideration it is considered that Council should recognise the substantially different method of subdivision suggested, whereby the complete management of the site is controlled in lieu of the fragmented form of conventional subdivision.

The proposal as previously submitted, is in response to Council's resolution of 11th April 1989, whereby consideration of subdivision of the property was deferred pending the preparation of a strata plan of subdivision.

By report to that meeting of Council, the Manager Town Planning stated, "A strata plan of subdivision and hence, co-ordinated management, would appear to be the most suitable means of achieving both the applicant's and the Council's objections for the locality."

In recognising such a difference in subdivision, it should also be noted that all buildings are indeed controlled by the Body Corporate, and that as is the case of strata subdivision, the unit entitlement is in effect the cubic space between such external walls.

By the combination of definition of unit entitlement, the provision of common property, and the preparation of a management plan, the site is controlled as a single entity, however with separable parts, which can be defined, and tenure offered in accordance with the Strata Titles Act.

In detail, comment is made as to the various points of refusal in Council's determination.

1. 'It is contrary to the objectives of the Draft Hawkesbury LEP 1987 and the proposed 10 (ten) hectare lot size limit in Draft LEP 1987;'

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By submission to the Development Application it is considered that the proposal demonstrates compliance with all the objectives of the proposed 7(d) zone.

It is agreed that the proposal does not conform to the proposed 10 Ha. lot size under the draft LEP. However, the proposed 10 Ha. limit is incongruous in planning terms. To be located immediately adjacent to a village area, in most circumstances such a zone is placed to restrict further rural development, to allow for urban expansion. As this development is within the flood plain and adjoins rural lands, the normal planning approach would be to adopt a rural residential zoning of 1-2 ha. lot size in such a location.

2. 'It is an overdevelopment of the site for the purpose of equestrian activities;'

It is considered that this is not the case. Should the site be used predominantly for polo purposes, then say a team of 8 horses may occupy each site during a tournament.

During past months up to 200 horses have been occupied on the present site. It would seem reasonable that Council in making such a statement has some basis to this statement.

3. 'It is contrary to the current LEP 1984 lot size limit of 2 (two) hectares;'

As outlined on page 3 of the submission the existing zoning provides for a density of 13.3 2 ha. allotments. It is proposed that the reduction of one lot to the application would allow the existing density to be complied with.

4. 'Proposed allotments inconsistent in size with the majority of existing allotments in the vicinity;'

As discussed the development is considered to be one management unit, however divided into separable parts. On this basis it is considered that the development is not inconsistent with a site located on the fringe of urban development.

5. 'Fragmentation of viable agricultural land;'

As demonstrated the proposed development does not fragment viable agricultural land.

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6. 'Not in the public interest.'

Other than for members of Council, the applicant is not aware of adverse public comment, but rather the positive attitude to the development from members of the equestrian fraternity.

In summary, it is requested that Council review its decision in regard to the development to create a strata-subdivision over the site, and to consider that this application establishes the principles of development, and that all structural development and the subsequent subdivision application are subject to individual Council approval."

Council is advised that the application, as refused, was one generally invited to be submitted by Council's resolution at its meeting of 11th April, 1989. The recommendation to the General Purpose Committee and the subsequent Committee recommendation to Council was to approve of the application and the applicant did not feel it necessary to address the Committee. As the Council resolution altered the Committee's recommendation, the applicant now requests an opportunity to address the Committee.

Recommendation

That the letter from McKinlay Morgan & Associates Pty. Ltd. be received and that the applicant and/or his agent be given the opportunity to address the Committee.

ITEM 22: (S195/5)

SUBJECT: SULLAGE DISPOSAL PONDS, BLAXLANDS
RIDGE

REPORT (T.C.)

Over the last two weeks there has been an article in the Penrith Press and television news coverage of the operation of the sullage disposal ponds at Blaxlands Ridge. The journalist who made initial contact from Penrith Press said that the matter originated from a person in the Penrith area who ran a sullage operation.

The background to the sullage ponds at Blaxlands Ridge is that the Council, in the late 1960's, was looking for an area to establish ponds to place effluent obtained from septic tank pump-outs. At the time there was no available capacity in the then Windsor Treatment Plant or other plants, within reasonable travelling distance, to take the quantity of effluent involved.

Accordingly, after detailed investigation, an area at Blaxlands Ridge on Crown Land was determined to be an appropriate location for the operation. Following approval from the Crown Lands Office and the Department of Health, the ponds were constructed in 1972 and have been used since that time.

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The placing of effluent in ponds for oxidation is a well accepted treatment process and if controlled, as is the case at Blaxlands Ridge, provides the same water quality discharge as other constructed sewerage treatment plants without nutrient removal facilities.

There is an area below the existing ponds where the discharge occurs and where there are a number of dead eucalypts that appear to have been dead for at least 10 years. The area involved is approximately 2 ha.

Tests have been taken of the soil and tree root to establish the reasons for the die-back and these tests result indicate that the die-back appears to be the result of increased nutrient load, particularly phosphorous, in the soil.

The bushland on the site is typical Hawkesbury sandstone dry sclerophyll forest. Native species in the soil type involved have a particularly low tolerance to a build-up of phosphorous and ammonium nitrate.

All sewerage treatment plants without nutrient removal facilities provide a similar quality discharge to the ponds at Blaxlands Ridge and, accordingly, would have had similar impact on the same native species.

When the ponds were constructed the trees could have been removed from the discharge area and pasture improvement undertaken to take up the nutrients. This was not done and, accordingly, a small area has been subjected to die-back. Considering the alternative to the use of the ponds, the result is a small impact of urban development and associated wastes in the district, as opposed to the effluent being disposed of directly into water courses and other streams without any treatment.

There has been a lessening dependency on the ponds in recent times with the construction of the new treatment plant at Bligh Park. The ponds however, are still required, particularly during times of flooding.

When they are no longer required the existing vegetation in the discharge area can be removed and bush regeneration undertaken. In the meantime, investigations are taking place as to available nutrient removal measures for the existing ponds including the use of aquatic macrophytes. The results of further investigations will be reported as they are available.

Recommendation

That the information be received.

DA 379/89



316
34 ha.

(23)
P1
25

1913 ha.

8107m²

D.P. 616123

VG

GRANDVIEW
DRIVE

13
6817 ha

D. P

2
3436 ha
sic Reserve

3718

22

P1 32

ELECTRIC
CABLE
TRENCH

1
455 ha

D P 619270

SERPENTINE

22

3161 ha.

SUBJECT LAND

21

327 ha.

20

3601 ha

19

2673 ha.

12

118 ha

11

1181 ha

701249

18

2204 ha.

3516
2094 ha.

2
1276 ha

DA 368/89

D.

P

7

3

4

5

10459-12

D.

1811 ha

221 ha

6 Q 2 3 5 7

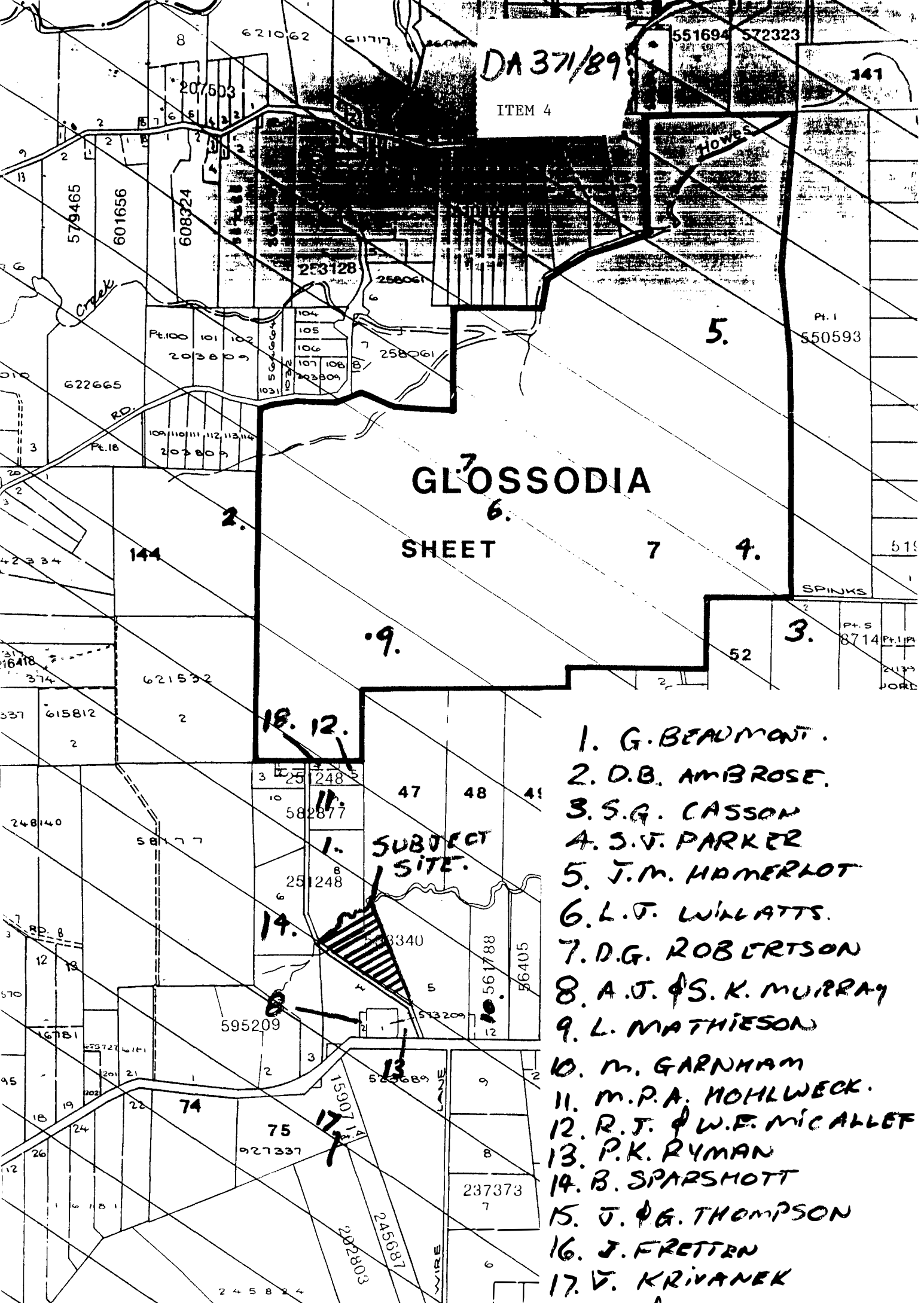
2349 ha.

524036

3061 ha.

DA 368/89

ITEM 3



DA 371/89

ITEM 4

GLOSSODIA

SHEET 7

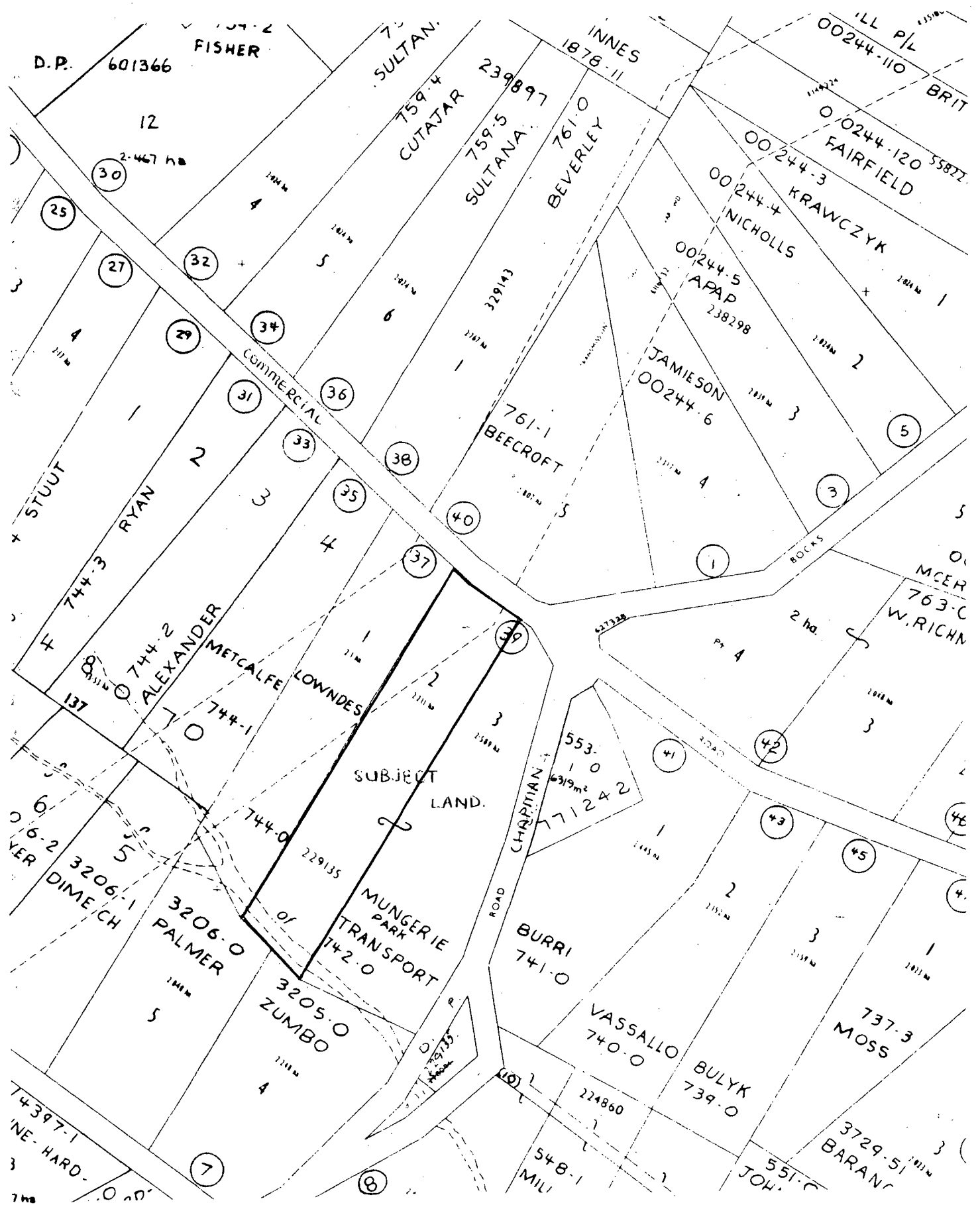
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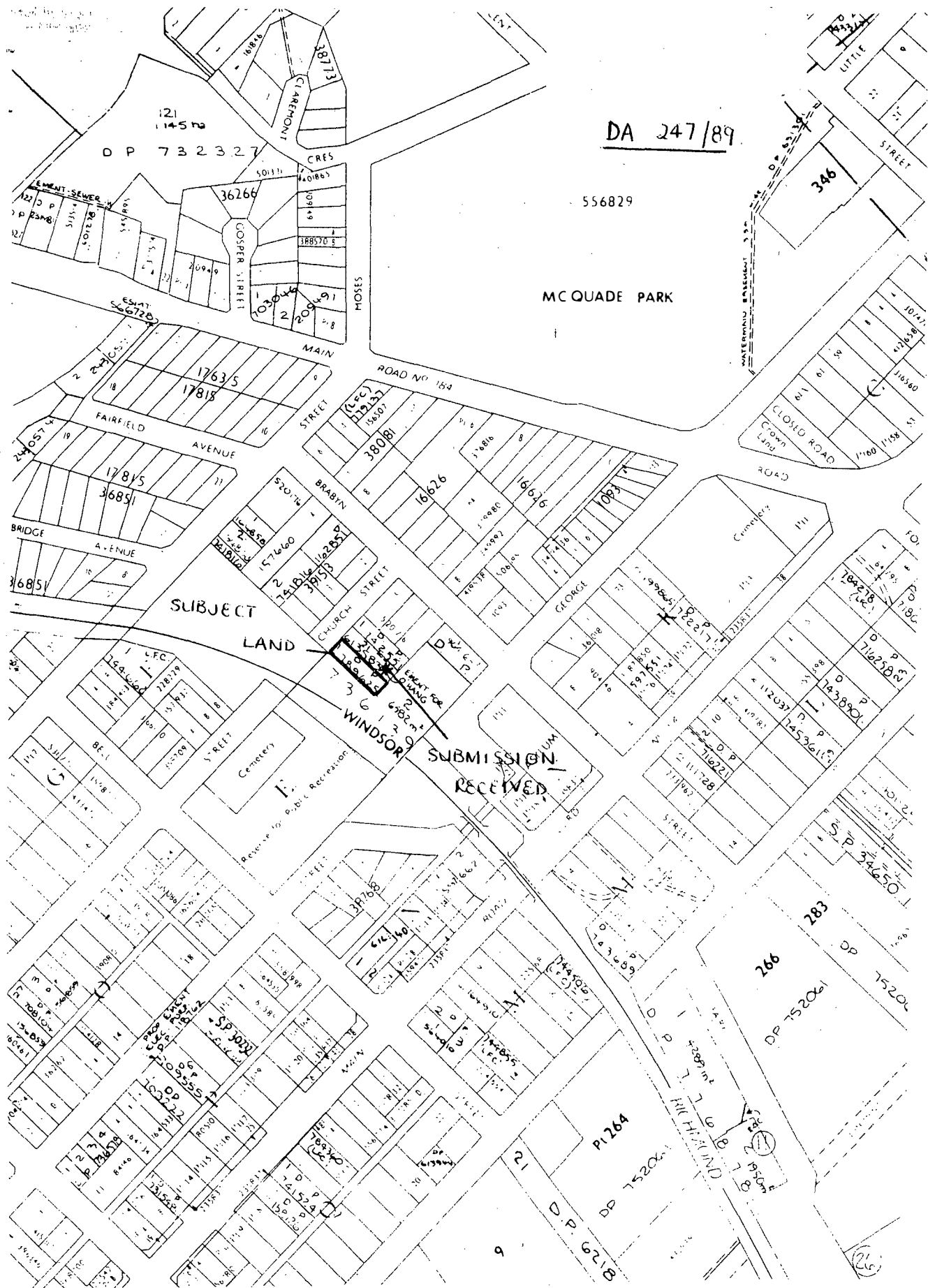
SUBJECT SITE

1. G. BEAUMONT.
2. D.B. AMBROSE.
3. S.G. CASSON
4. S.V. PARKER
5. J.M. HAMERLOT
6. L.T. WILLATTS.
7. D.G. ROBERTSON
8. A.J. & S.K. MURRAY
9. L. MATHIESON
10. M. GARNHAM
11. M.P.A. MOHLWECK.
12. R.T. & W.F. MICALLET
13. P.K. RYMAN
14. B. SPARSHOTT
15. J. & G. THOMPSON
16. J. FRETTON
17. V. KRIVANEK

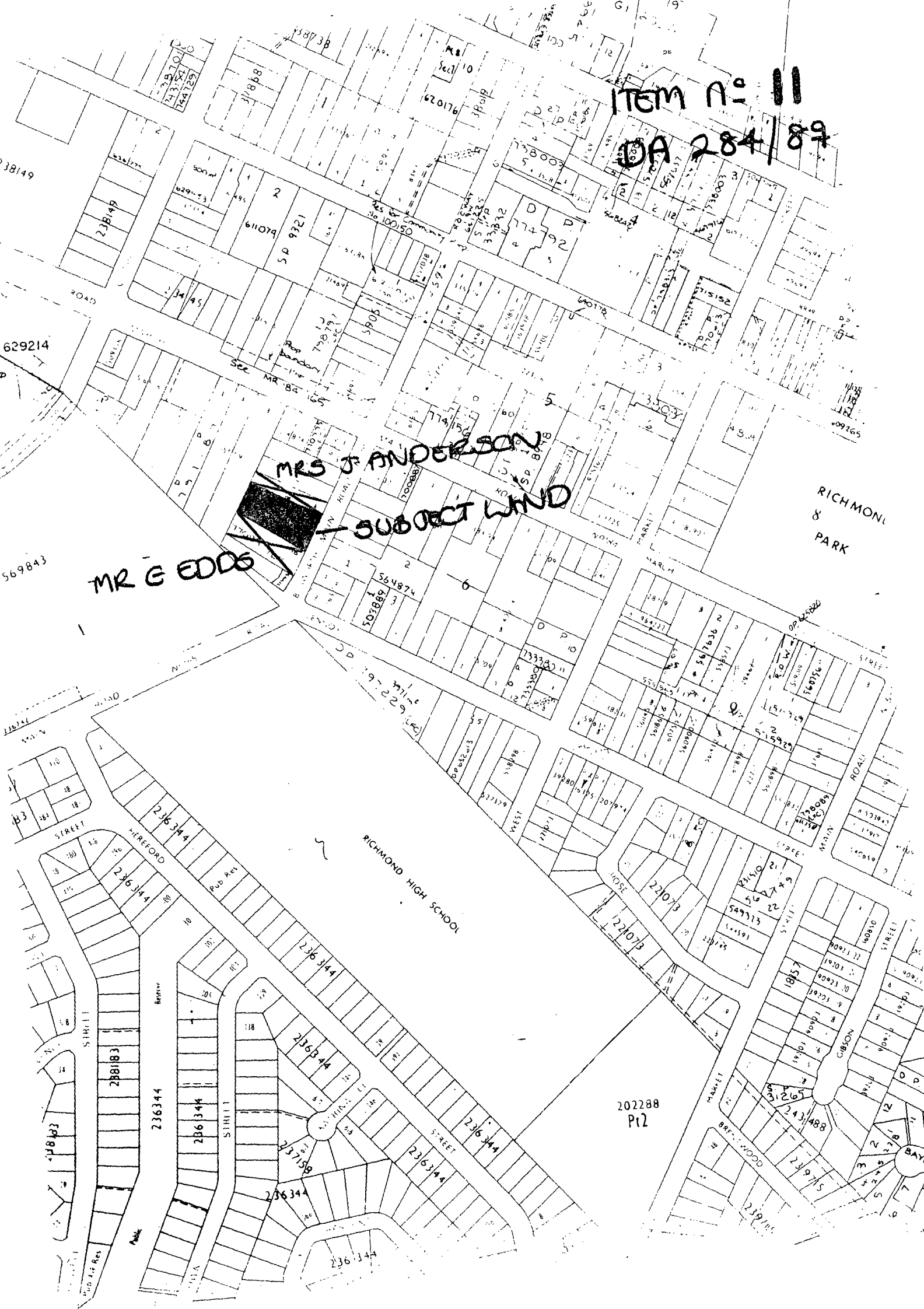
ITEM 6

DA 365/89





ITEM N: 11
DA 284/89



MRS J ANDERSON
SUBJECT LAND

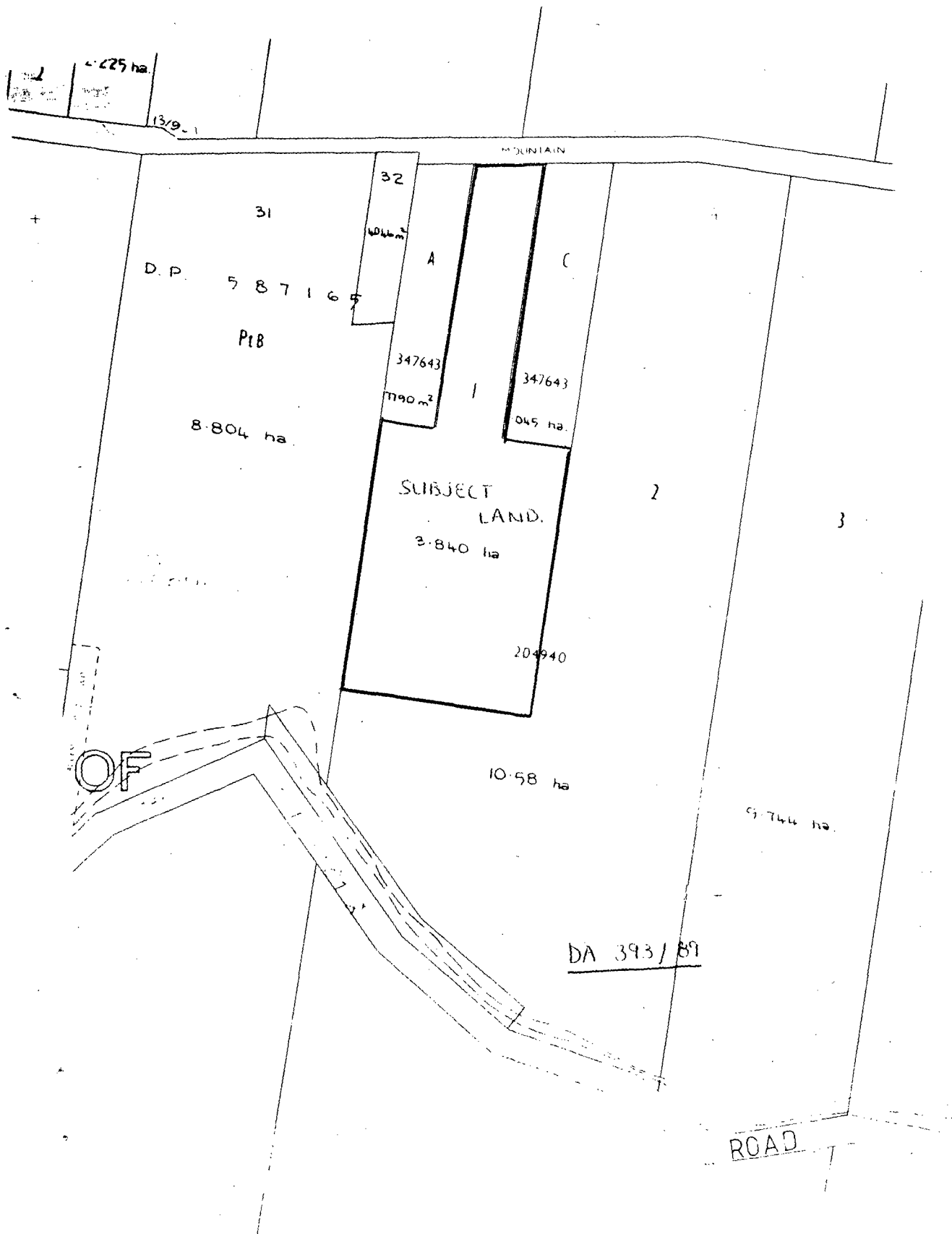
MR E EDDG

RICHMOND
PARK

RICHMOND HIGH SCHOOL

202288
P12

ITEM 12
DA 393/89



GENERAL PURPOSE COMMITTEE MEETING

F I N A N C E

- 1. ACCOUNTS PAID**
- 2. STATEMENT OF BANK BALANCES AND INVESTMENTS AND TOWN CLERK'S CERTIFICATE**
- 3. FINANCIAL STATEMENTS**
- 4. CORRESPONDENCE**
- 5. OFFICERS REPORTS**

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

CASH EXPENDITURE WARRANT NO. 10/1989SUMMARY - Accounts Paid

General Fund Nos.	82411 - 83089	4,673,722.54
Trust Fund Nos.	7341 - 7427	2,125,819.40
		6,799,541.94

CERTIFICATE BY CLERK

This Warrant, a copy of which was submitted to each member of the Council on 23rd November, 1989, has been checked and is fully supported by Vouchers and Invoices which are submitted herewith and which have been duly certified to as to the receipt of goods and/or rendition of services and as to prices, computations and costings and the amounts shown were due for payment.

G. M. McCully,
Town Clerk/General Manager

CERTIFICATE OF CHAIRMAN OF GENERAL PURPOSE COMMITTEE

I certify that this Warrant covering amounts totalling six million, seven hundred and ninety nine thousand, five hundred and forty one dollars and ninety four cents (\$6,799,541.94) which have been paid, was submitted to the General Purpose Committee - Finance Section, on 28th November, 1989, and that the amounts paid are submitted to Council for information.

Chairman of General Purpose Committee

This is Page No. One (1) of Warrant No. 10/1989 submitted to the meeting of the General Purpose Committee - Finance Section, of the Council of the City of Hawkesbury to be held on 28th November, 1989.

.....
Mayor

.....
Town Clerk/General Manager

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

SCHEDULE NO. 1 - STATEMENT OF ACCOUNTS PAID FOR SUBMISSION TO THE MEETING OF THE GENERAL PURPOSE COMMITTEE - FINANCE SECTION, OF THE COUNCIL OF THE CITY OF HAWKESBURY TO BE HELD ON 28TH NOVEMBER, 1989.

ACCOUNTS PAID.GENERAL FUND

CHQ	PAYEE	AMOUNT	DETAILS
81450	Windsor Smash Repairs	Cancelled Warrant 8	- 3562.87
81883	G King	Cancelled Warrant 9	- 98.62
82387	Waverley Municipal Council	Cancelled Warrant 9	- 1250.00
82395	Winford Motors	Cancelled Warrant 9	- 500.00
82411/			
82422	Alderman	Aldermanic Fees	6426.58
82423/			
82435	Employees	Salaries & Wages	101436.32
82436	Cancelled Cheque		
82437	Australian Taxation Office	Prescribed Payments Tax	3751.00
82438	Australian Red Cross	Books	250.00
82439/			
82450	David Dent & Others	Entertainment	1470.00
82451	Laurence Coady	WSROC Wages	250.59
82452	Cunic Industries	Office Partitions	19785.00
82453/			
82483	Day Care Mothers	Day Care Fees	5776.97
82484	Hawkesbury Valley Motor	Plant Purchase	46981.29
82485	Peter Holland	Centre Cleaning	485.00
82486	N McCabe	WSROC Wages	250.59
82487	VGF & WG Petersen	Town & Country Planning	630.00
82488	Mrs J Williams	Council Supper	110.29
82489	The Prop. Strata Plan 20754	Contribution	254807.13
82490	School of Town Planning	Training Course	975.00
82491	AIMA	Conference Fees	350.00
82492	Local Government Invest Serve	Investment	650000.00
82493	Keith Ainsworth Pty Ltd	Books	19.95
82494	Employees	Salaries & Wages	115.54

THIS IS PAGE ONE (1) OF SCHEDULE NO. ONE (1)

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

82495	Arnall Screen Printing	Stickers	209.00
82496	Australian Cement Limited	Cement	13796.64
82497	Australian Education Supplies	Books	260.00
82498	Don Morrison	Entertainment	430.00
82499	James Bennett Library Service	Books	17.77
82500	Bligh Park Bricklaying	Bricklaying	1080.00
82501	Buttsworth Engineering	Plant Parts	73.75
82502	C M S Bookstore	Books	401.80
82503	The Cornstalk Bookshop	Books	27.50
82504	E Cullen	Plant Parts	550.00
82505	Day To Day Press Printing P/L	Printing	153.00
82506	De Vries Concreting	Plant Hire	15199.18
82507	Display 2000 Pty Ltd	Books	106.00
82508	Diversey Pty Ltd	Centre Equipment	157.00
82509	Dry Clean Carpets	Carpet Cleaning	1206.00
82510	Duffy's Corner	Fuel Supplies	235.80
82511	Durham Foundry Sales Pty Ltd	Grates & Frames	266.00
82512	Dulux Australia	Paint	179.16
82513	Ebenezer Church	Books	9.00
82514	Brian Farrow Agency	Books	44.92
82515	Fitzgerald Motors Pty Ltd	Plant Parts	17.85
82516	Foundation for Disabled	Cover Library Books	139.64
82517	L J Follington	Plant Hire	3471.00
82518	Government Insurance Office	Loan Repayment	9897.14
82519	Gould Books	Books	38.55
82520	H M Griffiths	Books	13.00
82521	H'bury City Cncl Petty Cash	Petty Cash	78.93
82522	Hawkesbury River Plumbing	Plumbing Equipment	1049.70
82523	Hawkesbury Stationery Supplies	Stationery	110.68
82524	H'bury & Nepean Resurfacing	Pool Maintenance	3730.00
82525	Indentic Books Pty Ltd	Books	681.44
82526	Intermec Pty Ltd	Barcodes	290.00
82527	J C P Engineering	Plant Maintenance	340.00
82528	Karhugh Pty Ltd	Council Alterations	116.00
82529	H R King & Son Pty Ltd	Plant Parts	240.20
82530	Kirby Book Company Pty Ltd	Books	50.91
82531	Kymlee Pty Ltd	Centre Contract	625.85
82532	The Law Book Co	Publications	1611.00
82533	Lighting Ready Mixed Concrete	Concrete	3928.03
82534	Local Government Invest Serve	Investment	150000.00
82535	LRL Pty Ltd	Plant Parts	188.61

THIS IS PAGE TWO (2) OF SCHEDULE NO. ONE (1)

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

82536	Peter Mackintosh Road Boring	Trench Digging	80.00
82537	P Manettas & Co Pty Ltd	Centre Food	168.30
82538	McGraths Hill Child Care Centre	Fee Relief	52995.00
82539	Millers Garden Centre	Plants	3827.50
82540	Midline Contracting	Tank Repairs	82.00
82541	MSA Australia Pty Ltd	Safety Clothing	139.80
82542	National Australia Bank	Loan Repayments	4612.78
82543	Cancelled Cheque		
82544	D & W Parsons	Milk Supplies	458.27
82545	R J Pascoe	Carpentry Work	950.00
82546	Public Auth.Securities Trust	Loan Repayment	21862.73
82547	R & R Quality Meats	Centre Food	265.21
82548	Scotts Road Sealing Service	Road Works	16205.64
82549	Schweppes Drinks	Centre Food	137.52
82550	The Shell Company of Aust Ltd	Fuel Supplies	19349.78
82551	Solar Print Reproductions	Printing	332.00
82552	State Library of NSW	Library Network Charges	25.15
82553	State Rail Authority of NSW	Freight	6297.88
82554	N Stephenson Pty Ltd	Centre Food	506.19
82555	Taylor Auto Trim	Plant Repairs	180.00
82556	Telecom Australia	Telephone	258.93
82557	Teach and Play	Child Care Equipment	88.30
82558	Employees	Salaries & Wages	28.28
82559	Windsor Smash Repairs	Plant Repairs	479.44
82560	WSROC Group Apprentices	Membership Fees	896.10
82561	John Young Holden	Plant Purchase	11354.94
82562	Lake Illawarra Committee	Seminar Papers	20.00
82563	Ministry for Planning & Env	Publications	23.00
82564	Mrs O'Flynn	Refund	285.60
82565/			
82577	Employees	Salaries & Wages	100989.66
82578/			
82588	David Dent & Others	Entertainment	1129.00
82589	Bligh Park Bricklaying	Bricklaying	1280.00
82590	Board of Fire Comm of NSW	Contribution	3869.00
82591	Laurence Coady	WSROC Wages	255.19
82592	G King	Day Care Fees	98.62
82593	Hawkesbury Valley Motor	Plant Purchase	2000.00
82594	Nicole Horton	Vacation Care Expenses	337.82
82595	Cancelled Cheque		
82596	D Maher	Security Service	74.00

THIS IS PAGE THREE (3) OF SCHEDULE NO. ONE (1)

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

82597	N McCabe	WSROC Wages	255.19
82598	L H & L Miller Pty Ltd	Fuel Supplies	91.64
82599	TNT Express	Freight	54.79
82600	Touche Ross	Professional Fees	8439.00
82601	Robyn Brown & Peter Coyle	Vacation Care Activity	200.00
82602	Featherdale Wildlife Park	Vacation Care Activity	211.15
82603	Murphy's Puppets	Vacation Care Activity	225.00
82604	Adams Calman Zep Pty Ltd	Plant Equipment	267.00
82605	Keith Ainsworth Pty Ltd	Books	116.73
82606	L B Alford & Associates	Valuation Fees	650.00
82607	Australian Cement Limited	Cement	3491.78
82608	Australia Post	Collection of Accounts	1189.48
82609	Bells Line Garage	Fuel Supplies	519.28
82610	James Bennett Library Service	Books	110.73
82611	Horst Bleicher	Legal Fees	150.00
82612	Book Supplies Pty Ltd	Books	729.37
82613	Buttsworth Engineering	Plant Parts	1010.19
82614	Marshall Cavendish Australia	Books	1040.00
82615	Cess Hill Industries Pty Ltd	Plant Parts	843.92
82616	J R & B M Clerke Pty Ltd	Centre Equipment	795.59
82617	Comet Overnight Transport	Freight	65.88
82618	Concept Constructions	Pool Maintenance	2454.00
82619	Commonwealth Paper Co P/L	Stationery	2608.75
82620	Corrective Services Industries	Australian Flag	27.44
82621	Commodity Sales Pty Ltd	Paints	118.00
82622	Craft Locksmith & Alarm	Locks & Keys	223.75
82623	Cumberland Newspaper Group	Advertising	1176.66
82624	L J Cullen Bookbinders	Binding Minutes	63.30
82625	Cutting Edges Pty Limited	Plant Parts	59.04
82626	Dr L Degotardi	Immunisation	473.30
82627	Department of Education	Child Care Equipment	666.20
82628	Dept of Industrial Relations	Registration Fees	105.00
82629	Department of Lands	Royalty	11757.88
82630	Digital Equipment Corp Pty Ltd	Contract Payment	5158.40
82631	Dunlop Footwear	Footwear	2832.84
82632	Duncan Foster Eng. P/L	Plant Parts	2978.62
82633	The East Melbourne Lab P/L	Report Fees	400.00
82634	Eastend Booksellers P/L	Books	1027.07
82635	Educational Experience	Child Care Equipment	971.82
82636	Endata Pty Ltd	Computer Software	244.90
82637	FAI Insurance Group	Public Liability Claim	3000.00

THIS IS PAGE FOUR (4) OF SCHEDULE NO. ONE (1)

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

82638	Fire Fighting Enterprises	Service Extinguishers	799.47
82639	Cheryl Fogwell	Catering	185.00
82640	L J Follington	Plant Hire	1840.50
82641	Fury Engineering Pty Ltd	Plant Parts	952.92
82642	Galaxy Press Pty Limited	Books	120.00
82643	P & S Gatt Pty Ltd	Construction Work	10738.00
82644	Gaywood Doors Pty Ltd	Doors	541.00
82645	G & D Towing & Cranes	Towing	127.50
82646	Genasys II Pty Ltd	Computer Software	6107.00
82647	Gestetner Pty Limited	Child Care Equipment	355.50
82648	Hawkesbury Tree Services	Tree Lopping	1360.00
82649	Hayes Bros & Co Pty Ltd	Hardware	55.26
82650	Hawkesbury Power Tool Service	Plant Parts	51.80
82651	Hire Power Pty Ltd	Plant Hire	338.00
82652	H P Plumbing Supplies Pty Ltd	Hardware	327.58
82653	Hymix Quarries Pty Ltd	Lime	1848.77
82654	ICI Australia Pty Ltd	Chemicals	2696.75
82655	Industrial Mowers Pty Ltd	Plant Parts	224.62
82656	Ipec Road Express	Freight	9.01
82657	Peter Isaacson Publications	Publications	100.00
82658	Jobjet	Cleaning	1800.00
82659	Kurmond Vet Clinic	Veterinary Care	81.00
82660	Kurrawood Computers	Computer Equipment	43.50
82661	Kwikasair	Freight	19.70
82662	G C Laughton	Refund	1888.00
82663	Lighting Ready Mixed Concrete	Concrete	545.95
82664	Local Government Assoc NSW	Publication	35.00
82665	Mack Trucks Australia Pty Ltd	Plant Parts	928.93
82666	Mahlab Costing Pty Ltd	Legal Fees	175.00
82667	Mason's Book Centre	Books	172.08
82668	Richard Maurice	Legal Fees	150.00
82669	P W & L Mayor	Plant Hire	7506.50
82670	McDonell Moffitt Dowling Tayler	Legal Fees	1219.00
82671	McBenny Marketing	Books	19.95
82672	Medirite Pty Ltd	Safety Clothing	240.00
82673	Millers Garden Centre	Plants	1544.04
82674	Apollo-Moon Bookbinders	Books	135.09
82675	Museums Assoc of Aust Inc	Books	28.50
82676	National Australia Bank	Loan Repayments	21069.96
82677	R J Pascoe	Carpentry Work	850.00
82678	Petbarn Pty Ltd	Animal Food	454.55

THIS IS PAGE FIVE (5) OF SCHEDULE NO. ONE (1)

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

82679	Prospect County Council	Electricity	407.68
82680	Raeco Ltd	Stationery	165.48
82681	Richmond Neighbourhood Ctre	Vacation Care	300.00
82682	Robshaw Earthmoving Pty Ltd	Plant Hire	9300.00
82683	Roberts Mann Davies	Refund	20.00
82684	Rowlandson & Co	Refund	10.00
82685	Sanyo Office Machines Pty Ltd	Office Equipment	1043.90
82686	M P Schultz Excavations	Plant Hire	3560.50
82687	Shaydz Lighting & Sound	Hire Lighting & Sound	1436.40
82688	Society Of Aust. Genealogists	Books	50.00
82689	Southern Scene Pty Ltd	Books	371.60
82690	Standards Association of Aust.	Publication	305.54
82691	Telecom Australia	Telephone	523.92
82692	J & F Teather Trading	Books	920.11
82693	Team Tops	Shirts	520.00
82694	Ulverscroft Large Print Book	Books	441.50
82695	United Suppliers	Depot Supplies	85.50
82696	United Engraving	Manufacture Common Seal	155.00
82697	R W Ussher & Sons	Septic Pumpout	1297.50
82698	B Van Den Bosch	Painting	250.00
82699	V I P	Refund	10.00
82700	F Waddell	Plant Hire	11895.00
82701	A R Walmsley & Co	Legal Fees	700.00
82702	Keith Wellington Pty Ltd	Plant Hire	925.50
82703	Welvin Mowers	Plant Parts	1527.80
82704	WHY Consulting	Computer Equipment	11996.00
82705	Who's Who Management P/L	Books	195.00
82706	Wilberforce Butchery	Centre Food	36.89
82707	Wilberforce Cake Shop	Centre Food	504.69
82708	L E Williams Hydraulics	Plant Parts	2474.30
82709	Windsor Carpet Centre	Carpets	1955.00
82710	Windsor Glass	Plant Repairs	194.75
82711	Windsor High School	Refund	50.00
82712	Windsor Smash Repairs	Plant Repairs	1052.67
82713	Winford Motors Pty Ltd	Plant Repairs	6890.35
82714	Windscreen Replacement Service	Plant Repairs	769.81
82715	Windsor Sheetmetal	Aluminium	35.00
82716	Zacuba Pty Ltd	Bricks	3513.25
82717	Daglind Buosi	Refund	10.00
82718	L V Claydon	Refund	75.00
82719	Colonial & Military Col Soc	Re-enactment	250.00

THIS IS PAGE SIX (6) OF SCHEDULE NO. ONE (1)

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

82720	D Faure	Refund	50.00
82721	Filbilt Engineering	Repair Axle to Train	71.00
82722	Joan Meredith	Book	30.00
82723	Smythe & Mallam Solicitors	Refund	50.00
82724	K Thomas & D St John	Refund	10.00
82725	C M Woodhill	Refund	210.00
82726	Cancelled Cheque		
82727	Aman V Khan	Compensation Claim	1180.00
82728	Robert Bruce	Compensation Claim	11.00
82729	Castlereagh Radiology	Compensation Claim	235.00
82730	Clinicare Medical Centre	Compensation Claim	50.00
82731	Dept of Local Government	Licence Levy Fees	280.00
82732	Hawkesbury City Council	Transfer	571.13
82733	M W S & D B	Sewerage Scheme 1988/89	119118.54
82734	Kevin Parks Investments Pty Ltd	Contract Payment	2711.47
82735	VGF & WG Petersen	Town & Country Planning	441.00
82736	Kevin Wade	Compensation Claim	9.10
82737/			
82749	Employees	Salaries & Wages	95511.72
82750	Australian Taxation Office	Fringe Benefits Taxation	4331.00
82751/			
82763	David Dent& Others	Entertainment	1275.00
82764	Greg Bailey	Contract Payment	777.42
82765	Baulkham Hills Shire Council	Report Fees	2664.45
82766	Laurence Coady	WSROC Wages	250.60
82767	R A Cole T Planning P/L	Professional Fees	5150.00
82768	Fairfield City Council	Seminar Fees	100.00
82769	1st Grose Vale Scout Group	Donation	100.00
82770	Peter Gibbs	Contract Payment	777.42
82771	Hawkesbury City Council	Transfer	50.00
82772	H'Bury District Hospital Aux	Donation	100.00
82773	H'bury City Cncl Petty Cash	Petty Cash	269.29
82774	D Maher	Security Service	10.00
82775	Macquarie University	Seminar Fees	400.00
82776	Macquarie Towns Festival Comm	Reimburse Fireworks	3000.00
82777	N McCabe	WSROC Wages	254.99
82778	Moore Business Forms & System	Stationery	3274.26
82779	VGF & WG Petersen	Town & Country Planning	630.00
82780	D Petrikas	Contract Payment	3936.34
82781	Greg Pratt	Contract Payment	2932.76
82782	Roads & Traffic Authority	Section 12 Certificates	525.00

THIS IS PAGE SEVEN (7) OF SCHEDULE NO. ONE (1)

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

82783	Servants Expenses	Servants Expenses	224.54
82784	Sulo MGB Australia Pty Ltd	Bin Rental	8168.33
82785	Texel Pty Limited	Air Conditioner Maintenance	1578.05
82786	Wilberforce General Store	Centre Food	819.93
82787	L E Williams Hydraulics	Plant Parts	295.34
82788	WSROC Group Apprentices	Membership Fees	1008.85
82789	C Bailey	Public Liability Claim	101.50
82790	K Plummer	Refund	173.39
82791	Cancelled Cheque		
82792	Abax Contracting Pty Ltd	Crushed Shale	7337.57
82793	Active Detergent Company P/L	Cleaning Equipment	609.83
82794	Air Grilles Pty Ltd	Centre Maintenance	232.00
82795	Ajax Pumps Pty Ltd	Plant Repairs	6188.58
82796	Allworth Constructions P/L	Refund	173.89
82797	Alsafe Safety Industries	Bushfire Equipment	47.75
82798	Amatek Limited	Concrete Blocks	1671.84
82799	Amatek Rocla	Pipes	738.00
82800	Andreasen Nurseries	Plants	5278.50
82801	Andy Macs	Timber & Hardware	97.39
82802	Appleton Traffic Equipment P/L	Depot Equipment	275.30
82803	John Atkin	Legal Fees	150.00
82804	Australia Post	Bulk Postage	2190.18
82805	Australian Native Landscape	Plants	1084.40
82806	BBC Hardware	Hardware	28.13
82807	Bennett & Wood Autoparts	Plant Part	213.32
82808	BHB Printing Pty Ltd	Printing	1675.00
82809	J Blackwood & Son Ltd	Hardware	435.23
82810	Bligh Park Bricklaying	Bricklaying	1033.00
82811	Blue Mountains Business Equip	Stationery	95.00
82812	City Agents	Refund	10.00
82813	J R & B M Clerke Pty Ltd	Centre Equipment	77.00
82814	Micheal Coulter	Reimburse Travel Expenses	58.85
82815	Dunn Dyce & Dodd	Refund	10.00
82816	Edward H O'Brien Pty Ltd	Advertising	2146.00
82817	Endeavour Homes	Refund	420.40
82818	Cheryl Fogwell	Catering	325.50
82819	P J Frame	Compensation Claim	175.00
82820	Hawkesbury Newspapers	Advertising	2933.42
82821	Cancelled Cheque		
82822	L E D Builders Pty Ltd	Refund	88.00
82823	Long Homes by Orlit Pty Ltd	Refund	392.69

THIS IS PAGE EIGHT (8) OF SCHEDULE NO. ONE (1)

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

82824	Mara Plan Print Pty Ltd	Stationery	48.00
82825	P Manettas & Co Pty Ltd	Centre Food	172.74
82826	J McCarthy Hotel Ware Pty Ltd	Centre Equipment	57.78
82827	McPherson's Metal	Steel Pipes	1355.29
82828	David Merrington	Compensation Claim	120.00
82829	Montgomery Hosking Stone P/L	Professional Fees	1225.00
82830	Motorola Electronics Aust P/	Pagers	1376.00
82831	M & S Books	Books	27.97
82832	Nayjon Pty Ltd	Plant Parts	534.92
82833	Needa Signs Pty Ltd	Signs	6296.40
82834	NSW Conveyancing Enquiries	Refund	20.00
82835	Oce-Reprographics Ltd	Stationery	1254.91
82836	Pascol Paints Aust Pty Ltd	Paint	809.80
82837	Penfolds Wines Pty Ltd	Centre Food	234.72
82838	Pioneer Carriage Works	Service Cobb & Co Coach	1810.00
82839	Pioneer Concrete	Lime	4996.68
82840	Robert Pont	Professional Fees	5600.00
82841	Portland Timber Co Pty Ltd	Timber	2012.31
82842	Cancelled Cheque		
82843	Protector Safety Pty Ltd	Safety Equipment	772.29
82844	Purcell Tiles Pty Ltd	Tiles	84.00
82845	Remington & Co	Stationery	2603.05
82846	Repco Auto Parts (NSW)	Plant Parts	501.43
82847	Rest Centre Coffee Shop	Council Supper	104.00
82848	Richmond Newsagency	Newspapers	19.10
82849	Robank Farm Supplies Pty Ltd	Animal Food	741.95
82850	Roach's Radiator Service	Plant Repairs	106.00
82851	Road Signs	Signs	401.58
82852	Rowlandson & Co	Refund	10.00
82853	R & R Quality Meats	Centre Food	812.32
82854	Safety Kleen	Service Machine	181.00
82855	Scholes Food Distributors	Centre Food	562.54
82856	Snap Printing	Printing	120.00
82857	Solicitors Urgent Enquiries	Refund	10.00
82858	John Streckfuss	Reimburse Fuel	333.11
82859	Diane Stevens	Professional Fees	2000.00
82860	N Stephenson Pty Ltd	Centre Food	544.13
82861	Stillwell Trucks (Sydney)P/L	Plant Parts	1731.36
82862	Strantrol Pty Ltd	Pool Equipment	3680.00
82863	Sulo MGB Australia Pty Ltd	Bin Rental	10980.00
82864	Su-Bret	Plaques	404.90

THIS IS PAGE NINE (9) OF SCHEDULE NO. ONE (1)

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

82865	Telecom Australia	Telephone	18599.52
82866	Teerman Newton Pty Ltd	Survey Work	2533.00
82867	Tooheys Limited	Centre Liquor	965.38
82868	Touche Ross	Professional Fees	10356.00
82869	Volvo Australia Pty Ltd	Plant Parts	83.92
82870	Waverley Municipal Council	Contribution	1250.00
82871	Water Board	Water	3682.21
82872	Western Air Cleaner Services	Plant Parts	583.45
82873	Wendern Plumbing Pty Ltd	Plumbing	245.00
82874	Western Clutch Service	Plant Repairs	712.00
82875	Wilberforce Cake Shop	Centre Food	249.04
82876	Wilberforce General Store	Centre Food	102.00
82877	Windsor Carpet Centre	Carpets	40995.00
82878	Windsor Smash Repairs	Plant Repairs	500.00
82879	Windsor Toyota	Plant Parts	602.46
82880	Sister D Withell	Immunisation	79.08
82881	L Buhagiar	Refund	200.00
82882	Peter Cutland	Refund	20.00
82883	Capital IAI Workshop	Training Course	200.00
82884	P & W C Eschler	Refund	10.00
82885	J R & F M Foster	Refund	136.00
82886	Hermann Morgan & Green	Refund	10.00
82887	K Jury	Refund	95.00
82888	Tim Jux	Vacation Care Activity	41.00
82889	Tim Jux	Vacation Care Activity	64.00
82890	Microwave Cuisine Cook School	Refund	12.00
82891	Mrs Parsons	Refund	22.40
82892	Macedone Christie & Co	Refund	10.00
82893	D Russell	Refund	19.00
82894	Mr Willard	Refund	49.00
82895/			
82907	Employees	Salaries & Wages	96538.45
82908/			
82911	Alderman	Aldermanic Fees	1819.76
82912	American Express Int	Subscription	50.01
82913/			
82923	David Dent & Others	Entertainment	1305.00
82924	Laurence Coady	WSROC Wages	250.60
82925	D Maher	Security Service	96.00
82926	N McCabe	WSROC Wages	250.60
82927	National Australia Bank	Loan Repayments	8664.78

THIS IS PAGE TEN (10) OF SCHEDULE NO. ONE (1)

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

82928	NSW Tourism Commission	Conference Fees	1980.00
82929	VGF & WG Petersen	Town & Country Planning	630.00
82930	Public Auth.Securities Trust	Loan Repayment	11788.53
82931	Samaka Aust Pty Ltd	Computer Equipment	5600.00
82932	Servants Expenses	Servants Expenses	616.52
82933	State Superannuation Board	Loan Repayment	8298.64
82934	Wilberforce General Store	Centre Food	44.28
82935	Commonwealth Banking Corp	Air Fare	612.00
82936	State Bank	Investment	1000000.00
82937	Aarque	Stationery	95.22
82938	Abax Contracting Pty Ltd	Crushed Shale	1387.74
82939	Acrow Pty Limited	Plant Hire	464.75
82940	Advance Engineering P/L	Signs	3118.50
82941	AGL Sydney Limited	Gas	446.68
82942	Keith Ainsworth Pty Ltd	Books	151.14
82943	Ajax Spurway Fasteners	Plant Parts	43.20
82944	Australian Taxation Office	Ferry Contractors Tax	600.00
82945	Australia Post	Bulk Postage	3126.34
82946	AURISA	Subscription	300.00
82947	Austral Brick Co Pty Ltd	Bricks	1501.95
82948	Awanake Pty Ltd	Sandstone	11880.72
82949	A E Baker & Co	Hardware	1299.58
82950	Barron & Pope Pty Ltd.	Contract Payment	24974.81
82951	Bligh Park Joint Venture	Contribution	148557.70
82952	Blundells Transport Pty Ltd	Sand	290.00
82953	Bostrom Seating Systems	Seating	1334.80
82954	W R Bright & Sons Pty Ltd	Printing	60.00
82955	Brook Retreads Pty Ltd	Tyres & Repairs	5722.92
82956	Browning Petroleum Services	Fuel Supplies	30.00
82957	Canon Australia Pty Ltd	Stationery	154.00
82958	Castrol Australia Pty Ltd	Fuel Supplies	1573.59
82959	P M Caine	Photographs	48.00
82960	Cess Hill Industries Pty Ltd	Plant Parts	291.39
82961	Central Mapping Authority	Plans	400.00
82962	Chrydark Security Pty Ltd	Security	1209.00
82963	Cancelled Cheque		
82964	C I G	Hire Gas Bottle	10.07
82965	J R & B M Clerke Pty Ltd	Centre Equipment	1956.44
82966	Commonwealth Serum Laboratory	Vaccinations	328.00
82967	Computer Resources Company	Stationery	281.20
82968	Coco Cola Bottlers	Centre Food	290.70

THIS IS PAGE ELEVEN (11) OF SCHEDULE NO. ONE (1)

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

82969	Copy Aid Pty Ltd	Child Care Equipment	87.54
82970	Craft Locksmith & Alarm	Locks & Keys	91.90
82971	Culoul Sawmills	Timber	3526.00
82972	Day To Day Press Printing P/L	Printing	613.00
82973/			
82986	Aust. Taxation Office & Others	Wage Deductions	153745.11
82987	Department of Lands	Royalty	7308.10
82988	Franks Diesel Pty Ltd	Plant Parts	850.87
82989	Dellow Manufacturing Pty Ltd	Bookcase	132.55
82990	Duracell Australia Pty Limit	Depot Equipment	74.88
82991	Dulux Australia	Paint	63.70
82992	FAI Insurance Group	Public Liability Claim	500.00
82993	Fitzroy Restaurant	Luncheon	783.60
82994	L J Follington	Plant Hire	1174.50
82995	Genasys II Pty Ltd	Computer Software	300.00
82996	Glitheroe	Hot Water System	216.22
82997	James Glen Pty Ltd	Plant Parts	79.55
82998	J Gough	Sand	453.60
82999	Alan Greentree	Contract Payment	10986.07
83000	Hawkesbury City Council	Transfer	175.00
83001	Hawkesbury City Council	Transfer	1050.00
83002	Hargreen Publishing Company	Books	34.95
83003	Hayes Bros & Co Pty Ltd	Hardware	114.40
83004	Identic Books Pty Ltd	Books	4156.31
83005	International Public Relations	Subscription	595.00
83006	Johnson & Johnson Medical	Child Care Equipment	512.90
83007	H R King & Son Pty Ltd	Plant Parts	33.05
83008	Kirby Sales & Service P/L	Vacuum Cleaner	1361.50
83009	Kurrajong Water Service	Water	40.00
83010	Kurmond Nursery	Plants	1341.00
83011	Liquor Distributors Pty Ltd	Centre Liquor	2759.38
83012	D J & B C Lord	Plant Hire	1770.00
83013	Macquarie Radiator & Battery	Plant Parts	75.00
83014	Mason's Book Centre	Books	51.21
83015	P W & L Mayor	Plant Hire	926.00
83016	McKinlay Morgan & Assoc P/L	Professional Fees	4660.00
83017	Metropolitan Lands Office	Application Fees	315.00
83018	Monaghans Timber & Bld Supply	Timber & Hardware	98.62
83019	Museums Assoc of Aust Inc	Books	22.80
83020	National Australia Bank	Loan Repayments	1348.90
83021	National Library Of Australia	ABN Charges	803.96

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HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

83022	Craig Norman	Signs	150.00
83023	Office of Library Cooperation	Books	560.00
83024	Dr V V Panjatan	Compensation Claim	43.00
83025	A H Pierce Pty Ltd	Hardware	613.65
83026	Ponderosa Pest Control	Pest Control	86.00
83027	Portland Timber Co Pty Ltd	Timber	37.44
83028	Professionals Nth Richmond	Refund	5.00
83029	Prospect County Council	Electricity	45549.75
83030	Public Auth.Securities Trust	Loan Repayment	34530.16
83031	Richmond Court House	Summons Fees	2860.00
83032	Richmond Ex-Servicemens Club	Luncheon	213.45
83033	Robshaw Earthmoving Pty Ltd	Plant Hire	8990.00
83034	Road Freighters Pty Ltd	Sand	79.65
83035	A J Roberts Removals	Relocate Microfiche Safe	720.00
83036	J & M Romano	Contract Payment	6781.31
83037	Sewer Equipment Company	Plant Parts	129.46
83038	Shaydz Lighting & Sound	Hire Lighting & Sound	35.00
83039	H W Shore(Windsor)Pty Ltd	Fuel Supplies	435.20
83040	S & M Supply Company Pty Ltd	Stationery	108.50
83041	Tony Smark & Associates	Advertising	170.00
83042	S Smith & Son Pty Ltd	Centre Food	259.20
83043	Veen Smith	Agistment Fees	80.00
83044	Solar Print Reproductions	Printing	1295.00
83045	Southern Cross Machinery P/L	Plumbing Supplies	1270.00
83046	Southern Scene Pty Ltd	Books	291.93
83047	N Stephenson Pty Ltd	Centre Food	825.70
83048	Stockmans Rural Traders	Hardware	16.00
83049	Sun Sing Restaurant	Luncheon	240.80
83050	Telecom Australia	Telephone	162.00
83051	T N T Waste Control	Waste Removal	1888.72
83052	Tourism Hawkesbury Inc	Contribution	34400.00
83053	Ulverscroft Large Print Books	Books	592.30
83054	Verbatim Australia Pty Ltd	Computer Equipment	80.00
83055	Water Board	Water	15819.96
83056	Cancelled Cheque		
83057	Welvin Mowers	Plant Parts	662.25
83058	Westbus	Coach Hire	312.00
83059	L E Williams Hydraulics	Plant Parts	130.97
83060	Windsor Carpet Centre	Carpet	170.00
83061	Windsor Engine Reconditioning	Plant Parts	34.00
83062	Windsor Exhaust Centre	Plant Parts	98.50

THIS IS PAGE THIRTEEN (13) OF SCHEDULE NO. ONE (1)

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

83063	John Young Holden	Plant Purchase	17114.31
83064	R J McNeill	Book	35.00
83065	I More	Refund	134.00
83066	I More	Refund	75.00
83067	J O'Bryan	Refund	180.00
83068	St Pauls Grammar School	Refund	588.80
83069	Local Government Invest Serve	Investment	295000.00
83070	Westpac Banking Corporation	Investment	458828.62
83071	Australia Post	Collection of Accounts	518.77
83072	City Agents	Refund	10.00
83073	Endeavour Homes	Refund	239.76
83074	Cheryl Fogwell	Catering	199.50
83075	Masterton Homes	Refund	428.00
83076	A R Walmsley & Co	Legal Fees	10.00
83077	John N Brown	Refund	40.00
83078	K W Buckman	Refund	10.00
83079	C Childs	Refund	51.80
83080	Robert Coutts	Refund	132.50
83081	W Deisel	Refund	50.00
83082	Paul Delkou	Refund	46.00
83083	Hawkesbury Apex Club	Refund	432.91
83084	C Lee	Refund	27.50
83085	J P & M D McDaniel	Refund	75.00
83086	A Mohammed	Refund	858.95
83087	P Nieuwenhurzen	Refund	267.15
83088	D Powe	Refund	216.50
83089	A Taylor	Refund	227.70
99999	Commonwealth Bank	Fees & Charges	3300.96

General Fund

TOTAL

4673722.54

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HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

ACCOUNTS PAIDTRUST FUND

CHQ	PAYEE	AMOUNT	DETAILS
7341	John Day	Refund	300.00
7342	Local Government Invest Serve	Investment	190000.00
7343	Hawkesbury City Council	Transfer	215333.17
7344	Local Government Invest Serve	Investment	260000.00
7345	Hawkesbury City Council	Transfer	81637.80
7346	Hawkesbury City Council	Transfer	675.00
7347	Cancelled Cheque		
7348	Denning Constructions	Refund	400.00
7349	J Atkinson	Refund	100.00
7350	V & N Atkinson	Refund	100.00
7351	Peter Carey	Refund	200.00
7352	W Chamberlain	Refund	200.00
7353	J Evans	Refund	80.00
7354	K Jury	Refund	100.00
7355	A Melville	Refund	200.00
7356	Memtec Ltd	Refund	600.00
7357	Cancelled Cheque		
7358	Lindsay Patterson	Refund	250.00
7359	S Vaughan	Refund	100.00
7360	Winterton Construction Pty Ltd	Refund	2988.90
7361	Local Government Invest Serve	Investment	70000.00
7362	Cancelled Cheque		
7363	Local Government Invest Serve	Investment	265000.00
7364	Cancelled Cheque		
7365	Bisley Homes Pty Ltd	Refund	200.00
7366	Calypso Pools	Refund	100.00
7367	Endeavour Homes	Refund	135.00
7368	Gleeson Building Pty Ltd	Refund	100.00
7369	Gospers Enterprises	Refund	100.00
7370	Hawkesbury City Council	Transfer	13136.57
7371	L E D Builders Pty Ltd	Refund	300.00
7372	Peter Lindsay	Refund	200.00
7373	Long Homes by Orlit Pty Ltd	Refund	1440.00
7374	Local Government Invest Serve	Investment	90000.00

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HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

7375	D Petrikas	Refund	100.00
7376	Greg Ritchie	Refund	100.00
7377	Routledge Constructions	Refund	200.00
7378	R Anderson	Refund	200.00
7379	J Birtles	Refund	80.00
7380	L S Booth Pty Ltd	Refund	100.00
7381	G Burton	Refund	100.00
7382	D Donohue	Refund	200.00
7383	Mr & Mrs Fisk	Refund	200.00
7384	D Gentle	Refund	100.00
7385	Mr & Mrs George	Refund	150.00
7386	A C Goodier	Refund	100.00
7387	S Habibeh	Refund	200.00
7388	J & L Hayes	Refund	200.00
7389	Mr & Mrs Howard	Refund	200.00
7390	J N Joyce	Refund	200.00
7391	I More	Refund	100.00
7392	G T Miller	Refund	100.00
7393	Mr & Mrs Nippard	Refund	100.00
7394	Peter Rigg	Refund	200.00
7395	Rimil Investments	Refund	100.00
7396	Mr & Mrs Russell	Refund	200.00
7397	F A Sinclair	Refund	100.00
7398	S & J Home Services	Refund	200.00
7399	R Turner	Refund	100.00
7400	S & M Vanderpal	Refund	100.00
7401	Z Xuereb	Refund	80.00
7402	Allworth Constructions P/L	Refund	74.00
7403	Hawkesbury City Council	Transfer	100100.56
7404	Westpac Banking Corporation	Investment	287118.22
7405	Local Government Invest Serve	Investment	200000.00
7406	Westpac Banking Corporation	Investment	320734.92
7407	Building Services Corporation	Contribution	14597.13
7408	Hawkesbury City Council	Transfer	2078.13
7409	J Allen	Refund	100.00
7410	J Baxter	Refund	180.00
7411	W Cavill	Refund	100.00
7412	R Coutts	Refund	200.00
7413	W Deisel	Refund	100.00
7414	M Eelman	Refund	200.00
7415	P Griffiths	Refund	200.00

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HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

7416	Mr Gloor	Refund	200.00
7417	John Hart	Refund	200.00
7418	Mark Hutchinson	Refund	200.00
7419	C Kenny-Levick	Refund	200.00
7420	C Lee	Refund	200.00
7421	Mallard Developments P/L	Refund	100.00
7422	D Powe	Refund	100.00
7423	A Taylor	Refund	200.00
7424	Windsor Farm Equipment Co	Refund	500.00
7425	Mr & Mrs Wells	Refund	100.00
7426	R N Woldhuis	Refund	50.00
7427	J & J Wilson	Refund	200.00

2125819.40

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HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

STATEMENT OF BANK BALANCES AND TOWN CLERK'S CERTIFICATE

ITEM 1: STATEMENT OF BANK BALANCES AS AT 31/10/89

GENERAL FUND	DR.	88,867.86
TRUST FUND	CR.	101,214.37
	CR.	12,346.51

ITEM 2: FORM 2

GENERAL

Balance - Cash Account as at 1/10/89	DR.	1,127,034.46
Receipts for period ended 31/10/89	CR.	5,077,008.64
	CR.	3,949,974.18
Payments for period ended 31/10/89	DR.	4,674,454.71
	DR.	724,480.53
Unpaid accounts in office amount to		\$600,000.00
Limit of overdraft arranged with bank		\$800,000.00

TOWN CLERK'S REPORT

I hereby certify that the Cash Book and Bank Books have been reconciled in all funds as at 31st October, 1989.

G.M. McCully,
Town Clerk/General Manager

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

ITEM 2: INVESTMENTS

Hereunder is the list of amounts invested:

Bank Bills

<u>Period</u>	<u>Interest Due Date</u>	<u>Rate</u>	<u>Account</u>	<u>Amount</u>
181 Days	13.11.89	17.12%	General Fund	713,921.66
181 Days	13.11.89	17.12%	General Fund	300,000.00
181 Days	20.11.89	17.66%	Treatment Works	332,543.81
181 Days	20.11.89	17.66%	General Fund	145,584.47
121 Days	30.11.89	18.07%	General Fund	471,741.15
181 Days	13.12.89	18.50%	General Fund	306,849.69
180 Days	20.12.89	18.32%	General Fund	440,227.55
89 Days	23.01.90	18.40%	General Fund	287,118.22
146 Days	25.01.90	17.65%	General Fund	250,000.00
172 Days	09.03.90	17.90%	General Fund	461,105.44
178 Days	27.04.90	18.40%	General Fund	65,080.66
178 Days	27.04.90	18.40%	Sewerage Fund	306,668.00
178 Days	27.04.90	18.40%	Treatment Works	87,079.96
182 Days	30.04.90	18.40%	General Fund	320,734.92
257 Days	06.06.90	18.38%	General Fund	1,000,517.66
225 Days	08.06.90	18.42%	Treatment Works	1,000,000.00
227 Days	28.11.89	17.55%	General Fund	550,000.00
228 Days	07.12.89	17.58%	General Fund	2,000,000.00
126 Days	12.12.89	17.80%	General Fund	1,000,000.00
178 Days	22.12.89	18.20%	General Fund	385,000.00
149 Days	12.01.90	17.83%	Treatment Works	500,000.00
149 Days	12.01.90	17.83%	General Fund	50,000.00
140 Days	18.01.90	17.73%	General Fund	300,000.00
150 Days	01.02.90	17.57%	General Fund	150,000.00
155 Days	07.02.90	17.54%	General Fund	140,000.00
161 Days	14.02.90	17.58%	General Fund	500,000.00
266 Days	06.03.90	18.65%	General Fund	1,000,000.00
181 Days	04.04.90	18.45%	General Fund	650,000.00
302 Days	06.06.90	17.07%	General Fund	1,000,000.00
378 Days	15.06.90	18.58%	Treatment Works	564,211.23
378 Days	15.06.90	18.58%	General Fund	635,788.77
378 Days	15.06.90	18.58%	General Fund	312,000.00
274 Days	27.06.90	18.15%	General Fund	300,000.00

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

Short Term Investments (LGIS)		General Fund	627,000.00
<u>Australian Savings Bonds</u>			
01.02.91	12.25%	Workers Comp Board	200,000.00
			\$17,353,173.19

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

ITEM 1: (File 509-807(W))

SUBJECT: EXEMPTION FROM RATING - CHURCH OF JESUS
CHRIST OF LATTER DAY SAINTSREPORT (T.C.)

An application has been received from the Richmond Congregation of the Church of Jesus Christ of Latter Day Saints requesting that their Church on the Corner of Castlereagh and Inalls Lane, Richmond be granted exemption from rating from year 1988.

Section 132 (1)(h) of the Local Government Act, 1919 allows exemption from rating for:

- i. Any Church or other building being used or occupied for public worship.
- ii. Any building used or occupied for the purpose of religious teaching or training.

The building was available for occupation from 20th June, 1986. From the inspection undertaken it was reported that the building constructed on the property is utilised as a place of public worship and religious teaching and therefore complies with the requirements of the Local Government Act for exemption from rating.

Rates for year 1988, with interest charges calculated thereon, are as follows;

General Rates	\$ 848.90
Interest Charges	<u>\$ 155.47</u>
	<u>\$1004.37</u>

It is felt that the rates and charges for year 1988 should be written off and the property be non-ratable from 1st January, 1988. It is to be noted that 1989 Rates have not been levied as the matter of rate exemption had to be determined by Council. Before a report could be prepared further clarification was being sought from the Religious Organisation as to their eligibility under the provisions of the Act.

Recommendation

That the Church of Jesus Christ of Latter Day Saints be granted exemption from rating in accordance with Section 132 (1)(h) of the Local Government Act, 1919 and

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

further that rates and charges totalling (nine hundred and eighty three dollars and fifteen cents) \$983.15 be written off in respect of the 1988 rating year.

ITEM 2: (File D64, C45-18)

SUBJECT: COLO WILDERNESS MOBILE RESOURCE UNIT -
DONATION

REPORT (T.C.)

Correspondence has been received from the Colo Wilderness Mobile Resource Unit requesting financial assistance to meet ongoing operating expenses.

An audited income and expenditure statement was supplied which detailed as at 31st December, 1988, the Mobile Resource Unit had current assets to the value of \$22,032.71 represented by bank deposits. However, it should be noted that this amount includes \$4,000 for accrued leave liability and \$7,558 subsidy payments for the Vacation Centre and Pre-school operations during first term in 1989.

Revised estimates of income and expenditure for the current year provided by the Unit reflect an estimated deficit on operations of \$599. The Unit has also provided their proposed budget for 1990 which indicates a deficit on operations of \$3,064, although additional fundraising activities will be undertaken in an effort to improve this position.

The Unit has advised this deficit is in spite of the reduction in the hours of employment of all staff. The Unit's Co-ordinator's hours have been reduced by eight hours a week and the Pre-school Director's hours reduced by two and one half hours per week. All other staff have been transferred to casual employees from a permanent part-time basis. This has been necessary as a result of F.A.C.S. funding and Pre-school Subsidies being frozen at the 1989 level. This is despite increases in wages and the requirement for the Committee to make contributions towards superannuation for all employees.

It is considered that, in view of the valuable service offered to residents of outlying areas, and the previous close relationship to Council prior to the Unit's incorporation, that a donation of \$2,000 be made. A donation to the Unit would need to be made from Section 504 and since this vote has been fully committed, a further allocation would decrease the estimated surplus for the year.

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE SECTION - 28/11/89

Recommendation

That a donation of \$2,000 (two thousand) be made to the Colo Wilderness Mobile Resource Unit.