

Hawkesbury City Council Committee Business Papers

Meeting Date 31 OCT 1989

GENERAL PURPOSE COMMITTEE MEETING - 31/10/89

SUPPLEMENTARY REPORT

FINANCE SECTION

ITEM 14 : (File M134)

SUBJECT : SURPLUS WATER BOARD LAND, WINDSOR

REPORT (T.C.)

Earlier this year an Officer from the Water Board discussed disposal of Water Board surplus property in Windsor, being :

- An area fronting the river adjoining Howe Park where there is part of the former water intake works;
- Hollands Paddock Car Park;
- The Treatment Plant site in Fitzgerald Street.

At the time the discussions were on the basis that the river front land would be offered to Council at a nominal sum, the Hollands Paddock Car Park land at a price to be negotiated and the Fitzgerald Street land, if possible, however it was likely that this would go to auction.

The Board has now advised as follows :

"I would confirm that the Property Management Unit of the NSW Department of Administrative Services has advised the Board that they cannot agree to a direct sale to Council of sites (2) and (3). However, no objection is raised by the Unit to a direct sale to Council of site (1), provided any sale is at full market value reflecting the site's highest and best use.

Accordingly would you please arrange for a valuation of Lots 6 and 7 (DP 977273) Lot A (DP 161824) The Terrace so that negotiations can commence for the transfer of this land.

In regard to the other two properties, the Board has been advised to seek rezoning through the Department of Planning."

The Hollands Paddock Car Park is on land owned by the Water Board and leased by the Council at a nominal figure. It was subject to a rezoning proposal some years ago and refused on the basis of the area's flood liability. In fact the proposal was opposed by the Department of Public Works because of the flooding problem. Part of the land to the rear of those properties fronting George



Street would have some commercial value if used in conjunction with the redevelopment of those properties, however the remaining area has the highest and best use as carparking and park.

The Fitzgerald Street land has commercial value, however, considering the restrictive amount of land available in the Windsor Town Centre, it is considered that the Council should seek the exact position.

Recommendation

✓ 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' support be sought. Further that the Department be requested to negotiate the sale of the land in Fitzgerald Street.

PLANNING AND DEVELOPMENT SECTION

ITEM 35 : (File DA 225/89)

SUBJECT : O'MARA CONCRETE PTY. LTD. - ESTABLISHMENT
OF A CONCRETE BATCHING PLANT - FAIREY
ROAD, SOUTH WINDSOR.

REPORT (M.T.P.)

The Committee is referred to Item 18 of the Planning and Development Section to this meeting. The following correspondence from Memtec has been received:-

"As you are no doubt aware Memtec has submitted an objection to the proposed development of a concrete batching plant on Lot 37 and 38 DP 263025 Fairey Road.

I re-affirm Memtec's objection. In addition I point out that the Directors of Memtec feel that the risk of contamination of our site and operations from cement and other dust is real and unacceptable.

Memtec is a significant employer (in excess of 100 people at the Windsor site) in this area and will continue to grow into the future. The proposal cited above is of significant concern to the Board with respect to our stage two development as a number of Senior Managers and Directors have had direct experience of cement dust contamination at previous sites.

If this proposal proceeds and Memtec's site, operations or people are affected by cement or other dust, Memtec's Board would have no option but to hold Council as well as the applicant responsible.

Memtec has enjoyed a good relationship with Council in the past and has invested considerable funds in this area to maintain the highest standards. The proposed development puts those standards at risk.

We would appreciate the opportunity to discuss our concerns..."

Recommendation

That the information be received.

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 26th September, 1989 commencing at 10.40 a.m.

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

RESOLVED on the motion of Alderman Michael seconded by Alderman Gibson that the Minutes of the previous General Purpose Committee held on 29th August, 1989 be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - WORKS

THE WORKS COST Statement to 31st August, 1989, be adopted and the revised estimates of cost be adopted.

1. DRAINAGE STUDY - KEMSLEY DOWNS ESTATE. L14/88 [1.411]

Mr.K.Thompson addressed the Committee as an objector.

THAT THE REPORT on the Hydrological Implications of Kemsley Downs Estate be accepted as the basis for stormwater discharge from the Estate, in terms of the rezoning application.

THAT THE REPORT on the task of clearing Redbank Creek from Bells Line of Road to the river, together with costs, be reported to Council at the next Committee Meeting.

Alderman Denne left the meeting at 3.10 p.m.

2. DEVELOPMENT - RICHMOND EX-SERVICEMEN'S SPORTING COMPLEX - BENSONS LANE. 625-220B [1.412]

THAT COUNCIL ADOPT the following priorities for development of the Richmond Ex-Servicemen's Sporting Complex at Bensons Lane.

1. Extend existing amenities building to provide 4 additional change rooms with showers and toilets, and a storage area.
2. Construct new amenities block with change facilities in vicinity of existing baseball and softball fields.
3. Construct unsealed car park, entrance drive and fencing adjoining 2 above.
4. Complete cricket field number 4 including top dressing and improvements to grassing.

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5. Extend irrigation line approximately 220 metres to service soccer and hockey fields and install electric pump.
6. Clear existing structures, regrade, topsoil and seed proposed hockey/touch football area as required.

Works to be carried out at an estimated cost of \$345,000 (three hundred and forty five thousand), utilising the \$300,000 (three hundred thousand) provided in this year's capital works programme and \$45,000 (forty five thousand) from the Section 94 contributions for the Richmond Area. The work to be undertaken as funds become available.

3. LOT 151 & 221 SPINKS ROAD, GLOSSODIA CONSTRUCTION OF A DWELLING ON LOT 151. BA940/88 [1.413]

Mr.C.Ripps addressed the Committee.

THAT MR. C. RIPPS be advised that Council adheres to its previous decision.

4. OPERATION CORDNERS CORNER F84/5 [1.414]

THAT THE FOLLOWING rates and levies for removal of material through the Cordners Corner operation operative from 16th October, 1989, be fixed as follows.

- a) Sand removed by dredging process \$1.24 per tonne
plus royalty payment of \$1.20 (one dollar and twenty four cents)
from 1.10.89 and \$1.50 from 1.10.90
- b) Soil from Council land \$2.90 per tonne
(two dollars and ninety cents)
- c) Soil from adjacent land B.Y. & S.J. Chang \$1.48 per tonne
(one dollar and forty eight cents)

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Report of the Local Traffic Committee Meeting held on Friday 15th September, 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. G. Hatch, Ministry of Transport
Mr. R. Gilmore, Manager of Engineering Services

CONFIRMATION OF MINUTES:

Moved by R. Pakes, seconded by G. Smith that the Minutes of the previous meeting held on 18th August, 1989, be confirmed.

CORRESPONDENCE

ITEM 1: (File T225, P155) [1.415]

CORRESPONDENT: NSW TAXI COUNCIL

SUBJECT: TAXI RANK - GEORGE STREET, WINDSOR

The matter of alterations to the existing parking space for taxis in George Street, Windsor between Fitzgerald and Johnston Streets to allow for a commercial loading zone was submitted to the Local Traffic Committee Meeting of 16th June, 1989.

It was recommended that the views of the NSW Taxi Council be sought and in this regard, they have objected to any reduction of the existing rank as they advise that the Ministry of Transport will in the coming weeks, announce positive measures to increase the number of taxis servicing Windsor and surrounding areas. In this regard the parking space will be required for the additional vehicles.

Concern was also expressed at the amount of illegal parking on the existing rank by private vehicles.

The Committee was aware that Council is looking at an LATM scheme and consideration should be given to the best location for the taxi rank in the scheme.

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Committee's Recommendation

That no action be taken to reduce the length of the taxi rank.

ITEM 2: (File 665-2342) [1.416]

CORRESPONDENT: WINDSOR HIGH SCHOOL P&C ASSOCIATION

SUBJECT: PEDESTRIAN FACILITY - WINDSOR ROAD

The request for provision of a pedestrian crossing to enable students attending Windsor High School to cross Windsor Road at the McGraths Hill housing estate was submitted to the Local Traffic Committee Meeting of 18th August, 1989. At that meeting it was resolved that a traffic count be undertaken and that a member of the P & C Association be invited to address the next Local Traffic Meeting.

Mr. P. Hadlee, Windsor P. & C. Association, addressed the Committee.

Arrangements will be made for an onsite inspection between representatives of the Windsor High School P&C Association, Roads & Traffic Authority and the NSW Police.

Committee's Recommendation

That a traffic count be undertaken to determine if there is a need for further facilities.

ITEM 3: (File 665-1352, 665-275) [1.417]

CORRESPONDENT: P.J. PEARCE

SUBJECT: CNR. MILEHAM STREET & BUTLER WAY,
SOUTH WINDSOR

Requesting "No Standing" signs to be provided at this corner to improve visibility for vehicles leaving Butler Way.

It was noted that the problem appears to be caused by a truck parking in the vicinity.

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Committee's Recommendation

That the matter be referred to the Local Traffic Police for investigation and that no action be taken at this stage to provide for a "No Standing" zone.

ITEM 4: (File 665-361) [1.418]

CORRESPONDENT: MRS J. DRUC

SUBJECT: SPEED LIMIT - COMMERCIAL ROAD,
VINEYARD

Requesting a reduction in the speed limit on Commercial Road, Vineyard from 80kph.

The Oakville area was subject to speed zoning recently and with regard to the development and rural nature of the area, it was considered that the speed zone is satisfactory at this time.

Committee's Recommendation

That no action be taken.

ITEM 5: (File 665-1406) [1.419]

CORRESPONDENT: MR. T. MOORE

SUBJECT: LOAD RESTRICTIONS - NEICH ROAD,
MARAYLYA

Requesting attention be given to traffic conditions on Neich Road, with particular reference to trucks which use the road in contravention of the 3 tonne load limit.

This matter was reported to Council's Ordinary meeting of 8th August, 1989, after representations were received from Mr. Moore. The Committee's recommendation was for the matter to be referred to the Local Traffic Committee.

Mr. B. Brand and Mr. T. Moore addressed the Committee.

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The Committee considers that to assist road traffic, Council should determine a Road Hierarchy for heavy vehicles moving through the Maraylya/Oakville area

and seek improvements for traffic turning left into Boundary Road so that they do not cross over the road centre line.

Committee's Recommendation

Subject to Neich Road being approved as a road for heavy vehicle traffic under Council's road hierarchy, consideration should be given to upgrade the road near the school.

Alderman Sheather declared an interest in this matter.

THAT THE ROAD restrictions on Neich Road, Maraylya, be not lifted.

ITEM 6: (File 665-722) [1.420]

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: GROSE VALE ROAD - TRAFFIC
IMPROVEMENT WEST SIDE AT TRAFFIC
LIGHTS, BELLS LINE OF ROAD

Request for extension of the "No Standing" zone as parked vehicles restrict movement of traffic turning left at the lights and also proceeding across into Terrace Road.

The Committee was advised by the representative of the Roads & Traffic Authority that a right turn phase will be provided at the traffic lights for vehicles turning right to Richmond.

Committee's Recommendation

That the "No Standing" zone be extended a further 30 metres to the south on the western side of Grose Vale Road.

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ITEM 7: (File 665-1810) [1.421]
CORRESPONDENT: HAWKESBURY CITY COUNCIL
SUBJECT: RIVERVIEW STREET/WILLIAM STREET
INTERSECTION WITH GROSE VALE ROAD

Requesting action to stop traffic cutting corners when moving across Grose Vale Road from one street to the other. School children cross William Street from North Richmond Primary School.

Committee's Recommendation

That Council be requested to prepare a plan for further consideration of the Committee, to provide for "rumble bars" to assist in preventing traffic cutting the corner.

ITEM 8: (File 665-212, 665-2306) [1.422]
CORRESPONDENT: MR. P. JAMIESON
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.

Committee's Recommendation

A plan for improved signposting to be prepared for consideration at the next meeting.

ITEM 9: (File B26/1) [1.423]
CORRESPONDENT: MINISTRY OF TRANSPORT
SUBJECT: TOURIST VEHICLE BUS STOP - BOWMAN
COTTAGE, WINDSOR STREET, RICHMOND

Advising that the Ministry of Transport has no objection to the proposal to install a bus stop adjacent to Bowman Cottage in Windsor Street, Richmond,

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subject to discussion with the Authority's representative at the Local Traffic Committee Meeting.

The Committee considered that as there are no kerbside parking restrictions, action to provide a "Tourist Bus Zone" should not be taken until a tourist bus service was established.

Committee's Recommendation

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

THAT A TOURIST bus zone be established in conjunction with the establishment of the Tourist Bus Service.

ITEM 10: (File 665-1833) [1.424]

CORRESPONDENT: ROADS & TRAFFIC AUTHORITY

SUBJECT: BEDE POLDING COLLEGE, RIFLE RANGE
ROAD, SOUTH WINDSOR

Correspondence from Bede Polding College was submitted to the Local Traffic Committee Meeting of 19th May, 1989, requesting provision of a pedestrian crossing in front of the school and erection of appropriate warning signs in Mileham Street and Collith Avenue and parking restriction signs for buses.

The matter was referred to the Roads & Traffic Authority to conduct a traffic count.

The Roads & Traffic Authority submitted a traffic count as follows:-

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	<u>Vehicles</u>		<u>Pedestrians</u>			
	East	West	West of Sirius Road	At Sirius Road	East of Sirius Road	
8.00-8.30am		67	40	1	11	4
8.30-9.00am		57	66	-	13	1
9.00-9.30am		31	33	-	-	3
2.30-3.00pm		25	28	2	-	2
3.00-3.30pm		49	36	6	23	2
3.30-4.00pm		36	53	-	2	-
85 Percentile Speed						
			East 65kph			
			West 64kph			

Committee's Recommendation

The traffic count indicated that there was no warrant for installation of a pedestrian crossing at this time.

Date of Next Meeting: Friday, 20th October, 1989.

The meeting terminated at 11.49am

THE REPORT BE received and the recommendations, with the exception of Item 5 and Item 9, be adopted.

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SECTION 2 - PLANNING AND DEVELOPMENT

1. HAWKESBURY CITY COUNCIL, AMENITIES BUILDING - RESERVE
WETHERILL CRESCENT BLIGH PARK. DA 313/89 [10.466]

Mrs.J.Burgess and Mrs.C.Thompson addressed the Committee as objectors to the siting of the Amenities Building.

- A. THAT THE TENDER of Reefton Pty Ltd as amended by their letter of 18.9.89 in the sum of \$108,516.50 (one hundred and eight thousand five hundred and sixteen dollars and fifty cents) be accepted for construction of the amenities building for the reserve Wetherill Crescent, Bligh Park.
- B. That the application be approved subject to the following conditions:
1. The provision of a sealed off street parking area.
 2. The provision of low perimeter fencing around the reserve (post and rail ferry cable etc) to prevent vehicles encroaching upon the reserve.
 3. The provision of landscaping, including shade trees around the perimeter of the reserve to the satisfaction of the Manager of Town Planning.
 4. External finishes, the colour of the metal roof and the selected face brick to be approved by the Manager of Town Planning.
 5. Provision of garbage receptacles to the satisfaction of the Manager of Engineering Services.

2. MR C J KERRY, DUPLEX - LOT 4 DP 248295 DRUMMOND ROAD,
KURRAJONG. DA 276/89 [10.467]

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

- 1-6. Standard conditions 6 (\$912) (nine hundred and twelve dollars), 16 (6m) (six metres), 31, 40, 70, 73.
7. Disposal of sewage from the site shall be by means of a pump out system. Each unit shall have its own tank. Details to be submitted with the building application.
8. Submission of a geotechnical report in relation to building foundations and location of pump out tanks with the building application.

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3. HAWKESBURY CITY COUNCIL, BUSH FIRE SHED - LOT 514 DP 214756, SPINKS ROAD, GLOSSODIA. DA 312/89 [10.468]

THAT THE APPLICATION be approved subject to the sealing of the dirt access road at least as far as the bushfire shed. Funds to be provided from the allocation for Woodbury Reserve in the current Works Programme.

4. HAWKESBURY CITY COUNCIL, BUSHFIRE SHED - RESERVE FOR BUSHFIRE PURPOSES, KOLORA ROAD, EBENEZER. DA 311/89 [10.469]

THAT THE APPLICATION be approved.

5. HAWKESBURY CITY COUNCIL - EXTENSION TO EXISTING CLUB HOUSE - HAWKESBURY VALLEY PONY CLUB - PUBLIC RESERVE OFF BOUNDARY ROAD, GLOSSODIA. DA 314/89 [10.470]

Alderman Mackay declared an interest in this matter as Deputy President of the Hawkesbury Valley Pony Club.

THAT THE APPLICATION be approved.

6. HAWKESBURY CITY COUNCIL - BUSHFIRE SHED - ROAD RESERVE, SPRINGWOOD ROAD, YARRAMUNDI. DA 310/89 [10.471]

THAT THE APPLICATION be approved subject to the approval of the Roads and Traffic Authority being obtained to the proposed extension as it lies within a main road reservation.

7. O'MARA CONCRETE P/L, ESTABLISHMENT OF A CONCRETE BATCHING PLANT AND ASSOCIATED FACILITIES - LOTS 37 & 38 DP 263025 FAIREY ROAD, SOUTH WINDSOR. DA 225/89 [10.472]

THAT THE APPLICATION be refused for the following reasons :

1. The proposal would cause an unacceptable increase in local dust environs particularly as there are two already approved concrete batching plants in the locality.
2. The proposal would have a deleterious effect on the local road system in terms of traffic congestion and road damage.

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3. The prevailing winds are such that would cause dust to interfere with nearby industrial uses that rely on clean air for their economic survival.
4. The proposal is not in the public interest.

8. GREENTREES PTY LTD, ESTABLISH A RETAIL NURSERY - INVESTMENTS PTY LTD, LOTS 1 & 2 DP 513695, BELLS LINE OF ROAD, KURMOND. DA 275/89 [10.473]

THAT CONSENT BE granted to establish a retail nursery subject to the following conditions:-

- 1-10. Standard conditions (DAs) 31, 32, 33, 35, 37, 40, 51, 70, 100, 105 (9.00am - 5.00pm).
11. Arrangements satisfactory to the Manager of Environment and Building Services are to be made for the provision of drainage from the effects of saturated watering by virtue of the development.

9. REGAL INDUSTRIES PTY LTD, ERECTION OF 11 TOWNHOUSES - LOT 2 DP 262112, WILLIAM STREET, NORTH RICHMOND. DA 277/89 [10.474]

THAT THE APPLICANT be advised that the application would be approved for the erection of ten (10) townhouses subject to the following conditions :

- 1-10. Standard conditions (DAs) 6 (\$8,208) (eight thousand two hundred & eight dollars); 20; 50 (20) (twenty); 31; 37; 39; 40; 54; 70; 73.
11. The south-western boundary of the site shall be fenced to the satisfaction of the Manager of Environment and Building Services prior to occupation of the site.
12. Site regrading shall be carried out so as not to cause ponding of stormwater on adjoining lands fronting William Street and surcharge passed to the creek being provided to ensure free drainage of the lands in the event of blockage or surcharge of proposed filled drainage works. Details to be submitted for approval with the building application.
13. No tree shall be removed or lopped on the site without Council approval, apart from those trees that are within 3 (three) metres of the building envelope.
14. The communal open space area at the southern end of the site shall be turfed to the satisfaction of Council.
15. The habitable floor level of each townhouse shall not be less than 18.5 (eighteen point five) metres AHD.

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10. MR C CALDERONE, MACHINERY SHED INCORPORATING A DRESSAGE ARENA, STORAGE FACILITIES AND STABLES FOR APPROX. 10-15 HORSES - LOT 1 DP 514209, COMMERCIAL ROAD, VINEYARD. DA 243/89 [10.475]

Mr.C.Deane addressed the Committee.

Mr.C.Calderone, the owner/applicant addressed the Committee.

- A. THAT THE APPLICATION to construct a machinery shed incorporating a dressage arena and horse stables be refused for the following reasons:-
1. The proposal is considered to be an over development of the site.
 2. The likely harm to the environment.
 3. The development will detract from the visual amenity of the neighbourhood and will interfere with the amenity in respect of noise, smell, dust, waste products or otherwise.
 4. Not in the public interest.
- B. That in the event of the stables still being required, they be located to the satisfaction of the Manager of Town Planning and would require Council's consideration of a new development application.

11. D.J. & G.A. SANDRIN, SUBDIVISION TO CREATE TWO ALLOTMENTS HAVING AREAS OF APPROXIMATELY 3.2 HA. & 3.06 HA. - PART PORTION 16 PARISH OF MERROO, BLAXLANDS RIDGE ROAD, KURRAJONG. S89/123 [10.476]

- A. THAT THE STATE Environmental Planning Policy No.1 objection to the 4 (four) ha. minimum requirement in Clause 14 of the Hawkesbury Local Environmental Plan, 1984, by the applicant not be supported.
- B. That the application be refused as it does not comply with the requirements of Clause 14 of the Hawkesbury Local Environmental Plan, 1984, and is not in the public interest.

12. DAVID EVANS, PROPOSED STRATA SUBDIVISION TO FACILITATE EQUESTRIAN ACTIVITIES - LOT 1 DP 738865 AND LOT 2 DP 738881, OLD KURRAJONG ROAD, RICHMOND. S89/110; DA 878/88 [10.477]

THAT COUNCIL SUPPORT the application in principle and request the Director of the Department of Planning to concur with the proposal, pursuant to State Environmental Planning Policy No.1, and that should concurrence be forthcoming, the Manager of Town Planning be delegated the authority to approve the application subject to appropriate conditions.

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13. FISHER AND SGRO (KURRAJONG VILLAGE RESTAURANT) -V-COUNCIL. DA 609/87 [10.478]

THAT THE INFORMATION be received.

14. HAWKESBURY LOCAL ENVIRONMENTAL PLAN 1989. L10/87 [10.479]

Item 23 of the Supplementary Report was dealt with in conjunction with Item 14 above.

THAT THE DEPARTMENT of Planning be advised that Council requires discussions concerning the Department's proposal within Hawkesbury Local Environmental Plan 1989 for the Grose Vale/Grose Wold area prior to its subdivision potential being determined, however, that the remainder of Draft Hawkesbury Local Environmental Plan 1989 should be gazetted with the Grose Vale/Grose Wold area being a deferred matter.

THAT THE INFORMATION contained in Item 23 be received.

15. REZONING APPLICATION TO PERMIT RURAL/ RESIDENTIAL SUBDIVISION OVER NUMEROUS LOTS OFF REDBANK ROAD, KURRAJONG - APPLICANT G. S. BRACKENREG, SURVEYOR. OWNER - MR R. PEEL. L7/89 [10.480]

THAT COUNCIL'S PREVIOUS decision be adhered to.

16. PARKING STRATEGY - WINDSOR. P161-2 [10.481]

Alderman Books declared an interest in this matter and asked to address the Committee.

Alderman Books addressed the Committee.

1. THAT THE INFORMATION contained in the above report be received.
2. That Council take immediate steps to remove the logs in Hollands Paddock Carpark and put in proper line marked parking space facilities.
3. That Council also take immediate steps to acquire the land adjacent to the southern side of the existing car park facility in Kable Street and The Terrace and that tiered parking also be investigated for the same area.

17. LAND AND ENVIRONMENT COURT JUDGEMENT - TWO LOT
SUBDIVISION, HANLONS ROAD, BILPIN, WALL AND MATHIESON - V -
HAWKESBURY CITY COUNCIL. DA 812/88 [10.482]

THAT THE DECISION of the Land and Environment Court in the matter of Wall and Mathieson -v- Hawkesbury City Council be received.

18. READYMIX EXTRACTIVE INDUSTRY - EAST KURRAJONG ROAD,
SECTION 2. 68A/297/76 [10.483]

THAT NO FEE be paid before the 1st January and that the Town Clerk or Manager of Engineering Services have negotiations regarding the offer in relation to the upgrading of East Kurrajong Road Section 2 in lieu of the payment of the 50 (fifty) cents per tonne.

19. COUNCIL -ATS- JOHN BOWDEN & CO. - DECISION OF
LAND AND ENVIRONMENT COURT. DA 868/88 [10.484]

THAT THE DECISION of Assessor O'Neile in the matter of Council -ats- John Bowden & Co. in the Land and Environment Court be received.

20. SUBDIVISION LOT 211 DP 599918 HEBRON ROAD, LOWER
PORTLAND. S157/88 [10.485]

THAT COUNCIL ADHERE to Condition 5 of Development Consent No. 271/1988 as amended by Council's letter dated 11th August, 1989.

21. HAWKESBURY DISTRICT AGRICULTURAL ASSOCIATION -
DEVELOPMENT OF LAND. 3837-2; BA 1215/89; BA 1262/89
[10.486]

THAT THE HAWKESBURY District Agricultural Association be advised that Council is not in a position to approve of the building applications for the office block for the Dressage Council and the Show Bag Display Pavilion, at this time, pending adoption by the Metropolitan Lands Office of a revised Plan of Management of the ongoing development of the site. Further, the Association is requested to continue its liaison with Council and the Metropolitan Lands Office concerning the preparation of a Management Plan.

22. R.A. PEEL DOWNES - LOTS 19 & 21 DP 748280 COMLERoy ROAD, KURRAJONG - PROPOSED RURAL/ RESIDENTIAL SUBDIVISION AND GOLF COURSE/CLUB HOUSE. LEP 2/1989 [10.487]

THAT COUNCIL PREPARE a draft local environmental plan to allow development of the subject land for rural/residential development and golf course and club house, subject to an environmental study being prepared addressing water supply and waste water management.

THAT THE SUPPORT of the draft plan, at this stage, is conditional upon the applicant agreeing to pay the costs of Council's preparation of the environmental study.

23. HAWKESBURY LOCAL ENVIRONMENTAL PLAN 1989. L10/87 [10.488]

See Item 14.

24. SUBDIVISION DEVELOPMENT - LOT 3, DP 15104 OLD BELLS LINE OF ROAD, KURRAJONG. S89/59 [10.489]

THAT MR. HUPALO be advised that Council requires the installation of stormwater drainage through the land being developed for subdivision potential to be undertaken at the developer's cost without contribution from Council.

SECTION 3 - FINANCE

ACCOUNTS PAID

THE ACCOUNTS SUBMITTED be confirmed as show hereunder:

GENERAL FUND 75869 - 81787	5,387,630.35
TRUST FUND 7228 - 7304	1,334,795.77

\$6,722,426.12

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. SMOKING IN PLACES WHERE FOOD IS PREPARED OR SERVED.
H103 [20.246]

THAT COUNCIL SUPPORT the draft proposal of the Australian Institute of Health Surveyors in regard to smoking in places where food or beverages are offered for sale and/or consumed. Further, that the Minister for Local Government and Minister for Health be advised of Council's support. Newcastle City Council be advised accordingly.

2. CAPITAL ASSISTANCE PROGRAMME NSW DEPARTMENT OF
SPORT, RECREATION AND RACING. G95 [20.247]

THAT THE APPLICATIONS received for Capital Assistance from the NSW Department of Sport, Recreation and Racing be forwarded with priority as follows:

1. McQuade Park Oval - Upgrade.
2. Woodbury Reserve - Irrigation.
3. Glossodia Community Centre - Resurface Half Floor.
4. McMahon Park - Equipment for Recreation.
5. Hawkesbury District Tennis Association - Resurface 12 Courts.

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 26TH SEPTEMBER, 1989.

Town Clerk/General Manager

Chairman

3. PENSIONER REBATES. R186-3 [20.248]

THAT APPLICATION BE made for subsidy in respect of rates owing by pensioners, written off or reduced in 1989, and that an undertaking be made under the Seal of Council in respect of writing off or reductions of rates owing by pensioners in pursuance of Section 160AA of the Local Government Act and that proceedings shall not be taken for their recovery.

4. HAWKESBURY DISTRICT AGRICULTURAL ASSOCIATION - DEFERMENT OF LOAN REPAYMENTS. 3837-2w, H101-2 [20.249]

1. THAT THE HAWKESBURY District Agricultural Association be advised that Council agrees to the deferred payments of \$11,700 (eleven thousand seven hundred dollars) and \$2,340 (two thousand three hundred and forty dollars) until immediately after the 1990 Hawkesbury District Show.
2. That Hawkesbury City Council provide the Commonwealth Trading Bank, Richmond, with a guarantee for the \$20,000 (twenty thousand dollars) working overdraft required by the Hawkesbury District Agricultural Association, and the necessary documents be completed under the Seal of Council.

5. CITY ROAD SYSTEM - CLASSIFICATION. C48 [20.250]

THE ROAD HIERARCHY developed for the City of Hawkesbury into state arterial, regional sub-arterial, collector, commercial/industrial, residential and rural roads be adopted and subject to review on a yearly basis.

QUESTIONS WITHOUT NOTICE [20.251]

Alderman Benson referred to a property being filled at the corner of Rickaby Street and Cox Street, South Windsor. He asked if this was an approved activity.

The Manager of Town Planning stated that he was not aware of the activity and would have the matter investigated.

Alderman Books referred to Millers Recycling in Chapman Road and stated that he had complaints from nearby residents concerned with the state of the area. He stated that he has been told that they are digging soil out of the creek and taking it away and bringing back rubble and putting in there asbestos. He asked if this could be investigated and a report brought back to Council.

Alderman Books advised that he has been asked a question about a Night Club and Restaurant in New Street, Windsor that is going to operate until 3.00 a.m. in the morning, seven days a week and asked if this is correct.

The Manager of Town Planning advised that Council has received an application which will be placed before the next Committee Meeting for determination. Alderman Sledge referred to complaints that the plant boxes at Coles do not fit in with the area and could be greatly improved.

The Manager of Town Planning stated that he has had discussions with Coles about this matter and is of the opinion that there will be a resolution in the near future.

Alderman Mackay stated that he had received representations from people in Kurrajong Heights in relation to water carting and asked if there was some way to improve the situation.

Alderman Mackay referred to Redbank Creek and stated that just near the bridge at Terrace Road work has recently been done in the creek bed which appears to have dammed it up, which will not help the flow.

Alderman Mackay asked the present situation regarding the cannons in Richmond Park.

The Mayor that the matter is before the Heritage Council and Council is awaiting on their approval. It is understood that a Planner will be going to Sydney tomorrow to take the matter up with some urgency with the Heritage Council. The Mayor stated that the question of siting is wide open and felt that this is a matter where the full Council should have a look at and come up with a common agreeable site.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL CARRY out a site inspection to place the cannons.

The Committee carried out an inspection at the conclusion of the meeting.

COMMITTEE'S RECOMMENDATION

THAT THE CANNONS be sited generally in the area to the north western corner of Richmond Park with the final location to be identified at a later date.

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 26TH SEPTEMBER, 1989.

Town Clerk/General Manager

Chairman

Alderman Mackay stated that in this month's Local Government Bulletin there is an interesting article how Botany Council has a new system with lap top computers instead of paper for their business papers. He asked if Council could write to that Council in a few months time after they have had an opportunity to use it and ascertain the results of their experience.

Alderman Stubbs stated that some time ago Council approved the construction of a Church building on the corner of Brennans Dam Road and Windsor Road at Vineyard. He recalled that part of the condition of approval was half sealing of the road from the entrance of the building through to Windsor Road. He asked if a report could be prepared on the possibility of Council sealing the other half of that road.

Alderman Rotherham referred to a previous request regarding the possibility of providing depth indicators for flood purposes at Wheeny Creek Bridge on Upper Colo Road, Upper Colo Reserve Bridge and at the Lower Portland side of the approach to the Bridge to Nowhere. He asked if these works could be carried out in the near future.

The Manager of Engineering Services stated that it is still a matter of bringing a report back to Council. The report has not been completed.

The meeting terminated at 3.45 p.m.

Submitted to and confirmed at the General Purpose Committee Meeting held on 31st October, 1989.

.....Mayor.

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 31/10/89

WORKS COST STATEMENT

EXPENDITURE TO: 30th September, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
<u>ENVIRONMENTAL PLAN & PROTECTION</u>						
<u>Conservation</u>						
1010 Museum Maintenance & Services	4930	-	2354	2354	-	Annual Provision
1020.0 Tree Planting New	14800	-	3113	3113	-	Annual Provision
1020.01 Tree Mtce	29000	-	14299	14299	-	Annual Provision
1020.02 Earth Week	3500	-	496	496	-	Annual Provision
<u>TRANSPORT INFRASTRUCTURE</u>						
<u>Maintenance of Infrastructure</u>						
<u>Ferries</u>						
2000 Ferry Lower Portland	110250	-	101945	101945	-	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	150795	233303	-18497	Complete

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION 31/10/89

WORKS COST STATEMENT

EXPENDITURE TO: 30th September, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expend-iture	Variance	Remarks
<u>RTA Programme M & I 89/90</u>						
2004.101	Ferry Webbs Creek 89/90	-	-	48414	48414	- Continuous Operation
2006.101	Ferry Sackville 89/90	-	-	35916	35916	- Continuous Operation
2002.101	Ferry Wisemans Ferry 89/90	-	-	51683	51683	- Continuous Operation
2008.0	Docking Slips	2000	-	4858	4858	+2858 Annual Provision

Road Maintenance

2016.1-6	Sealed Roads Mtce	594250	-	544776	544776	-	Annual Provision
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Loan Programme 87/88 (\$95000)

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

Road Resealing

Council Revenue 1989 (\$165000)

HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE - WORKS SECTION 31/10/89

WORKS COST STATEMENT

EXPENDITURE TO: 30th September, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
2016.210						
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
Cliff Road, Freemans Reach	14872	-	331	331	-	Work Commenced
Linden Drive, Freemans Reach	18787	-	1043	1043	-	Work Commenced
Mt Lagoon Road, Bilpin	19800	-	-	-	-	Programmed October
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	-	470	-	-	Work Commenced
Old Pitt Town Road, Oakville	12220	-	649	649	-	Work Commenced
Ashtons Road, Grose Wold	11882	-	452	452	-	Work Commenced
Nutmans Road, Grose Wold	7445	-	65	65	-	Work Commenced
Single Ridge Road, Kurrajong	8691	-	605	605	-	Programmed October
Westbury Road, Kurrajong	11500	-	536	536	-	Programmed October
Mill Road, Kurrajong	6048	-	147	147	-	Programmed October
Hanover Street, Wilberforce	4745	-	4501	4501	-244	Work Complete
Turnbull Avenue, Wilberforce	6503	-	6229	6299	-274	Work Complete

HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE - WORKS SECTION 31/10/89

WORKS COST STATEMENT

EXPENDITURE TO: 30th September, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
Bosworth Street, Richmond	3345	-	4069	4069	+ 724	Work Complete
Teviot Street, Richmond	8795	-	9074	9074	+ 279	Work Complete
<u>Council Revenue 1989 (\$217664) Road Shoulder Improvements</u>						
2017 Bowen Mt Road	18500	-	-	-	-	Commence October
Creek Ridge Road	16900	-	-	-	-	Commence December
Freemans Reach Road	30400	-	4482	4482	-	Commence October
Grose Vale Road	30764	-	-	-	-	Commence November
Oakville Road	16300	-	-	-	-	Commence October
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	109492	112183	+ 58883	Work Complete
2020 MR 519 88/89	102390	11717	83674	95391	-6999	Work Complete
2024 MR 181 88/89	151800	42118	175057	217175	+ 65375	Work Complete
2022 SR 2063 Londonderry Road 88/89	44400	3079	35934	39013	-5387	Yearly Programme
RTA Grant 88/89 (22200)						

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION 31/10/89

WORKS COST STATEMENT

EXPENDITURE TO: 30th September, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
Council Cont 88/89 (22200)						
<u>RTA M & I Programme 89/90 \$346,000</u>						
2018.101 MR 182 89/90	-	-	12572	12572	-	
2020.101 MR 519 89/90	-	-	-	-	-	
2022.101 SR 2063 Londonderry Road 89/90	-	-	92	92	-	
2024.101 MR 181 89/90	-	-	10750	10750	-	
2021.0-3 Unsealed Roads Mtce	314650	-	297384	297384	-	Annual Provision
<u>Flood Damage</u>						
Flood & Storm Damage 1988 Classified Roads RTA Programme Grant (\$498690)						
2015.05 Emergency Works	32300	28671	-	28671	-3629	Work Complete
ABU,AVA Permanent Works						
AWV,AX,						
HY,AZ MR 181 - St Albans Road	441950	4049	121688	125737	-	Work In Progress
AR,BAS,AT Mr 182 - Sackville Road	24440	-	2745	2745	-	Work Commenced

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION 31/10/89

WORKS COST STATEMENT

EXPENDITURE TO: 30th September, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
Flood & Storm Damage						
1988 Local Roads						
RTA Programme Grant (\$1426307)						
Loan Programme (\$25000)						
AQ Airstrip Road	5460	5370	-	5370	-90	Work Complete
AP,AP1,AP2 Argyle Reach Road	31400	21147	17158	38305	+6905	Work Complete
AO,AO1 Bathurst Street	5115	3787	-	3787	-1328	Work Complete
AN,AN1, AN2 Bicentennial Road	45650	36674	197	36871	-	Work Commenced
AM Blaxland Ridge Road	36990	26739	11003	37742	+752	Work Complete
AL Bootles Lane	10000	8052	-	8052	-1948	Work Complete
AK,AK1 Boundary Road, Vineyard	36152	59	9554	9613	-	Work Commenced
AJ,AJ1 Bowen Creek Road	31200	9531	3175	12706	-	Work Commenced
A1 Brennans Dam Road	6000	6767	-	6767	+767	Work Complete
AH Cabbage Tree Road	11000	28	70618	70646	+59646	Work Commenced - Pavement Movement and Spring - Report to Oct GPC
AG Charles Street, McGraths Hill	550	1374	-	1374	+824	Work Complete
AF Coach House Place	500	-	540	540	+40	Work Complete
AE,AE1,AE2 Colo Heights Road	20000	21622	1413	23035	+3035	Work Complete

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION 31/10/89

WORKS COST STATEMENT

EXPENDITURE TO:

30th September, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
AD Commercial Road, Vineyard	7000	1182	1186	2368	-	Work In Progress
AC Comleroy Road	79000	56845	3403	60248	-	Work In Progress
AB,AB1 Cornwallis Road	55300	3413	39755	43168	-12132	Work Complete
AB2,AB#						
2028.16 Cumberland Reach Road	2200	-	-	-	-	Re-programmed November
2028.17 Francis Street	6500	-	-	-	-	Re-programmed November
BX,BX1,BX2 Greens Road, Lower Portland	80750	70931	1338	72269	-	Work Commenced
BWB,BWB1,						
BWB2 Grono Farm Road	25160	-	10597	10597	-14563	Work Complete
2028.25 Grose River Road	1170	-	-	-	-	Re-programmed November
2028.26 Grose Lane	4000	-	-	-	-	Re-programmed November
BT Grose Vale Road	34000	-	-	-	-	Re-programmed October
BS,BS1,BS2 Lower Colo Road	39250	30405	116	30521	-	Work Commenced
BS3,BS4						
BR,BR1,BR2 Mt Irvine Road	17400	7902	5700	13602	-	Work Commenced
2028.36 Mountain Lagoon Road	10000	5906	3906	9812	-	Work Complete
BP,BP1 Old East Kurrajong Road	4300	182	-	182	-	Work Commenced
BO Old Stock Route Road	12000	13427	-	13427	+1427	Work Complete
BN,BN1 Punt Road	9500	10398	-	10398	+898	Work Complete
BM,BM1 Reedy Road	9500	8248	-	8248	-1252	Work Complete
BL Sams Way	8000	2562	-	2562	-	Work Commenced
BK,BK1,BK2 Settlers Road - St. Albans	115870	51272	1265	52537	-	Work Commenced

HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE - WORKS SECTION 31/10/89

WORKS COST STATEMENT

EXPENDITURE TO: 30th September, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
BJ,BJ1 Tizzana Road	10600	10894	-	10894	+294	Work Complete
BI,BII The Driftway	34100	33826	1731	35557	+1457	Work Complete
BH,BH1,BH2 Upper Colo Road	93700	93609	15091	108700	+15000	Work Complete
BH3,BH4						
BG,BG1 Upper Colo Reserve Road	15750	7371	488	7859	-	Work Commenced
BF,BF1,BF2						
BF3,BF4,BF5 Upper MacDonald Road	71250	75940	(9209)	66731	-4519	Work Complete
BE,BE1 Valley Ridges Road	12000	6190	492	6682	-	Work Commenced
BD Gorricks Lane	231000	218177	2454	220631	-10369	Work Complete
BC Hibberts Lane	13200	5105	3506	8611	-4589	Work Complete
BB Wolseley Road	88000	-	46023	46023	-41977	Work Complete
CZ,CZ1,CZ2 West Portland Road	44180	20504	13418	33922	-10258	Work Complete
CY Hall Road	8000	7263	-	7263	-737	Work Complete
CX,CX1 Laws Farm Road	9500	9887	-	9887	+387	Work Complete
CWC Old Hawkesbury Road	5500	6407	-	6407	+907	Work Complete
CV Paul Street	2550	3416	-	3416	+866	Work Complete
CU,CU1 Pitt Town Bottoms Road	49260	38498	117	38615	-	Work In Progress
CT Stannix Park Road	1800	1224	-	1224	-	Work In Progress

Flood & Storm Damage 1989

RTA Programme (\$217030)

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION 31/10/89

WORKS COST STATEMENT

EXPENDITURE TO: 30th September, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
Loan Programme (\$25000)						
<u>Local Roads</u>						
2030.30	Emergency Works	53000	-	500	500	- Work Commenced
2031	Argyle Reach Road	18000	-	-	-	-
	Avondale Road	5000	-	7	7	- Work Commenced
	Brennans Intersection	12500	-	-	-	-
	Cabbage Tree Road	23000	-	-	-	-
	Glebe Road	25400	-	1929	1929	- Work Commenced
	Pitt Town Dural Road	400	-	-	-	-
	Settlers Road	23700	-	-	-	-
	The Driftway	15000	-	-	-	-
	Webbs Creek Road	37000	-	-	-	-
	Upper McDonald Road	1950	-	-	-	-
	Wheelbarrow Ridge Road	27000	-	6522	6552	- Work Commenced
<u>Classified Roads</u>						
2031.100	RTA Grant (\$14100)					
	MR181 - Webbs Creek Ferry	14100	-	-	-	-

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION 31/10/89

WORKS COST STATEMENT

EXPENDITURE TO: 30th September, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
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	-	46953	46953	-	Annual Provision
2050 Street & Gutter Cleaning	168500	-	120780	120780	-	Annual Provision
2052 Kerb & Guttering Mtce	20000	-	13382	13382	-	Annual Provision
<u>PROVISION OF INFRASTRUCTURE</u>						
2060. Main Road 184 Moses Street	144850	112497	2766	115263	-	Work Comp - Telecom
2061.01 Sundry Pub/Wks Survey & Design	10000	-	5783	5783	-	Annual Provision
<u>Loan Programme 1987/88 (\$56000)</u>						
2064.001 Old Stock Route Road (cont. 23000)	73000	104	1741	1845	-	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
<u>Loan Programme 1986/87 (138000)</u>						
2066.04 Bathurst Street	23000	21440	870	22310	-690	Work Complete

HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE - WORKS SECTION 31/10/89

WORKS COST STATEMENT

EXPENDITURE TO: 30th September, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
KMDP Kurmond Road	71087	71087	-	71087	-	Work Complete
Kurmond Road - Graeme Place to Marlene Street	33400	-	-	-	-	Programmed October
To be reallocated	39513	-	-	-	-	Report To October GPC
(Loan Prog. 1986/87 \$115000)						
(Loan Prog. 1985/86 \$29000)						
<u>RTA Grant - As Available</u>						
2067 Aust Bicentennial Roads	651652	639014	271	639285	-12367	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	3932	14735	+2735	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
River Road, Yarramundi	5820	-	2783	2783	-3037	Work Complete

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION 31/10/89

WORKS COST STATEMENT

EXPENDITURE TO: 30th September, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
Mill Road, Kurrajong	16800	-	9701	9701	-	Work In Progress
Bells Road, Kurrajong	11640	-	-	-	-	Work Commenced
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	-	-	-	-	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

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION 31/10/89

WORKS COST STATEMENT

EXPENDITURE TO: 30th September, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
Moray Street, Richmond	3030	-	-	-	-	- Programmed October/November
Onus Avenue, Richmond	770	-	-	-	-	- Programmed October/November
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	-	-	-	-	- 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	24820	-	705	705	- Subject To Further Report
	George St, Windsor, Richmond Road to Railway Station	32450	-	4419	4419	- Subject To Further Report

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - WORKS SECTION 31/10/89

WORKS COST STATEMENT

EXPENDITURE TO: 30th September, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
George St, Windsor, Argyle St to Campbell St	22110	-	90	90	-	Subject To Further Report
Charles Street, North Richmond						
Bells Line of Road to William St,	32950	-	12521	12521	-	Work In Progress
Beecroft Road, Wilberforce	36600	-	3791	3791	-	Work Commenced
Cobcroft Road, Wilberforce	20130	-	668	668	-	Work Commenced
Chestnut Drive, Glossodia	59400	-	434	434	-	Preliminary Works
Ala Moana Road, Blaxlands Ridge	90750	-	50970	50970	-	Work Comp. - Accounts to pay
Fitzgerald, Macquarie to George Sts	19250	-	221	221	-	Subject To Further Report
Joseph Street, Richmond	36600	-	922	922	-	Programmed October
Castlereagh Road, Richmond	60000	-	140	140	-	Work Commenced
Yarramundi Lane	82340	-	19020	19020	-	Work Comp. - Accounts to pay
Webbs Creek Road, St Albans	49600	-	5837	5837	-	Work Commenced
Powells Lane	88000	-	-	-	-	Programmed November
Douglas Farm Road Bridge	20000	-	41936	41936	+21936	Work In Progress - Poor Subgrade Extended Works

Paved FootpathsLoan Programme 88/89 (\$24700)

George Street, Windsor	21800	-	20244	20244	-1556	Work Completed
Francis Street, Richmond	2900	-	2555	2555	-345	Work Completed

HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE - WORKS SECTION 31/10/89

WORKS COST STATEMENT

EXPENDITURE TO:

30th September, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
<u>RTA Grant 87/88 (\$357800)</u>						
2071 Settlers Road	25000	20067	-	20067	-4933	Work Complete
Hermitage Road	187500	26085	10620	36705	-	Work Commenced
Wheelbarrow Ridge Road	145300	-	137264	137264	-8036	Work Complete
<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 Payment

Kerb and GutteringLoan Programme 1985/86 (\$60000)

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GENERAL PURPOSE COMMITTEE - WORKS SECTION 31/10/89

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EXPENDITURE TO: 30th September, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
2080.01 Grand Parade	60000	23830	41994	65824	+5824	Work Complete
<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
Longleat Road, Kurmond	33840	15825	37256	53081	+18167	Additional Service Adjustments Work Complete, Additional Drainage Report November GPC
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	5087	13326	-	Work In Progress
Warks Hill Road	58000	1768	68896	70664	+12664	Work Complete - Report November GPC
<u>Loan Programme 1988/89 (200000)</u>						
2080.101 George Road, Wilberforce	4800	-	375	375	-	Programmed October

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Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
Duke Road, Wilberforce	5600	-	7069	7069	-	Work Complete
Macquarie & Duke Road Intersection	12300	-	6029	6029	-	Work Commenced
Grand Parade, Glossodia	60000	-	105882	105882	+45882	Work Complete Rep Nov GPC
Grenville St, Pitt Town	16100	-	2022	2022	-	Work Commenced
Dorothy Street, Freemans Reach	50900	-	1173	1173	-	Work Commenced
Plimsoll Street, McGraths Hill	5600	-	5716	5716	+116	Work Commenced
Woodburn Road, Kurrajong (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	-	24486	24486	-	Annual Provision
2092.01 Traffic Sign Mtce	21040	-	2221	2221	-	Annual Provision

PUBLIC UTILITY INFRASTRUCTURE

Cemeteries

HAWKESBURY CITY COUNCIL
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EXPENDITURE TO: 30th September, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
3000 Cemeteries Expenses	57681	-	43195	43195	-	Annual Provision
<u>Emergency Services</u>						
3010 State Emergency Services	29219	-	20989	20989	-	Annual Provision - Volunteer Organisation
<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 By Contract 1989
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

Loan Programme 87/88 (36695)

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WORKS COST STATEMENT

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30th September, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks	
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	-	7840	7840	+2570	Work Complete
3200.100	23 Golden Valley Drive, Glossodia	6400	-	681	681	-	Work Commenced
3200.101	41 Mitchell Drive, Glossodia	4000	-	319	319	-	Arrangements With Owners Not Completed
3200.102	36-42 Bathurst Street, Pitt Town	37340	-	176	176	-	Re-programmed November
3200.103	2 Bellbird Avenue, Kurrajong Hts	8350	-	5758	5758	-2492	Work Completed
3200.104	George & Drummond Sts, Windsor	8800	-	199	199	-	Re-programmed November
3200.105	Yeomans Road, Kurmond	12000	-	9651	9651	-2349	Work Completed
3200.106	North Street, Windsor	17940	-	-	-	-	To Be Programmed
<u>Loan Programme 89/90</u>							
3200.107	King Road, Wilberforce	5740	-	281	281	-	Work Commenced
3210	Drainage Mtce	25000	-	7968	7968	-	Annual Provision

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Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
<u>Street Lighting</u>						
3220.01 Street Lighting	407130	-	277182	277182	-	Annual Provision
<u>ECONOMIC DEVELOPMENT</u>						
<u>Infrastructure</u>						
<u>Car Parking</u>						
4000 Car Parks Mtce	85650	-	29577	29577	-	Annual Provision
<u>Community Facilities and Services</u>						
<u>Boat Ramp</u>						
5170 Boat Ramp Mtce	52100	-	31106	31106	-	Annual Provision
<u>Parks</u>						
E23B1 Parks Mtce	483592	-	352853	352853	-	Annual Provision
E23B Parks Amenities Mtce	115900	-	50660	50660	-	Annual Provision

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Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
5180.004 Parks Cleaning	165100	-	142881	142881	-	Annual Provision
5180.09 Contract Mowing	63900	-	48214	48214	-	Annual Provision
5180.013 Garden Competition	4000	-	793	793	-	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

Loan Programme 1987/88 (100000)

5680	Woodbury Reserve (Loan Funds \$12050) (Contribution \$7940)	19990	7504	372	7876	-	Work Commenced
	Bensons Lane (Grant \$11750)	23500	925	930	1855	-	Work Commenced
	Glossodia Park	1200	-	385	385	-	Park Committee

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WORKS COST STATEMENT

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Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
Wilberforce Park Playground Equipment	11000	10115	1291	11406	+406	Work Complete
Memorial Park Kurrajong	16000	-	-	-	-	Re-programmed October
Brinsley Park, Pitt Town	10000	5016	1011	6027	-	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	-	-	-	-	Programmed October
<u>Capital Works Programme 1987 (\$25000)</u>						
5681.07 Colo Heights Reserve	9000	-	728	728	-	Work Complete
5681.08 Macquarie Park Cable Fence & Car Park	16000	-	-	-	-	Programmed 1990
5681.02 APV Restoration of Rose Cottage	30000	1328	1263	2591	-	Preliminaries
Heritage Grant (15000)						
Cordners Corner Reserve (15000)						

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GENERAL PURPOSE COMMITTEE - WORKS SECTION 31/10/89

WORKS COST STATEMENT

EXPENDITURE TO: 30th September, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expend-iture	Variance	Remarks
<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	-	1255	-	Bank Regarding Substantially Complete
<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 6040	1699250	4137603	1471177	5608780	-	Work In Progress Precinct 22 & 23
<u>CORPORATE SERVICES</u>						

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WORKS COST STATEMENT

EXPENDITURE TO: 30th September, 1989

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1989	Total Expenditure	Variance	Remarks
<u>Finance and Administration</u>						
6200 Depot Expenses	49500	-	56393	56393	-	Annual Provision
<u>SEWERAGE WORKS</u>						
BPTW South Windsor Treatment Works	2200000	17695548	27343	17722891	-	Construction Phase 1 Near Completion

Recommendation

1. That the Works Cost Statement to 30th September, 1989, be adopted.
2. The revised estimates of cost be adopted.

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GENERAL PURPOSE COMMITTEE - WORKS - 31/10/89

ITEM 1: (File S89/6)

SUBJECT: APPEAL - SUBDIVISION PORTIONS 135, 136, 137,
138 & 139 COX STREET, WINDSOR

REPORT (M.E.S.)

An appeal was lodged against four conditions of Subdivision Approval for the above land as follows:-

- "6. The free-flow of water across the site being retained from all concentrated discharge points off the road. In this regard, the submitted plan omitted one pipe in the vicinity of lots 1 and 2. Work to include provision of stormwater drainage pipes or culverts to provide for the street drainage.
7. The creation of easements to drain water 4m wide extending to the rear of the fill, or where pipes are provided within the property for the full length of the pipe, free of cost to Council, and to a point of satisfactory discharge.
8. The footway area being filled, drainage points piped across the footway and table drains formed to concentrate all water flow to the discharge points through the fill. Letterbox type pits are to be constructed at the table drains on all pipelines.
11. Construction and hot bitumen sealing of the road shoulder complete with provision of vehicular entrances to suit each lot."

The case was heard on 27th July, 1989, with Mr. G. Newport, Barrister acting for Council and evidence given by Mr. J. Corry.

The decision handed down on 25th September, 1989, was as follows:-

- "1. The appeal be upheld in part.
2. That conditions relating to a subdivision and development application for portions 135, 136, 137, 138 and 139, Parish of St. Matthew, Cox Street, Windsor and as applied in the development consent of the Council, dated 31 January, 1989, be confirmed with the following exception:-

Clause 11 to read 'The construction of a sealed vehicular accessway to each lot between the edges of the bituminous seal and the road boundary.' "

In summary the Court agreed to the Council's requirement for drainage, creation of easements, construction of accesses and shaping of the footway, however, declined to require any widening of the existing sealed pavement which is in the order of 7 metres wide.

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Recommendation

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.

ITEM 2: (File F84/13, L14/88)

SUBJECT: STREAM CLEARING - REDBANK CREEK

REPORT (M.E.S.)

At the Ordinary Meeting of Council of 3rd October, 1989, in respect to a report concerning the drainage study for the Kemsley Downs Estate, Council resolved that the report on the task of clearing Redbank Creek from Bells Line of Road to the River, together with costs, be reported to Council at the next Committee Meeting.

An inspection has been made along the length of the Creek from the Hawkesbury River to Bells Line of Road. The land on both sides of the Creek for the greater part of the length is being actively farmed for rural purposes, such that the banks are generally in a very clean condition with absence of heavy undergrowth that would affect flow during periods of high discharge. The exception is a small length downstream of Bells Line of Road where the Creek has two sharp bends in the bed with growth consisting generally of Blackwattles. At the River end, the Creek banks are steep with a number of willows growing along the bank including a number of excellent examples of this species. There was one willow trunk down into the creek about 80 metres below the Terrace Road bridge with an irrigation line crossing the creek at high level further downstream which is considered as not to have any significant effect on flood discharge. Work along this section is attended to by the landholder and there is no need for a stream clearing project to be undertaken. The situation upstream of Terrace Road is similar subject to a number of crossings used for access, services and a weir that provides standing water for stock and pumps located on the creek.

Although having some effect on discharge, the crossings in one instance, provide access through to the house on a property and creek grade is determined by an extensive shoal of rock bars not far downstream from Bells Line of Road therefore controlling the creek grade line at the Bells Line of Road bridge and negating the effect to a significant extent of the man-made structures downstream in respect to impediment of discharge.

In addition to the provision of water storage, significant bird life was observed during the inspection. One log was noticed in the Creek with some timber and rubbish for approximately 60 metres upstream of the point where the North Richmond Village catchment joins Redbank Creek. Other than the need for some minor works below the bridge on Bells Line of Road as previously mentioned, it appears that appropriate attention is being given by the landholders towards maintenance works along the Creek, such that for heavy plant to move through the area, could result in a negative benefit.

With regard to clearing of the creek upstream, eight replies have been received in respect to letters forwarded to affected parties (approximately one third response).

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The replies indicated a general agreement towards the need for selected clearing to remove rubbish, unwanted growth and attention to scours, but in all cases, indicated that they considered that the works should be at Council's cost with no further financial contribution from the residents.

A number indicated that they have undertaken work within and adjacent to their properties and would be prepared to provide labour assistance as appropriate towards stream clearing.

Reference was made in the replies to dumping of rubbish in the Creek, the need to establish ongoing maintenance, with a number expressing their concern as to the flood effect and flood level as a result of development upstream and further proposed residential development in the catchment area.

It was pointed out that Council has land (reserves) that abut the Creek with one reply pointing out that the Creek is an environmentally sensitive area that supports wildlife, requesting attention give due regard to the need to protect the current wildlife population.

In addition to the reserve in Susella Crescent, a public reserve extends from a point half way along the Creek between William Street and the bridge on Bells Line of Road, to a point south of Elizabeth Street at the rear of 21 Bradley Road.

In respect to the rural property running along the other side of the Creek, no reply has been received. Ownership would be tied into the Estate of the Late Cecil O'Dea. It would be essential to undertake the bulk of the works from this side of the creek if major growth is to be removed along the banks.

It has been pointed out that the works would have very minor effect in respect to lowering the height of flood discharge and certainly would not show a favourable cost benefit. It is therefore proposed that consideration be given in the first instance to control of unwanted growth (fire hazard) and obstructions along that section of the Creek adjacent to the public reserves, as Council's responsibility with such work funded within the parks and gardens maintenance vote. The work covers sufficient length to provide a section to evaluate the improvement in flow during high discharge and the advantages/disadvantages of clearing work.

With regard to the section just below Bells Line of Road, contact will be made with the owner, ie: The Water Board, requesting that clearing of obstructions on the section through their property be attended to.

Recommendation

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.
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.

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ITEM 3: (File 665-301)

SUBJECT: FLOOD DAMAGE - CABBAGE TREE ROAD

REPORT (M.E.S.)

It will be noted from the Works Cost Statement that an amount of \$70,646 has been expended on reconstruction works on Cabbage Tree Road, Grose Vale.

The original damage in this location occurred following the heavy rainfall associated with flooding in April and July, 1988. Temporary repairs were carried out to the road surface, however, following further heavy rains during the flood in April 1989, the subsidence increased to the extent that major works were necessary.

The lower side of the road was excavated to a firm strata, with the road then being built up with rock spalls to provide a foundation for the road pavement. When the excavation was carried out, a stratum which allowed the free flow of water beneath the road was discovered and it was necessary to provide sub-soil drainage to cater for this flow. Two transverse drainage lines had to be reconstructed as they had become displaced due to the subsidence. The pavement works are now complete and a bitumen seal will be provided within the near future.

A grant of \$11,000 had been provided as part of the 1988 Flood Grant and a further \$23,000 as part of the grant from the April 1989 flooding, giving a total of \$44,000. It is appreciated that expenditure above this amount has occurred, however, it will be noted from the flood/works shown in the Works Cost Statement that there are a number of over and under expenditures throughout the programme, due specifically to the type of work involved. An example is Wolseley Road where an amount of \$88,000 had been allocated, however, the works have been completed with a saving of almost \$42,000.

Considerable care is taken to ensure that the expenditure on the repair of flood works balances with the allocation provided.

Recommendation

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

ITEM 4: (File B27/15)

SUBJECT: WHEENY CREEK CROSSING

REPORT (M.E.S.)

Correspondence has been received from The Hon. K. Rozzoli MP, regarding the dilapidated state of the bridge spanning Wheeny Creek at the Wheeny Creek Reserve and the concern expressed by members of the Volunteer Fire Brigade, that they have requested for some years, reconstruction of the bridge on the basis that it would provide ready access for fire fighting vehicles from one side to the other. Also pointing out the need for control of fires burning on the northern side of Wheeny

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Creek to prevent further spreading of the fire and requesting urgent attention to the matter due to current predictions that the coming summer is going to produce a bad bush fire season.

Correspondence has also been received from the Hawkesbury City Bush Fire Advisory Committee regarding the upgrading of the Wheeny Creek crossing and requesting that a hard rock fill crossing be constructed as an interim measure and be classified as a fire trail and not for public use, to provide access for bush fire fighting purposes.

This matter was previously reported to Council at the Ordinary Meeting of 14th March, 1989, when consideration was being given to the 1988/89 Loan Programme for Roadworks, where it was proposed that the bridge be replaced with a concrete causeway at an estimated cost of \$88,000. Objections were received from local residents on the basis that this proposal would further restrict access to their properties during time of flood.

The alternative would be construction of a rock matrix crossing at the existing sand bed level with no provision for dry weather flow of the creek. This would see some objections from residents in the Colo River area on the basis that the existing bridge provides access after flood earlier than the route Upper Colo Road and Singleton Road. The cost of this is estimated at \$20,000. The existing timber bridge is deteriorating to the extent repair works far exceeding the cost of a rock causeway would be required or the structure removed altogether in the interests of public safety.

Recommendation

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 (twenty thousand).

ITEM 5: (File 665-406)

SUBJECT: DOROTHY STREET, FREEMANS REACH - LOAN
PROGRAMME 1988/89

REPORT (M.E.S.)

An amount of \$50,900 has been allowed in the 1988/89 Kerb and Gutter Construction Programme to construct kerb and gutter in Dorothy Street, Freemans Reach. Whilst this amount will allow for the kerb and gutter construction, it will not provide for a sealed road shoulder adjacent to the kerb and gutter which should be considered as a necessary part of the work. It has also been noted that the existing sealed centre strip of Dorothy Street is showing signs of fatigue and it is considered that the full pavement should be reconstructed as part of the kerb and gutter construction programme.

An estimate of cost has been prepared on the basis of the provision of kerb and gutter and cement stabilisation of the existing pavement with the application of a two coat bitumen seal totalling \$90,400. This would leave a shortfall of \$39,500 to carry out the works and it is proposed that the unallocated amount of \$39,513 from the

HAWKESBURY CITY COUNCIL

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1986/87 Road Construction Programme (Kurmond Road), be allocated to Dorothy Street to allow for this work to be undertaken.

Recommendation

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.

ITEM 6: (File R190)

SUBJECT: 1988/89 ROAD CONSTRUCTION PROGRAMME

REPORT (M.E.S.)

As part of the construction programme, four projects to be undertaken were:-

1.	Kable Street, Windsor - Macquarie to George Street	\$24,820
2.	George Street, Windsor - Richmond Road to the Railway Station	\$32,450
3.	George Street, Windsor - Argyle Street to Campbell Street	\$22,110
4.	Fitzgerald Street, Windsor - Macquarie Street to George Street	\$19,250

The basis for estimating the cost of these works was the provision of an asphaltic overlay to strengthen the existing pavement. The same treatment had been used in Fitzgerald Street between George Street and The Terrace and sections of this pavement have deteriorated with areas of cracking evident. The works and estimate were undertaken following geotechnical testing by consultants.

Further testing of the existing pavements for the four projects has been carried out and it has been found that the pavements are beyond repair and will need full reconstruction.

Estimates of cost for the reconstruction of the streets are:-

1.	Kable Street - Macquarie to George Street	\$35,400
2.	George Street - Richmond Road to Railway Station	\$100,600
3.	George Street - Argyle to Campbell Street	\$129,400
4.	Fitzgerald Street - Macquarie to George Street	\$48,200

The priority for reconstruction works on a needs basis has been determined as follows:-

1. Kable Street
2. Fitzgerald Street
3. George Street - Richmond Road to Railway
4. George Street - Argyle to Campbell

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Recommendation

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)

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)

APPLICANT: SOUTH WINDSOR GOSPEL TRUST

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

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)

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

ITEM 4: (File 665-703)

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)

CORRESPONDENT: MR. P. JAMIESON

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)
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)
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.

ITEM 8: (File 665-510)
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)
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)

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.

Date of Next Meeting: 17th November, 1989

The meeting terminated at 11.50am

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.

HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE
PLANNING AND DEVELOPMENT - 31/10/89

ITEM 1:	(File DA 320/89)
APPLICANT:	G & Y WHOLESALE
DEVELOPMENT APPLICATION:	HOME OCCUPATION - OFFICE FOR FULL DEALERS CAR LICENCE
OWNER:	G & Y BARNES
LAND & LOCATION:	LOT 3 DP 214348, 40 PITT TOWN ROAD, PITT TOWN
AREA:	2.605HA
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RURAL 1(B) b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987 - RURAL 1(C)
ADVERTISING:	ADJOINING OWNERS NOTIFIED WITH ONE SUBMISSION
DATE RECEIVED:	25TH AUGUST, 1989

REPORT (M.T.P.)

Proposal

The applicant seeks approval for a "Home Occupation" which will be a mailing address and an office for the holding of a full dealers car licence. The applicant proposes to use the existing office which is partitioned to facilitate an office.

The two storey dwelling is situated approximately 340 metres from the alignment of Pitt Town Road. The proposal is to be accessed from Pitt Town Road via the existing driveway.

Statutory Situation

The proposal is identified as a "Home Occupation" contained in Clause 4 of the Environmental Planning and Assessment Model Provisions 1980. The development is permissible with consent under the Rural 1(b) zoning of the land.

Public Submissions

Adjoining owners were notified of the proposal in accordance with Council's Policy. One submission was received. It reads:-

"I must reiterate my comments and objections from last year when they applied for same.

On that occasion, I stated I have no objection to a 'Home Office' only on these premises. However, should this 'Home Office' mean the holding of used cars then the repairing of same and the selling which means a car sale yard with the travelling of articulated vehicles carrying these cars right along the length of this driveway then, I strongly object. There are commercial zones where this business can be carried on.

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Some 15 years ago I made the move from the city to my present address (Rural Zone) in order I could have my valuable horses. Now, I sincerely hope there is not going to be a used car yard adjoining. This venture would denigrate the 'blue chip area' in this locality, disturb my valuable horse as this property adjoins mine in this part and my serene quiet and enjoyable rural atmosphere would be destroyed.

I ask you to look closely at this application and should it mean the carrying on of all the off shoots of this business it should be rescinded."

The submission expresses concern that the premises might be used for the repairing and selling of vehicles. The applicant is aware that vehicles or 'for sale signs' are not to be displayed on the subject property. His intention is to confine the proposal merely to conduct business as an office. Use of the land for these purposes of use such as car repair stations, motor showrooms or storage of vehicles is not only precluded by its zoning but also is precluded by the definition of a "Home Occupation" contained in Clause 4 of the Environmental Planning and Assessment Model Provision 1980. Accordingly, it is considered that a condition should be imposed in this regard.

Given the location of the dwelling on this land and that the proposal will be wholly confined to the dwelling, the proposal is considered to have no adverse effect on the amenity of the neighbourhood and should be approved subject to appropriate conditions.

Recommendation

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.

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GENERAL PURPOSE COMMITTEE
PLANNING AND DEVELOPMENT - 31/10/89

ITEM 2:	(File DA 201/89)
APPLICANT:	G.B. HIRST
DEVELOPMENT APPLICATION:	ESTABLISHMENT OF A FISH FARM
OWNER:	J & B VASS
LAND & LOCATION:	LOT 7, DP 7571, 89 BOUNDARY ROAD, GLOSSODIA
AREA:	20.19HA
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RURAL 1(B1) b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987 - ENVIRONMENTAL PROTECTION 7(D1)
ADVERTISING:	THE APPLICATION WAS ADVERTISED BY WAY OF LETTER TO ADJOINING PROPERTY OWNERS ON THE 8TH JUNE, 1989. NO SUBMISSIONS WERE RECEIVED DURING THIS FORMAL ADVERTISING PERIOD
DATE RECEIVED:	29TH MAY, 1989

REPORT (M.T.P.)

Proposal

The applicant seeks Council's consent for the establishment and conduct of a fish farm in order to undertake the stocking and breeding of the Australian Native Catfish. This fish farm comprises of the construction of 4 small, shallow depth earthed ponds of approximately 12 metres x 12 metres in dimension, which will house the parent breeding stock and the growing fingerlings; plus the erection of a fish nursery/hatchery for growth of fingerlings, prior to their release within the ponds. The nursery buildings shall be constructed from a rigid framework, covered in green shade cloth, with an approximate dimension of 12 metres x 4 metres and 2.5 metres height.

The ponds and the associated hatchery will be serviced by gravitational fed reticulated water supply (underground) from an existing dam. The water supply will be guaranteed via the use of two pump systems. The applicant also seeks the erection of a feed mixing shed with an approximate dimension of 12 metres x 4 metres and a 2.4 metre height.

The subject land comprises of relatively cleared pasture land with undulating topography. The proposal is located adjacent to the existing dam, approximately 400m from the street frontage.

Statutory Situation

HAWKESBURY CITY COUNCIL
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PLANNING AND DEVELOPMENT - 31/10/89

The subject land is currently zoned Rural 1(b1) and is also classified as an Environmental Protection Area, under the provisions of Hawkesbury Local Environmental Plan No. 1984. This application is permissible within Rural 1(b1) zone. The parcel of land is to be zoned Environmental Protection 7(d1) in accordance with the provisions of Draft Hawkesbury Local Environmental Plan No. 1989. This Environmental Protection 7(d1) zone also permits the establishment and conduct of a fish farm.

Planning Assessment

The application was referred to the State Pollution Control Commission and the NSW Department of Agriculture & Fisheries.

The State Pollution Control Commission advised that the Commission had no objections concerning the application. However, it advised that the development would be regularly monitored.

The NSW Department of Agriculture & Fisheries advised that the Department supported the application in principle, subject to appropriate lodgement of its application and approval from Council. The Department also advised that the project has already received relevant approval from the State Pollution Control Commission and the Department of Water Resources.

A negative impact on the environment may arise if fish are processed on the site, or if water is suddenly released into the natural water system. These aspects are covered as recommended conditions of consent.

In summary, the application represents a small scale development and as such is recommended for approval, subject to conditions.

Recommendation

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.

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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.

ITEM 3:	(File DA 340/89)
APPLICANT:	E. WHITBREAD
DEVELOPMENT APPLICATION:	THE ESTABLISHMENT AND CONDUCT OF A COMBINED WEDDING RECEPTION/FUNCTION CENTRE AND RESTAURANT.
OWNER:	E. WHITBREAD
LAND & LOCATION:	LOT A, DP 370895, RESUB. PART PORTION 69, CORNER PUTTY ROAD (WINDSOR ROAD) AND FREEMANS REACH ROAD, WILBERFORCE.
AREA:	1746 SQUARE METRES
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RURAL 1(B2) b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987 - ENVIRONMENTAL PROTECTION 7(D1)
ADVERTISING:	THE APPLICATION WAS ADVERTISED BY WAY OF LETTER TO ADJOINING LANDOWNERS AS PART OF A 14 DAY FORMAL EXHIBITION PERIOD. NO SUBMISSIONS WERE RECEIVED DURING THIS PERIOD.
DATE RECEIVED:	15TH SEPTEMBER, 1989

REPORT (M.T.P.)

Proposal

This applicant seeks Council's consent for the establishment and conduct of a wedding reception/function centre and restaurant wholly within the existing "Bridgeview House". The subject site is located on the western corner of Freemans Reach Road and Putty Road, Wilberforce.

The proposal seeks to operate primarily as a wedding reception/function centre with the restaurant component of the business representing an ancillary use, within the ground floor of the existing premises. The upper floor of the building comprises

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approximately 82 square metres of gross floor area and is to be used for office purposes.

The proposed hours of operation are between 11.00am and 3.00am, seven days a week. The applicant also advises that a 2 tonne pantech type truck will be used for deliveries. The frequency of deliveries will be limited to approximately 2 or 3 deliveries per week.

Statutory Situation

The subject land is currently zoned Rural 1(b2), under the current provisions of Hawkesbury Local Environmental Plan No. 1984. Further, Hawkesbury Local Environmental Plan No. 1984 (Amendment No. 83) was gazetted on the 21st July, 1989, to permit the establishment and conduct of a restaurant and function room over the land to which this development application relates.

When the Draft Hawkesbury Local Environmental Plan No. 1987 is gazetted, "Bridgeview House" will be classified as an item of environmental heritage. The proposed use is consistent with such a classification.

Planning Assessment

Physical Features

The subject land comprises of 1746 square metres and is relatively flat. This parcel of land is also flood prone being below the 1 in 100 year flood frequency level. However, the existing floor levels of "Bridgeview House" are above 1 in 100 flood frequency level and accordingly are in compliance with clause 35(5) of Hawkesbury Local Environmental Plan No. 1984, in addition to the provisions of the NSW Flood Plain Development Manual, December, 1986.

Planning Issues

The application shows that a single point of entry and exit will be available from Freemans Reach Road at the northern property boundary line, with a 6 metre accessway provision. This single point of entry/exit is considered satisfactory in order to mitigate traffic generation conflicts. The Traffic Authority of NSW Policies, Guidelines of Procedures Manual Nov. 1984 indicated that the application was in accordance with the manual guidelines and was not required by the Local Traffic Advisory Committee for assessment.

Under Council's car parking guidelines, the application requires one car parking space per 10 square metres of dining area plus one car parking space per two employees. The application comprises a total of 130.8 square metres of gross driving floor area and hence 14 car spaces plus three staff car spaces are required. The proposal makes provision for 17 car parking spaces and complies with the car parking guidelines. Notwithstanding this, the nature of a combined wedding reception/function centre and restaurant may in certain periods lead to car parking overflows. No car parking, however, should be encouraged or allowed along Freemans Reach Road or The Putty Road. Accordingly, the applicant should be advised that in periods of car parking overflow, patron car parking shall be directed to the designated car parking area in Macquarie Park. The applicant shall be further

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advised that Council may require dedication of a strip of land on the eastern property boundary for the purposes of road widening easement. This aspect can be addressed as a condition of consent.

Council's car parking code also requires a minimum width of 3 metres for perimeter, landscaped open space area. This perimeter landscaped open space area requires selective planting of tall growing trees within the car parking area and shrubs/small trees on the perimeter. However, the application indicates that the proposed carparking and manoeuvring areas encroach upon this 3 metre minimum open space setback standard. This discrepancy is considered reasonable given the proposed degree of landscaped planting. A condition of consent has been recommended to ensure that a landscape plan (indicating the species and their location) is submitted and approved, prior to the release of the building plans.

The existing onsite effluent/sewerage disposal system will be covered by the proposed carparking spaces. This requires that the onsite disposal shall be converted to an approved septic tank effluent removal service, prior to commencement of the proposed use. This new effluent disposal system shall make adequate provision for a truck space in order to undertake the pump out from the septic tank.

Recommendation

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 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.

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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.
20. A commercial grease trap shall be provided to cater for the projected loads of the kitchen.

ITEM 4:	(File S89/76)
APPLICANT:	J BOWDEN & CO
SUBDIVISION APPLICATION:	SUBDIVISION OF LAND INTO TWO LOT GENERALLY IN ACCORDANCE WITH THE PLAN SUBMITTED
OWNER:	MR M MALOUF
LAND & LOCATION:	LOTS A & B (RESUB PORTION 387 PARISH WILBERFORCE) CNR LAMROCK AVENUE & CREEK RIDGE ROAD, FREEMANS REACH
AREA:	12.14 HECTARES
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RURAL 1(B1) ENVIRONMENTAL PROTECTION b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987 - RURAL 1(B)
ADVERTISING:	NOT REQUIRED BY COUNCIL'S POLICY
DATE RECEIVED:	26TH SEPTEMBER, 1989

REPORT (M.T.P.)

Proposal

The subject land is shown on Council's zoning maps, cadastral maps and Council's records as Lots A and B. Investigations reveal that the land was approved for

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subdivision in 1929. From investigations at the Land Titles Office, it appears that the plan of subdivision, although approved, was never registered. As a consequence, the applicant surveyor lodged a fresh plan of survey for signature by the Town Clerk. It was indicated that a new survey was required as that previously prepared and approved was in imperial measurements and that this would not be accepted by the Registrar General.

Subsequently, Council obtained advice from its solicitors to the effect that, given the unexplained delay in the registration of the plan, the Town Clerk is entitled to refuse to sign the certificate.

Consequently, given the circumstances of the case, it was suggested to the applicant that a development application be submitted for the subdivision, supported by justification pursuant to State Environmental Planning Policy No. 1. As the area of the lots in the proposed subdivision are both approximately 6 hectares (the minimum requirement being 10 hectares) the subdivision requires the concurrence of the Director of the Department of Planning.

In assessing the application in terms of SEPP No. 1, it is necessary to establish that the minimum area standard of 10 hectares is unreasonable and unnecessary in the circumstances of the case.

The applicant has submitted the following objection under SEPP No. 1 in support of the variation from the 10 hectare standard.

"The subject land is Portion 387 in the Parish of Wilberforce. The current zoning in this area is for minimum 25 acres or 10 hectare lots.

An application for subdivision was approved in 1929 and a linen plan was subsequently prepared by a registered surveyor. This plan was signed off by the Shire Clerk on October 16, 1929. The linen plan was never registered, but is still available.

The property has, since 1929, been rated as two separate lots each of 15 acres or 6.07 hectares. The current owners, Mr and Mrs N Malouf, bought the property in 1962. At the time of purchase, Council's zoning certificate indicated two lots with areas the same as that shown on the linen plan. The Maloufs purchased the property always intending, one day, to sell the parcels separately.

As the previous linen plan was in chains and links a new plan of survey with areas and dimensions substantially the same as per original, has been prepared to meet the current Land Titles Office requirements. A Water Board Subdivider/Developer Certificate under Part 3 Division 2 Section 27 of the Water Board Act 1987 has been issued on the new plan of survey.

As indicated, the circumstances of the case suggest that this is a "one off" situation and it would appear most unlikely to occur again. Thus, matters of significance for state or regional planning would appear to be insignificant.

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The land has been considered by all and sundry to have been two separate allotments since 1929 and thus there is no public benefit to be gained by maintaining the planning controls currently adopted.

Thus, strict compliance to the development standards in this case are unreasonable and unnecessary and we seek concurrence to the objection and consequently the approval to formally subdivide the land."

Planning Assessment

In general terms, once a linen plan has been signed by the Town Clerk and released, it is deemed that the approval has been actioned and, as a consequence, the applicant is under no obligation to lodge the linen plan with the Registrar General within any specified time. In this instance, the applicant surveyor has indicated that the only reason the linen plan has to be re-signed is to alter the measurements from imperial to metric as required by the Registrar General. It is contended that if imperial measurements still applied, it would not be necessary to have referred the linen plan back to Council.

The circumstances of the application are unique and, given the general recognition of the existence of two lots, it is reasonable that the application be supported pursuant to State Environmental Planning Policy No. 1.

Recommendation

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.

ITEM 5:

APPLICANT:

DEVELOPMENT APPLICATION:

OWNER:

LAND & LOCATION:

AREA:

ZONING:

(File DA303/89)

COMPACT TENNIS (NSW PTY LTD)

TENNIS COURT WITH LIGHTS

R P 7 J A KEOWN

LOT 5 DP 239937, 21 HANCKEL ROAD,
OAKVILLE

2.266 HECTARES

A) HAWKESBURY LOCAL
ENVIRONMENTAL PLAN, 1984 -
RURAL 1C

B) DRAFT HAWKESBURY LOCAL
ENVIRONMENTAL PLAN, 1987 -
RURAL 1C

ADVERTISING:

DATE RECEIVED:

NO SUBMISSIONS RECEIVED

15TH AUGUST, 1989

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REPORT (M.T.P)

Proposal

The applicant seeks Council's consent for the erection of a standard size tennis court with four 2000 watt lights installed to allow for games to be played at night.

Planning Comment

The proposed tennis courts are located behind the existing residence and sufficiently clear of adjoining residences. The tennis courts are not proposed for commercial use therefore there is no requirement for on site parking. The use of the tennis court may be a problem in the night time and a condition has been recommended so that Council has some control over this issue.

Recommendation

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.

ITEM 6:	(File DA 168/89)
APPLICANT:	WAYNE MCDUGALL
DEVELOPMENT APPLICATION:	TWO STOREY DWELLING FOR THE PURPOSE OF A DUAL OCCUPANCY
OWNER:	U R MCDUGALL
LAND & LOCATION:	LOT 333 DP 259275, 2 CROSSLEY AVENUE, MCGRATHS HILL
AREA:	556SQM
ZONING:	A) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RESIDENTIAL 2A B) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987 - RESIDENTIAL 2A
ADVERTISING:	ADJOINING OWNERS NOTIFIED WITH NO SUBMISSIONS RECEIVED
DATE RECEIVED:	21ST APRIL, 1989

REPORT (M.T.P)

Background

The application received in April was for the erection of two separate dwellings on the property. Each residence was proposed to be of brick veneer construction with a garage and a storage area on the lower level and habitable floor space on the top storey.

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Under Sydney Regional Environmental Plan No 12 - Dual Occupancy, Council could not approve of detached dwellings on the land as the site area was less than 600sqm. The applicant was advised of this legal restriction and has subsequently amended his plans.

Proposal

The amended proposal consists of a two storey building containing two dwellings and under the same roof line. The appearance of the building from the street is of a single building. The top storey will be used for habitable purposes and the bottom storey to be used for garage and storage purposes.

Planning Assessment

The proposal complies with the statutory requirements of Sydney Regional Environmental Plan No. 12 - Dual Occupancy. Even though the building is two storey it is not out of scale with other residential development in the locality. The traffic generated by the development is minimal and is well within the capacity of the existing road structure.

The land is affected by flooding and the habitable floor level will be required to be at a minimal level of 16 metres above Australian Height Datum. This aspect can be covered as a condition of consent.

Recommendation

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.

ITEM 7:	(File S89/136)
APPLICANT:	MR N RUTLEDGE
DEVELOPMENT APPLICATION:	2 LOT SUBDIVISION
OWNER:	MR N & MRS M RUTLEDGE
LAND & LOCATION:	LOT 38 - DP 7565, BELLS LANE, KURMOND
AREA:	2.76HA
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RURAL 1(B1) & 1(B2)
	b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987 - RURAL 1(B)
ADVERTISING:	NOT REQUIRED
DATE RECEIVED:	29TH AUGUST, 1989

REPORT (M.T.P.)

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Proposal

The applicant seeks approval for a two lot subdivision having areas of 0.8ha and 2.02ha within a 10ha minimum zoning.

The applicant has submitted a letter supporting his application, it reads in part:-

"The reason I need to sub-divide the property is that proceedings are presently before the Family Law Court of Australia. Namely; to distribute the assets of my former wife and myself. If the sub-division is not successful the above property will be treated as one unit and sold and I am not in a position to purchase my former wife's share.

The above property was constructed to meet my physical needs because twenty three years ago I was involved in a motor vehicle accident resulting in me becoming a 'Quadriplegic' confining me to a wheel-chair permanently.

I realise that a sub-division of this type is not usually approved by Hawkesbury Shire Council. However, I feel my circumstances are unique and if the sub-division is not approved and I am forced to sell my home it would cause me great hardship. Therefore, I would be grateful if Council will consider this proposal on compassionate grounds."

Statutory Situation

The proposed 2 lot subdivision is prohibited under the provisions of clause 14(a) of Hawkesbury Local Environmental Plan 1984 and clause 11(2) of Council's imminent Hawkesbury Local Environmental Plan, 1989.

The minimum requirement for subdivision is that each separate allotment created hereby has an area of not less than 10 hectares.

Planning Assessment

Under the provisions of Council's planning scheme, the proposed 2 lot subdivision is prohibited as the resultant lots are significantly below that required.

Notwithstanding the statutory provisions, there is no planning justification for approving the subdivision based on compassionate grounds. No criteria exists for hardship.

Council will appreciate that "hardship" consideration's are not relevant to the determination of a development application. Beside the fact that hardship is not a relevant consideration in terms of Section 90 of the Environmental Planning and Assessment Act, it is impossible to set any guidelines for assessment of such hardship applications. In short, Council is unable to be an arbitrator in such matters.

The intention of the Rural zoning of the land is to enable residents to adopt a rural lifestyle. Within the zone, most agricultural uses may be carried out without development consent. The ten hectare minimum area requirement for allotments in the zone will not only ensure the rural character is maintained, but also that the

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demand for services, particularly water, does not increase. Council's concern is obviously not so much for a single two lot subdivision, but rather the cumulative effect of any precedent.

For reasons outlined above, the proposed 2 lot subdivision should be recommended for refusal.

Recommendation

That the application be refused for the following reasons:

1. The application is contrary to the requirements of clause 14 of Hawkesbury Local Environmental Plan, 1984.
2. Lack of "planning" grounds to support an objection under State Environmental Planning Policy No. 1.

ITEM 8:	(File DA 338/89)
APPLICANT:	K & K ROCHE
DEVELOPMENT APPLICATION:	HOME OCCUPATION - ~~SECRETARIAL~~ SERVICES
OWNER:	MR S & MRS PASCOE
LAND & LOCATION:	LOT X DP 163974 WINDSOR STREET, RICHMOND
AREA:	1644M ²
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RESIDENTIAL 2(C) ENVIRONMENTAL PROTECTION b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987 - RESIDENTIAL 2(C)
ADVERTISING:	ADVERTISED WITH NO SUBMISSIONS
DATE RECEIVED:	14TH SEPTEMBER, 1989

REPORT (M.T.P.)

Proposal

Council is in receipt of an application to operate a secretarial service from a dwelling identified as a "Heritage Item" under the provisions of the Draft Hawkesbury Local Environmental Plan 1987. Hours of operation are to be from 9.00am to 5.00pm.

Statutory Situation

The proposed development is defined as a "home occupation" under the provisions of clause 4 of the Environmental Planning and Assessment Model Provisions, 1980.

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The land is zoned Residential 2(c) under the provisions of Hawkesbury Local Environmental Plan, 1984 and the Draft Hawkesbury Local Environmental Plan, 1987, which permits medium density.

The dwelling has been identified as a Heritage Item under the provisions of Draft Hawkesbury Local Environmental Plan 1987 - Schedule 1.

Public Submissions

Adjoining owners were notified in accordance with Council policy with no submissions received.

Planning Assessment

The use such as a secretarial service defined as a "home occupation" is permissible with consent. The applicant is aware that no other persons are to be engaged in the business other than full-time residents of the dwelling.

The term "secretarial service" is not to include secretarial instruction or employment of others within the building.

The proposed development is to be contained within the living room on plans submitted, and will have minimal impact on the neighbourhood with respect to amenity. The use such as secretarial service should be supported for reasons outlined above.

Recommendation

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;
- (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).

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ITEM 9:	(File DA 177/89)
APPLICANT:	H SPARGO
DEVELOPMENT APPLICATION:	DOG KENNELS
OWNER:	S & H SPARGO
LAND & LOCATION:	LOT 4 DP 241309 BLAXLANDS RIDGE ROAD, EAST KURRAJONG
AREA:	8090M ²
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RURAL 1(A6) ENVIRONMENTAL PROTECTION AREA b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987 - RURAL 1(C1)
ADVERTISING:	ADJOINING OWNERS NOTIFIED - 1 LETTER RECEIVED
DATE RECEIVED:	5TH MAY, 1989

REPORT (M.T.P.)

Proposal

The application involves the keeping of eight dogs for "showing and breeding - not boarding".

A dwelling is currently under construction with a proposed garage and carport.

Amended plans were requested upon receipt of the original application which indicated the kennels were in proximity of adjoining owners. Revised plans submitted indicate that the kennels will be located 20.0 metres to the rear from the proposed garage.

The kennels are to be constructed of brick, 1.8m high and corrugated iron for the roof. A 1.5m high chain wire fence is to be provided for each of the kennel yards. Each kennel area measures 1.2m by 3.1m, giving an area of 3.7m² per kennel.

Statutory Situation

The proposal is identified as an "animal establishment" in accordance with the definition included in clause 4 of Hawkesbury Local Environmental Plan, 1984. The proposal is permissible with consent under the Rural 1(a6) Environmental Protection zoning of the land.

Public Submission

Upon receipt of the original application, adjoining owners were notified with one submission from Mrs P Martin and her submission reads:-

"I am concerned about the noise these dogs may create. My husband works for Readymix, driving a semi-trailer. He is expected to start work at 5am nearly every morning of the week, including Saturday. It

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is most important that he has a good night's sleep, as he is on the road all day.

If the council decides that the kennels will be sufficiently sound proof, there is not much we can say about it, but perhaps the kennels could be built further down the back of the property away from existing houses nearby."

Planning Assessment

Amended plans submitted to Council indicate that the kennels are to be located further to the rear of the property, with a distance of approximately 60 metres from Blaxlands Ridge Road. The side distance is within 3.0 to 5.0 metres from the western boundary.

Additional information provided by the applicant includes:

1. Selected brickwork to kennels to 1.8m high.
2. Corrugated iron roof sheeting.
- 3 1.5m chain wire netting.
- 4 50mm gal posts.
5. Graded concrete floor (75mm to 50mm).
6. Spoon drain to drain waste to trench.
7. 1.8m x .300, absorption trench.
8. Rain water discharge to storage tank.

The kennel building has an area of 33.8m². Plans indicate the brick enclosures to be 1.2m square, with open enclosures measuring 1.9 metres by 1.2 metres. Gates are provided for all kennel areas.

Kennels are sited sufficiently from the road behind the dwelling and garage. It is considered that the kennels should be sited centrally from side boundaries as the subject land is approximately 30 metres wide. This would effectively create suitable area for landscaping and earth mounding so as to minimise barking and reduce the impact on adjoining properties.

Drainage is to be provided to a 1.8 by 0.3 metre absorption trench located behind the kennels out of view from the road. This is quite satisfactory as the number of dogs is to be less than eight. The applicant should make provision for disposal of wastes from the kennels and yard areas to the satisfaction of the Manager of Environment and Building Services.

With respect to the objector's concern to noise, this may be overcome through suitable landscaping and/or earth mounding and that the kennels be constructed from sound approved materials under the requirements of Council's Dog Code.

Recommendation

That consent be granted for the keeping and breeding of 8 (eight) dogs subject to the following conditions:

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- 1-10. Standard conditions (Development) 31, 32, 33, 39, 100, 101, 110 (8 [eight] adult), 111, 112 and 114.
11. Provision of an adequate water supply must be provided at all times to the kennels to the satisfaction of the Manager of Environment and Building Services.
12. No boarding activities are to be carried out on the subject premises. Should such a use occur, a separate development application should be submitted to Council for consideration.

ITEM 10:	(File S89/116)
APPLICANT:	JENNINGS INDUSTRIES LTD
DEVELOPMENT APPLICATION:	SUBDIVISION TO CREATE 2 TORRENS TITLE LOTS GENERALLY IN ACCORDANCE WITH THE SUBMITTED PLAN DATED 1ST AUGUST, 1989, REFERENCE 703/20893 DEPARTMENT OF HOUSING
OWNER:	LOT 880 DP 789901, 57 GUARDIAN CRESCENT, BLIGH PARK
LAND & LOCATION:	
AREA:	688.6M ²
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RESIDENTIAL 2(A) b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987 - RESIDENTIAL 2(A)
ADVERTISING:	NOT REQUIRED
DATE RECEIVED:	9TH AUGUST, 1989

REPORT (M.T.P.)

Proposal

The application is for a Torrens Title subdivision of a proposed duplex development. The land has an area of 688.6sq.m and the subdivision would result in the creation of 2 lots each with an area of approximately 344sq.m.

Statutory Situation

The land is zoned Residential 2(a) under Hawkesbury Local Environmental Plan 1984. The minimum area for the subdivision of residential land under this zoning is 550sq.m per lot. However, State Environmental Planning Policy No. 25 provides for a minimum lot size of 450sq.m. This policy prevails over the provisions of Hawkesbury LEP 1984.

The proposed Torrens Title Subdivision will result in lots with areas of only 344sq.m (approximately), significantly less than the required minimum.

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However, Council has power under SEPP No. 1 to vary the minimum standard for subdivision in residential zones provided that it is satisfied that the standard is unreasonable and unnecessary in the circumstances of the case.

The applicants have submitted a letter pursuant to SEPP No. 1 which provides the following justification:

"Strata titling does not have a minimum area provision, however, under Torrens Title:

1. No body corporate is required
2. Sale of the unit is more acceptable
3. No other difference appears to exist."

The basis of the applicant's objection is that a strata title subdivision of the land would virtually be a de facto Torrens Title subdivision with exception of the existence of a body corporate.

Planning Assessment

The applicant's submission pursuant to SEPP No. 1 is supported as there would seem to be little difference between a strata subdivision and a Torrens Title subdivision of the dwellings.

As the boundary between the two lots will be dependent upon the location of the party wall, it is considered that the survey for the linen plan should not be undertaken until after the party wall has been erected and the plan not released until the building is completed.

In physical terms, there is no difference in the end development, although as Torrens Title allows unhindered separate ownership there is a possibility that replacement painting colour schemes etc. could vary from one part of the duplex to the others. In reality, however, this is considered insignificant as most pairs of duplexes would retain co-ordinated colour schemes.

Three other councils were contacted (Penrith, Blacktown and Campbelltown) to ascertain their views on such proposals. Penrith has not yet resolved a position as there have been no applications received. Blacktown has a policy of allowing Torrens subdivisions of duplexes providing that each resultant lot accords with the minimum lot standards within their LEP. Campbelltown approves Torrens Title providing building is completed.

It is considered that Council should approve Torrens Title applications in addition to Strata Title applications for duplexes or semi-detached dwellings providing that the building is completed.

Recommendation

- 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:

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- 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.

ITEM 11:	(File DA 276/89)
APPLICANT:	MR C J KERRY
DEVELOPMENT APPLICATION:	DUPLEX
OWNER:	MR C J KERRY
LAND & LOCATION:	LOT 4 DP 248295 DRUMMOND ROAD, KURRAJONG
AREA:	1012M ²
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RESIDENTIAL 2 (A1) ENVIRONMENTAL PROTECTION b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987 - RESIDENTIAL 2(A)
ADVERTISING:	PLACED ON EXHIBITION AND ADJOINING OWNERS NOTIFIED WITH OBJECTIONS RECEIVED
DATE RECEIVED:	27TH JULY, 1989

REPORT (M.T.P.)

The following report was deferred from consideration at Council's meeting of 3rd October, 1989 to enable objectors to address Council at this Committee Meeting.

Proposal

The applicant proposes to erect a residential flat building containing two units, commonly referred to as a duplex.

The units contain three bedrooms with single lock-up garage and the building is of brick veneer construction. From the Sherwood Street frontage the development would have a two storey appearance.

The land has a steep slope down on to Sherwood Street requiring some excavation across the front of the building.

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Access to the property is off Sherwood Street by means of two concrete slab driveways.

Statutory Situation

The land is zoned Residential 2(a1) under Hawkesbury Local Environmental Plan, 1984 and Residential 2(a) under Draft Hawkesbury Local Environmental Plan, 1987. The development of land for the purpose of a duplex is permissible under both planning schemes.

Council's policy for building lines for single dwellings requires a building setback of 7.5 metres. The setback for the development is 6 metres from the Sherwood Street boundary.

Public Notification

The application was placed on exhibition and adjoining owners notified in accordance with Council's policy. A total of 34 objections were received from adjoining and surrounding landowners.

The objections were mainly in a standard letter form and objecting to the proposal on the following grounds:-

"The construction of a duplex in Kurrajong would:

- * Undermine and destroy the unique character of Kurrajong Village.
- * Reverse the current trend of single family occupancies living in quality homes.
- * Set an unacceptable precedent for the future development of the Kurrajong area.
- * Unnecessarily increase the population density in an area which already has waste disposal difficulties."

Several other objections raised the additional issues of:-

- * Waste disposal
- * Development out of character with existing development
- * Financial outlay of landowners to improve properties
- * Land devalued
- * Adequacy of water supply
- * Access off a "blind street entrance"
- * Building lines of 6 metres when residences previously required 7.62 metres.

Planning Assessment

The proposed development has the appearance of a large residence and is of similar scale and bulk to other residential development in the locality. Adjoining development is of a modern design and it is considered that the proposal will not be out of character with this development.

Advice from the Water Board indicates that the site can be adequately serviced by water.

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Waste disposal will have to be by means of a pump-out system. This can be achieved by a condition of consent. It should be noted that a pump-out system would be required even for a single dwelling.

Because of the steep slope of the land, a geotechnical report would be required regarding building requirements and location of pump-out tanks. Again this can be controlled as a condition of consent.

The yard space is steeply sloping, however, it could be landscaped into a pleasant setting. Ample room exists for clothes drying facilities.

The proposal is overlooked by the adjoining two storey residential development to the north, however, any residential development of the subject land would be overlooked given the circumstances of the case. Also, as the land is a corner block, it is reasonable that the second frontage be reduced to 6.0 metres from the road. This complies with Council policy.

In conclusion, the proposal is considered to be a satisfactory development given the design and size of adjoining houses as well as the steep slope of the land.

Recommendation

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

- 1-6. Standard conditions 6 (\$912) (nine hundred and twelve dollars), 16 (6m) (six metres), 31, 40, 70 and 73.
7. Disposal of sewage from the site shall be by means of a pump-out system. Each unit shall have its own tank. Details to be submitted with the building application.
8. Submission of a geotechnical report in relation to building foundations and location of pump-out tanks with the building application.

ITEM 12:

APPLICANT:

DEVELOPMENT APPLICATION:

(File DA 332/89)

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

OWNER:

LAND & LOCATION:

AREA:

ZONING:

YALTA PTY LTD

PART LOT 3, SECTION 4, 245 WINDSOR STREET, RICHMOND

778M²

a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - GENERAL BUSINESS 3(A) ITEM OF ENVIRONMENTAL HERITAGE SCHEDULE 11

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ADVERTISING:

b) DRAFT HAWKESBURY LOCAL
ENVIRONMENTAL PLAN, 1987 -
GENERAL BUSINESS 3(A)
NOT ADVERTISED AS LOCATED IN
A COMMERCIAL AREA
5TH SEPTEMBER, 1989

DATE RECEIVED:

REPORT (M.T.P.)

Proposal

The application is to convert the upper two storeys of the building into six self-contained apartments. The ground floor of the building is currently an electrical shop. There is also an existing flat and sheds at the rear of the building. The following information has been submitted with the application:

"The building has two storeys and an attic and is listed in schedule 11 of Council's LEP. The ground floor is leased as retail premises and is currently occupied by an electrical goods retailer. The two upper floors contain a single dwelling unit which is currently occupied and in a poor state of repair.

My client proposes to convert the upper two storeys into six self-contained 'bachelor' apartments, each containing a bedsitting room, a bathroom and kitchen facilities.

We appreciate the fact that some conditions of Ordinance 70 will be impossible to achieve, and in asking for Council's approval for this development application we also ask that Council assist us in this matter by a resolution under clause 6.6(6), approving the change of use because of the importance historically of this building.

It is our intention to install fire rated ceilings to each level and all new walls shall be steel stud and fitted with fire rating plasterboard. The stairwell, although below required width, shall be isolated from the ground floor shop premises and fire doors shall be installed to each unit. It is also our intention to install smoke and heat detectors and external openings wherein they contravene Ordinance 70 will be protected or removed. Any other requests by the Health and Building Department to improve the safety aspects of the project will also be looked at favourably by my client... "

Statutory Situation

The building is an Item of Environmental Heritage under schedule 11 of the Hawkesbury Local Environmental Plan, 1984. Clause 37 of this LEP provides that a person shall not carry out any development in relation to land on which an Item of Environmental Heritage is situated except with the consent of the Council. The Council cannot grant consent to such development unless it has made an assessment of -

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- (a) The significance of the item as an Item of the Environmental Heritage of the Shire of Hawkesbury;
- (b) The extent to which the carrying out of development in accordance with the consent would affect the historic, scientific, cultural, social, archeological, architectural, natural or aesthetic significance of the item and its site;
- (c) Whether any stylistic, horticultural or archeological features of the item or its site should be retained; and
- (d) Whether the item constitutes a danger to the users or occupiers of that item or to the public.

Council is not required to advertise alterations to an item of environmental heritage where the work is of a minor nature and does not adversely affect the significance of the building (Clause 39A). It is considered that the application complies with this criteria and as a consequence has not been advertised.

Pursuant to clause 9 of the LEP, dwellings or flats used in conjunction with shops are a permissible use of the land in this zone.

Ordinance 70 of the Local Government Act provides that the use of a building in existence before the commencement of the Ordinance shall not be changed from that of one class to that of another class unless the building complies with the requirements of the act and ordinances applicable to the new class or a change of use has been approved by resolution of the Council under sub-clause 6.6(6).

Sub-clause 6 provides that the use of a building, or a portion of a building, may be changed from that of one class to that of another without the entire building being made to comply with the act if the Council, after consideration of a report, resolves that, in its opinion, the building with such alterations as it may require -

- (a) Will be structurally sound and capable of withstanding the loading arising from the new use; and
- (b) Will contain reasonable provision for -
 - (i) the safety of persons proposed to be accommodated in the building, or portion, in the event of fire, particularly in relation to egress;
 - (ii) the prevention of fire;
 - (iii) the suppression of fire; and
 - (iv) the prevention of the spread of fire.

Planning Assessment

In relation to the considerations identified in clause 37 of LEP 1984, the Richmond Townscape Study provides information on both the significance of the building and desirable restoration works.

According to the Townscape Study, the original section of the building was constructed in circa 1850. The Study describes the building as follows:

"Two storey rendered brick building with steep gable ended galvanised iron roofing. Ground floor shop extensions to the front street alignment, probably added around 1890, with open verandah above

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concealed behind heavily moulded ground floor parapet. Verandah over footpath on timber posts with steep fascia below galvanised iron and roof. Beautifully detailed fretted boarding to the ends of footpath verandah. Simple skillion roof recently added over upper verandah. Magnificent early timber moulded shop front, circa 1890. Early 12 pane windows to the upper floor remain either side of central French door pair. Chimney remaining above right hand gable. Exposed side wall of building is entirely painted with inappropriate coloured mural."

The study recommends that the building be retained in its current form, particularly the shop front, and restore the missing minor details. It is also recommended that consideration be given to repainting in an early colour scheme and removal of the mural. A sketch of the recommendations is included at the rear of this section of the business paper.

In relation to the resolution required of Council under sub-clause 6.6(6) of Ordinance 70 of the Local Government Act, it is considered that the building can be made to comply with the provisions of this sub-clause through the imposition of a number of building conditions. These include the installation of alarmed smoke and heat detectors in the existing ground floor shop and each sole occupancy unit as well as the internal stairway.

The Richmond Townscape Study is critical of the mural painted on the western side of the building. This was apparently undertaken in the early 1980s by an artist in residence, with assistance from unemployed people through funding provided by the State and Federal Governments. The mural is in good condition, although the messages conveyed have somewhat dated with time. For architectural reasons, it is recommended that the mural be painted out. Alternatively, its "loudness" would overshadow any traditional colour scheme as recommended in the study.

The proposal makes provision for seven off-street parking spaces on the basis of one space for each of the proposed six flats and one space for the existing flat. No provision is made for visitor car parking. Given the location of the building in the centre of the commercial area and within walking distance of public transport, it is considered that the provision of one space per flat is adequate.

The Richmond Townscape Study categorises the building as being significant to the streetscape. Its history is also significant as an original Georgian building with a Victorian shop front addition. The subject application will contribute towards its restoration and, accordingly, should be approved subject to conditions under Ordinance 70 and the recommendations of the Richmond Townscape Study.

Recommendation

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

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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 internal 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.
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 damage 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

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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.

ITEM 13:	(File DA 712/88)
APPLICANT:	MR DAVID BEAR
DEVELOPMENT APPLICATION:	STAGE 1 - CONSTRUCTION OF A DRIVE-IN LIQUOR STORE. STAGE 2 - RENOVATION OF HOTEL INCLUDING NEW BEER GARDEN.
OWNER:	MR DAVID BEAR
LAND & LOCATION:	CNR LOT A, RESUB LOTS 1-3, SECTION 12, GEORGE STREET, WINDSOR
AREA:	1502M ²
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - SPECIAL BUSINESS 3(B) ENVIRONMENTAL PROTECTION b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987 - SPECIAL BUSINESS 3(B)
ADVERTISING:	ADJOINING OWNERS NOTIFIED WITH NO SUBMISSIONS BEING RECEIVED
DATE RECEIVED:	10TH OCTOBER, 1988

REPORT (M.T.P.)

Background

Council, at its Ordinary Meeting on 10th October, 1988, issued approval in two stages for the construction of a drive-in liquor store and the renovation of the existing hotel including beer garden. Following receipt of correspondence from the applicant requesting that the direction of travel to the development (in particular the drive-in store) recommended by the Local Traffic Committee be reversed, the application was the subject of a further report to Council. Council, at its Ordinary Meeting of 13th December, 1988, resolved to support the Local Traffic Committee's recommendation in respect of reversal of travel direction to entry via Tebbutt Street and exit via George Street in recognition of the adjacent primary school, traffic and public safety.

Planning Assessment

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Council is now in receipt of amended plans illustrating relocation of the proposed liquor store from the north-western corner of the land to an extension of the existing hotel. The northern wing of the hotel will be extended by approximately 9 metres to accommodate the drive-in liquor store. The extension will comprise a new tile roof, gutter and fascia of the hotel as well as rendered brickwork to match the existing hotel building. Notwithstanding that the amended plans illustrate a 6 metre opening in the proposed extension for car and truck access, reduction of the opening to a width of 4 metres is considered more sympathetic to the hotel. The inclusion of a false window similar to existing windows in the northern wing of the hotel will further improve the appearance of the extension and as such should be conditional on consent. The applicant has indicated agreement to the amendments suggested by Council officers.

The amended plans further illustrate partial demolition of existing garages situated in the north-western corner of the land. The applicant proposes to utilise part of the existing garage area for the purpose of storage.

Relocation of the drive-in liquor store will necessitate relocation of the parking spaces. Council will recall that approval was previously conditional on provision of 10 on-site parking spaces. The amended plans illustrate provision of five car spaces in the area between the liquor store and George Street adjacent to the driveway, with a further five spaces being provided at the rear of the hotel building. The location of these spaces will not impede the one-way flow of traffic from Tebbutt Street through the drive-in liquor store to George Street.

It is considered that the amended proposal should be approved as it will not detract from the heritage significance of the existing hotel.

Recommendation

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

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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.

ITEM 14:	(File DA 350/89)
APPLICANT:	J D PAINE
DEVELOPMENT APPLICATION:	ERECTION OF A TENNIS COURT
OWNER:	J D PAINE
LAND & LOCATION:	"SUNNY BRAE", LOT 21 DP 603166 THE TERRACE, WINDSOR
AREA:	9514M ²
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RESIDENTIAL 2(A) ENVIRONMENTAL PROTECTION b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987 - RESIDENTIAL 2(A)
ADVERTISING:	ADJOINING OWNERS NOT NOTIFIED DUE TO DISTANCE OF PROPOSAL FROM ADJACENT DEVELOPMENT
DATE RECEIVED:	29TH SEPTEMBER, 1989

REPORT (M.T.P.)

The Windsor Parking Strategy was reported to the General Purpose Committee Meeting of Council on 26th September, 1989, where the subject land was discussed. Perhaps in response to this discussion, a development application for a tennis court was lodged by Mr J D Paine on 29th September, 1989.

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The application seeks approval for the erection of a tennis court. "Sunny Brae", an Item of Environmental Heritage identified in Schedule 11 of Council's planning instrument, is situated on the land. "Sunny Brae" is additionally encompassed by a Section 130 "demolition" order made pursuant to the Heritage Act 1977. The proposal is permissible with development consent pursuant to Clause 37 of the planning instrument.

The land is regular in shape and comprises 9,514m² in area. The application proposes construction of the court approximately 7 metres from the alignment of The Terrace and 22 metres from Council's Kable Street car park. In correspondence which was reported to Council at its Ordinary Meeting on 3rd October, 1989, the applicant indicated that a clay tennis court has existed on the proposed site since 1920. The proposal will not necessitate any removal of trees.

The tennis court will comprise an area of approximately 760m² and will be enclosed by a 3.5m high wire fence. In discussions with Council's Officers, the applicant has indicated that the tennis court will only be used in daylight hours by the applicant, his family and guests, and will not be for public hire.

The proposal is not considered to have any adverse effect on the building fabric of "Sunny Brae" nor its immediate curtilage, that is the area from Union Lane south to the Oak tree situated in the middle of the paddock.

Whilst it is Council's policy to notify adjoining owners of development such as tennis courts, this was not done in this instance due to the distance between the proposed tennis court and adjacent development. Development in the vicinity of the proposal includes Council's Kable Street car park, Howe Park, the Medical Centre, and two residences. The proposal is not considered to adversely affect the amenity of any adjacent development.

As the proposal would involve increased expense of acquisition of part of the land should this occur at a later date for the purposes of car parking, as well as necessitate relocation of the tennis court to elsewhere on the site, it is considered appropriate that Council consider as part of its recommendation, the relocation of the court clear of a 20m strip parallel with The Terrace such as would facilitate car parking at a later stage should such be required.

Recommendation

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.

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ITEM 15:	(File DA 319/89)
APPLICANT:	BODEN INVESTMENTS PTY LTD
DEVELOPMENT APPLICATION:	OPERATION OF A PRIVATE TIP TO FILL THE SUBJECT LAND TO IMPROVE THE AGRICULTURAL USE OF THE SITE
OWNER:	BODEN INVESTMENTS PTY LTD AND MRS G MORE
LAND & LOCATION:	PORTIONS 190, 192, 194, 224 AND PT 225 AND LOT 1 DP 58667 MULGRAVE ROAD, MULGRAVE
AREA:	117.1 HECTARES
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RURAL 1(b) b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987 - RURAL 1(b)
ADVERTISING:	ADJOINING OWNERS NOTIFIED WITH TWO SUBMISSIONS RECEIVED FROM G & J SHARPE AND D E BATY
DATE RECEIVED:	23RD AUGUST, 1989

REPORT (M.T.P.)

Proposal

The applicant seeks Council's consent to operate a private tip in order to fill part of the subject site, generally in a closed gully, to provide better access between the facilities on the farm and to provide higher pasture land above the more frequent flood levels. Other than a small amount of filling on Portion 224, all filling is proposed to be contained within the applicant's land. The filling will be carried out in three stages and it is anticipated that the development will take seven years to complete. The first stage will take two years, the second stage one and a half years, and the final stage three and a half years.

The applicant intends, during the operation, to clean the open drains on the lowlands to further assist in the draining of the grazing areas. The spoil from the cleaning operations will be deposited on the filling site and will likely lessen the time scale of seven years.

The applicant has stated that there will be 23 truck movements per day.

Statutory Situation

The site is zoned Rural 1(a) under Hawkesbury Local Environmental Plan, 1984, and the operation of a private tip requires the consent of Council. The proposal is not precluded by Clause 35 of Hawkesbury Local Environmental Plan, 1984, which relates to the development of flood-labile land.

Under the Draft Hawkesbury Local Environmental Plan, 1987, the site is zoned Rural 1(b) and would require Council consent under Clause 9 of that draft plan.

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Public Notification

Two submissions were received, one of which raised no objection to the operation of the tip. The other submission raised the following concerns:

1. "We are concerned about noise as we have just purchased in this area for the peace. We request that no tractor or truck work be done on the weekends - Saturday and Sunday - so family days home days are quiet.
2. We feel truck delivery times and tractor work be kept to a reasonable time for start and finish, eg, 6.30am to 5.00pm weekdays.
3. The direction and access the trucks will be taking to the property is of concern. Railway Road is in no condition to take that number of heavy vehicles, as it is only one car wide and holed with dangerous sides. We request all trucks must access the site via Mulgrave Road only across the railway crossing."

Comments from the Metropolitan Waste Disposal Authority

The proposal has been examined by the Authority's officers and you are advised that should your council approve the development, the Authority would be prepared to approve the site as a depot upon the receipt of a formal application.

The following conditions would be attached to a certificate of registration for the site.

The Authority's standard conditions of approval SWIA (copy attached) with the deletion of the following clauses:

1.1.1 1.1.2 1.1.4 1.1.6 1.1.7 1.2.10

and include the following Special Conditions.

1. That a copy of the Development Approval be forwarded to the Authority.
2. That the waste received on the site be restricted to natural excavated materials and selected demolition materials excluding glass, metals, timber, asbestos and any other wastes of any nature.
3. That sedimentation traps be constructed to prevent siltation of any easement or waterway.
4. That any topsoil excavated on site be preserved for use in final cover.
5. That a stockpile of not less than 1000 tonnes of natural excavated material be maintained on site for use as emergency cover during the life of the depot.

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6. That the applicant prepare a Plan of Management or alternatively a Statement of Management and Control and submit it to the Authority for approval prior to the acceptance of waste at the depot.
7. A condition of the approval by the Authority to the issuance of a certificate of Registration for the depot will require the lodgement of a Bank Guarantee in favour of the Authority to Twenty thousand dollars.

Such guarantee shall be replenished to the full amount should the Authority have any reason to call up the Bank Guarantee or any part thereof to correct any environmental problems, which have not been remedied by the occupier upon being given notice to do so. Failure of the occupier to replenish the Guarantee to the full sum will result in the suspension of the Certificate of Registration. Such guarantee will be required to remain in force during the operation of the depot and until such time thereafter as the Authority is satisfied that the site is environmentally secure.

Planning Assessment

The fill will consist of soil and other excavated material, as well as broken concrete. No putrescible material, including tree loppings or household garbage, will be brought to the site. Twenty-three truck loads of fill are expected on a weekly basis.

The major impacts on the environment will be:

1. Noise generated by trucks and earthmoving machinery.
2. Air pollution from dust on the site and on the road.
3. Erosion of material from filled areas.
4. Degradation of the visual amenity.

Noise

The bulldozer to be used on the site can be modified to meet the State Pollution Control Commission's Noise Control Guidelines. Furthermore, limiting the hours of operation of the proposal will also decrease noise impact. These aspects can be covered as conditions of consent. The 23 truck loads per day are not considered excessive, particularly if access is restricted to Mulgrave Road as there are only a few residences fronting Mulgrave Road.

Air Pollution

Dust can be controlled on the site by the watering of service roads. Maintenance to Mulgrave Road will lessen the likelihood of dust being generated on this road. The applicant will be required to pay a contribution to the maintenance of Mulgrave Road.

Erosion

Erosion and resultant siltation of downstream waterways will be minimised by the staging of the operations. The applicant has also stated the following:

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- The filling will not obstruct, divert or alter or interfere with the flow of surface water across the land to be filled.
- The final land form will provide for the overland flow of surface water down each gully to the drains in the lowlands.
- The filling to be placed on the land will be clean soil, bricks, concrete, stone and similar material and no organic matter, rubbish, tyres, timber, sawdust etc will be deposited on the land.
- The filling will be placed, compacted and battered at edges at a slope less than the angle of repose of the material used in the fill.
- The edge of the filling will be protected against erosion by the flow of surface water and flooding.
- During the filling of the land the property will be securely fenced and provided with a prominent sign directing that unauthorised filling of the land will be prohibited.

These statements, where appropriate, can be translated into conditions of consent.

Visual Amenity

The staging of the development, as well as its relative isolation from adjoining residential development, will minimise the visual impact.

General

Due to the nature and final compaction of the fill, it is most unlikely that the land will be able to be developed for a purpose higher than agriculture. Part of the proposal involves filling on the unformed section of Mulgrave Road within the property. No objections are raised to this aspect of the proposal subject to a higher standard of compaction on this section of Mulgrave Road.

The proposal has the potential to damage the environment if not undertaken in a responsible manner. To that end, it is proposed to condition the consent so that stages 2 and 3 cannot commence until stage 1 has been completed to the satisfaction of Council.

In conclusion, the proposal is supported in that it provides an environmentally acceptable means of disposing of excavated material and concrete, yet at the same time improving the agricultural capability of the land.

Recommendation

That the application be approved subject to the following conditions:

- 1-3. Standard conditions (DAs) 32, 100, 102.
4. Operating hours shall be limited to 6.30am to 5.00pm Mondays to Fridays. Any alteration of these hours will require Council consent.
5. Compliance with any requirement of the Waste Management Authority of New South Wales.
6. All truck access to the site to be from Windsor Road and then via Mulgrave Road.
7. All landfill is to be transported to the site by trucks.

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8. The filling shall not obstruct, divert or alter or interfere with the flow of surface water across the land to be filled.
9. The final land form shall provide for the overland flow of surface water down each gully to the drains on the lowlands.
10. The filling to be placed on the land shall be clean soil, bricks, concrete, stone and similar material and no organic matter such as rubbish, tyres, timber, sawdust etc. will be deposited on the land.
11. The filling shall be placed and compacted and battered at edges at a slope less than the angle of repose of the material used in the fill.
12. The edge of the filling shall be protected against erosion induced by the flow of surface water and flooding.
13. During the filling of the land the property shall be securely fenced and provided with a prominent sign directing that unauthorised filling of the land will be prohibited.
14. Each stage of the proposal shall be carried out in the following manner:
 - a) Topsoil shall be removed by suitable earthmoving equipment and stockpiled in the approximate location shown on the plan accompanying the application.
 - b) The fill material shall be deposited and levelled by a small Caterpillar dozer in the staging locations shown on the plan accompanying the application.
 - c) The removed topsoil shall be spread over the filled land so as to provide a minimum cover of 200mm (two hundred) for the planting of grasses for grazing pastures.
 - d) New fences shall be erected on the filled land.
15. Stage 1 shall be completed to Council's satisfaction prior to any works commencing on stage 2.
16. The open drains on the lowlands shall be cleared annually and the spoil removed and placed in the filling operation to the satisfaction of Council.
17. The filling on Portion 224 shall not result in the surface ponding of water.
18. The area of Mulgrave Road within the proposed area to be filled shall be filled with clean clay/shale fill and compacted to 95% (ninety-five) standard density. Compaction certificates for the full depth of fill to be submitted to Council for approval. (Note: This requirement may be deleted if this section of Mulgrave Road is closed and transferred out of Council's ownership.)
19. The bulldozer used for spreading the fill shall be fitted with noise attenuation measures which comply with the State Pollution Control Commission's Guidelines for such machinery.
20. Access roads within the site shall be watered to Council's satisfaction so as to minimise dust pollution.
21. This consent is limited to a period of 7 (seven) years. Extension of this consent will require the lodgement of a separate application to Council.
22. Payment of a contribution of \$66,450 (sixty six thousand, four hundred and fifty) indexed to the Consumer Price Index at the time of payment for the maintenance of Mulgrave Road. This contribution comprising:
 - \$18,150 (eighteen thousand, one hundred and fifty) for Stage 1;
 - \$15,225 (fifteen thousand, two hundred and twenty five) for Stage 2;
 - \$33,075 (thirty three thousand, and seventy five dollars) for Stage 3;shall be paid within 12 (twelve) months from the commencement of each Stage. It is the applicant's responsibility to advise Council of the commencement of each stage.

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ITEM 16: (File DA 347/89)
APPLICANT: R G SAHASRABUDDHE
DEVELOPMENT APPLICATION: THE ESTABLISHMENT AND CONDUCT OF A PROFESSIONAL CONSULTING ROOM IN ACCORDANCE WITH THE SUBMITTED PLAN DATED 26TH SEPTEMBER, 1989
OWNER: D & A DAVIES
LAND & LOCATION: LOT 1 DP 742310, NO. 28 MARCH STREET, RICHMOND
AREA: 505.8M²
ZONING: a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RESIDENTIAL 2(A)
b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987 - RESIDENTIAL 2(A)
ADVERTISING: THE APPLICATION WAS ADVERTISED FOR A PERIOD OF 14 DAYS, BY WAY OF LETTERS TO ADJOINING OWNERS. TWO SUBMISSIONS WERE RECEIVED IN SUPPORT OF THIS APPLICATION
DATE RECEIVED: 26TH SEPTEMBER, 1989

REPORT (M.T.P.)

Proposal

This application seeks Council's consent for the establishment and conduct of a professional consulting room for one medical practitioner. The proposal is to convert an existing timber dwelling into the surgery and the proposed hours of operation are 9.00am to 6.30pm Monday to Friday, and 9.00am to 12.00 noon Saturdays.

Statutory Situation

The subject land is currently zoned Residential 2(a) under the provisions of Hawkesbury Local Environmental Plan, 1984. The application is permissible within the zone. The land is to be zoned Residential 2(a) under the proposed provisions of Draft Hawkesbury Local Environmental Plan, 1987, and accordingly, the proposal is also permissible within this zone.

Planning Assessment

This proposal is considered to be compatible with the neighbourhood, given that the practice is for a single qualified general medical practitioner operating under normal commercial hours.

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Under Council's Car Parking Code, three car parking spaces are required for professional consulting rooms. The subject application makes provision for three open on-site car parking spaces in addition to an existing single-berth garage and hence, is in compliance with this car parking requirement.

Recommendation

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.

ITEM 17:

APPLICANT:

DEVELOPMENT APPLICATION:

OWNER:

LAND & LOCATION:

AREA:

ZONING:

ADVERTISING:

DATE RECEIVED:

(File DA 72/89)

K.R., R.L., G.L. & J.T. HARDAKER

26 UNIT MOTEL AND RESTAURANT

K.R., R.L. G.L. & J.T. HARDAKER

LOT 1 DP 210846, WINDSOR ROAD,
VINEYARD.

5,337 SQUARE METRES

a) HAWKESBURY LOCAL
ENVIRONMENTAL PLAN 1984 -
RURAL 1(b1)

b) DRAFT HAWKESBURY LOCAL
ENVIRONMENTAL PLAN, 1987 -
RURAL 1(c).

ADJOINING OWNERS NOTIFIED OF
ORIGINAL APPLICATION WITH NO
SUBMISSIONS BEING RECEIVED.
AMENDED APPLICATION IS OF
SIMILAR SCALE AND CHARACTER
AND, AS SUCH, ADJOINING OWNERS
WERE NOT ADVISED OF AMENDED
PROPOSAL.

2ND OCTOBER, 1989.

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REPORT (M.T.P.)

Introduction

In July 1985, Council granted consent to the establishment of a 20 unit motel and licensed restaurant on the subject site, subject to a number of conditions. This development consent, however, was never secured.

In February of this year, the applicant submitted a proposal for the erection of a single storey building on the property containing a 10 unit motel and restaurant, and a water ski museum and souvenir shop. Adjoining owners were advised of the proposal, with no submissions being received.

The applicant, however, amended this proposal and now seeks Council's consent to erect a one to two storey building of colonial character on the land containing a 26 unit motel, restaurant and manager's residence. Access to the land is proposed to be from Chapman Road approximately 73 metres from its intersection with Windsor Road and 63 car parking spaces will be provided on the site.

Adjoining owners were not notified of the amended application, as the proposal was considered to be of a similar scale to the original application and would generate a lesser amount of traffic given that the museum/souvenir shop component had been eliminated from the new proposal.

Statutory Situation

The proposed motel and ancillary restaurant and manager's residence are permissible on the land with Council's consent.

Clause 24(1) of Hawkesbury Local Environmental Plan 1984, however, requires a building setback of 20 metres from Windsor Road. The proposed building is setback to between 16.0 metres and 22.0 metres from Windsor Road, having an average setback of 19.0 metres. Subclauses 24(3) and (4) of the plan, however, enable Council to consent to a reduced setback if, in Council's opinion, no traffic hazard or condition of ribbon development is likely to be created. As access to the site will be some 73 metres from the intersection of Windsor Road and Chapman Road, no traffic hazard is likely to result. Thus the reduced setback is considered reasonable. Further, appropriate landscaping of the setback will ensure the visual impact of the building is "softened".

The proposal was referred to the Local Area Traffic Committee pursuant to State Environmental Planning Policy No.11. The Committee resolved:-

"That the applicant be requested to widen the ingress and egress on Chapman Road to 8 metres and that internal traffic flow should be one way, or alternatively, adequate width for two way traffic be provided."

The access and parking aspects of the proposal are discussed below.

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Planning Assessment

Access and Parking

The internal driveway is generally considered adequate as it allows the movement of two way traffic through the site. The entry/exit driveway, however, should be widened to 8 metres.

Parking for 63 vehicles has been provided on the site in accordance with the provisions of Council's car parking policy. This is comprised of a parking requirement of 27 spaces for the motel (1 space/unit and 1 space/2 employees) and 36 spaces for the restaurant (1 space/10 square metres of service area).

To reduce the visual impact of sealed area provided in the development, consideration should be given to the use of various colours and/or textures in paving the parking spaces and driveways. Details should be supplied with the building application.

Water Services and Sewerage Disposal

The Water Board has advised that satisfactory arrangements can be made by the applicant for the disposal of sewage from the site via the system used in the Windsor Country Village in Bandon Road.

However, the Water Board has previously indicated that existing water mains in Windsor Road and Chapman Road were designed for residential use only and, as such, to accommodate the peak demand requirement, the proposed motel would need to be supplied with a suitably sized on site storage tank. The storage tank should be appropriately screened so as to not be visible from Windsor or Chapman Roads.

Character/Design Quality/Amenity

The proposed one to two storey building is of brick veneer construction with a metal roof and timber balconies. The design of the building is considered to reflect the rural character of the area and provided attention is given to the use of appropriate external materials will not adversely affect the area's amenity.

Appropriate landscaping of the site will also enhance the appearance of the development and in this regard a detailed plan of landscaping should be submitted with the building application. Fencing details should also be submitted with the building application.

Recommendation

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.

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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 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.

ITEM 18:	(File DA 225/89)
SUBJECT:	O'MARA CONCRETE PTY LTD
DEVELOPMENT APPLICATION:	ESTABLISHMENT OF A CONCRETE BATCHING PLANT AND ASSOCIATED FACILITIES.
OWNER:	MR. B.J. & MRS. B.J. O'MARA
LAND & LOCATION:	LOTS 37 & 38 DP 263025 FAIREY ROAD, SOUTH WINDSOR.
AREA:	4000 SQUARE METRES
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - INDUSTRIAL GENERAL 4(a)

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ADVERTISING:

b) DRAFT HAWKESBURY LOCAL
ENVIRONMENTAL PLAN, 1987
INDUSTRIAL GENERAL 4(a)
PLACED ON PUBLIC EXHIBITION
WITH TWO SUBMISSIONS RECEIVED
FROM MEMTEC LTD. AND GRO-
YEARS
14TH JUNE, 1989.

DATE RECEIVED:

REPORT (M.T.P.)

Council considered this application at its meeting of 3rd October, 1989, where it resolved that the matter be deferred for consideration at this General Purpose Committee.

The deferral was on the basis of a letter submitted to the Ordinary meeting from the applicant indicating that, because of Council's concern about dust nuisance, they would have further discussions with the State Pollution Control Commission and adjoining owners, Memtec and Gro-Years, these adjoining owners being objectors to the proposal.

The following letter has now been received from the applicant:-

"We wish to advise that prior to the directors of O'Mara Concrete addressing the committee on Tuesday 31st, 1989, at 9.30 a.m., the following has been implemented.

1. Each Alderman has received personally a copy of E.I.S. document with the relative points highlighted as to our conforming to S.P.C.C. requirements.
2. Each Alderman has received personally a submission from Fowlerex re dust control. (We point out that this equipment is the state of the art and NO OTHER concrete plant in Sydney Metropolitan area has this particular equipment.)
3. The two objectors MEMTEC & GRO-YEARS have received personally the above information, highlighting the DUST CONTROL.

We would further point out that traffic movements of 162 truck movements per day based on 300 m³ of production would not at commencement be 162 movements extra over existing traffic in the area.

It would take O'Mara Concrete twelve months to achieve these levels.

Further, the erection of an additional concrete plant in the City would only be viable if the level of development was of sufficient volume to sustain its existence.

We trust that the steps taken will cause Council to reconsider its recommendations."

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The submission referred to in the applicant's letter from Fowlerex is similar to the submission recently submitted with the application and to which the State Pollution Control Commission raised no objection, subject to their licensing provisions and conditions that would be attached thereto.

It is considered that, in terms of dust emission, there is sufficient information available to determine that this matter can be satisfactorily resolved.

Council, in its debate on the matter, previously also raised a concern in relation to traffic impact. Planning legislation enables Council to impose a Section 94 contribution as a contribution towards road damage occasioned by development, however, it is considered that Section 94 would be difficult to apply, in that the locality is specifically zoned for industry. Any Section 94 condition would have to relate to the perceived damage that the proposal would cause above other industrial development in the locality, or other industrial development that could reasonably take place on the subject land.

Should such a levy be deemed appropriate by Council, it would seem more appropriate to levy a per tonne rate/per kilometre, similar to that imposed on Readymix, on East Kurrajong Road. The access route for trucks leaving the proposed development site would either be by Fairey Road or Ham Street and would require trucks travelling approximately 2 kilometres before they reached the main road system.

On the basis of a one cent per tonne kilometre levy, would require a payment of 70 cents each time a truck leaves the site and which, based on the figures supplied with the application, would yield Council as a contribution, approximately \$25,000 per annum. Normally the basis for imposition of Section 94 contributions are calculated at the time of subdivision so that respective developers are aware of the likelihood of the imposition prior to the submission of development applications. For the industrial area of South Windsor there was no such determination and it is considered that this proposal should not be burdened in this manner.

The recommendation to the Committee meeting of 26th September, 1989, was as follows:-

- "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 draining 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.

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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, 6 am and 4 pm Saturday and 7 am and 12 noon Sunday.
 17. Implementation of all noise control measures as specified in the acoustic consultant's report accompanying the Environmental Impact Statement prior to operations commencing.
- 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."

The recommendation, however, of the Committee to the Ordinary meeting was that the application be refused for the following reasons:-

- "1. The proposal would cause an unacceptable increase in local dust emissions particularly as there are two already approved concrete batching plants in the locality.
2. The proposal would have a deleterious effect on the local road system in terms of traffic congestion and road damage.
3. The prevailing winds are such that would cause dust to interfere with nearby industrial uses that rely on clean air for their economic survival.
4. The proposal is not in the public interest.

Recommendation

That the information from the applicant be received and considered in Council's determination of the development application.

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ITEM 19:	(File DA 334/89)
APPLICANT:	J. & V. MORRIS
DEVELOPMENT APPLICATION:	ESTABLISH DOG KENNELS FOR BOARDING AND BREEDING DUXFON PTY. LTD.
OWNER:	LOT 4 DP 210461, BELLS LINE OF ROAD, BILPIN.
LAND & LOCATION:	7.263 HA.
AREA:	A) HAWKESBURY LOCAL ENVIRONMENTAL PLAN 1984 RURAL 1(a1) & 1(a2)
ZONING:	B) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN 1987 - ENVIRONMENTAL PROTECTION 7(d)
ADVERTISING:	ADJOINING OWNERS NOTIFIED IN ACCORDANCE WITH COUNCIL'S POLICY WITH 2 OBJECTIONS.
DATE RECEIVED:	4TH SEPTEMBER, 1989.

REPORT (M.T.P.)

Proposal

The applicant seeks approval for dog boarding and breeding activities for a maximum of 160 dogs on land which has an apple orchard.

The proposal incorporates "boarding kennels" measuring 16.1m x 13.6m and "home kennels" measuring 21.5m x 11.6m. The boarding kennel and home kennel have 20 separate shelters and runs. Included in the home kennel is a kitchen, store room and whelping room.

The buildings are to be located approximately 65 metres from Bells Line of Road and 14 metres from the western boundary.

Statutory Situation

The proposal is identified as an "animal establishment" in accordance with the definition included in Clause 4 of Hawkesbury Local Environmental Plan 1984 and Clause 5 of Council's imminent Local Environmental Plan, 1989.

The proposal is permissible with consent under each plan.

Public Submission

Adjoining owners were notified of the proposal in accordance with Council's Policy. Three submissions were received objecting to the proposal; Mr. & Mrs. Crawford, Mr. & Mrs. Saliba and Dr. G. Bassil.

Their objections are based on the following grounds:-

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- . amenity of the area due to noise and odour pollution;
- . traffic generating development would be detrimental to the area;
- . the proposal is an overdevelopment of the site;
- . would result in a significant reduction in the value of properties;
- . orcharding in the Bilpin area requires chemical spraying and it is considered that the dog owners might regularly complain about sprays affecting their animals.

Planning Assessment

The applicant has provided amended plans indicating proposed landscaping, car parking, fencing, storage shed and proposed dwelling. A written statement has been provided to support the proposal.

"Kennels: -

We have conducted breeding and boarding kennels at Kellyville since 1970, which have been subject to Council and Police inspections annually for renewal of our licence.

Each day the kennels will be cleaned with the dogs' droppings being collected and packaged for transfer to the Council's tip each fortnight. The runs are hosed daily as well as the floors are mopped over with 'Scott's' commercial grade Hypine disinfectant, each two weeks the runs will be hosed out using a Gerni pressure hose unit to assist in the maintenance of clean flooring in the runs. This procedure will apply to both the boarding as well as the breeding kennels.

The kennels will be constructed from masonry blocks with 4ft walls separating each run which have proven to be most satisfactory as a protection against wind, rain and sun.

The home kennels will have outside grassed runs, one grass run to two concrete runs. All fences will be 3ft high and set onto a concrete base; Dachshunds cannot jump over the fence. The boarding kennels will have no outside grassed area, as a communal area cannot be kept sterile. Radios will provide music to the buildings and act in a soothing fashion to the dogs.

Whilst the dogs that will be boarded will cover the full variety of dogs available our breeding and show stock will be Dachshunds Standard Smooth and Long Haired with their ages ranging from new born puppies to some in their senior ages of around 15/16 years. It should be appreciated that we retain our breeding dogs throughout their life span which of course extends beyond their actual breeding term.

Tree Planting:-

Progressively we will introduce a tree planting programme covering the fence line between the two properties that abound Lot 4, one being Mr. Dingle and the other on the eastern boundary, and retain some of the apple trees just as trees and then plant other trees between them such as Mirror Bush and Photinia."

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The application involves two kennel areas: (i) Boarding Kennels, and (ii) Home (Breeding) Kennels. The applicant has indicated that possibly 160 dogs could be kept on site. It is intended to board dogs within the boarding enclosures and it is considered that any number of dogs could be kennelled within a run/shelter.

The boarding service is offered to dog owners who intend to go on holidays and require their dogs to be housed for the period of the holiday.

The home kennel building has 20 shelters/runs. These kennels are to be used for breeding activities.

Whilst the Development Control Plan requires a 1.8 metre high fence, it is considered that this requirement be waived to 1.0 metre in height as the breed of Dachshunds are a small dog and that this animal is incapable of jumping a 1.0 metre high fence.

The boarding kennel fencing requirement should stand at a minimum of 1.8 metres as the full variety of dogs may be kept.

Plans submitted from the applicant indicate a landscaping programme along the boundary to adjacent properties. Under the requirements of the Development Control Plan, landscape screening is to be provided to minimise barking and reduce the impact on adjoining properties so that dogs kept on the premises are unable to view any activity within the vicinity. A detailed plan of landscaping is to be provided to indicate species of landscaping. This can be provided with the building application.

No provision for water has been indicated apart from a proposed dam. Therefore, it is considered that an adequate water supply must be provided at all times to the kennels to the satisfaction of the Manager of Environment and Building Services.

Plans submitted indicate a future dwelling is to be located within the property in front of the kennels located 14 metres from Bells Line of Road. It is required that, before the occupation of the kennels, the dwelling be constructed and occupied so that full time maintenance to the dogs is effectively maintained.

The problem of disposal of wastes can be overcome as the applicant has demonstrated in her written submission and that the wash down process will be disposed of to a septic tank. Such installation is subject to the submission of a septic tank application and is to be to the satisfaction of the Manager of Environment and Building Services.

Access to the property is not indicated on the plans submitted. Access into the property is to be located at the western side and construction is to be of a sealed rural type access. Due to the nature and intensity of development being proposed, it has been recommended by the Local Traffic Committee that this road shoulder to the southern approach to Bells Line of Road be widened to 3.0 metres for a length of 70.0 metres to accommodate a slow lane for vehicles turning into the subject property. This will effectively reduce any potential of accidents.

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Provision of parking has been indicated with 4 spaces. This number is adequate due to the nature of the proposed development. Parking is to be in accordance with Council's regulations and parking policy.

Objections

It is considered that objections covering noise concerns may be adequately overcome through the imposition of appropriate conditions.

With respect to odour, the applicant has demonstrated that all kennels and yards are to be cleaned regularly and that compliance with the provisions of Council's Dog Code will be maintained.

In regard to reduction of land values in the area, no documentary evidence has been submitted to support this claim.

For reasons outlined above, it is considered, therefore, that the development be approved.

Recommendation

That development consent be granted for 160 (one hundred and sixty) dogs for "Boarding and Breeding" subject to the following conditions:

- 1-17. Standard Conditions (DAs) 31, 32, 33, 35, 39, 40, 50(4) (delete "sealed"), 70, 73, 100, 101, 102, 110 (160), 111, 112, 114 & 115.
18. Provision of septic tank application, such installation is to be to the satisfaction of the Manager of Environment and Building Services.
19. Provision of a slow vehicle lane to the southern approach to the entrance to the subject property 3.0 (three point zero) metres wide for a length of 70.0 (seventy point zero) metres. Construction is to be to the requirements of the Manager of Engineering Services and is to include any conditions that the Roads and Traffic Authority may apply.
20. Construction of a sealed rural type access to the requirements of the Manager of Engineering Services.
21. The proposed dwelling is to be approved prior to commencement of construction of the kennels and is to be completed and occupied prior to utilisation of the kennels.
22. No additional works are to be undertaken on the site without Council approval.

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ITEM 20:

(File D63)

SUBJECT:

DRAFT DEVELOPMENT CONTROL PLAN FOR
THE HOUSING AND KEEPING OF DOGS

REPORT (M.T.P.)

The Draft Development Control Plan was referred to Council's meeting of 8th August, 1989, and it was resolved that it be exhibited in accordance with the requirements laid down in the Environmental Planning and Assessment Regulation, 1980. As a consequence, the Draft Development Control Plan was advertised in the Hawkesbury Gazette over four consecutive weeks, beginning 30th August, 1989. In response to the public exhibition process, one submission was received from the Editor of the National Dog-All Breeds Magazine for the Dog Owner, breeder and exhibitor. A summary of the submission appears below:

"That consideration be given to the keeping of dogs by the 'hobby' breeder/exhibitor, who may wish to keep more than three dogs, but less than eight. The definition of hobby breeder covers the majority of those people engaged in the weekend family activity of exhibiting dogs under the jurisdiction of the New South Wales Canine Council with occasional breeding aimed at producing dogs for exhibition and not primarily for sale to the pet market. Although the basic requirements of screening, maintenance, water supply, yard area and cleansing of kennels and yard area are obviously applicable, the construction and drainage requirements contained in the plan would be far in excess of the needs of such a 'hobby' operation. In regard to construction requirements contained in the plan, most such dogs are best kept close to family activity and house, and not isolated in kennel conditions as socialisation of such animals is of vital importance. In relation to drainage requirements of the plan, there are on the market small commercially produced septic systems sufficient for the disposal of waste for up to a maximum of eight dogs, which are far less expensive than a full septic tank installation. It is suggested that the hobby breeder establishment might describe any non-commercial operation with up to four large dogs, or six medium size dogs or maximum eight small (toy) dogs.

That consideration be given to applications for such hobby breeding operations on suitable areas less than 2 hectares."

Planning Comment

The Draft Development Control Plan for Housing and Keeping of Dogs has been formulated to ensure that persons owning more than three dogs keep and house them in a manner which does not adversely affect the amenity of adjacent landowners. To this end, the plan provides standards in respect of construction, screening, maintenance, water supply, drainage, yard area and cleansing of kennels and yard area. Compliance with the standards of the plan will, however,

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not necessarily guarantee that the application will be approved by Council as there may be other factors peculiar to the site or locality which will be taken into account. Each application, then, will be considered on the individual merits of the case.

Notwithstanding the submission advocates that special consideration be given to the hobby breeder/exhibitor, it is inappropriate to distinguish between various categories within the Plan, due to the difficulty of consistency in implementation of requisite standards. Whilst the submission further states that the construction, drainage and provision of on-site parking standards of the Plan are far in excess of the needs of the hobby breeder/exhibitor, these standards are, however, considered necessary to ensure that the amenity of adjoining landowners is not unduly affected by the 'hobby'. In particular, the requirement for masonry construction of enclosures and shelters and proper disposal of floor wastes will mitigate the majority of noise and smell nuisance from the dogs. For this reason, it is considered that whilst construction, drainage and parking standards of the plan will generally apply, applications will continue to be considered on their merits.

As the standards inherent in the Draft Development Control Plan will enable persons with three or more dogs to house and keep them in a manner which does not affect the amenity of adjacent landowners, it is considered that the Draft Development Control Plan should be adopted.

Clause 24 of the Environmental Planning and Assessment Regulations provides that the Development Control Plan will come into force on the date (or from a specified date), that the public notice of its approval is given in a newspaper. Council is, therefore, required to furnish a certified copy of the Development Control Plan to the Secretary of the Department of Planning.

Recommendation

- 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.

ITEM 21: (File L3/86)

SUBJECT: DUNSFORD INVESTMENTS - PROPOSED
DISCOUNT DEPARTMENT STORE, RICHMOND.

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REPORT (M.T.P.)

At its meeting of 13th June, 1989, Council resolved to prepare a draft local environment plan to rezone certain lands to the rear of the existing Coles store to enable the development of the site for the purposes of a discount department store and supporting shops. As part of the rezoning process, in accordance with Section 62 of the Environmental Planning and Assessment Act, 1979, Council referred the proposal to Prospect Electricity, Telecom and the Water Board being the servicing providers. To date, there has only been a response from Prospect Electricity and until the other responses are to hand the matter cannot proceed to the public exhibition stage.

However, the following letter from Dunsford Investments has been received:

"We wish to advise Council the area of land to be transferred to Council on the corner of Bosworth and Francis Streets Richmond for car parking purposes most likely will be reduced from 5.000 m². This will increase the value payable to Council by approximately \$435,000.

The property we will be deleting from the development is 12/14 Bosworth Street. It is considered that this property is not essential to the development and because of its size may be developed independently to our development.

The car parking this property provided in our earlier plans will be relocated and contained within our reduced development site.

We have made preliminary commitments, subject to final approvals to commence construction of the Council car parking station December 1989.

It is imperative that the rezoning proceeds as quickly as possible and would you please advise the current status of Council's application to the Director of Department of Planning to issue a certificate pursuant to Section 65 of the EPA Act."

Discussions have also taken place with the principals of Dunsford Investments, the Town Clerk/General Manager and the Manager of Town Planning concerning the impact of the proposal on the two Victorian cottages in Francis Street. It has been indicated to Dunsford Investments on many occasions that it could not be automatically assumed that the two cottages could be either removed or have a much reduced curtilage, as indicated on the preliminary concept plans, and that the fate of the buildings in relation to the development would require approval from the Heritage Council of New South Wales.

The following letter from Council was conveyed to Dunsford Investments:

"Reference is made to your letter of 29th August, 1989, and it is advised that Council considers it too simplistic for you merely to indicate that you are deleting numbers 12/14 Bosworth Street from your development and

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that the car parking arrangements and the amount payable to Council will be altered accordingly.

You are invited to submit a revised concept plan of the proposed development for Council's consideration and, additionally, your attention is again drawn to those matters in Council's letter of 25th August, 1989, concerning the impact of your development on those heritage buildings fronting Francis Street."

Subsequently, Dunsford Investments have indicated that they have had discussions with a heritage architect concerning the heritage cottages in Francis Street and that a report was expected by mid-October. To date, there has been no report submitted and, additionally, there has been no further indication from Dunsford Investments concerning the revised concept plan of the development as a result of deleting numbers 12/14 Bosworth Street from their original proposal.

Recommendation

That the information concerning the status of the Draft Local Environmental Plan for Dunsford Investments be received.

ITEM 22: (File DA 129/89; BA 1215/89; BA 1262/89)

SUBJECT: HAWKESBURY DISTRICT AGRICULTURAL ASSOCIATION - PROPOSED DEVELOPMENT OF SHOWBAG DISPLAY PAVILION AND OFFICE BLOCK FOR NSW DRESSAGE COUNCIL.

REPORT (M.T.P.)

The building applications requesting Council's approval of these two developments were determined at Council's meeting of 3rd October, 1989, where it was resolved as follows:-

"That the Hawkesbury District Agricultural Association be advised that Council is not in a position to approve of the building applications for the office block for the Dressage Council and the Show Bag Display Pavilion, at this time, pending adoption by the Metropolitan Lands Office of a revised Plan of Management on the ongoing development of the site. Further, the Association is requested to continue its liaison with Council and the Metropolitan Lands Office concerning the preparation of a Management Plan."

Correspondence from the Association has now been received as follows:-

"Although this Association has not yet been officially advised of Council's decision it seems from the report in the 'Gazette' (13th September 1989)

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that our request for permission to sell our old poultry pavilion was not approved and that some form of restoration is being planned. The non-approval means that our Association will be denied \$7,200 - the amount offered by the person who wishes to purchase the building.

The lack of this money will seriously hinder development plans for these grounds and prevent the Association from meeting part of its loan repayment obligations. As such it is imperative that the Association must seek compensation, presumably from Council, of the \$7,200 involved.

Incidentally, some statements reported in the 'Gazette' article are not correct. The pavilion is the property of this Association - and not the Race Club and it is sited on Crown land - not Race Club land.

Your advice on the question of compensation would be appreciated."

As the consent authority for development in the City, Council is not obliged to determine applications in any particular way and, indeed, prior to determination must make sure that landowner's consent has been obtained. It was previously indicated that the Metropolitan Lands Office, being the landowner, did not give consent for the development of the two buildings, pending adoption of a revised plan of management and, consequently, Council had no option other than to not issue building approval. In the circumstances, Council is not believed to have any liability whatsoever.

Recommendation

That the Hawkesbury District Agricultural Association be advised that Council does not accept that it is liable for compensation.

ITEM 23: (File DA 193/89)

SUBJECT: W. WILSON - LONG DAY CARE CENTRE - LOT 94
HIBBERTS LANE, FREEMANS REACH.

REPORT (M.T.P.)

Council considered this application at its meeting of 12th September, 1989, where it was resolved that the application be deferred for a further report.

The recommendation to the General Purpose Committee of 29th August, 1989, was to approve of the application subject to the following conditions:-

- "1. The construction of kerb and gutter, with the footway area being formed in earth and all necessary drainage, together with the full construction, included sealing of the adjacent road shoulder over the frontage of the land together with any such works as are necessary to make this construction effective.

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2. Construction of Council's standard residential footway and layback vehicular crossing to suit the access to the site with a minimum width of 4 (four) metres.

3-13 Standard Conditions (DA's) 18, 31, 33, 35, 38, 50, 54, 61, 70, 100 and 101."

The Committee's recommendation to Council was as follows:-

"That the application for the establishment and conduct of a 25 (twenty five) place Long Day Care Centre in accordance with the amended plans submitted to Council on 7th August, 1989, be refused on the following grounds:

1. The land is not in a suitable location insofar as its close proximity to other residential properties.
2. The land is of insufficient area to adequately accommodate the use.
3. The drainage problem caused by the existing septic tank and holding tank surcharging into the land is unacceptable for the suitability of the proposed application.
4. Not in the public interest."

The applicant has since furnished a copy of his approval from the Department of Family and Community Services, which consent indicates approval for use of the premises for the care of 24 children aged between 2 - 5 years.

The plans attached to the application indicate significant works to be provided in the form of a major extension of the existing dwelling to house the child care centre and minor alterations to the existing dwelling providing for the link up between the new and old portions. Other works proposed are provision of car parking, landscaping, play areas, play equipment, etc.

It is not considered that the location of the proposed child care centre is in any better or worse location than many other centres operating within the City, e.g., Council's centre at Elizabeth Street, North Richmond; the private centre at Riverview Street, North Richmond; and the private centre in March Street, Richmond (which has recently closed, however). The centre in Riverview Street is particularly considered to be similar to this proposal in that it is bounded on each side by residential development. There has not been complaints made to Council concerning the operation of this centre.

It is considered that the works proposed in the application drawings, the conditions as recommended to the Committee meeting of 29th August, 1989, and the conditions attached to the Licence from the Department of Family and Community Services are sufficient to enable this proposed centre to operate in a satisfactory manner.

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Recommendation

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.

ITEM 24: (File P160)

SUBJECT: SYDNEY REGIONAL ENVIRONMENTAL PLAN
NUMBER 20; HAWKESBURY-NEPEAN RIVER

REPORT (M.T.P.)

In February 1988 a Draft Regional Environmental Plan was completed and placed on public exhibition. This followed considerable research and discussion into the issues facing the Hawkesbury-Nepean River. The Draft Plan remained on exhibition until December, 1988 and seventy seven (77) submissions both from Government Departments as well as members of the public were received. This final plan is the result of the input of these submissions. The plan provides a single frame work which gives an overall direction for future long term planning in the Hawkesbury-Nepean River Valley. As the plan covers all planning aspects along the river through eleven (11) Local Government areas it is general in character. Detailed planning to suit local areas and the application of the plan's aims to individual developments will be the responsibility of the Councils involved.

Changes To The Exhibited Draft Plan

As a result of submissions to the Draft Plan a number of amendments have now been incorporated into the Regional Plan.

The plan identifies areas of Regional Open Space in the City of Hawkesbury. These are located on the western bank of the river at Yarramundi, at Goughs Corner at Windsor, at Hope Farm at Cattai and Half Moon Farm at Leets Vale. The proposed Regional Open Space on the eastern bank at Yarramundi has been deleted from the plan.

The plan has been amended to remove any suggestion of ribbon development along the river. Instead tourist development will be encouraged to locate close to existing villages. The identification of particular areas suited to moderate and large scale development has been deleted.

New extraction from the river continues to be prohibited downstream of Wallacia Bridge. However, provision has been made in the plan for extraction necessary for certain essential works such as flood mitigation. As the cumulative impact of extraction from the river remains unknown it is essential that any extraction operations are strictly controlled. To achieve this control, the plan requires the Director of Planning's agreement to any new extraction proposals on the river.

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Implementation

Implementing the Regional Environmental Plan will require the close co-operation of State and Local Government and the community. This co-operation is crucial for the future planning of the Hawkesbury-Nepean River and its valley.

The aims and objectives of the Regional Plan will be implemented in the following ways:-

- The plan identifies additional factors that must be taken into account when assessing development applications;
- The plan contains guidelines for the preparation of more detailed River Management.
- The plan introduces strict planning controls over extraction from the river and development affecting heritage items and wet lands.

The plan also identifies a number of heritage items within the City of Hawkesbury and sets out guidelines for the redevelopment of these buildings.

The plan also contains aims regarding water quality, recreation and tourism, agriculture, significant vegetation habitats, land use, scenic quality, environmental heritage and extraction.

Strategy For Future Development In the Vicinity Of The River

Some initial planning work has been done by Council officers using the guidelines contained in the Regional Environments in relation to future strategies for the development of conservation of the Hawkesbury River within the city's boundaries. The river has been segmented into three sections.

The segregation into three parts resulted from the combination of the following factors:

- Water Quality (sewerage outfall)
- Flooding
- Access
- Existing Land Use

Area One - Grose River To South Creek

This area is significantly affected by flooding and contains producing agricultural land. Access to the river is available in a number of localities where main roads traverse the river. The area contains important reserves of sand and gravel. The area is moderately affected by sewer outfalls.

- Strategy

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1. Development opportunities are constrained by flooding and sewer outfalls.
2. Limit expansion of water based activities in the vicinity of Windsor due to proximity of sewer outfall at South Creek.
3. Increase recreation potential in the vicinity of Yarramundi.

Area Two - South Creek To Port Erringhi

This area is also significantly affected by flooding. Port Erringhi marks the start of the sand stone gorges where flooding decreases in importance. Area 2 lands in the vicinity of the river are used for grazing, market gardening, turf gardening and hobby farming. A number of caravan parks/water ski gardens exist in this area. Major sewerage outfall from South Creek and Cattai Creek detrimentally affect water quality.

- Strategy

1. Limit expansion of tourist activities/holiday accommodation to existing developments.
2. Maintain water quality for existing uses.

Area Three - Port Erringhi To Wisemans Ferry

Access is poor however, river environs have high scenic qualities. Water quality is better than in other areas within the City. Numerous caravan parks and holiday homes exist in this area. The Colo and MacDonald Rivers provide huge potential for environmentally sympathetic developments.

- Strategy

1. Improve road access to selected areas.
2. Encourage appropriate tourist development.
3. Maintain high environmental quality of surrounding lands.

Conclusion

The Regional Environmental Plan for the Hawkesbury-Nepean River provides a broad framework for future planning along the river. The Regional Plan does not conflict with any local initiatives.

The abovementioned strategy for future development along the river contains the basic requirements in regard to future planning. The Hawkesbury-Nepean Regional Environmental Plan provides more detailed considerations for the preparation of a River Management Plan and it is recommended that a more detailed plan be prepared which incorporates the strategy discussed above. The more detailed plans

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or River Management Plan should particularly focus on sewerage outfall in the catchment with particular emphasis on its impact on recreation and tourism.

Recommendation

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.

ITEM 25: (FILE L5/89)

SUBJECT: SUBDIVISION IN THE BILPIN /
BERAMBING/MOUNTAIN LAGOON AREAS.

(REPORT M.T.P)

In response to a rezoning application considered by Council at its meeting on 8th August, 1989 (page 25 of the business paper) it was resolved:-

1. That the rezoning application be refused.
2. That the Manager of Town Planning be given delegated authority to refuse rezoning applications or development applications under State Environmental Planning Policy No. 1 for rural/residential subdivisions where such proposals do not conform with current zoning or policy directives of Council, as expressed in draft Hawkesbury Local Environmental Plan, 1989, the Rural Lands Study and the options paper reported to Council's meeting of 11th July, 1989 and that such determinations be reported to Council in a similar manner that Development Applications determined under delegated authority are listed.
3. That a study be undertaken into the long term future of the apple growing industry in relation to the town planning strategies for the Bilpin/Berambing area.

At the meeting there was also discussion about seeking the attitude of property owners to a rezoning as part of 3.

In response to the resolution and discussion at the meeting, a survey form was sent to all rate assessments which according to Council records are located in the Bilpin/Berambing/Mountain Lagoon areas. A total of 369 survey forms were distributed with enclosed postage paid envelopes for their return. A total of 221 completed survey forms were returned (60% of distributed forms) which represents an exceedingly high response rate.

The format of the survey was as follows. For Council's information the results of the survey are indicated in [] following each question.

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Subdivision in the Bilpin/Berambing/Mountain Lagoon Areas

1. What minimum Lot size requirement would you like to see in these areas? (Please tick one only)

2 hectares (5 acres)	[65]
4 hectares (10 acres)	[43]
10 hectares (25 acres)	[52]
40 hectares (100 acres)	[54]
Other, please specify	[7]

2. Why have you chosen this minimum lot size requirement?
[Numerous reasons as elaborated in the report]
3. When would you like to see your minimum lot size requirement implemented? (Please tick one only)

Now	[141]
Within 5 years	[40]
Within 10 years	[10]
Other, please specify	[30]

4. Should planning controls be used to maintain a minimum lot size that will sustain viable orcharding? (Tick one only)

Yes	[140]
No	[81]

5. Do you derive any income from the growing of fruit on your property?

Yes	[66]
No	[142]

[no response in 13 submissions]

6. Any other comments:

[numerous comments as elaborated in report]

The survey results indicate an even division of opinion on the desirable lot size for the Bilpin/Berambing/Mountain Lagoon areas. A majority of respondents indicate that planning controls should be used to maintain a minimum lot size that will sustain viable orcharding. A surprisingly high number of respondents (46%) indicated that they derive some income from the growing of fruit.

Also of interest was the fact that 40% of the assessments were listed as having an owner's address outside the Bilpin area (ie non resident property owners). While the fact that whether an owner is resident or non-resident has little bearing on the justification for rural-residential subdivision, it is of relevance to the provision of services and the likely future use of the land.

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In response to Question 2 there was a variety of answers. A number of submissions stressed the area should remain the same while other submissions advocated smaller rural-residential subdivision (2 hectares) as being appropriate. Some submissions also argued for differential zoning with smaller subdivision around the Bilpin "village" with larger lots in other areas. There was similarly a wide variety of responses to Question 6 with many submissions expressing appreciation for the opportunity to comment.

Submissions from Public Authorities

As part of this study comment was also sought from the Department of Agriculture and the National Parks and Wildlife Service. While a formal response has not been received from the Department of Agriculture, discussions with the local office indicate that orchards in the area are diversifying out of apple production and into other fruits, particularly stone fruits. Therefore while apple production may be declining, this may not reflect the general state of orcharding in the area.

A response has been received from the National Parks and Wildlife Service, which states as follows:

- "1. Any increase in development in the area would significantly impact upon streams catchments for the park. The possible result being a lowering of water quality of streams flowing into (and through) the national park (usually due to sewage discharge from unsewered lots; clearing of land and subsequent soil erosion and siltation of streams). The catchments which will be affected include those of the Grose, Wollongambe and Colo Rivers.
2. The increase in low density residential development adjacent to the park could also increase the potential for outbreaks of wildfire in/or near the park.
3. A requirement by lot owners for the Service to increase its hazard reduction burn programme in the park to protect new developments adjacent to the park.
4. Possible requirements for additional Service corridors eg. powerlines, phone lines, access roads, which could directly affect Blue Mountains National Park.

Other problems which may arise as a result of re-zoning and subdivision of agricultural lands in the Bilpin area include:

- * increase in clearing adjacent to the park resulting in habitat depletion (including possible wildlife corridors).
- * increase in weed infestation adjacent to (and within) the park boundaries.

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- * increase in unauthorised access to the national park (in particular 4WD and trail bikes).
- * increase in unauthorised activities adjacent to (and within) park boundaries (eg bush rock theft, rubbish dumping, poaching/destruction of protected flora and fauna).

Also, any development adjacent to the park could have a significant visual impact on the park and severely downgrade the overall aesthetics of the park and its surrounds.

It could also be envisaged that with re-zoning and subdivision of the area, subsequent development along the Bells Line of Road could, in the future, mirror the development which has occurred along the Great Western Highway through the Blue Mountains.

This type of development would destroy the agricultural integrity of the area and (as stated above) significantly affect the national park.

Any re-zoning in this area should therefore seriously consider the factors outlined above prior to any decision being made on the matter."

Options

In assessing the zoning it is acknowledged that the existing 40 hectare (100 acres) minimum lot requirement effectively prohibits further subdivision in the area. However reducing the minimum area to 10 hectares (25 acres) would create the potential for an additional 65 lots. While a minimum lot size requirement of 10 hectares may be compatible with the maintenance of viable agricultural holdings and the amenity of the area generally, the additional lots resulting from such a zoning would generally be on steeper, non arable lands eg gullies. This land is less desirable for rural residential subdivision for reasons of bush fire risk and soil erosion. It is not considered that subdivision smaller than 10 hectares is desirable for the following reasons:-

- * Alienation of agricultural land
- * Lack of services
- * Bushfire risk
- * Amenity
- * Not supported by approximately half of the owners surveyed. In addition the majority of residents responding to the survey indicated that planning controls should be used to maintain a minimum lot size that would sustain viable orcharding. Clearly the land owners value the agricultural character of the area.

Recommendation

- A. That the information concerning town planning controls in the Bilpin/Berambing/Mountain Lagoon areas be received.

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- B. That the residents be advised of the results of the survey and the decision to maintain existing subdivision controls for the foreseeable future.

ITEM 26: (File P160-36)

SUBJECT: LOCAL AREA TRAFFIC MANAGEMENT
STUDY - WINDSOR TOWN CENTRE

REPORT (M.T.P.)

Introduction

At the General Purpose Committee of Council on 28th February, 1989, a senior officer of the Roads & Traffic Authority, Mr Garry Stapleton, indicated that Council would be permitted to open The Terrace at its current point of closure provided a closure occurred at the intersection of The Terrace and Bridge Street and, that there were further traffic management facilities within The Terrace which effectively separated the commercial traffic from that to the residential area so as to preserve the amenity of the residents of the town. Other possible improvements were indicated including a roundabout at the intersection of George and Bridge Streets and improved turning movements into and from the town along Macquarie Street.

It was advised that should Council desire to change the existing traffic arrangements, these would need to be integrated into a Local Area Traffic Management Study (LATMS). The Authority offered assistance in the form of staff advice in the preparation of such a scheme. The Authority will also contribute 50% of the cost of any agreed works arising from the LATMS and has made separate provision for 100% funding of the cost of a roundabout at the corner of George Street and Bridge Street and also a closure of The Terrace at its intersection with Bridge Street.

Council at its meeting on 14th March 1989 resolved as follows:

1. The Roads & Traffic Authority be thanked for their detailed advice on the traffic management of the Windsor Town Centre and be requested to advise when the agreed works could take place in Macquarie Street.
2. The design for the roundabout at the intersection of George and Bridge Streets be prepared, the necessary approvals sought and there be a further report following consultation with the Authority's staff regarding the preparation of the Local Area Traffic Management Study for the Town Centre including any costs likely to be incurred by Council.

In accordance with the resolution, the RTA convened an LATM committee comprising of Council staff (Town Planning and Engineering) and technical officers of the RTA. The Committee had a number of meetings to discuss and prepare a

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Local Area Traffic Management Study. The following research was undertaken in the course of preparing the study:

1. Traffic counts at numerous locations as indicated on the plans within this business paper.
2. Inspection of similar schemes in the Municipality of Canterbury. These schemes have been widely supported in that Municipality and have generally been successful in separating residential and non-residential traffic.
3. Assessment of accident statistics.

In addition, the preparation of the study has taken into account the resolution of Council at its meeting of 3rd October, 1989 in relation to a parking strategy for the Town Centre. This resolution states as follows:

1. That the information contained in the report (parking strategy) be received.
2. That Council take immediate steps to remove the logs in Hollands Paddock Carpark and implement proper line marked parking facilities.
3. That Council investigate tiered parking in Hollands Paddock Carpark with a full report to be brought forward on the costings and the implementation of tiered parking to the General Purpose Committee Meeting to be held on 31st October, 1989.

Aims & Objectives

The overall aims and objectives of development of the Windsor Town Centre have been reported to Council previously (refer page 26 of the business paper of the Ordinary Meeting of 12th July, 1988). These have been listed as follows:

- * Protection as far as possible of residential amenity in those areas in close proximity to the town centre;
- * satisfying the requirements of an expanding commercial precinct;
- * reconciling the needs of pedestrians with the needs of vehicular traffic;
- * promoting the tourist potential of the centre by protecting and enhancing town elements and harmonising the unique built environment with efficient and, therefore, profitable retailing.

In addition to these general aims & objectives for the development of the Town Centre a number of other objectives are relevant to the preparation of a LATMS. These are considered to include the following:

- * separation of commercial traffic from residential traffic.

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- * ensuring the commercial area has a high level of accessibility. This is considered important as the centre caters more for convenience shopping than comparison shopping and hence ease of access (and parking) should be relatively more important for a shorter shopping stay.
- * cost
- * maintaining tourist routes linking the various attractions in the town.

These aims and objectives serve to define generally agreed development strategies but also to highlight potential conflict and issues requiring assessment and resolution. One such issue is whether The Terrace is required for general access to the shopping centre in terms of the criteria indicated above and the implications of the existing closure at Hollands Paddock.

Survey Results

The survey results are indicated in map form at the rear of the development section. They indicate the average of morning and afternoon peak hour traffic flows, the peak periods being defined by the RTA as:-

Morning - 8.15am to 9.15am

Afternoon - 3.30pm to 4.30pm

The figures are expressed as vehicles per hour. The surveys were carried out on Friday 1st September, 1989 and Friday 20th October, 1989 as Friday is generally acknowledged as the peak business day for the town.

As borne out by previous studies (refer business paper 12/7/88) the traffic volumes in The Terrace south of the Hollands Paddock have substantially decreased from those existing prior to the closure and are now commensurate with a residential function. Peak two way traffic flow in The Terrace at the Tebbutt Street intersection is only approximately 13% of traffic flow in George Street and only a small percentage of traffic flow in Macquarie Street. At the Bridge Street intersection peak flows are more significant. For example, the following average peak turning movements were recorded:-

Right turn from Bridge Street into The Terrace - 132 vehicles/hour.

Right turn from Bridge Street into George Street - 25 vehicles/hour.

Right turn from Bridge Street into Macquarie Street - 280 vehicles/hour.

It is apparent that the very low figure for the Bridge Street/George Street intersection reflects its poor sight distance. The proposed roundabout for this intersection will favour right turning traffic over westbound traffic and as a result it is likely that the use of this intersection for access to the Town Centre would increase.

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In respect of reported traffic accidents the following information has been obtained for The Terrace. The survey period is 12 months between 1st August 1988 and 1st August 1989.

LOCATION	DATE
Cnr Terrace/Kable	13/08/88
Cnr Bridge/Terrace	01/09/88
Cnr Bridge/Terrace	16/09/88
Cnr Bridge/Terrace	14/11/88
Cnr Bridge/Terrace	07/02/88
Cnr Bridge/Terrace	17/02/89
The Terrace	12/03/89
Cnr Johnston/Terrace	17/03/89
Cnr Bridge/Terrace	23/03/89

The results of the accident statistics confirm that the intersection of Bridge Street and The Terrace has inherent safety problems. These safety problems relate to the limited site distance on that section of Bridge Street between The Terrace and George Street and the narrowness of the carriageway, particularly on the bridge where there is no room for vehicles to avoid rear end collisions resulting from vehicles turning right from the bridge onto The Terrace. It is also impossible for most vehicles to avoid crossing the centre line when turning from The Terrace onto the bridge because of the acute angle of the turn and the narrowness of the carriageway. It is possible that the accident statistics for the intersection are not as high as might be anticipated because users recognise its inherent danger and exercise a special degree of care. However this benefit would not be available to people who had not previously negotiated the intersection.

Analysis

Macquarie Street

The Roads and Traffic Authority have now almost finalised the implementation of the "S" lane treatment for Macquarie Street. This will provide improved traffic flow and improve access to the commercial area by having dedicated right turning bays. The Roads and Traffic Authority have also advised of a proposal to locate a roundabout at the intersection of Macquarie Street/Richmond Road/Forbes Street.

Bridge Street/George Street

This intersection is currently underutilised because of the very poor site distance for turning traffic. Plans are available indicating the proposed roundabout at this intersection. The roundabout will have a number of benefits including improved access to the commercial area, Governor Phillip Park and the Wharf. As a consequence of the Roads and Traffic Authority providing the roundabout it is considered desirable to close the access to the wharf area which is currently available off Bridge Street opposite to The Terrace. Approval is required from the Heritage Council of NSW for the provision of the roundabout in Thompson Square.

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Bridge Street/The Terrace

The traffic counts indicate that the most important turning movement at this intersection (in terms of volume) is the right turn from Bridge Street. The average peak flow for this movement was 132 vehicles per hour compared with 25 vehicles per hour for the right turn into George Street and 294 vehicles per hour for the right turn into Macquarie Street. The survey indicates a similar ratio of traffic turning left into Bridge Street. The average peak flow for traffic turning left from The Terrace onto the Bridge was 93 vehicles per hour compared with 27 vehicles per hour turning left from George Street and 228 vehicles per hour turning left from Macquarie Street. It is apparent that while the volume of vehicles currently using the intersection of The Terrace and Bridge Street is significant, there is ample capacity to accommodate this traffic at the George Street intersection following the construction of the roundabout. Some spare capacity also exists at the Macquarie Street intersection and further capacity for traffic turning right from Bridge Street can be made available by adjusting the turning phase.

The Roads and Traffic Authority has now implemented its "S" lane proposal for Macquarie Street which allows a separate lane for right turning traffic. This will improve the efficiency of Macquarie Street both for through traffic and traffic entering the Town Centre.

In summary, with these improvements (the roundabout, "S" lanes in Macquarie Street and possible adjustments to the turning phases at the intersection of Macquarie Street and Bridge Street) it is not considered that the intersection of Bridge Street and The Terrace is necessary to provide access to the Town Centre. Given its inherent safety problems there would seem to be adequate justification to support its closure, although this would be able to be more adequately assessed after implementation of the Bridge/George Streets roundabout.

The closure of The Terrace at Bridge Street would result in slightly longer travel times to and from the town centre. In terms of driver preference the additional travel time will be offset by the safer access provided by a roundabout at George Street, and this access to the town with a roundabout may be preferred whether The Terrace is closed or not.

The Terrace at Hollands Paddock

The Roads and Traffic Authority has advised in response to a Council resolution that should The Terrace be reopened at Hollands Paddock then (in addition to the closure at Bridge Street) some traffic management facilities would be required to separate the commercial traffic from the residential traffic so as to preserve the amenity of the street. There are a variety of devices which can be used to separate commercial traffic from residential traffic, the basic premise being to discourage general traffic by making the route less appealing.

The traffic control devices which can be employed to discourage or eliminate general traffic include:-

- * Road closures;

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- * Substantially reducing the width of the road pavement so that vehicles are forced to negotiate sections at only 10-20km per hour;
- * In combination with a reduced carriageway width, altering the alignment of the carriageway;
- * Roundabouts;
- * Speed Bumps (now not generally favoured as they are considered less effective than other measures and can damage a vehicle's suspension);
- * Other traffic control devices such as "give way" signs and "stop signs".

Many suburban Councils utilise a variety of these measures depending on the particular circumstances. For example, in some situations where the benefit of a "short cut" through a residential area may far outweigh the alternative route along a main road system then there may be no alternative to a road closure. However other devices may be effective where the benefits are not so obvious or where there is a need to reduce vehicle speed. The Municipality of Canterbury has a number of examples of reduced pavement widths in controlling the amount and speed of through traffic. These devices have proved extremely effective and are a lesson in the advantages of controlling traffic through road design rather than regulation such as maximum speed.

From traffic counts conducted before and after the closure of The Terrace at Holland's Paddock it has been well documented that the street was used for general access to and from the commercial area. The use of the street by "through" traffic travelling between Richmond Road and Bridge Street was less significant. The closure of The Terrace at Hollands Paddock has been successful in reducing the amount of commercial traffic south of the road closure, this being the objective of the closure.

A full road opening at Hollands Paddock to the same or an improved standard to that previously existing would substantially increase traffic volumes on the street, possibly to a level greater than that existing prior to the closure. This option was not considered desirable.

It was also apparent to those involved in the study that even a restricted opening (such as a 5 metre carriageway) at Hollands Paddock may not be entirely effective in eliminating commercial traffic. In addition it is difficult to justify a restricted opening when alternate access exists via New Street and the Hollands Paddock carpark, which is itself a traffic control measure acting to discourage use of The Terrace. In other words the New Street/Hollands Paddock carpark through route defeats the purpose of a restricted opening of The Terrace at Hollands Paddock.

Other options for controlling traffic on The Terrace have the same inherent problem. For example a full road opening at Hollands Paddock together with carriageway restrictions at other locations (eg Tebbutt Street and Catherine Street) would only be attempting to replicate the traffic environment which currently exists.

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The only advantage which could be identified in reopening The Terrace at Hollands Paddock would be to allow tourist vehicles to travel unimpeded between the major tourist attractions in Thompson Square and St Matthews Church/Rectory. This usage was not considered sufficient to warrant the expenditure for reopening.

As a consequence it is recommended that The Terrace remain closed at Hollands Paddock.

It should be noted that, when the Roads and Traffic Commission of Inquiry heard the matter of The Terrace opening, the Commissioner, Mr M Egan, categorically indicated that, should the Council persist in opening The Terrace without restriction, no approval would be forthcoming. It was on the basis of Council agreeing to pursue a LATMS that the Commissioner deferred his decision.

Fitzgerald Street

As a result of the Mall and closure of The Terrace there has been a significant increase in traffic in Fitzgerald Street. While this has not been a problem East of George Street as there are parking restrictions, West of George Street it is impossible for two cars to pass where there is parking on both sides of the street. To provide an unrestricted passage for traffic in this section of the street it would be necessary to delete approximately 14 parking spaces. Given the acknowledged shortage of parking in the area it is not considered that the benefit of eliminating the parking spaces is warranted. Therefore it is recommended that no change be made to the parking restrictions in Fitzgerald Street.

The Terrace adjacent to Howe Park

The amount of long stay parking in The Terrace adjacent to Howe Park has been raised by the Local Traffic Committee at its meeting on 20th October, 1989. It would appear that the majority of this parking is comprised of shopkeepers and employees as it is one of the few locations not constrained by a time limit. This parking would seem to be at the cost of those who wish to use Howe Park.

The imposition of a 2 hour time limit, while improving access for those people wishing to use Howe Park, will likely result in increased patronage of Hollands Paddock carpark as the closest available all day carpark. It will also improve traffic flow in this section of the street. Consequently the imposition of a 2 hour time limit in this section of the street is supported.

George Street/Richmond Road

Traffic counts undertaken by the Roads and Traffic Authority indicate a distinct afternoon peak for traffic turning right from George Street into Richmond Road. It is considered that the traffic volume is such as to warrant the installation of a right turning signal.

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Conclusion

The recommendations of this Local Area Traffic Management Study are based on the circumstances of the area as currently exist. An alternate premise which assumes that The Terrace at Hollands Paddock should be reopened if it is closed at Bridge Street (maintaining a single point of closure) does not give due regard to the change in circumstances since the closure.

Since the closure at Hollands Paddock a number of major changes have been planned and/or carried out to improve traffic circulation around the town. These include the "S" lanes in Macquarie Street, the right turning phase from Bridge Street into Macquarie Street and the roundabout at the intersection of Bridge and George Streets. A right turning arrow for traffic turning right from George Street into Richmond Road would also assist in local traffic circulation. In general terms, access to the commercial area is now considered to be easier than in the pre-Mall/Terrace closure period.

In addition the residential amenity of The Terrace (south of Hollands Paddock) has greatly improved and this is reflected in the concerns of the majority of residents who advocate its continued closure.

While access to the town centre has been perceived as a major issue in constraining its development, it is considered that the lack of parking in the commercial precinct is the fundamental issue to be resolved.

The recommendations of the study are therefore as follows:-

1. The Terrace be closed at its intersection with Bridge Street following the completion of the roundabout at the intersection of George Street and Bridge Street.
2. The Terrace remain closed at Hollands Paddock.
3. 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.
4. The Roads and Traffic Authority undertake periodic checks of the right turn facility from Bridge Street into Macquarie Street to ensure that queued traffic clears in one movement.
5. 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.
6. A 2 hour time limit be imposed on parking in that section of The Terrace adjacent to Howe Park.
7. Action be taken to provide additional parking for shoppers within the town centre.

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Approvals Required for the Closure of The Terrace at Bridge Street

The recommendation to close The Terrace at Bridge Street can only be implemented after following the procedures for road closures as laid down in the Local Government Act. These procedures are set down in the guidelines for traffic facilities provided by the Roads and Traffic Authority. The Council is required to advertise the proposal through newspapers, the Government Gazette and displays at council offices and local libraries. The advertised material is to include plans, the need for the change and its integration into the traffic management plan, traffic volume data - including that for surrounding roads, details of traffic studies - including estimates of traffic flows, details of estimates of travel time studies, accident analysis or noise studies, details of the effect on on-street parking, road improvement proposals, bus movements and alternative routes, effect on public utilities, effect on heavy vehicle movement and the effect of servicing and access to properties. The material is to be forwarded to the Urban Transit Authority and/or the Department of Motor Transport, The New South Wales Taxi Council, the New South Wales Branch of the Transport Workers Union of Australia and appropriate public utility and emergency services organisations, including the Board of Fire Commissioners.

Comments from these authorities are then to be collated and considered by the representatives of the Police and the Roads and Traffic Authority. If their agreement is obtained (which is likely) then the matter can proceed through notification in the Government Gazette and newspapers.

The construction works required to close The Terrace at Bridge Street constitute an "activity" in accordance with the provisions of the Environmental Planning and Assessment Act. As such Council is required to satisfy itself that the works and their subsequent impact are minor and, thus, can proceed without further assessment or, alternatively, that they are significant and require an environmental impact statement. It is considered that the proposed works are minor in terms of the criteria expressed in the Act and that an environmental impact statement is not required.

As any alteration to traffic access in and around the town centre is likely to have effect on commercial viability, it is considered that The Terrace closure at Bridge Street should not take place at this time, but that the intersection should be monitored on a, say, quarterly basis with further reporting to Council as necessary.

Recommendation

- 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.

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- 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.

ITEM 27: (File P161-2)

SUBJECT: PARKING STRATEGY - WINDSOR -
INVESTIGATION OF TIERED PARKING AT
HOLLANDS PADDOCK

(REPORT M.T.P.)

Council at its Ordinary Meeting on 3rd October 1989 requested that a report be prepared on the costings and implementation of tiered parking in Hollands Paddock. Part 2 of the resolution in relation to Windsor Parking Strategy (ie that steps be taken to remove the logs in Hollands Paddock and implement line marking) is being actioned. The following report addresses the tiered parking.

Introduction

In addressing this matter reference should also be made to the likely level of usage of a decked carpark as this is relevant to a cost/benefit analysis of the project. Currently Hollands Paddock provides 186 parking spaces. A parking survey undertaken in the weeks commencing the 3rd August, 1989 and the 17th August, 1989 indicates that only 50% of these carspaces were being used in peak periods. This is despite the fact that it is one of the few unrestricted carparks within the Town Centre. The following reasons contribute to its lack of usage:-

- * Distance from major destinations such as supermarkets and banks.
- * The fact that it is uphill to the shopping centre.
- * The appearance and condition of the carpark do not make it attractive to shoppers or employees eg, no lighting or trees, and potholes.

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- * Alternative street parking in more convenient locations eg, The Terrace, Fitzgerald Street, Kable Street, Baker Street and Macquarie Street.

Whilst it is conceded that improvement of some of the disuading factors above will result in increased usage, it is considered that the increase will only be marginal. The primary deficiency in the carpark is its location in relation to the rest of the shopping centre. This will be alleviated in time with closer redevelopment but is not considered to be a matter which will be completely overcome, given that the commercial "centre" is situated around the Mall.

Costings

On the basis of providing an additional storey of parking over the existing 186 car spaces it is estimated that the cost of construction would be in the order of \$1.35 million. 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.

In the construction of the decked car park it is anticipated that approximately 20% of the existing ground level spaces (37 spaces) will be lost due to provision of ramps, steps and columns. For the figure of \$1.35 million (+10-20% contingency) approximately 149 additional car spaces could be provided. This is a cost of \$9,060 per additional space (not including the contingency allowance).

Ownership

Hollands Paddock is owned by the Water Board which in turn provides a lease to Council for carparking for a "peppercorn rent". Consequently any proposal for decking the carpark requires the Board's approval. Whilst no formal application has been received from the Board in relation to development of the land, in recent discussions with officers of Council the Board has requested information on the development potential of the land. Due to the propensity of the land to flood, development could only occur in the airspace above the land. This would likely have implications for the standard of construction of the carpark as there may be potential at some time in the future to locate a shopping centre on top of the carpark. An option such as this would obviously substantially increase the cost of the carpark and would also have significant environmental impact. Such commercial development is also contrary to current Government Policy in relation to flood lands.

It is not considered that Council should enter into the construction of a decked carpark on leased land. With such a major capital investment it would be untenable for it to be subject to future unknown rent reviews which may substantially increase the original cost estimate. To this end, should deck parking be provided it should only be on the basis of acquisition of the land.

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Implementation

Construction of decked parking necessitates the approval of the Road and Traffic Authority. However it is considered that such approval would be forthcoming subject to satisfactory design.

If the land is to be acquired, the time frame for implementation will likely be longer than other parking options in the town due to the construction time and the substantial costs.

Relationship to other options for parking in the Town Centre

Council is referred to the Local Area Traffic Management Study within this Business Paper and to previous discussions concerning the Windsor Parking Strategy report (General Purpose Committee of 29th September, 1989). The issue of parking along The Terrace was also discussed by the Local Traffic Committee at its meeting on 20th October, 1989. The Committee recommended that time limit parking restrictions for the length of The Terrace be investigated and incorporated within the Local Area Traffic Management Study.

Currently there is unrestricted parking available along The Terrace. This parking would appear to be mainly utilised by shopkeepers and employees. Introduction of parking restrictions such as a 2 hour limit will increase the patronage of Hollands Paddock but not to the degree that would justify the provision of an additional deck. For this reason it is considered that other options are more cost/effective. Other options which have been referred to Council include:-

- * Construction of a 40 space car park on land at the rear of the Museum.
- * Construction of a deck over the existing carpark at the corner of Kable Street and The Terrace.
- * Acquisition of part of the "Sunnybrae" property owned by J.D. Paine. Investigations indicate that the acquisition of 20 metres of flood liable land at the rear of the property adjacent to The Terrace is required to provide an additional 54 car spaces. Such acquisition would still provide a reasonable curtilage to the building.

It may be appropriate for Council to inspect the various options prior to determining its direction.

Conclusion

There is a significant shortage of parking within close proximity of the commercial area. In addition there are only a very limited number of options which do not involve the demolition of any buildings or the purchase of expensive General Business 3(a) zoned land.

It is likely that the provision of a decked carpark at Hollands Paddock would not be of benefit in overcoming the shortage of parking for the majority of shoppers. It

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would, however, benefit employees if the parking continued on an unrestricted basis. In any event, the proposal to deck the carpark at Hollands Paddock should not proceed until and when the land is acquired by Council.

Recommendation

That the information in the report concerning the feasibility of decked parking in Hollands Paddock be received.

ITEM 28: (File A10/2, 3655(w), 13871-1(C), 3132(W), 3399(W))

SUBJECT: MUSHROOM COMPOSTING INDUSTRY

REPORT (M.E.B.S.)

Council, at its Special Meeting on 27th September, 1989, resolved:-

"Council advise Mushroom Composters Pty Ltd; Graham Price Pty Ltd; Elf Mushrooms and Mrs L Clark, that it intends to consider the exercise of its powers under Section 289(b) of the Local Government Act, 1919, as amended, to control and regulate the emission, discharge, or escape of fumes from their premises, at its General Purpose Committee Meeting on 31st October, 1989, and that they be given the opportunity to make representations in writing prior to 16th October, 1989, as to why Council should not exercise such powers.

Further, that should such powers be exercised, a period of 12 (twelve) months will be allowed for compliance."

Advice of Council's resolution was forwarded to each person/company, which included an invitation to address the General Purpose Committee.

Graham Price Pty Ltd - Lot 6 RP 2166, No. 100 Pitt Town Road, McGraths Hill

The following representations have been received:-

"I have received a notice of recommendations put forward at the Special General Meeting of the Council held on Wednesday 27th September, 1989.

Recommendation No. 1 refers to the proposed exercise by Council of alleged powers under Section 289(b) of the Local Government Act.

The Notice does not give any indication whatsoever of how the Council proposes to control and regulate such emissions and accordingly it is very difficult for me as the Managing Director of Graham Price Pty Limited to make a submission to Council in regard to the proposed exercise of powers when I have not been informed - in fact given any hint - of how such powers are proposed to be implemented. I would however point out that the legislation purports to give power to prohibit. I refer to the business paper

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prepared by your Council for the Special Meeting held on Tuesday 17th May, 1988 and specifically the contents of pages 44, 45 & 46 of that paper.

I think it is common ground that Graham Price Pty Limited has done everything in its power to minimise the emissions of odours from its composting process at all relevant times in the past and it is continuing so to do.

The company is presently involved, at considerable expense, with researching an entirely new approach to certain aspects of composting which involve biological methodologies not previously used in the preparation of mushroom compost and which at a very preliminary stage seem to indicate that composting can be carried out without the emission of any odours at all. I stress that this research and development project is in its infancy, is being carried out at a very considerable expense and no definitive statements can be made as to the time during which the project will need to run before completion and if in fact the project will be successful. Nevertheless, assuming that the process is successful, the results to date indicate that compost can be prepared by use of the methodology being researched without the emission of odours.

Graham Price Pty Limited and its predecessors have been carrying on the growing of mushrooms and production of mushroom compost on the present site at McGraths Hill for some 30 years i.e. since long before the Council permitted residential subdivision to be carried out in the immediate vicinity of the company's premises.

If our research and development project is successful and a new process successfully trialed whereby compost can be produced without the emission of odours, then the implementation of that process will obviously overcome the problem which gives rise to Council's proposals. Surely the sensible approach is to permit a reasonable time for those research and development endeavours to be developed and trialed. The procedures are of such a novel nature that it is proposed the patent applications will be made in respect thereof and accordingly no details of the methodology involved can be disclosed until such a time as the relevant stages of the patent application have been reached otherwise those applications could be prejudiced.

Severe legal difficulties exist should Council propose to proceed with the suggestion of action under 289(b) of the Local Government Act. In the first instance provisions of Section 25 of the Clean Air Act appear to be in conflict with those of Section 289(b) of the Local Government Act and accordingly pursuant to the provisions of Section 4 of the Clean Air Act the provision for the Clean Air Act prevail. If Council therefore takes action under the Local Government Act provision, it runs the real possibility of having the validity of its actions tested in the Courts with the consequent possibilities of very substantial legal costs being involved and large amounts of damages payable by the Council should its actions prove to be illegal.

As to the proposal that a list of preferred consultants be prepared and that any person proposing to have an environmental impact statement prepared for mushroom compost production be required to have such environmental impact statement prepared by the Consultant, my only comment that this proposal would be very dangerous for Council to implement.

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Such a proposal would appear to me to be totally outside both the powers of Council and the dictates of natural justice and procedural fairness. I would also have thought that those consultants who are excluded from such an elite group may well have recourse against the Council arising from such exclusion as it would appear to me to be a very serious slur on their professional competence.

I do not think it behoves me to make any further comments on the proposals, other than to say in summary that they appear to be hastily and illogically conceived and the most likely result of their implementations to cost the ratepayers of this City a lot of money."

Mr Price is conducting trials of a 4 tonne capacity tunnel to produce environmentally controlled compost. It is understood that these trials are well advanced. Mr Price has indicated that he intends to trial a 40 tonne tunnel, which represents approximately 10% of his current capacity, early next year.

In the representations it is suggested that legal difficulties may occur between the Local Government Act and the Clean Air Act. Section 25 of the Clean Air Act provides:-

"Where the (State Pollution Control) Commission reports to the Minister that the emission of air impurities from any premises is or is likely to be injurious to the public health or is causing or is likely to cause such discomfort or inconvenience to any persons not associated with the management or operation of any trade, industry or process in or on such premises as warrants the making of an order under this section, the Minister may, by order, direct the occupier of such premises to cease conducting any trade, industry or process, or operating any fuel burning equipment or industrial plant, in or on such premises for such period as may be specified in the order."

Section 4 of the Clean Air Act provides:-

- "(1) Subject to subsection (2), nothing in this Act affects any of the provisions of any other Act, or any regulations, ordinances or by-laws thereunder, or takes away any powers vested in any person or body by any other act, or any regulations, ordinances or by-laws made under any other Act.
- (2) Where the provisions of this act are inconsistent with any of the provisions of any other Act or any regulation, ordinance or by-law made under any other Act, the provisions of this Act shall prevail."

Clearly, there is not an inconsistency between the Local Government Act and Clean Air Act, as each provide for different remedies to a similar nuisance.

At the end of May this year, the waste water plant was significantly augmented to the direction of the State Pollution Control Commission, to provide for the more frequent irrigation of smaller volumes of water to prevent anaerobic conditions occurring.

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Complaints regarding offensive odour are received, and in the period May 1988 to May 1989, 16 complaints were received from 7 persons. Since augmentation of the waste water plant, 7 complaints have been received from 1 person.

In consideration of the number of complaints received, Council should exercise its powers under Section 289(b) of the Local Government Act.

Mushroom Composters Pty Ltd - Lot 262 DP 751665 Sackville Road (Post Office Road), Ebenezer

The following representations have been received:-

"I refer to your letter of 5 October 1989 requesting submissions in writing concerning action under Section 289(b) of the Local Government Act. You have given this Company only seven working days to respond to this request.

We would expect that Council must exercise any discretion under Section 289(b) to control and regulate fumes reasonably and properly, having regard to the facts as they are known by Council.

Therefore we request that Council extend the time by which our representations in writing be lodged with Council and to defer consideration of the matter on 31 October until we have made proper representations to Council and Council has properly considered those representations."

Mushroom Composters Pty Ltd are also carrying out trials on the production of environmentally controlled compost. Trials have been carried out for several months, however, the management advises that mushroom yields are still unsatisfactory.

Since May 1988, 9 complaints regarding offensive odour have been received from 7 persons.

In consideration of the number of complaints received, Council should exercise its powers under Section 289(b) of the Local Government Act.

Elf Mushrooms - Lot 3 DP 610341 Mulgrave Road, Mulgrave

The following representations have been received:-

"I refer to your letter of 5th October 1989 inviting representations concerning Council exercising its powers under section 289(b) of the Local Government Act 1919 to 'control and regulate the emission, discharge or escape of fumes' from my premises.

At this stage I feel unable to make proper representations by reason of the fact that Council's letter is not clear. What do you mean by 'control and regulate'? Is Council intending to manage my property or make some modifications to my business? Why has the letter been sent to Elf Mushrooms? Has a complaint been made? If not, what is the substance of the complaint?

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In early 1987 Council served me with a notice requiring me to undertake certain works in order to minimise the emission of air impurities from the property. This matter was resolved as upon closer examination, Council considered that my operation fully conformed with those requirements. Following representations from our solicitors Council's notice was withdrawn as any emission of air impurities was considered by Council to be satisfactory.

The composting operation has not changed since Council was last satisfied that it was operating appropriately and since it withdrew its notice. I cannot understand why Council considers it necessary to resurrect a matter which appears to have been resolved.

Prior to making any full response to your letter of 5th October, I will need to know details of the substance of your specific concern and in what manner Council is likely to 'control' the business.

Accordingly, it is unfair and inappropriate for Council to consider at this stage exercising any powers under section 289(b) of the Local Government Act 1919, in respect of my premises.

I should be pleased to receive your urgent response to the questions raised above so that I can make an appropriate response."

Development and building approvals were issued in December 1988 for extension to the compost pre-wet slab area to enable more efficient turning and aeration. This work commenced in September this year and the management is confident that a reduction in odours emitted will be achieved.

Since May last year, complaints have not been received and it is considered that further action at this time could not be substantiated.

Mrs L Clark - Lot 11 DP 713095, No. 14 Pebbly Hill Road, Cattai

The following representations have been received from Gordon Robilliard and Associates, Solicitors, on behalf of Mrs Clark:-

"As you are aware, we act for Mrs L Clark who presently owns property being Lot 11, DP 713095, No. 14 Pebbly Hill Road, Cattai. Our clients conduct a mushroom growing operation at these premises which have been an approved operation for the last twenty-three years. Your records would no doubt disclose that all of the buildings presently on the property and the operation conducted on the land are in accordance with proper planning and building consents issued by your Council.

The preparation of mushroom compost have been carried on lawfully on the premises for the last eighteen years and the system used is one which has had wide acceptance in other countries, particularly the U.S.A., and has been modified by our client to meet the particular conditions relevant to our client's land. This procedure has been of considerable success, not only in the economic use of the natural resources, but also in the prevention of any odours, thus eliminating any nuisance to adjoining neighbours.

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One of the features of our client's use of the land has been the lack of any intrusive smells onto adjoining properties. We understand that you may have received in 1986 a complaint from a resident some distance from our client's land. Such a complaint is, on our instructions, completely without justification and we suggest would not be confirmed on any reasonable interrogation of the complainant or inspection of our client's land.

Subsequent to receiving your initial notification of considering our client's operation, our client has sought the opinion of all her surrounding neighbours who were available to express any views on any disturbance, particularly odour, which might emanate from the property. Enclosed with the submission are copies of letters from twenty-nine families, these letters having been obtained in support of our client's contention that the method of operation used is entirely free of intrusion.

Also enclosed is a report of Dr Nigel Holmes who has a reputation as an expert in the field of air pollution which is acknowledged not only in Australia, but also overseas. His study shows -

- (a) that our client's operation is scientifically based;*
- (b) the operation is conducted with expertise in a careful and conscientious manner;*
- (c) adequate facilities and factors are present to prevent any nuisance occurring;*
- (d) the operation makes a valuable contribution to the economy; and*
- (e) creates no significant degradation to air quality.*

Dr Holmes conclusions are reflected in the enclosed letters.

The suggestion that our client's operation should be compared with such other industries as Mushroom Composters Pty Ltd, Graham Price and Associates or the like, is entirely without substance. Not only do they not engage in similar methods to our client, but their operations are far larger and more complex. Any attempt at 'industry standards' would be entirely inappropriate if the guidelines to set such standards were the large processors that currently are the subject of your investigations.

No doubt your Council is aware of the limited role that s.289(b) can play in the general regulation of industries and any attempt to take such steps would be met with legal challenges. With regard to our client's land we hold great fears that your Council, or those advising you, are attempting to change the valid and approved use of the property at Lot 11, DP 713095, No. 15 Pebbly Hill Road, Cattai by use of a 'regulatory power'. Such a procedure would be ultra vires the power of your Council and in particular could hardly be justified having regard to the long and continued use in accordance with the approvals granted by your Council. In any event, any attempt to 'regulate' our client's operation where there are no 'fumes' or 'nuisance' being created would also be an abuse of Council's powers.

There may be grounds for Council's concern in respect of other properties where mushroom composting is carried out. The testimony expressed in the enclosed letters from our client's neighbours is proof of the continued observance by our client of the latest proven procedures and their acceptance by the Community of the present operation.

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We sincerely trust that these representations will be given due consideration by your Council and that we will be advised of any decision before implementation of any regulation affecting our client's property or operation is attempted."

A complaint was received from one resident in March and May 1986 and a letter from the same person dated 18th October, 1989 in response to a newspaper report of Council's Special Meeting on 27th September, 1988 has been received.

Letters of support have been submitted by Mrs Clark from 29 residents, whose occupancy ranges from 17 months to 17½ and one half) years. The majority indicate that they have not suffered any nuisance whilst others state that they have perceived an odour, but do not consider it to be offensive.

It is considered that further action at this time could not be substantiated.

A decision to take no further action at this time in respect to Elf Mushrooms and Mrs L Clark, offers security in that whilst they continue with their current compost techniques, management practices and production levels, the emission of odours from their premises is not considered to be a nuisance.

The procedure to be adopted to obtain abatement of the odour nuisance should be examined.

The Local Government Act provides:-

Section "288(1) The Council may prevent the creation of public nuisances and may abate or require the abatement of public nuisances."

Section "289(b) The Council may control and regulate the emission, discharge, or escape from any premises of ... fumes ... "

Section "530 Any power given by this Act to regulate or to make ordinances for regulating shall be deemed to confer power to licence, prevent or prohibit."

It has been held at Law that a Council may not exercise its powers pursuant to Section 288 without giving notice to the person alleged to be committing the nuisance requiring him to abate the nuisance. Thus Council must firstly prohibit the emission of fumes from the premises under Section 289(b).

It is considered that should Council exercise its powers under s.289(b) to prohibit the emission of fumes from the subject premises, it would be reasonable to serve a notice under the Act requiring the abatement of the nuisance within a period of 12 months.

If such notice was given and the nuisance was not abated, Council should consider action to be taken after receipt of representations from those persons subject to the notice. The considerations available to Council include:-

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- (a) take no further action;
- (b) extend the time for abatement of the nuisance;
- (c) commence proceedings to obtain a monetary penalty and daily penalty for failure to comply with the notice;
- (d) commence proceedings for an injunction restraining the commission of the public nuisance.

It is considered that the mushroom composting industry and residents, should be given a decisive indication of when the odour nuisance is to be abated.

A written submission has been received from the Australian Mushroom Growers Association Ltd. The Association has been advised that as submissions were only invited from those persons/companies directly affected, its submission could not be reproduced in the report, however, its representative may address the meeting.

Recommendation

That:

1. Council not exercise its powers under Section 289(b) of the Local Government Act, in respect of Elf Mushrooms, Lot 3 DP 610341 Mulgrave Road, Mulgrave, at this time.
2. Council not exercise its powers under Section 289(b) of the Local Government Act in respect of Mrs L Clark, Lot 11 DP 713095 Pebbly Hill Road, Cattai, at this time.
3. Having received complaints in relation to the emission of fumes being offensive odours emanating from premises Lot 6 RP 2166, No. 100 Pitt Town Road, McGraths Hill, which fumes create an inconvenience materially interfering with the ordinary comfort physically of human existence in the locality so as to constitute a public nuisance, and having invited and considered representations from Graham Price Pty Ltd, being the owner and occupier of the above premises, Council exercise its powers under Section 289(b) of the Local Government Act, 1919, as amended, and direct that the emission of offensive fumes from the above premises be prohibited within a period of 12 (twelve) months and that the public nuisance herein before referred to be abated within a period of 12 (twelve) months.
4. Having received complaints in relation to the emission of fumes being offensive odours emanating from premises Lot 262 DP 751665 Sackville Road, Ebenezer, which fumes create an inconvenience materially interfering with the ordinary comfort physically of human existence in the locality so as to constitute a public nuisance, and having invited and considered representations from Mushroom Composters Pty Ltd, being the owner and occupier of the above premises, Council exercise its powers under Section 289(b) of the Local Government Act, 1919, as amended, and direct that the emission of offensive fumes from the above premises be prohibited within a period of 12 (twelve) months and that the public nuisance herein before referred to be abated within a period of 12 (twelve) months.

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ITEM 29: (File LEP 9/1989)

SUBJECT: ZONING OF STATE RAIL AUTHORITY LAND IN RICHMOND

REPORT (M.T.P.)

The State Rail Authority of New South Wales has written the following letter:-

"I am writing to seek your agreement a mutually beneficial rezoning of Authority land for 'Special Uses Railways' to 'Business'.

The Authority shares Council's view that Richmond should continue to develop as a prime business, social and cultural centre in the region. As you know, the Authority operates a major transport service to the centre, and has substantial capital investment in facilities and landholdings. It is proposing to increase this investment with the electrification of the line to Richmond during 1990.

A substantial area of SRA owned land is surplus to the SRA's transport operating requirements. Further, land which the SRA might retain for operations has potential for additional use.

Under your planning controls the SRA's land is zoned Special Uses 'B' Railways which allows railways and any other purpose. I appreciate that this zoning does not prohibit the SRA from any development, unfortunately, prospective buyers, developers, financiers and tenants have shown that they are extremely reluctant to pursue developments on land zoned Special Uses Railways. They perceive a substantially greater uncertainty compared to development in more familiar business zones.

Replacing the Special Uses Railway zoning by the adjoining Business zone would:

- * help simplify and rationalise planning controls for the Centre;
- * avoid the need by the Department of Planning for 'spot rezonings' for minor adjustments of railway boundaries as the SRA rationalises its landholdings. The Director of the Department requires that Special Uses - Railways zonings be replaced by conventional business etc. zonings before control of SRA property is transferred to the private sector.
- * ensure that any future opportunities for development of railway land are considered under zoning and planning controls which apply to development on nearby land. For example, the Richmond land offers opportunities for sensitive development which would be compatible

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with the scale and character of adjoining development, and improve the visual and acoustic amenity of the area.

Railway operations will be protected by the existing instrument's planning provisions which -

- * make utility installations, such as railways, permissible in the business zones and;
- * allow certain railway undertakings without consent by adoption of certain Model Provisions.

It would be appreciated if Council would rezone the land shown by red edging on the attached plan to Business."

The land in question is that land surrounding the Richmond rail station, including the commuter car park on March Street and the rail lines to Paget Street, with associated platforms, sheds, etc.

The land is currently zoned Special Uses 5(a) - Railway Purposes, although State Government policy allows surplus Government land to be utilised for any purpose with the consent of Council and the Minister for Planning and Local Government. As mentioned, however, a suitable zoning for commercial redevelopment is required by the SRA as respective developers are more conversant with a commercial zone and are more likely to be interested in tendering for redevelopment.

The area in question is significant in terms of possible commercial floor space for Richmond and, for this reason, it is considered an economic impact statement should be prepared as part of any rezoning process, with the statement to account for the possible floor space for SRA land and additional floor spaces proposed in other major redevelopment proposals currently being promoted for Richmond.

However, as the land can be developed for commercial purposes with the current zone, an opportunity exists for Council, in conjunction with the SRA, to determine the appropriate level of commercial development on the subject site and, therefore, Council should raise no objection to the request from the Authority for rezoning.

Additionally, there may be other adjoining premises not owned by the SRA which may be of benefit in any overall redevelopment proposals. These properties should also be accounted for in a study as part of the rezoning process.

Recommendation

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.

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ITEM 30: (File E78)

SUBJECT: "CONCERNED RESIDENTS AGAINST SEEING
HAWKESBURY ENVIRONMENT DAMAGED"
(CRASHED)

REPORT (M.T.P.)

The following correspondence from this organisation has been received:-

"The West Portland and Tizzana Roads Residents Committee, has joined forces with the Sackville North Residents Action Committee and is in the process of incorporating under the name of 'CRASHED'. This name standing for Concerned Residents Against Seeing Hawkesbury Environment Damaged.

Sixty four (64) residents along West Portland and Tizzana Roads belong to this Group, which has been opposed to the Sand Mining proposal on Anderson's property across the River. Our submissions to the original EIS by the proponents have been found valid by the various Government bodies who also responded to this EIS and in fact the development officer of Baulkham Hills Council, in the first instance, recommended against the proposal. Subsequently, however, after another deputation by the Proponents the Development Application was approved.

We have taken action and have served notice under a Class 1 action in the Environment Court, and would ask Council to join us in this action.

The proposed Development not only affects the environment of the Hawkesbury river, but has great detrimental effect, on the Sackville Road and Ferry, the ACOUSTIC ENVIRONMENT AND VISUAL ENVIRONMENT it affects the quality of life of many of your constituents, and will add to the Road maintenance cost in our City when all royalties are collected by Baulkham Hills Shire.

We trust that this Council will support its residents against a Development which is going to undermine the aims of the HAWKESBURY NEPEAN CATCHMENT MANAGEMENT COUNCIL as well as affecting the quality of their life.

The total file of all matters concerning this action is available if required."

A reply has been sent indicating that Hawkesbury Council's concern in relation to extractive industries has been made known to Baulkham Hills, and that it is not believed to be appropriate for this Council to challenge another Council in the Land and Environment Court concerning their administration of their own planning scheme.

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Recommendation

That the information be received.

ITEM 31: (DA 214/89)

SUBJECT: SOUTH WINDSOR GOSPEL TRUST - PROPOSED
CHURCH BUILDING, BEASLEY PLACE, SOUTH
WINDSOR.

REPORT (M.T.P.)

Council at its meeting of 12th September, 1989, in consideration of this application resolved that the matter be deferred. Whilst no reasons were given for the deferral, it is understood that it was to further address the proposal in terms of traffic impact and local objection.

Because of the concerns raised by objectors in terms of traffic impact, the matter has been referred to the Local Traffic Committee. The Traffic Committee raised no objection to the proposal, subject to the number of onsite parking spaces being increased to seven (7) and also being conditioned so that there is no parking associated with the development in the street.

In respect of objections, Council is advised that there are 20 lots in Beasley Place, excluding the subject site. Thirteen owners have written objecting to the proposal with no letters being received in support of the proposal. However, a petition has been received in support of the proposal signed by 10 persons. Three of the persons signing the petition are presumed to be tenants as there are letters of objection from the landowners of these properties. A further 4 persons appear to have both signed a petition raising no objection to the proposal but have written letters objecting to the proposal. As some of the petitioners have signed after their written objections, they are presumed to no longer object.

Additionally, 3 landowners have made no response and there is an additional property where, whilst the landowner has made no response, it appears that the tenant has signed the petition in support of the proposal.

The following table clarifies the position:-

Lot	Owner	Objecting Letters by Owner	Signed Petition	Supporting	Comments
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39 Harland

By Holsapple
(presumed tenant)

Nothing heard from owner

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40	Charles	Yes two	Beveridge (presumed tenant)	
41	Pride			Nothing heard from owner
42	Doberer			Nothing heard from owner
43	Anderson		Yes	
44	Underwood	Yes		
45	McNamara			Nothing heard from owner
46	Carty	Yes		
47	Wilcox	Yes three		
48	Hearne	Yes two		
49	Maher	Yes	By Martin (presumed tenant)	
50	Labedzki		Yes	
51	SUBJECT LAND			
52	Lawson	Yes	Yes	Supporting petition signed after objecting letter
53	Guillaumier	Yes two		
54	Lugg	Yes	Yes	Supporting petition signed after objecting letter
55	Criss	Yes two		
56	Brodie	Yes	Yes	Supporting petition signed after objecting letter
57	Ford	Yes	Yes	Supporting petition signed after objecting letter
58	Parker	Yes two		
59	Hammond	Yes two		

The summary of public interest, therefore, appears to be that 9 of the 20 landowners object; 7 are in support with 3 having made no response.

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The applicant has recently provided Council with 11 letters from persons residing nearby other churches of the same denomination in the City. The letters indicate that they have not had any occasion to complain about the operation of the church and its associated activities. The other churches are at the following locations:

1. Corner Old Sackville Road/Coburg Road, Wilberforce;
2. Windsor Street, Richmond;
3. William Street, North Richmond;
4. Bell Street, South Windsor.

The recommendation to the Committee of 29th August, 1989, was to refuse the application for the following reasons:-

1. The site location is undesirable by virtue of it being within a small cul-de-sac.
2. The likely traffic associated with a church would be sufficient to cause an unreasonable disruption in local area amenity and create an adverse traffic congestion impact.
3. The proposal is not in the public interest as evidenced by letters of objection received.

The Committee's recommendation at the time was that the application be approved subject to appropriate conditions to be brought forward to the Ordinary meeting. Should the application be approved, it is considered that the following conditions are appropriate:

- 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.

Recommendation

That the report on traffic and public interest be considered by Council in determination of the application.

ITEM 32: (File LEP 8/89)

SUBJECT: DISCOUNT DEPARTMENT STORE AND ANCILLARY
RETAILING, RICHMOND.

REPORT (M.T.P.)

SHK Architects (NSW) Pty. Ltd. have forwarded the following letter:

"We attach a report on the proposed Retail/Commercial development at Richmond.

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Final details on property amalgamations for the development and the extended car parking are presently being compiled.

Our client company have requested a response from Council on their views to our detailed proposal as presented, as a means of establishing further action required."

The report indicates, inter alia, the following:

"SHK Architects recently re-examined the problem of siting the K-MART to reinforce the existing Retail areas and become an integral part of that area.

A preliminary sketch plan was prepared incorporating a proposal to use West Market Street as a positive link for the Retail/Commercial blocks bounded by Bosworth and East Market Streets. West Market Street between Windsor and Francis Streets was to become a pedestrian thoroughfare only.

This initial proposal has now been developed further to the stage of the plans currently submitted to Council. They represent conceptual guidelines as to the future planning and aims for the centre of Richmond.

EXISTING RETAIL AREA

The present Retail core of Richmond is based on Windsor Street, with smaller areas on East and West Market Streets. The Shopping area along Windsor Street follows the Town 'main street' pattern with a continual line of shop fronts and arcades linking through to car parking areas behind.

An urban scale is given by the buildings being generally two stories high and awnings unifying the street as well as giving weather protection.

Several shops have opened up directly onto the two car parks, but these are spread out and at this time lack the unity displayed in Windsor Street. Shops and arcade entrances are introduced with driveways and residual loading docks. The buildings themselves lack urban scale and architectural relationship to one another.

Richmond does not have an identifiable formal 'Civic' area. This can be loosely based on the intersection of West Market and Windsor Streets, which is the centre of the Shopping area and adjacent to the Historic Bank, Post Office and Court Buildings. However, being a traffic intersection, it would generally be unsuitable for community use.

PROPOSED DESIGN

The design is based on two pedestrian Streets formed by the partial closure of both West Market Street and the car parks. The Streets remain 'open air' maintaining the best aspects of the most successful 'Mall' planning examples of recent times. Structural and canopy clutter has been avoided to encourage

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the skill of individual retailers with access to the Squares to provide sidewalk seating and shading of an acceptable standard. The existing mature trees in the Western car park are retained to form formal planting along the centre of one pedestrian street and this is continued with additional planting along the centre of West Market Street.

THE MAIN SQUARE

This area is envisaged as the focal point of the scheme.

The Square relates directly to the historic Bank, Court House and Post Office buildings and will provide a formal public space for Richmond. Being approximately 1,200m sq it is large enough for community uses such as markets, but still a comfortable scale for activities such as outdoor cafes, band concerts, civic ceremonies etc.

Buildings facing onto the Square are required to be two stories high to provide colonnades around the Square. This building form will emphasise the urban scale of the area and will relate well to the existing 'Samanthas' Building, although not necessarily in the same style. The second floor of these buildings are indicated as office space, but other sympathetic uses such as restaurants, consulting rooms or specialised retail would be appropriate.

Two existing mature trees will be retained in the same Square and Rotunda constructed at the intersection of the two pedestrian Streets. The rotunda provides a focal point for the Streets and a location for civic functions. The Square will be brick paved in a static pattern, in contrast to the more dynamic paving patterns along the Streets. Fixed street furniture - lighting, seating, refuse bins - will be grouped together to minimise visual clutter and allow clean circulation and sight lines through the Square.

THE MINOR SQUARES

These Squares emphasise the entrances to three existing shopping arcades and the entrance to K-MART. These Squares are 14m wide with a 3m colonnade surrounding each. The buildings facing onto these Squares will generally only be one storey, giving prominence to the main Square. The Squares will interplay with the pedestrian Streets and encourage shoppers to enter the arcades.

ENTRY POINTS

There are four main pedestrian Entry points, from the car parking zones and the Southern end of West Market Street.

These Entries are emphasised by formal gateways and paving finishes. The Entry Portico at West Market Street is extended to give weather protection for a dropoff-pickup point and taxi rank.

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THE NEW K-MART STORE

The new K-MART will cover an area of approximately 7,500msq and include an Auto Bay and Garden section. The K-MART is positioned to lessen the impact of a large volume building in the remainder of the Richmond retail sector. The K-MART is screened from the pedestrian mall by specialty shops and the entrance to the K-MART occurs in a street Square so that its dominance is less significant.

The K-MART building extends across Francis Street and interrupts the existing vehicular traffic flow. This barrier has the beneficial effect of assisting the safe uninterrupted pedestrian flow from the new Mall Streets to the large Northern car park and also provides a positive separation of large service vehicles from these sensitive parking zones.

CARPARKS

Three separate 'pockets' of car parking are formed at the perimeter of the proposed retail/commercial area. The existing car parks on the Western and Eastern ends will be extended by the incorporation of additional property to provide car parking numbers similar to that existing. A large additional car park area will be landscaped and each will have through access to the other car park areas and adjoining Streets. Service vehicles are provided with separate access points and circulation routes."

The preliminary concept plans by the Architects will be available for the Committee's inspection. They indicate a major departure from either of the two previous proposals and are considered superior to the previous proposals in that they concentrate development more towards the centre of the central business district, whilst providing significant parking on three sides.

Detailed comments on the proposal are being compiled and will be forwarded to the Architects, however, as indicated in the last paragraph of their letter of 5th October, 1989, they require from Council a preliminary response prior to their further action.

It is considered that the Architects should be advised that Council sees merit in their proposal, however, that it requires the approval from the affected land owners to the lodgement of the application prior to further processing of the matter. Further, that they be advised that additional processing would require a Traffic Impact Study as the previous study prepared for Council by Kinhill Stearns is not adequate to this proposal as it proposes the closure of two streets. The traffic impact study should be carried out by Consultants of Council's choosing and funded by the applicant.

Recommendation

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

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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.

ITEM 33: (File R.190/13/55, 665/315)

SUBJECT: CLOSURE OF PART OF SPINKS ROAD AND COMMERCE ROW, GLOSSODIA

REPORT (T.C.)

Council has lodged a road closure application to close the 6.096m road widening in front of lots 402-411 Spinks Road and close Commerce Row between Golden Valley Drive and Spinks Road, at the rear and side of lots 402-411.

Council has purchased lots 402-411 Spinks Road and with the proposed road closures, 3 residential lots for resale can be created. The part of Commerce Row between lots 415 and 414 Golden Valley Drive can be sold half each to the adjoining owners.

A plan of the proposed road closures will be displayed at the Meeting.

The proposed road closures have been advertised and the adjoining owners notified.

The owners of lots 414 and 415 have advised in writing that they are interested in purchasing all or half the lane adjacent to their properties for amalgamation with their land for \$1,000 in each case, such amount being based on the valuation submitted by Council's valuer

No reply has been received from the owner of lot 412 Spinks Road. The lane is not used for access to lot 412.

The owners of lot 401, G & C Turner, have objected to the closure and the sale of the residential lots as they feel the erection of 3 dwellings will hide their property and they would not have purchased lot 401 if they had known the front land was anything except a park. The lane is not used for vehicular access to lot 401 or any other lot.

Over the last 12 months, various letters have been sent to and discussions have taken place with Mr Turner regarding the lane closure and the purchase of part or all the Council's land and the closed lane. Valuations have been obtained on several different proposals but Mr Turner has not been in a position to purchase part or all of the land.

Mr Turner's understanding that the subject land was "park" is incorrect. The bulk of the land is zoned residential with public road around it which is proposed to be closed.

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Notwithstanding Mr Turners comments it is considered that Council should proceed with the closures and proceed with the sale of the resultant 3 residential lots.

Recommendation

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 214754having 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.

ITEM 34: (File 665-1927)

SUBJECT: ROAD CLOSURE AND PURCHASE APPLICATION

REPORT (T.C)

An application has been received from Mr C R Cullen for the closure and purchase of an unformed Crown Road which lies within his property Portion 24, Parish of Colo, County of Hunter.

The property is situated on the northern side of the Colo River and despite frontage to Singleton Road, access is via a right of way and crossing the river between Portion 2 and 3 Upper Colo Road. The steep escarpment prevents any access to Portion 24 from Singleton Road.

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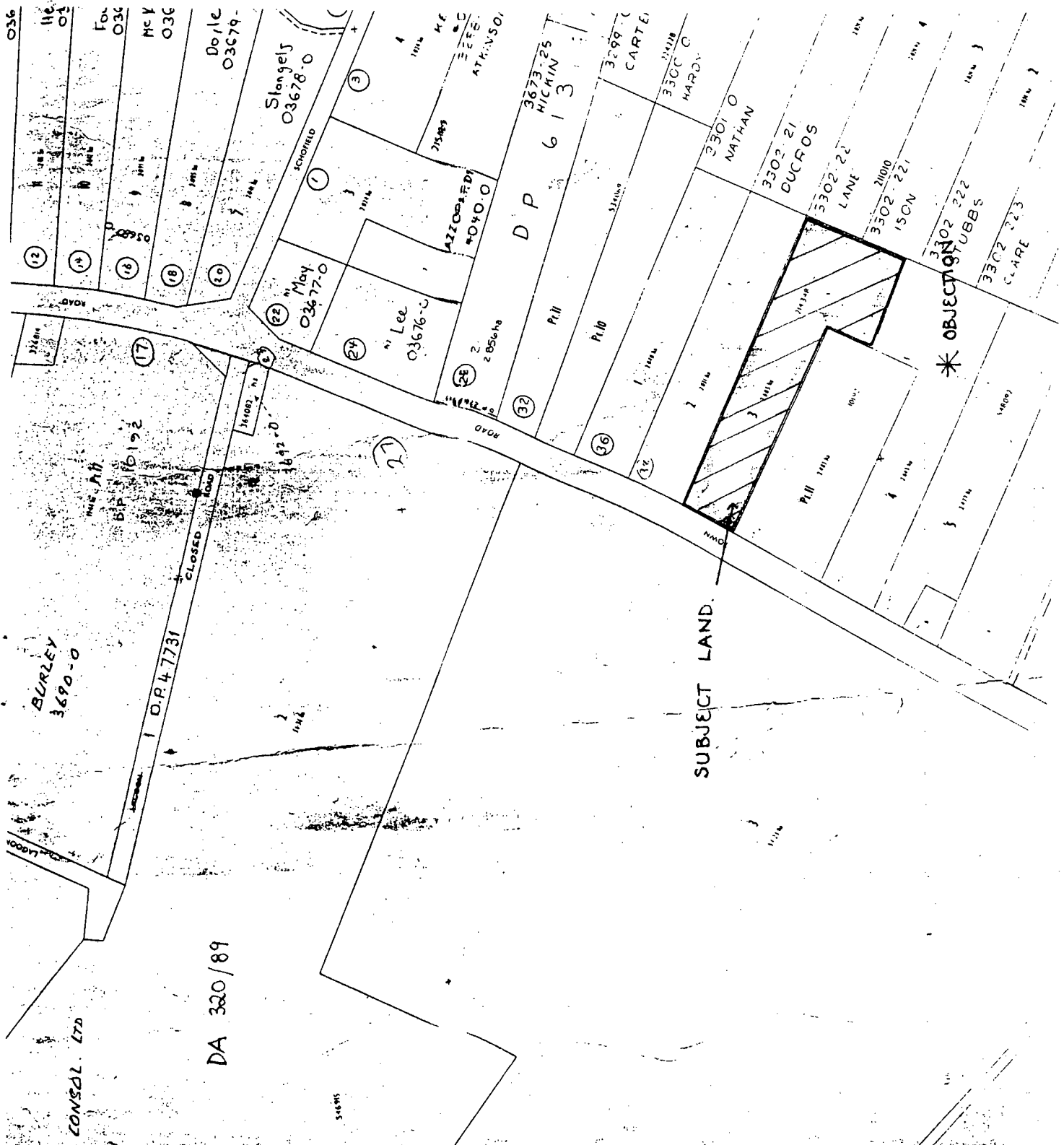
PLANNING AND DEVELOPMENT - 31/10/89

The Crown Road is unformed and extremely unlikely to be required bearing in mind the access and terrain in this vicinity. The road enters Portion 24 from Portion 31 and terminates at the western boundary of Portion 24 which is also the boundary to the adjoining Parr State Recreation Reserve thus no land locking would result from the closure. A plan of the area will be displayed during the meeting.

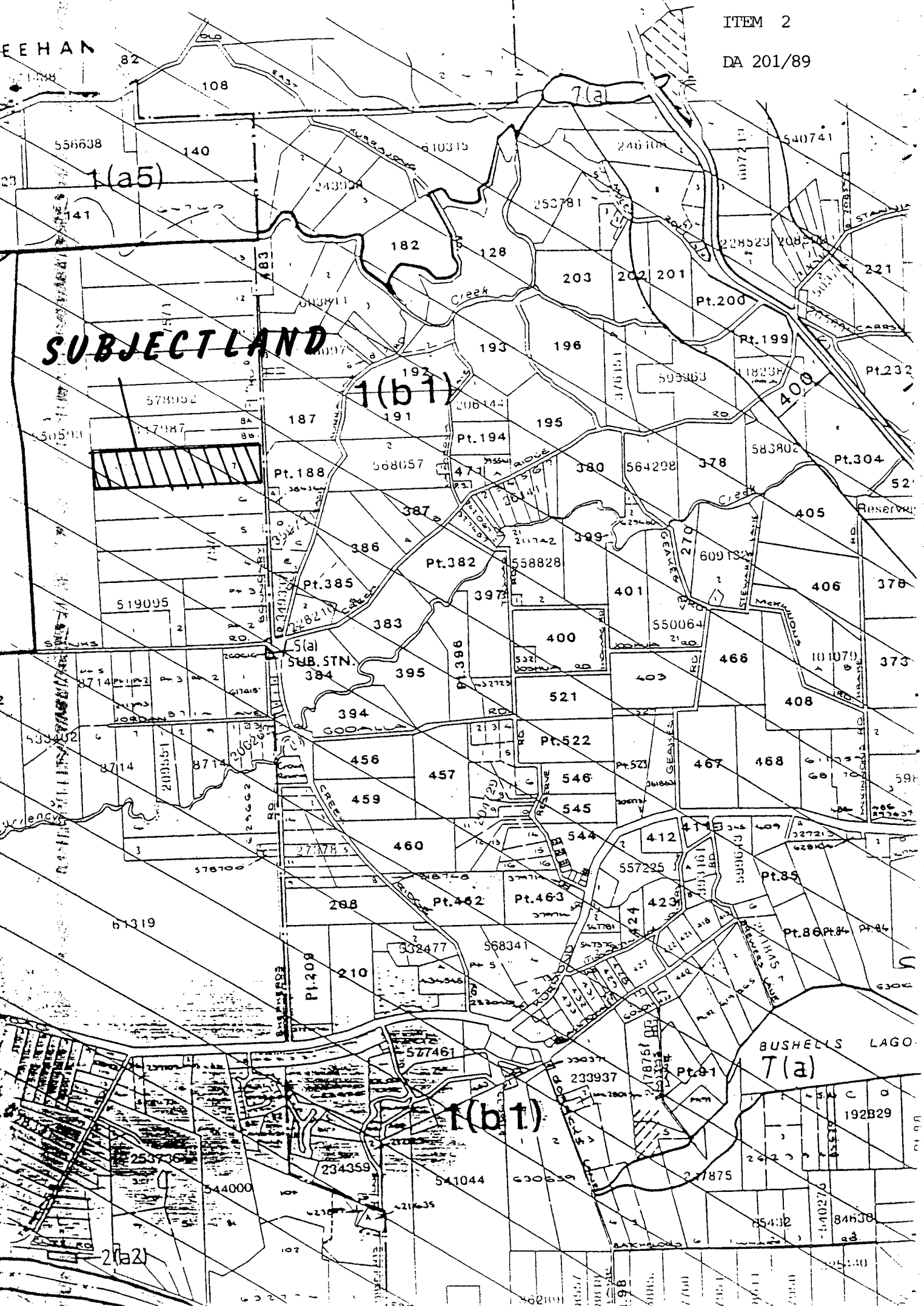
In Accordance with Council policy the proposal was advertised allowing a period of 21 days for the receipt of objections. No submissions were received in respect of the proposal.

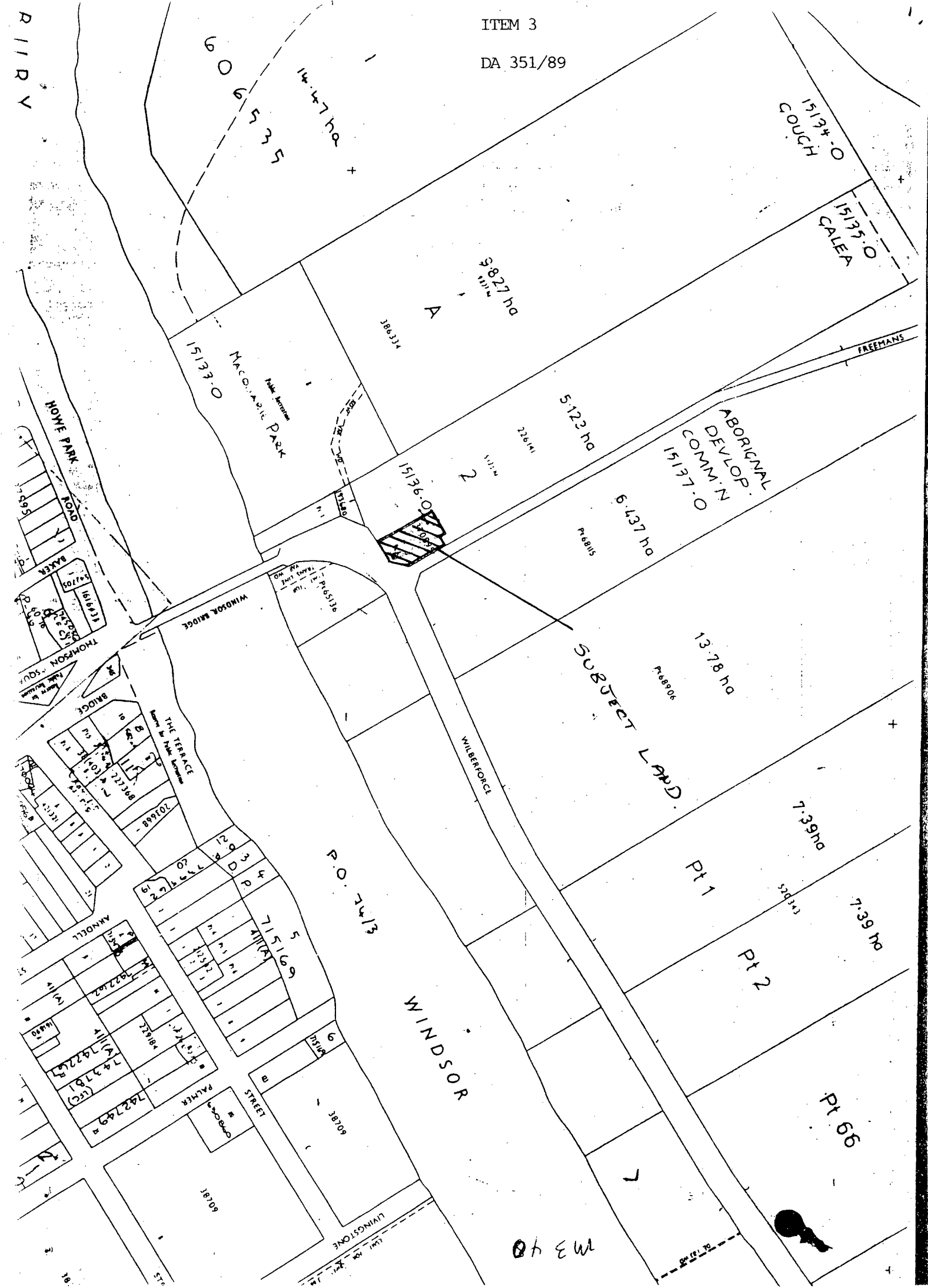
Recommendation

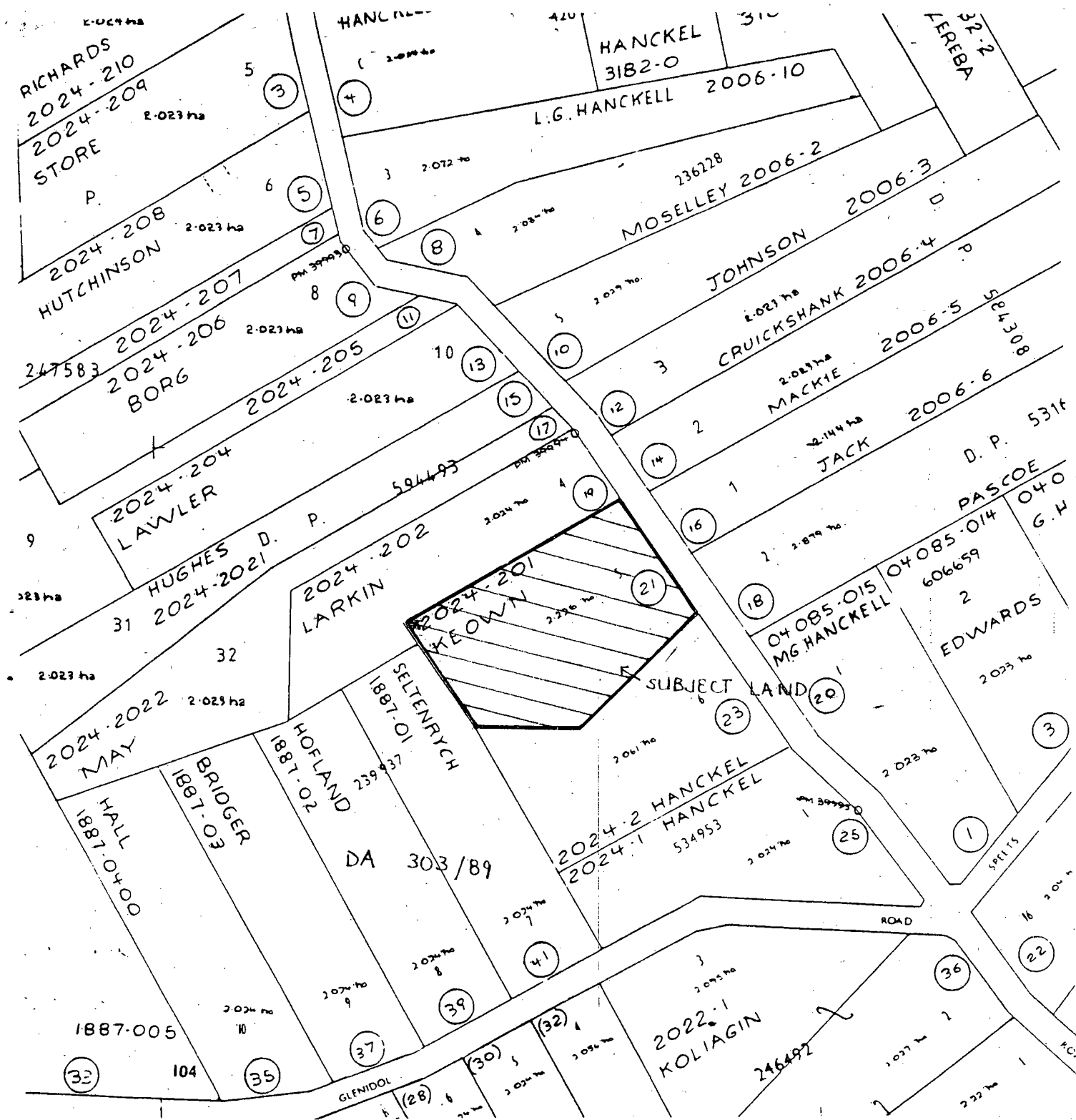
1. No objection be raised to the closure of the section of Crown Road which lies within Portion 24 Parish of Colo, County of Hunter, having regard to the present and future requirements of the public, including general public recreation needs and access by fishermen to actual or potential fishing grounds.
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.



EEHAN

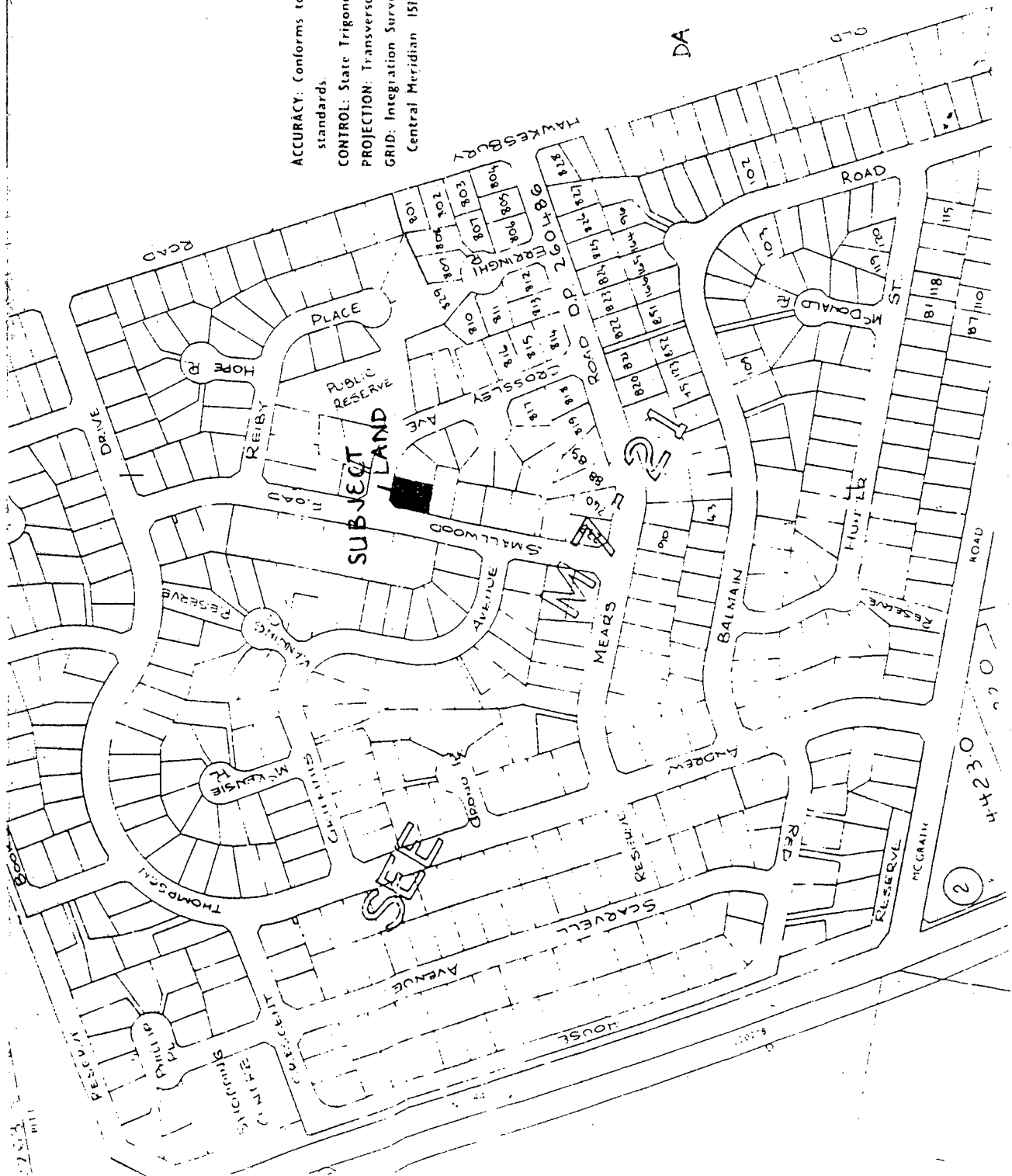


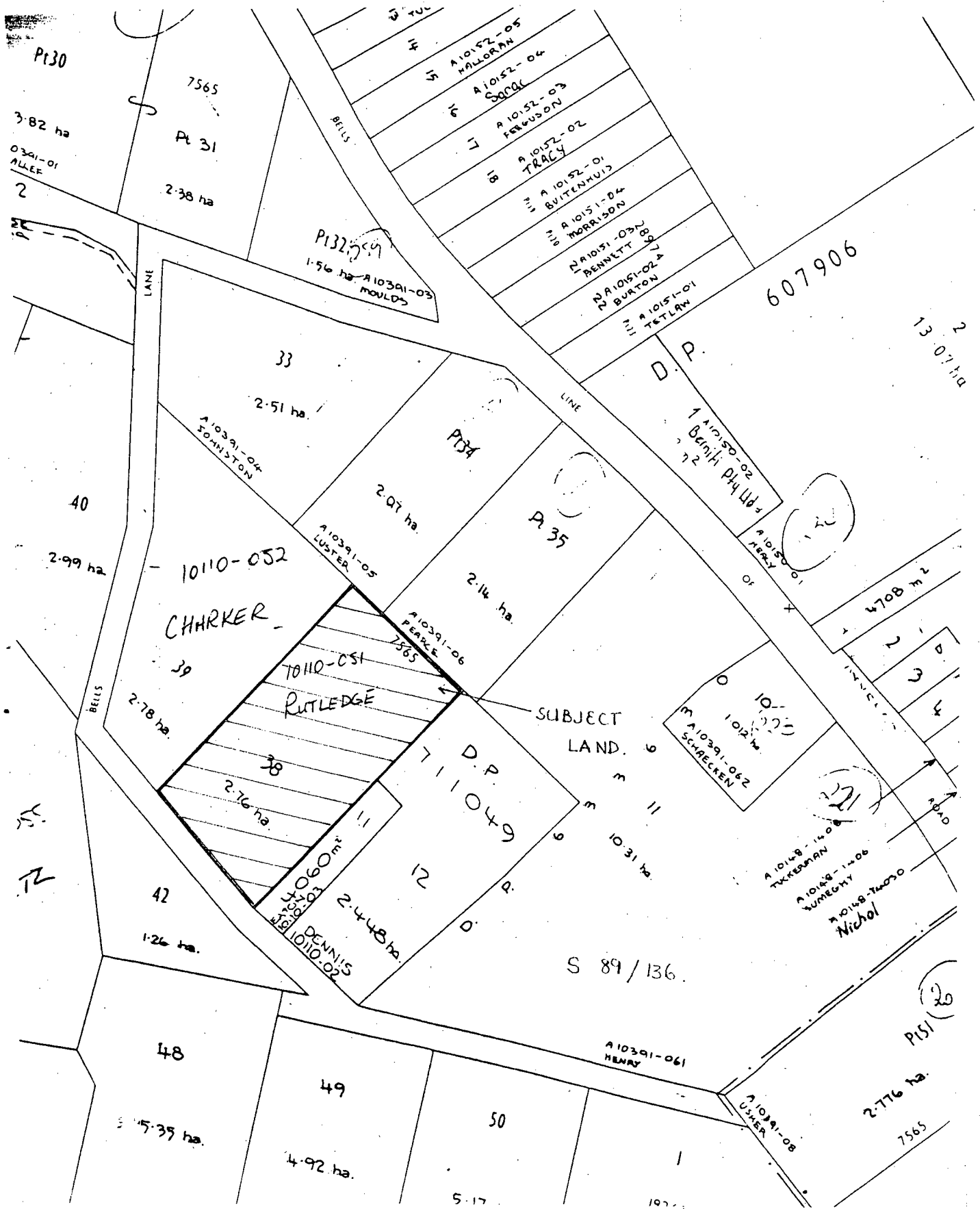


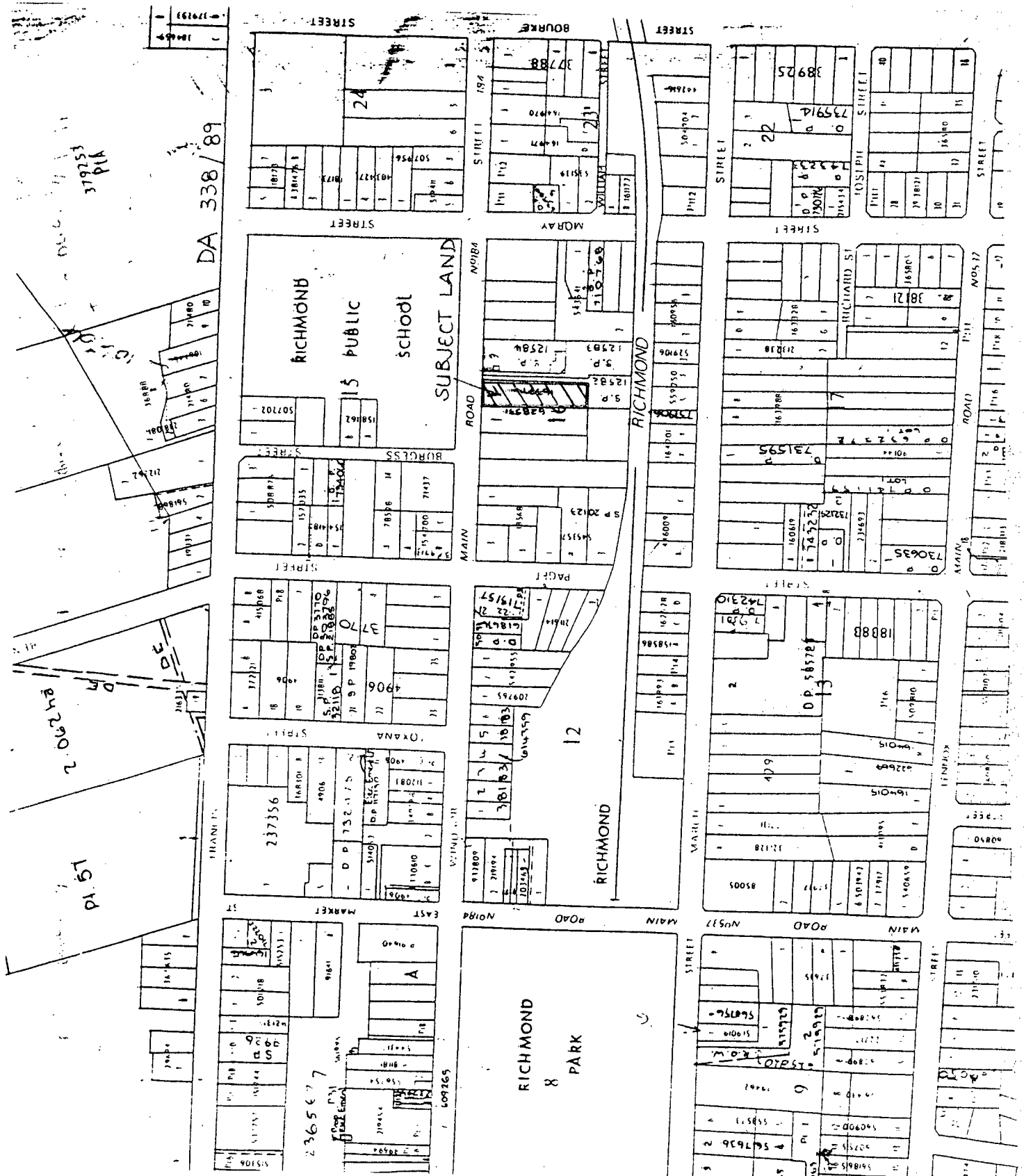


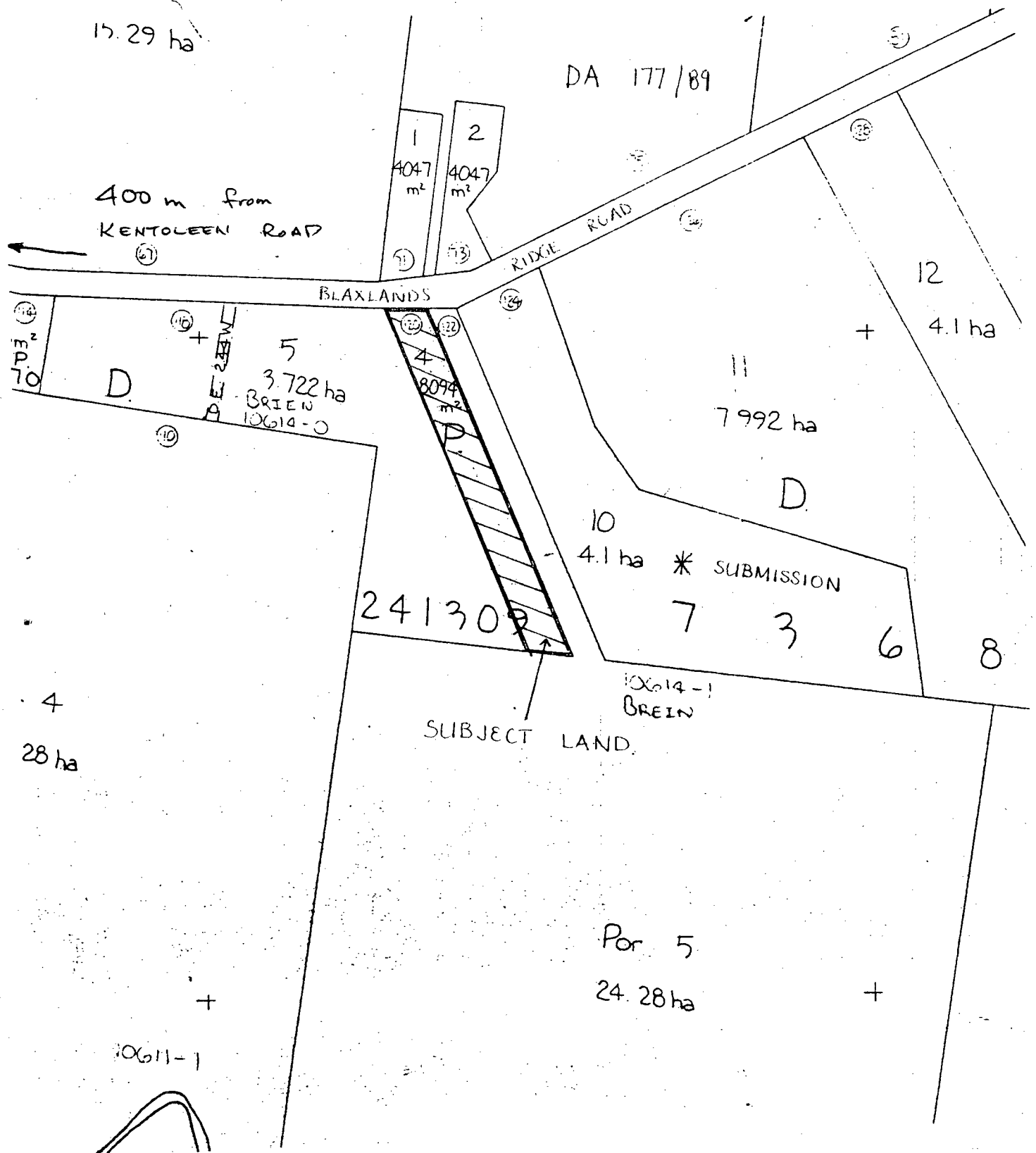
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 CONTROL: State Trigonometrical Survey
 PROJECTION: Transverse Mercator in
 GRID: Integration Survey Grid, Zone
 Central Meridian 151°E

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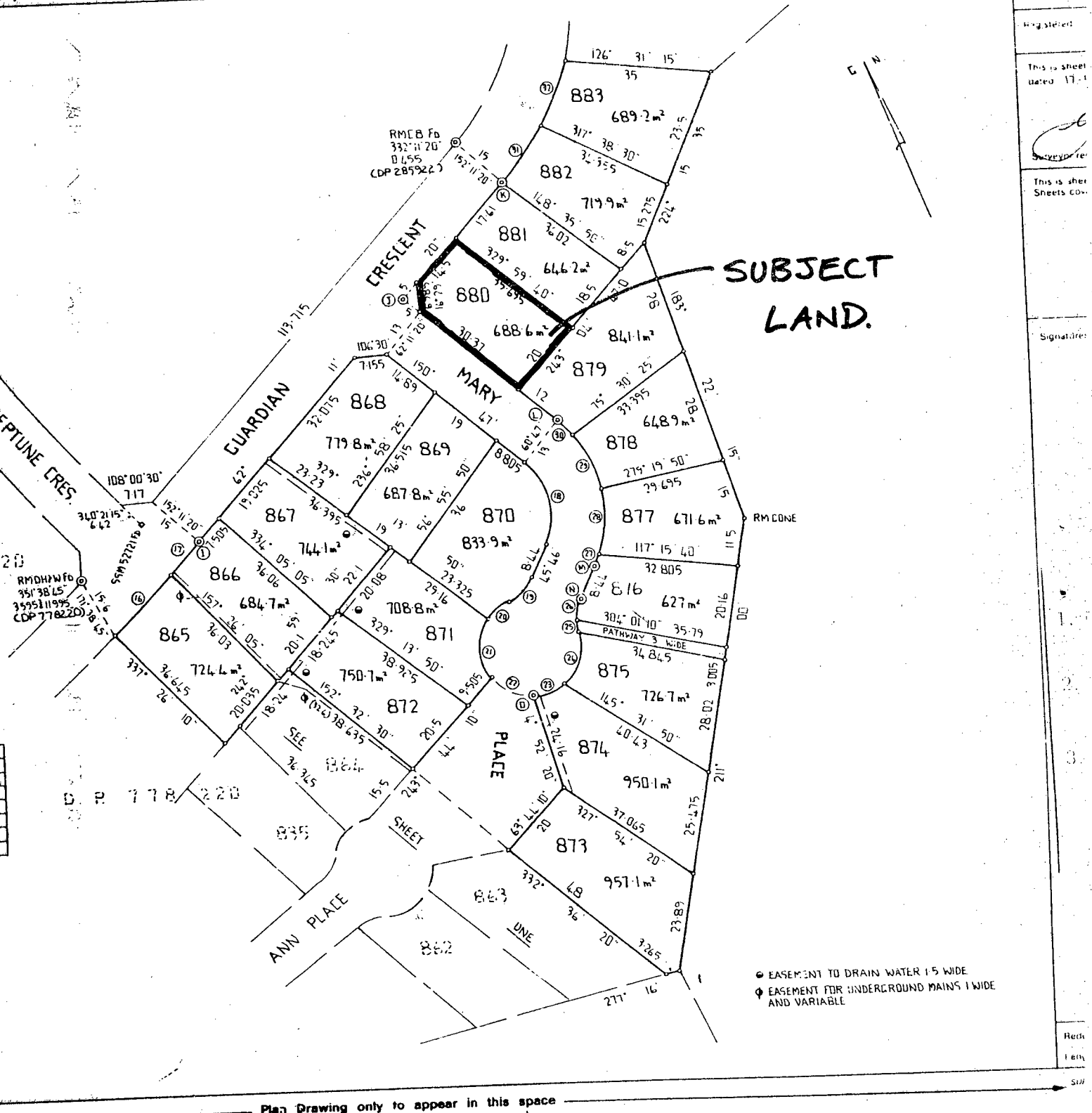


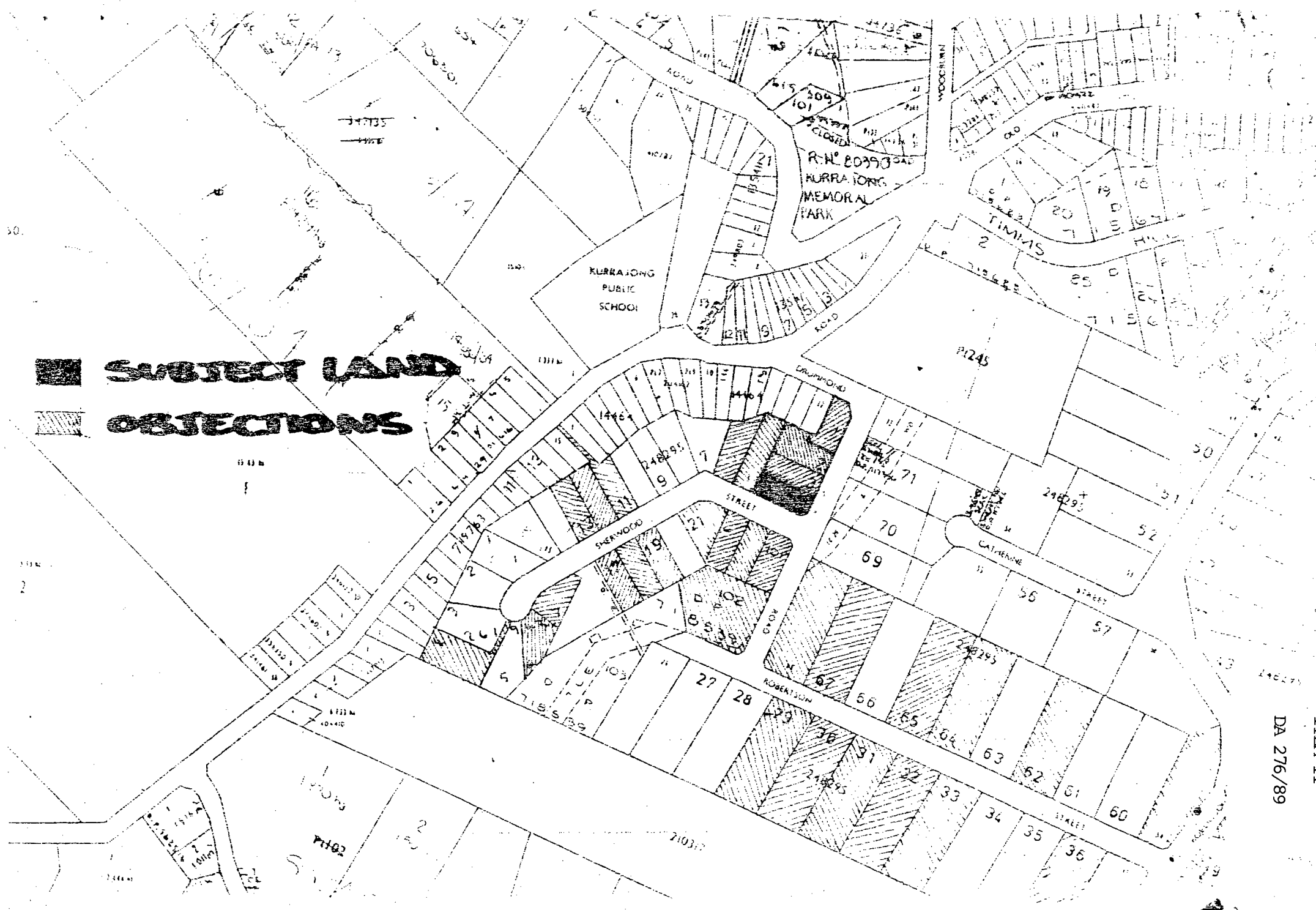




WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

in conjunction with Plan Form 2





DA 322/89

b.b. 633497 624012

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SUBJECT LAND

RICHMOND
8 PARK

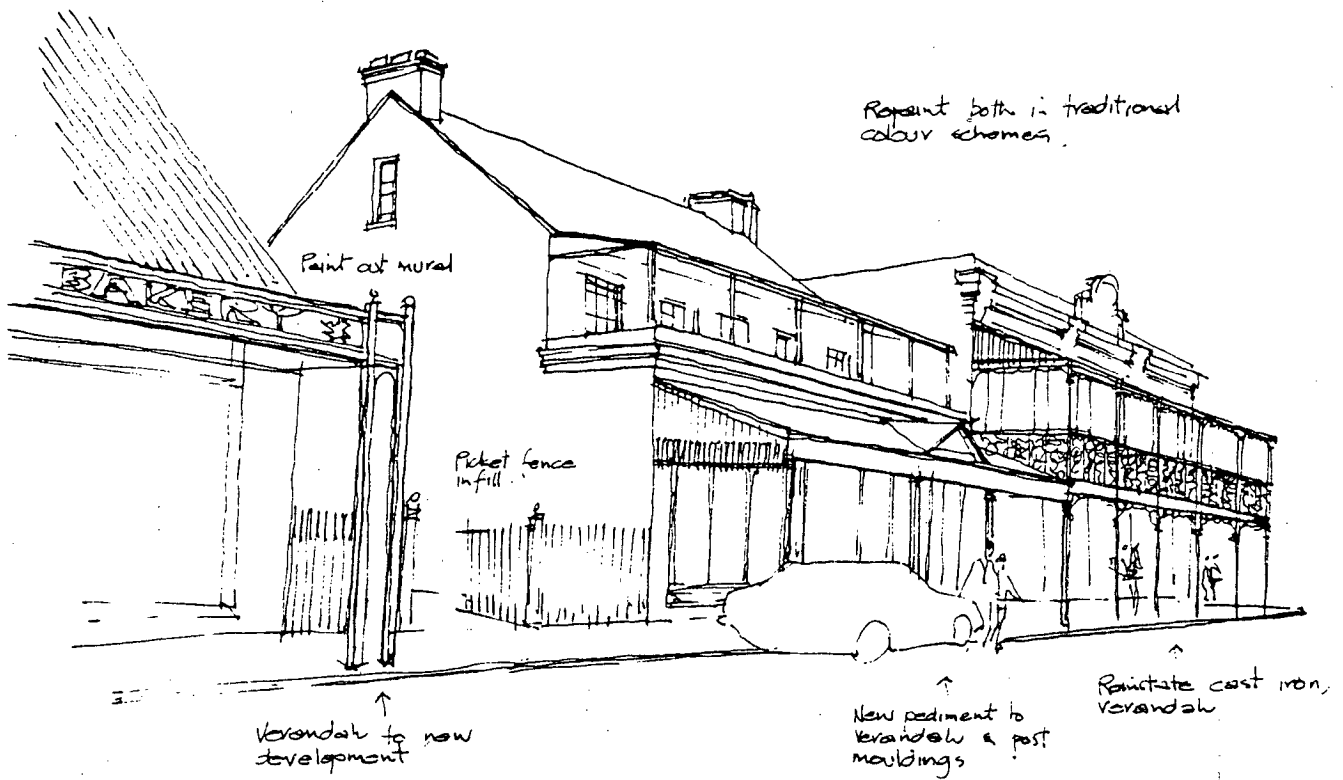
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Pitched roof in
metal decking to any
new development

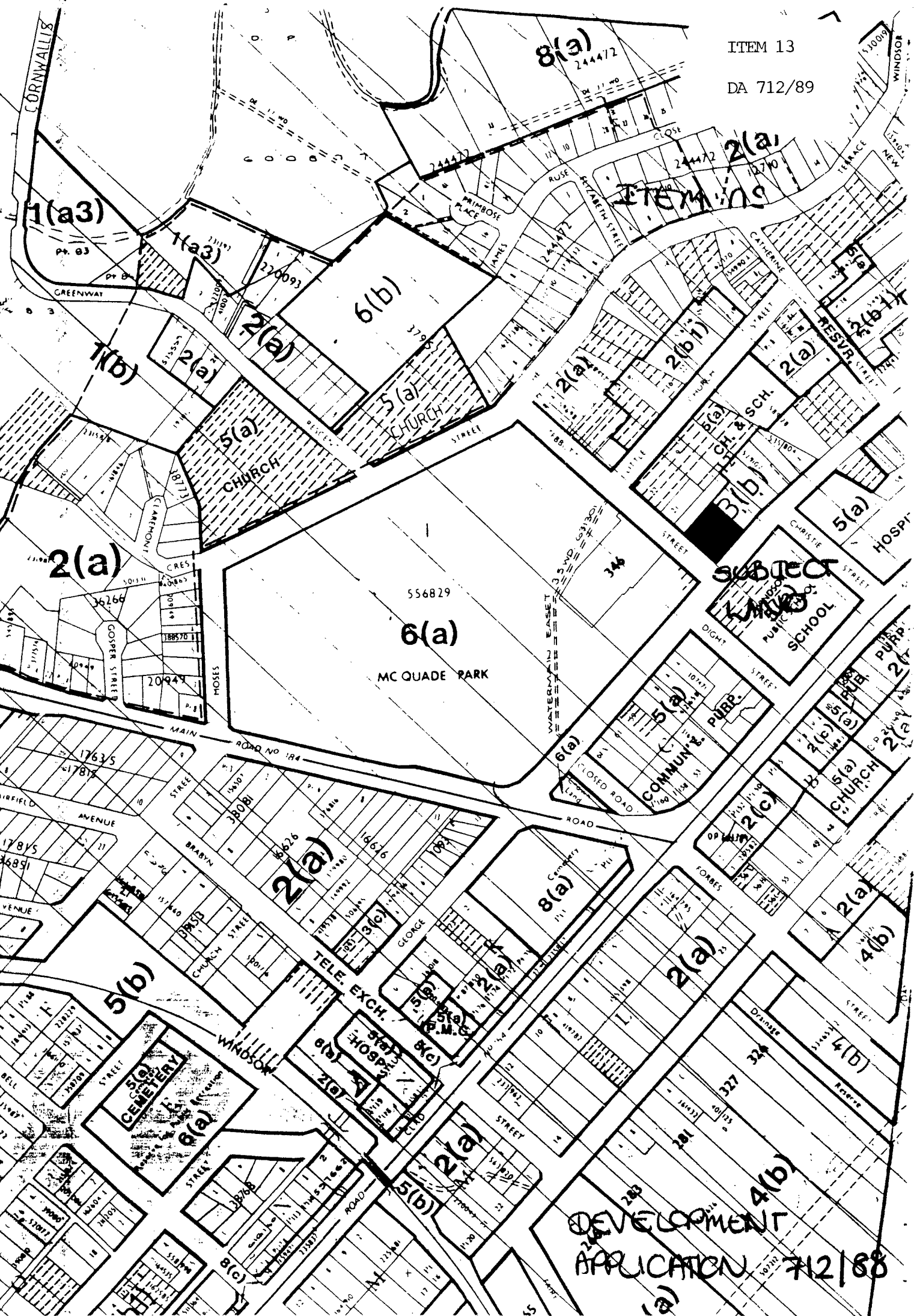
Reinstated chimney

Repaint both in traditional
colour schemes



ITEM 13

DA 712/89



8(a)
2444/2

1(a3)

1(a3)

2(a)

ITEM 12

6(b)

2(a)

5(a)

CHURCH

2(a)

2(b1)

2(a)

2(b1)

2(a)

6(a)

MCQUADE PARK

SUBJECT LAND

SCHOOL

5(a)

COMMUNE

2(c)

2(a)

2(a)

8(a)

TELE. EXCH.

HOSPITAL

5(b)

CEMETERY

6(a)

2(a)

5(b)

2(a)

2(a)

4(b)

DEVELOPMENT APPLICATION 712/88

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D P

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RAILWAY

MULGRAVE

DP 752061

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DP 752061

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(LFC)

DP 752061

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92912

MULGRAVE
3129

SUBJECT
LAND

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ITEM 15

DA 319/89

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LANNABUS PLACE

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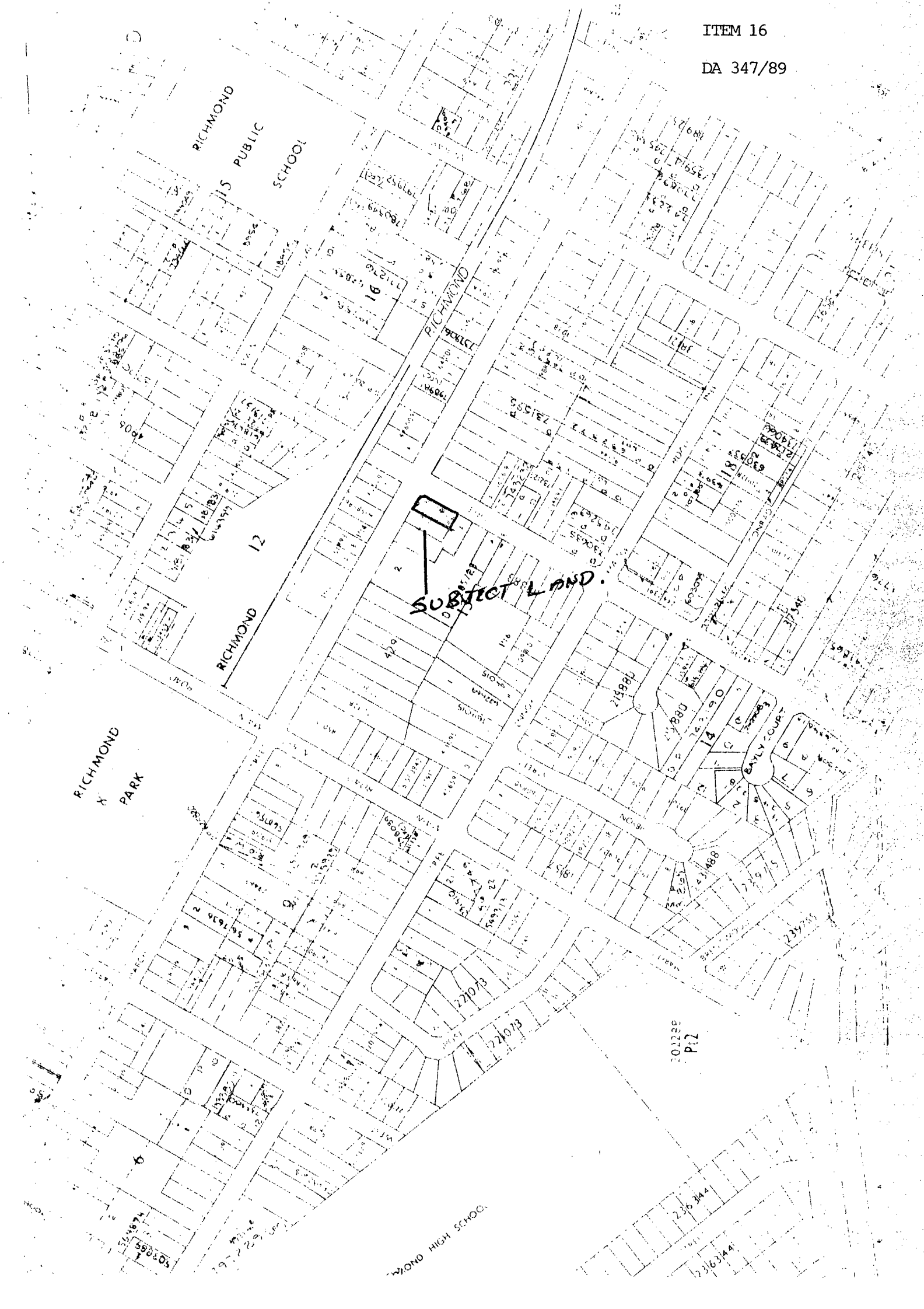
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OBJECTOR

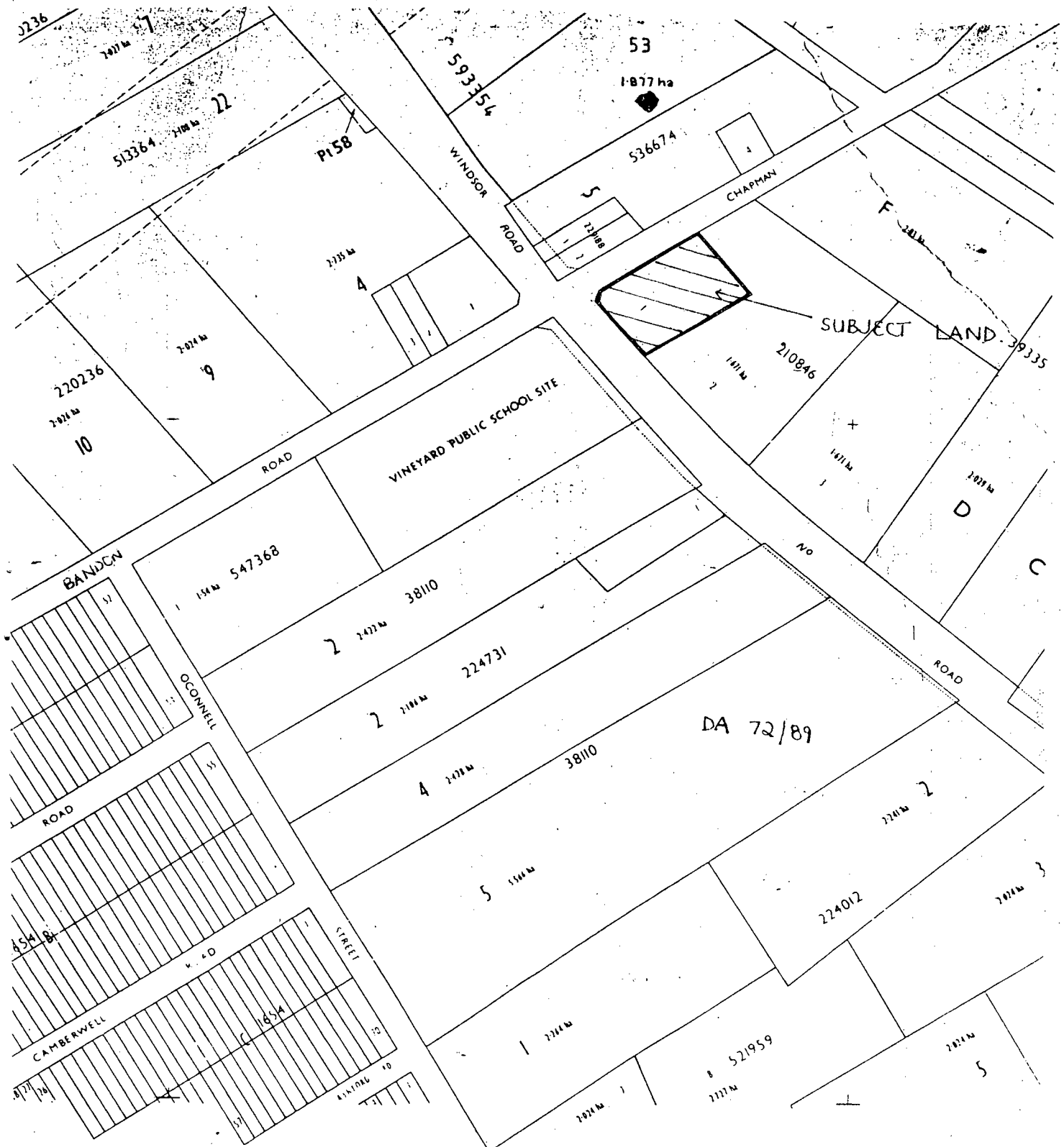
DP



SUBJECT LAND.

ITEM 17

DA 72/89



ITEM 23

DA 193/89

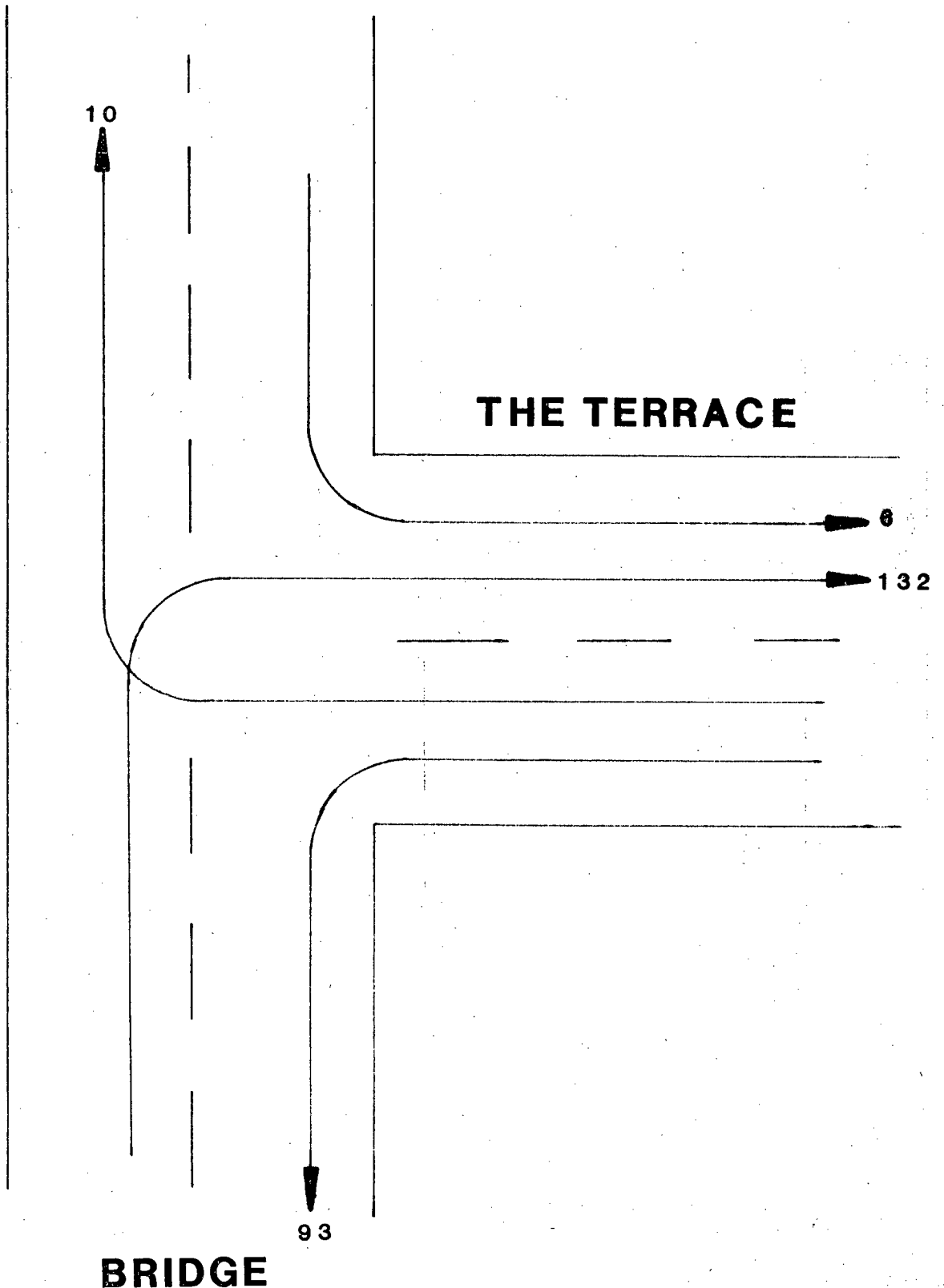


INTERSECTION THE TERRACE / BRIDGE STREET

Average hourly vehicle movements in peak periods - Friday 20th October 1989

8:15am - 9:15am and 3:30pm - 4:30pm

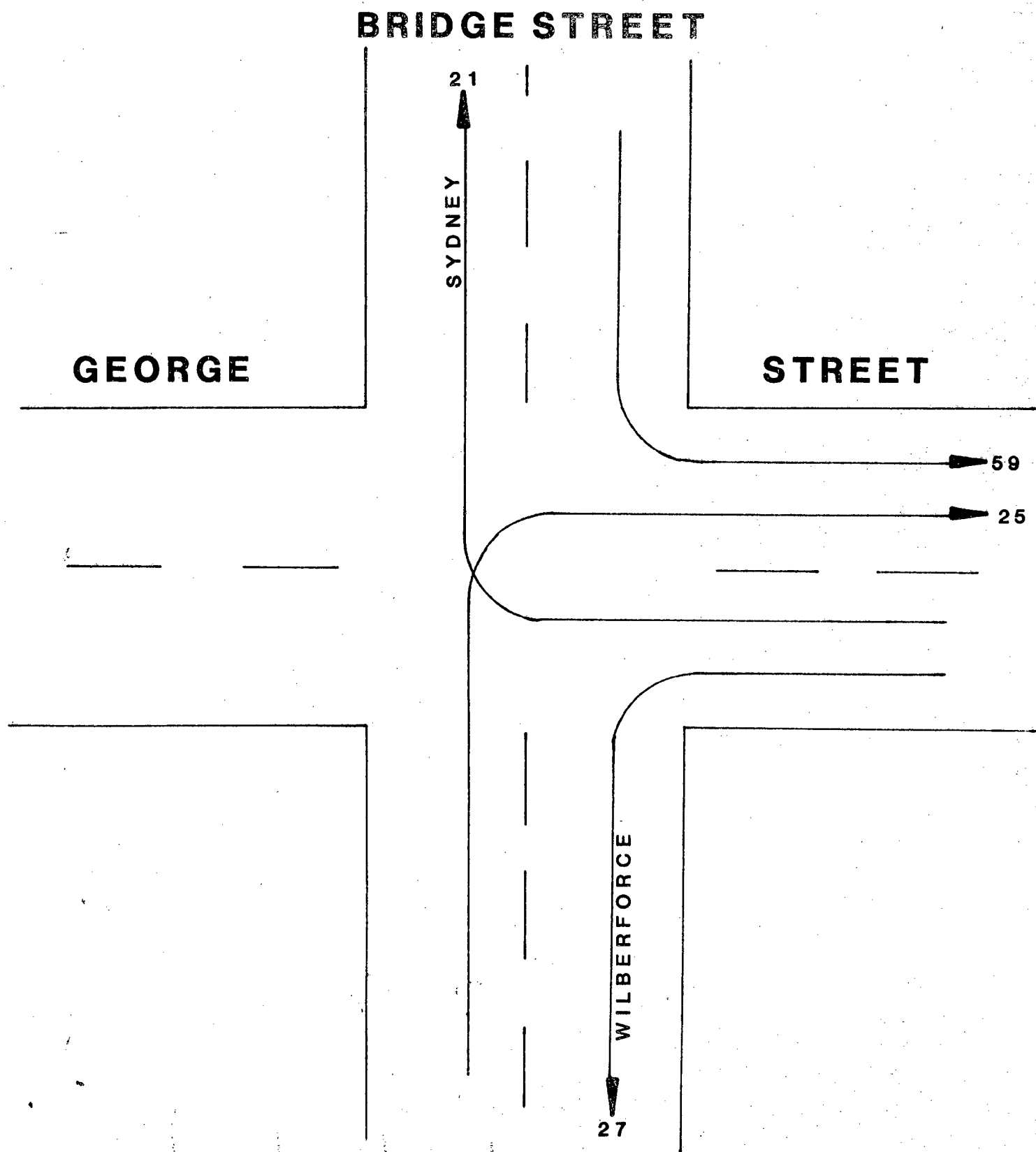
BRIDGE STREET



INTERSECTION BRIDGE STREET / GEORGE STREET

Average hourly vehicle movements in peak periods - Friday 20th

October 1989, 8:15am - 9:15am and 3:30pm - 4:30pm



INTERSECTION BRIDGE STREET / MACQUARIE STREET

Average hourly vehicle movements in peak periods - Friday 20th
October 1989 , 8:15am - 9:15am and 3:30pm - 4:30pm

BRIDGE STREET

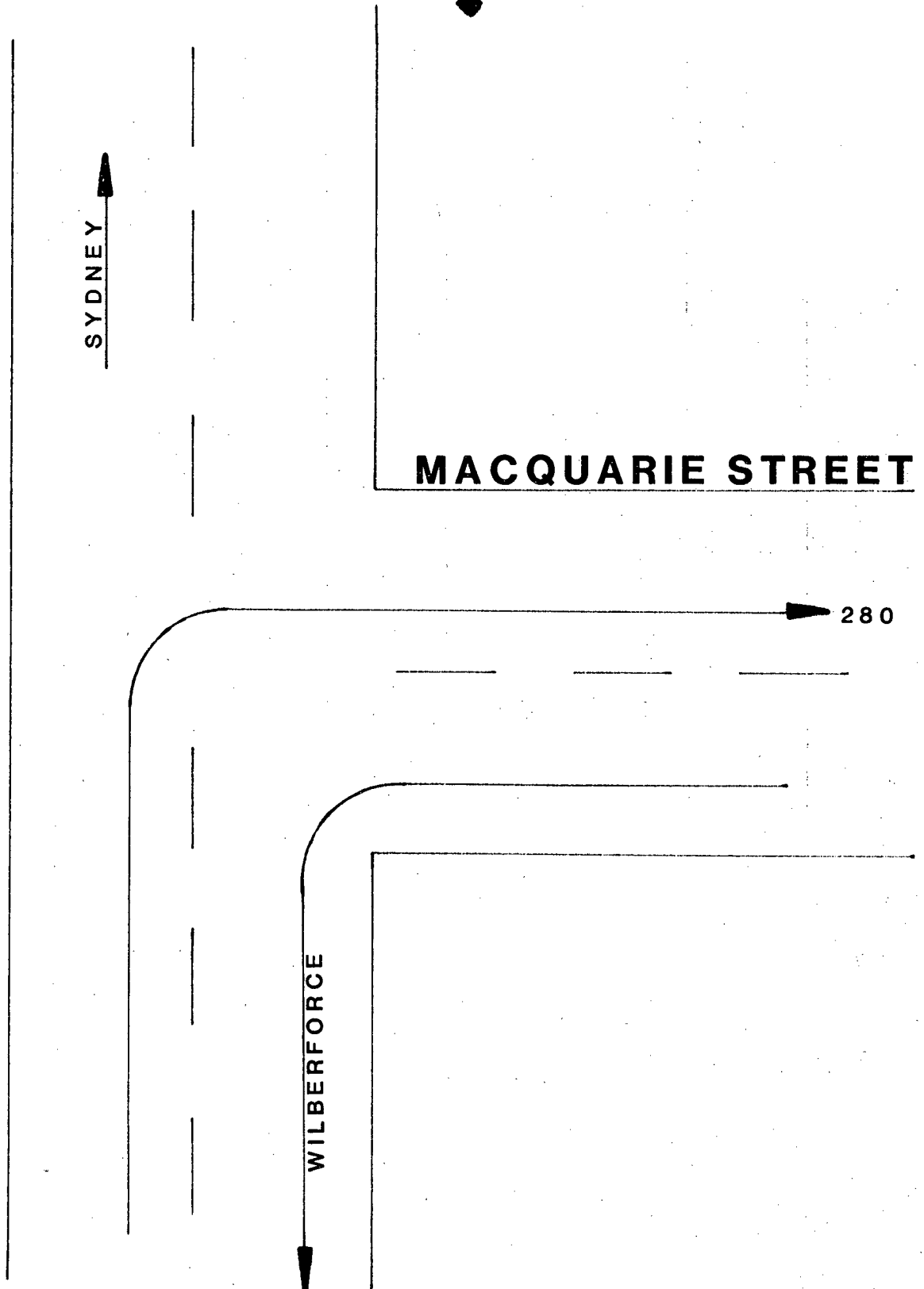
SYDNEY

MACQUARIE STREET

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WILBERFORCE

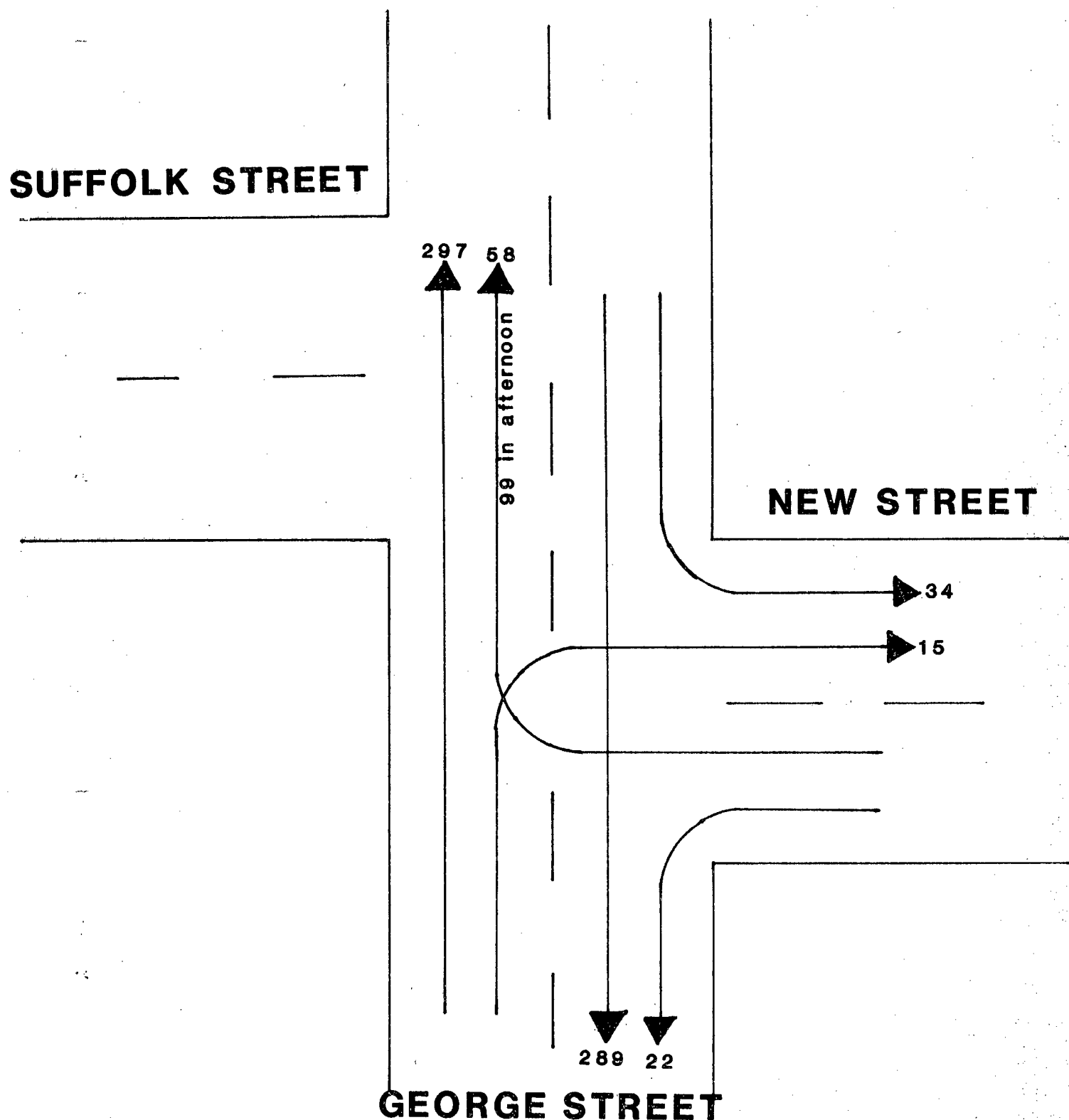
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INTERSECTION NEW STREET / GEORGE STREET

Average hourly vehicle movements in peak periods - Friday 1st September 1989,

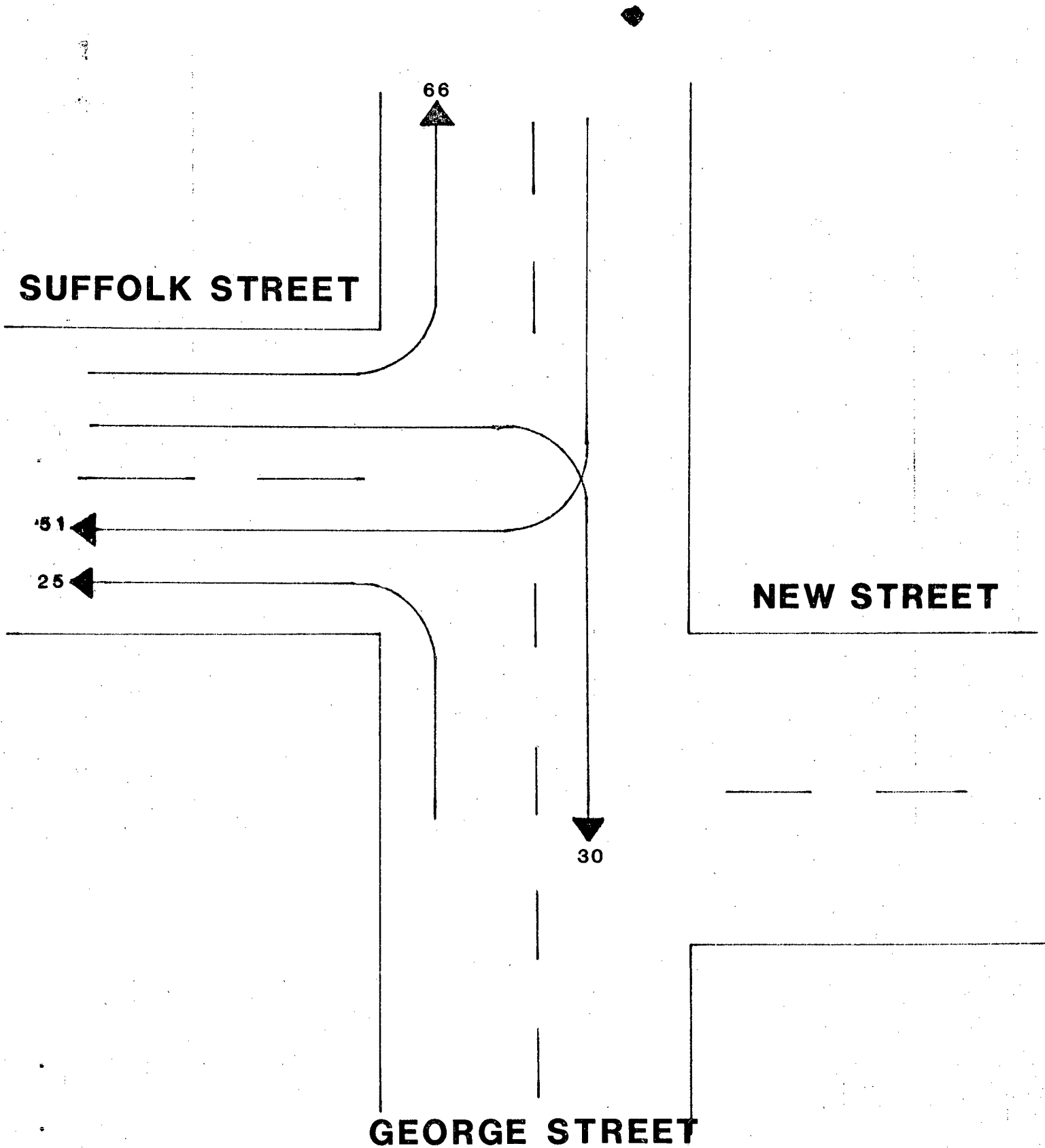
8:15 am - 9:15 am and 3:30 pm - 4:30 pm



INTERSECTION GEORGE STREET / SUFFOLK STREET

Average hourly vehicle movements in peak periods - Friday 1st September 1989,

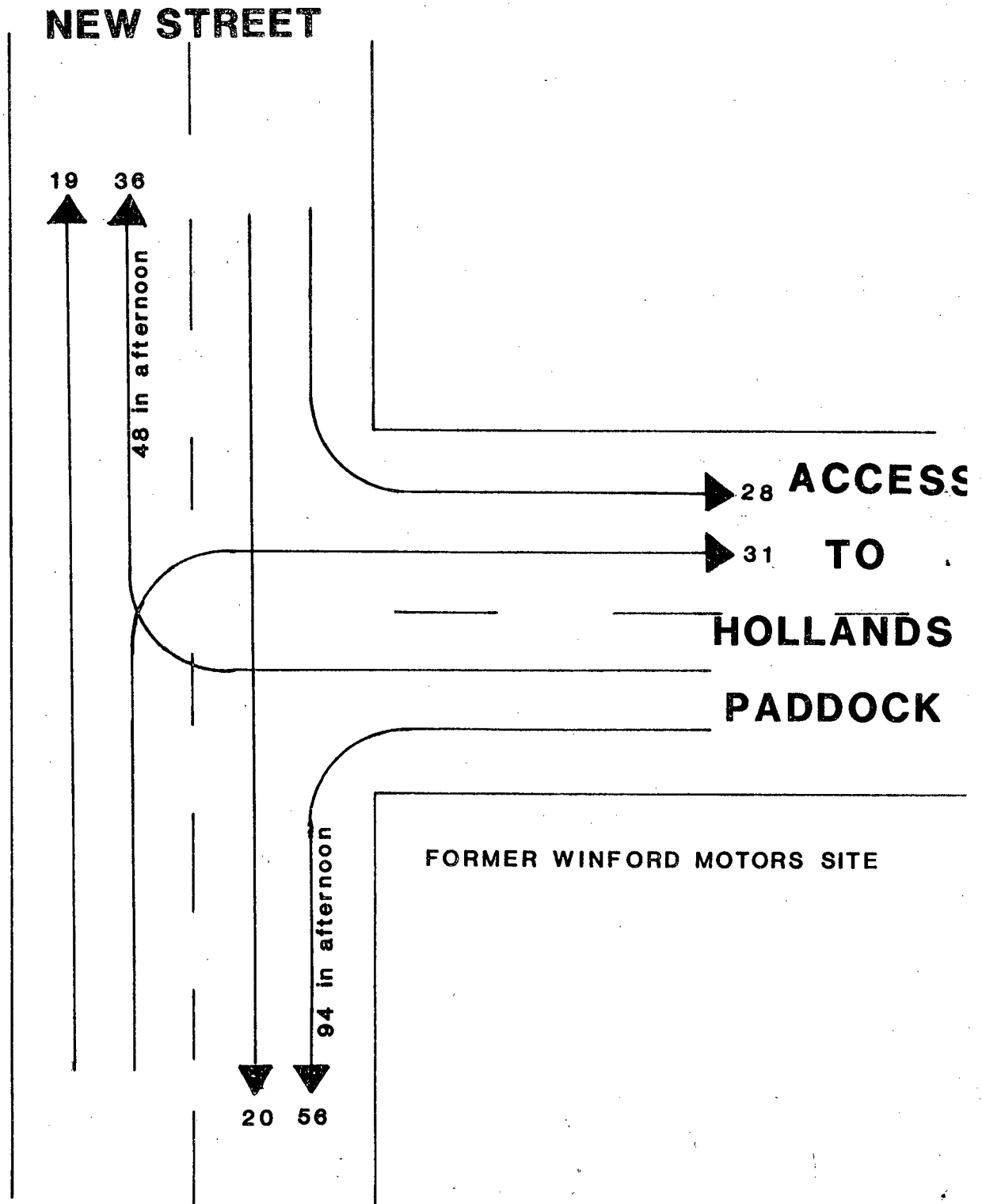
8:15 am - 9:15 am and 3:30 pm - 4:30 pm



INTERSECTION NEW STREET / ACCESS TO HOLLANDS PADDOCK CARPARK

Average hourly vehicle movements in peak periods - Friday 1st September 1989 ,

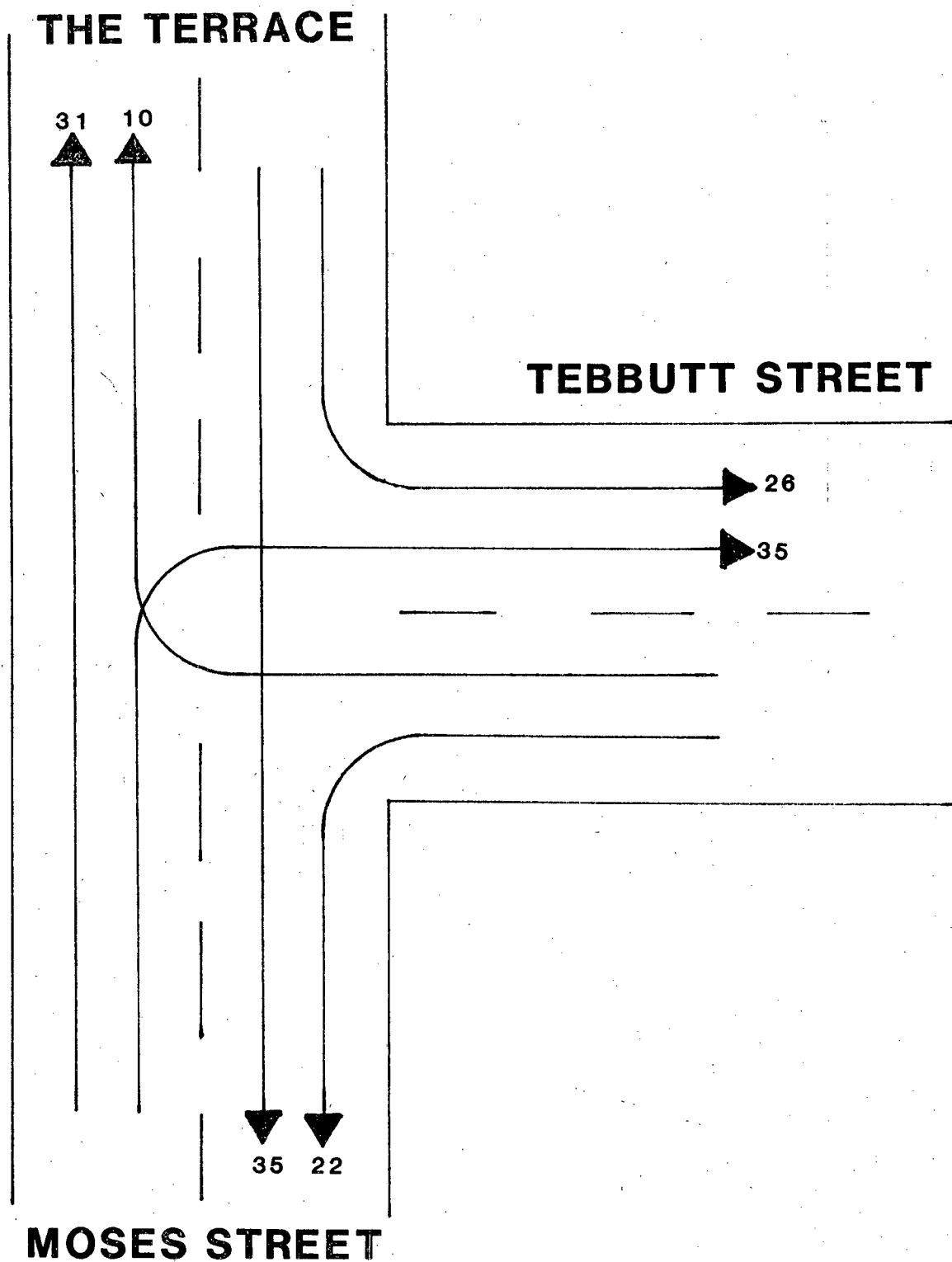
8:15 am - 9:15 am and 3:30 pm - 4:30 pm



INTERSECTION MOSES STREET / THE TERRACE / TEBBUTT STREET

• Average hourly vehicle movements in peak periods – Friday 1st September 1989 ,

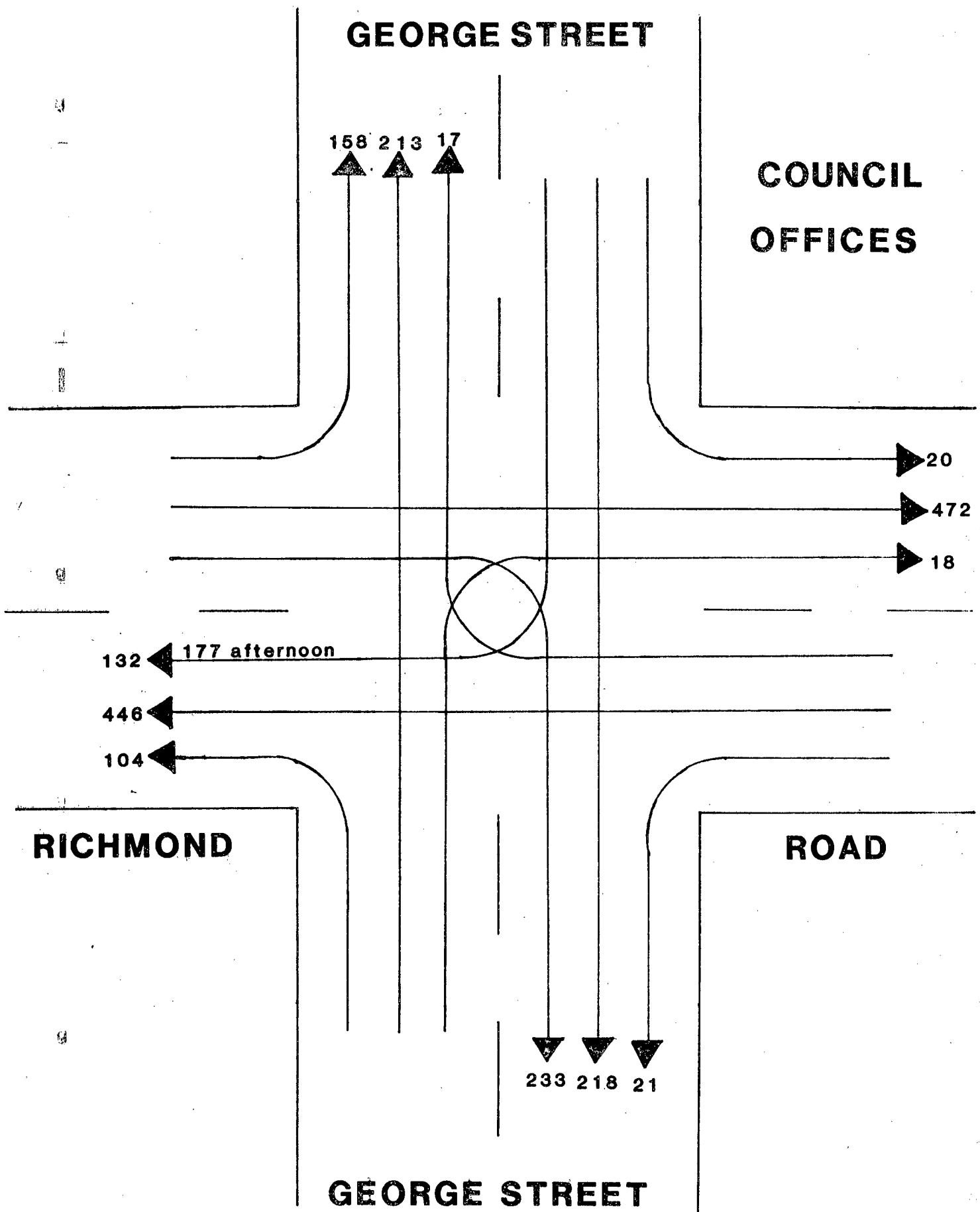
8:15 am – 9:15 am and 3:30 pm – 4:30 pm



INTERSECTION GEORGE STREET / RICHMOND ROAD

Average hourly vehicle movements in peak periods - Friday 1st September 1989.

8:15am - 9:15am and 3:30pm - 4:30pm



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 - 31/10/89

CASH EXPENDITURE WARRANT NO. 9/1989SUMMARY - Accounts Paid

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

CERTIFICATE BY CLERK

This Warrant, a copy of which was submitted to each member of the Council on 26th October, 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 \$5,961,634.67 (five million nine hundred sixty one thousand six hundred thirty four dollars sixty seven cents) which have been paid, was submitted to the General Purpose Committee - Finance Section, on 31st October, 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. 9/1989 submitted to the meeting of the General Purpose Committee - Finance Section, of the Council of the City of Hawkesbury to be held on 31st October, 1989.

Mayor

Town Clerk/General Manager

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE - 31/10/89

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 31st October, 1989.

ACCOUNTS PAIDGENERAL FUND

CHQ	PAYEE	AMOUNT	DETAILS
79505	FAI Insurance Group	Cancelled Warrant 5	500.00
80848	Mr R Pace	Cancelled Warrant 7	188.20
81347	Hornsby Shire Council	Cancelled Warrant 8	3700.00
81507	Stockyard Charcoal Grill	Cancelled Warrant 8	181.85
81591	D S & R Brown	Cancelled Warrant 8	10.00
81677	AGL Sydney Limited	Cancelled Warrant 8	2252.87
81678	L B Alford & Associates	Cancelled Warrant 8	300.00
81782	P Robinson	Cancelled Warrant 8	52.83
81788	Westpac Banking Corporation	Investment	250000.00
81789	Cancelled Cheque		
81790/			
81804	Aust Taxation Office & Others	Wage Deductions	188982.54
81805	Local Government Invest Serv	Investment	150000.00
81806	Local Government Invest Serv	Investment	140000.00
81807/			
81819	Employees	Salaries & Wages	93712.82
81820	Local Government Invest Serv	Investment	580000.00
81821	N McCabe	WSROC Wages	274.60
81822	Laurence Coady	WSROC Wages	221.05
81823/			
81833	David Dent & Others	Entertainment	1235.00
81834	J Cornock	Bricklaying	960.00
81835	R A Cole T Planning P/L	Professional Fees	3000.00
81836	H'bury City Cncl Petty Cash	Petty Cash	139.14
81837	Kymlee Pty Ltd	Centre Contract	1095.23
81838	L G MacDonald & Co	Audit Fees	24011.44
81839	Richmond Court House	Summons Fees	230.00
81840	Servants Expenses	Servants Expenses	179.35
81841/			
81843	Employees	Salaries & Wages	3032.66
81844	Local Government Invest Serv	Investment	150000.00
81845	Abax Contracting Pty Ltd	Shale	3137.80
81846	Keith Ainsworth Pty Ltd	Books	1248.19
81847	Aldex Distributors	Parks & Gardens Equipment	157.44
81848	Aquila Steel Company Limited	Plant Parts	856.57
81849	Aussie Rotobic (Aust) Pty Ltd	Child Care Equipment	15.65

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

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE - 31/10/89

81850	Australian Education Supplies	Books	104.15
81851	Mark Burton	Carriage Work	300.00
81852	J & P Bark Supplies	Landscaping Equipment	900.00
81853	James Bennett Library Service	Books	63.44
81854	BHB Printing Pty Ltd	Printing	915.00
81855	J Blackwood & Son Ltd	Hardware	328.31
81856	David Bowden Photographic Lib	Photographs	26.00
81857	Book Supplies Pty Ltd	Books	243.43
81858	Bridgestone Australia Ltd	Tyres & Repairs	591.64
81859	Browning Petroleum Services	Fuel Supplies	30.00
81860	BSB Brushes & Signs	Plant Parts	197.50
81861	Buttsworth Engineering	Plant Parts	541.37
81862	Castrol Australia Pty Ltd	Fuel Supplies	987.27
81863	Celebrity Speakers	Seminar Fees	1815.00
81864	City of Newcastle	Books	100.00
81865	J R & B M Clerke Pty Ltd	Centre Equipment	1343.24
81866	C M P Electrical	Electrical Work	301.00
81867	Conwal Excavating Co Pty Ltd	Plant Hire	32201.24
81868	Comet Overnight Transport	Freight	89.41
81869	C P E Australia Limited	Stationery	67.00
81870/			
81901	Day Care Mothers	Day Care Fees	8512.02
81902	Medical Benefits Fund	Wage Deductions	1274.05
81903	Medibank Private	Wage Deductions	310.80
81904	Dept of Local Government	Licence Levy Fees	160.00
81905	Eastend Booksellers P/L	Books	287.37
81906	Bennett-Ebsco Subs. Services	Publication	12.38
81907	Foundation for Disabled	Cleaning	440.00
81908	L J Follington	Plant Hire	3726.50
81909	Government Information Service	Books	13.35
81910	H'bury City Cncl Petty Cash	Petty Cash	115.90
81911	D J & B C Lord	Plant Hire	4950.00
81912	Macdonald Johnston Engineering	Plant Parts	131.68
81913	P W & L Mayor	Plant Hire	3261.00
81914	McDonell Moffit Dowling Tayler	Legal Fees	1178.10
81915	Mealings Newsagency	Newspapers	69.40
81916	National Australia Bank	Loan Repayments	2697.79
81917	Cancelled Cheque		
81918	Peninsular Stationery	Stationery	211.11
81919	Warwick Roche	Telephone Rental	34.95
81920	M P Schultz Excavations	Plant Hire	4866.00
81921	Shan-Way	Office Supplies	2881.88
81922	State Pollution Control Comm	Licence Fees	3064.00
81923	State Library of NSW	Library Network Charges	34.11
81924	St John of God Hospital	Catering	1443.59
81925	Stockmans Rural Traders	Hardware	120.87
81926	W Sutor	Reimbursement	94.60
81927	Telecom Australia	Telephone Rental	34.95

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

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE - 31/10/89

81928	Telecom Australia	Telephone Rental	34.95
81929	Telecom Australia	Telephone	633.75
81930	Teerman Newton Pty Ltd	Survey Work	518.00
81931	Thread Repairs	Plant Repairs	75.00
81932	T N T Waste Control	Waste Removal	2766.08
81933	Ron Turnbull	Plant Repairs	100.00
81934	F Waddell	Plant Hire	10078.00
81935	Mrs McGovern	Refund	56.60
81936	Cypher Marketing	Child Care Equipment	27.40
81937	Glossodia Bush Fire Brigade	Construct Fire Shed	509.50
81938	L Longsdale	Refund	4.95
81939	J Pappas	Refund	140.00
81940	Parramatta Tank Works	Corrugated Zincalume	775.00
81941	Diane Simm	Study Allowance	125.00
81942	Scott Strachan	Motor Vehicle Claim	1010.00
81943	Vital Books	Books	33.95
81944/			
81955	Aldermanic Fees	Aldermanic Fees	1989.28
81956	Local Government Invest Serv	Investment	65000.00
81957/			
81969	Employees	Salaries & Wages	97734.70
81970	Aldermanic Fees	Aldermanic Fees	547.00
81971/			
81981	David Dent & Others	Entertainment	1280.00
81982	Bells Line Garage	Fuel Supplies	523.12
81983	Building Research Centre	Publication	25.00
81984	Laurence Coady	WSROC Wages	221.05
81985	Kymlee Pty Ltd	Centre Contract	1095.23
81986	Land Titles Office	Registration Fees	1354.00
81987	D Maher	Security Service	108.00
81988	N McCabe	WSROC Wages	250.60
81989	Servants Expenses	Servants Expenses	250.00
81990	The Shell Company of Aust Ltd	Fuel Supplies	16282.93
81991	Southern Cross Motion Pictures	Video	29.95
81992	Telecom Australia	Telephone Rental	34.95
81993	AIMA	Training Course	450.00
81994/			
81995	Employees	Salaries & Wages	14508.52
81996	ARIMA	Membership Fees	537.00
81997	Aarque	Stationery	312.02
81998	Abax Contracting Pty Ltd	Shale	12266.54
81999	Advance Engineering P/L	Signs	3500.00
82000	AGL Sydney Limited	Gas	2252.87
82001	L B Alford & Associates	Valuation Fees	300.00
82002	Amatek Limited	Pavers	70.75
82003	Ashdown Enterprises	Plant Parts	14.50
82004	Australian Electoral Comm	Books	39.00
82005	A E Baker & Co	Hardware	1015.30

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

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE - 31/10/89

82006	Greg Bailey	Land Clearing	777.42
82007	Banbury Engineering	Plant Parts	17.16
82008	Bells Line Garage	Fuel Supplies	205.31
82009	Ian J Blair	Compensation Claim	151.00
82010	Paul Borg	Compensation Claim	35.59
82011	Brooks Moylan Sales Pty Ltd	Paving Tiles	71.00
82012	Building Supply Corporation	Building Supplies	20.30
82013	Canon Australia Pty Ltd	Stationery	298.00
82014	Castrol Australia Pty Ltd	Fuel Supplies	732.82
82015	J R & B M Clerke Pty Ltd	Centre Equipment	100.63
82016	Conwal Excavating Co Pty Ltd	Plant Hire	61441.41
82017	Credit Reference Assoc of Aust	Report Fees	14.00
82018	Crosswood General Store	Demonstration	71.98
82019	Dr L Degotardi	Immunisation	293.50
82020	Department of Lands	Rent	776.10
82021	De Vries Concreting	Plant Hire	4490.59
82022	G & L Evans	Timber	5758.00
82023	Brian Farrow Agency	Books	65.88
82024	Peter Gibbs	Contract Payment	777.42
82025	J Gough	Sand	590.76
82026	Governors Choice Restaurant	Luncheon	843.70
82027	Hawkesbury City Council	Transfer	6967.05
82028	H'bury City Cncl Petty Cash	Petty Cash	200.00
82029	Hawkesbury Valley Motor	Plant Purchase	605.00
82030	Learning Marketplace	Child Care Equipment	220.05
82031	T J Longhurst	Compensation Claim	117.50
82032	Kevin Parks Investments Pty Lt	Contract Payment	2491.47
82033	D Petrikas	Contract Payment	3936.34
82034	Prospect County Council	Electricity	606.08
82035	Readymix Group	Gravel	40044.81
82036	Sister G Schinko	Immunisation	202.37
82037	J & B Stimson	Plant Hire	665.00
82038	Sulo MGB Australia Pty Ltd	Bin Rental	8168.33
82039	Tooheys Limited	Centre Liquor	965.38
82040	Wilberforce Butchery	Centre Food	173.21
82041	Wilberforce General Store	Centre Food	258.50
82042	Fairfield City Council	LSL Contribution	1954.34
82043	The H V R F	Publication	95.00
82044	Penrith City Council	LSL Contribution	4273.36
82045	Local Government Invest Serv	Investment	65000.00
82046	Cancelled Cheque		
82047/			
82060	Employees	Salaries & Wages	124303.47
82061/			
82071	David Dent & Others	Entertainment	1305.00
82072	Laurence Coady	WSROC Wages	278.00
82073	Emoleum (Aust) Ltd	Road Work	35022.79
82074	Everingham Platt & Anthony	Professional Fees	4676.00

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

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE - 31/10/89

82075	Hawkesbury City Council	Transfer	80.00
82076	Hawkesbury City Council	Transfer	400.00
82077	H'bury City Cncl Petty Cash	Petty Cash	162.16
82078	Kymlee Pty Ltd	Centre Contract	1095.23
82079	P W & L Mayor	Plant Hire	260.75
82080	N McCabe	WSROC Wages	263.98
82081	McDonell Moffit Dowling Tayler	Legal Fees	4245.99
82082	Metro Waste Disposal Authority	Contribution	110.00
82083	National Australia Bank	Loan Repayments	3227.76
82084	Servants Expenses	Servants Expenses	149.30
82085	T N T Waste Control	Waste Removal	20.75
82086	Turner & Dudgeon Earthmoving	Plant Hire	9000.00
82087	Mrs J Williams	Council Supper	112.20
82088	L Johnson-Friend	Salaries & Wages	2070.41
82089	R Pace	Refund	188.20
82090	V Ross	Salaries & Wages	1498.85
82091	Sydney Metropolitan Group	Seminar Fees	405.00
82092	Cancelled Cheque		
82093	L B Alford & Associates	Valuation Fees	475.00
82094	Aman V Khan	Compensation Claim	1047.00
82095	ARIMA Conference Account	Conference Fees	575.00
82096	Don Morrison	Entertainment	290.00
82097	Bank of NSW Nominees Pty Ltd	Loan Repayment	3350.40
82098	Cess Hill Industries Pty Ltd	Plant Parts	430.73
82099	Chrydark Security Pty Ltd	Security	384.00
82100	City Agents	Refund	30.00
82101	Commonwealth Banking Corp	Investment	1030469.26
82102	Combined Real Estate	Refund	10.00
82103	Co Cam Computer Systems P/L	Computer Software	488.00
82104	Coco Cola Bottlers	Centre Food	194.60
82105	Cumberland Newspaper Group	Advertising	83.20
82106	Custom Call Communications	Radio Repairs	7586.34
82107	Culoul Sawmills	Timber	889.59
82108	Dept of Enviroment & Planning	Loan Repayment	50.00
82109	Department of Planning	Loan Repayment	19352.50
82110	Department of Lands	Royalty	6280.05
82111	De Vries Concreting	Plant Hire	10475.56
82112	FAI Insurance Group	Public Liability	1200.00
82113	Cheryl Fogwell	Catering	315.50
82114	P & S Gatt Pty Ltd	Construction Work	2856.00
82115	Virginia Gossman	Reimbursement	60.00
82116	Graham Group	Steel	1402.00
82117	Hawkesbury City Council	Transfer	100.00
82118	Ilanet	Library Network Charges	16.95
82119	G C Laughton	Refund	2160.00
82120	Letts Mooring & Waterway Serv.	Bridge Repairs	3900.00
82121	Local Government Invest Serv	Investment	950.00
82122	Mac.Valley Sporting Gymkhana	Donation	50.00

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

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE - 31/10/89

82123	Mason's Book Centre	Books	46.20
82124	P W & L Mayor	Plant Hire	1689.00
82125	Max's Indoor Gardens	Plant Hire	95.00
82126	G & C McHardy	Milk Supplies	37.80
82127	Meury Enterprises	Pool Equipment	553.48
82128	Mountain Press Pty Ltd	Advertising	1009.13
82129	M & S Books	Books	742.68
82130	Multispares	Plumbing Equipment	183.91
82131	National Library Of Australia	ABN Charges	1315.73
82132	NSW Local Government Itc Inc	Training Course	260.00
82133	Pacific Pump Company	Plant Parts	113.50
82134	R J Pascoe	Carpentry Work	750.00
82135	P & D Signs	Signs	180.00
82136	J Pearson	Compensation Claim	6.95
82137	D Petrikas	Land Clearing	39.00
82138	Penrith Truck Centre	Plant Parts	46.08
82139	Pitt Gallery	Picture Framing	167.50
82140	P & L Commercial & Mercantile	Legal Fees	53.50
82141	Public Auth.Securities Trust	Loan Repayment	3224.82
82142	Raeco Ltd	Stationery	166.85
82143	Readymix-Farley	Sandstone	3920.69
82144	Scott Reed	Mowing Services	60.00
82145	Regional Laboratories Pty Ltd	Report Fees	460.00
82146	Rentokil	Pest Control	205.00
82147	Repco Auto Parts (NSW)	Plant Parts	450.39
82148	Brian Keegan Retravisoin	Electrical Equipment	548.00
82149	Roberts Mann Davies	Refund	30.00
82150	Robank Farm Supplies Pty Ltd	Animal Food	492.30
82151	Paul Robinson	Refund	30.00
82152	Road Freighters Pty Ltd	Sand	646.20
82153	Road Signs	Signs	87.60
82154	Safety Kleen	Service Machine	253.50
82155	Samaka Aust Pty Ltd	Conversion Programmes	1000.00
82156	Say It With Flowers	Flowers	40.00
82157	Mr C Sciberras	Car Removal	100.00
82158	Sewer Equipment Company (Aust)	Plant Parts	776.04
82159	Sky Page Voicecall	Service Pagers	508.50
82160	Tony Smark & Associates	Advertising	170.00
82161	Veen Smith	Agistment Fees	80.00
82162	Snap Printing	Printing	518.00
82163	South Windsor Butchery	Centre Food	2940.00
82164	Southern Scene Pty Ltd	Books	291.94
82165	Southern Cross Flags	Australian Flag	66.00
82166	Dr R Stubbs	Compensation Claim	18.60
82167	D J Standish	Books	36.00
82168	State Superannuation Board	Loan Repayment	13533.92
82169	Stein Woolley & Co	Search Fees	141.00
82170	N Stephenson Pty Ltd	Centre Food	178.78

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

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE - 31/10/89

82171	Stillwell Trucks (Sydney)P/L	Plant Parts	2376.57
82172	R & Y Stones Smash Repairs	Plant Repairs	384.53
82173	Su-Bret	Plaques	282.00
82174	Sydney County Council	Electricity	31.64
82175	Taylor Auto Trim	Plant Repairs	45.00
82176	Telecom Australia	Telephone Rental	34.95
82177	Telecom Australia	Telephone	1139.00
82178	Tourism Hawkesbury Inc	Reimbursement	7312.55
82179	Town & Country Concrete P/L	Concrete	17543.00
82180	Ulvicroft Large Print Books	Books	595.85
82181	Verbatim Australia Pty Ltd	Computer Equipment	80.00
82182	A R Walmsley & Co	Legal Fees	895.00
82183	Water Board	Water	2085.75
82184	Waugh & Josephson Pty Ltd	Plant Parts	1008.82
82185	W & D Concrete Pumping P/L	Hire Concrete Pump	768.00
82186	Keith Wellington Pty Ltd	Plant Hire	420.00
82187	Westpac Banking Corporation	Salaries & Wages	367.12
82188	Welvin Mowers	Plant Parts	1948.95
82189	Wilberforce Butchery	Centre Food	793.00
82190	Wilberforce General Store	Centre Food	59.01
82191	L E Williams Hydraulics	Plant Parts	4138.35
82192	Dennis Wilson	Legal Fees	120.00
82193	Windsor Auto Spares	Plant Parts	126.54
82194	Windsor Exhaust Centre	Plant Parts	172.00
82195	Windsor Smash Repairs	Plant Repairs	532.20
82196	Sister D Withell	Immunisation	52.72
82197	Wisemans Books Pty Ltd	Books	27.07
82198	Wooden Works Toys	Child Care Equipment	49.70
82199	Zions Pty Limited	Dog Registration	698.50
82200	Aust Amateur Roller Skaters	Donation	300.00
82201	Boden Books Pty Ltd	Books	29.80
82202	Bradfield & Scott	Refund	10.00
82203	Minter Ellison	Refund	10.00
82204	P Gates	Refund	302.60
82205	Brierley Hodge & Co	Refund	100.00
82206	T Hosie	Refund	1.60
82207	Steven & Penelope Lothian	Refund	75.00
82208	Rose Family Society	Books	150.00
82209	Townsville City Council	Books	50.00
82210	Greg Pratt	Contract Payment	2781.76
82211	Local Government Invest Serv	Investment	223000.00
82212/			
82222	Employees	Salaries & Wages	105018.86
82223	Cancelled Cheque		
82224	Alderman G G Michael	Reimburse Expenses	450.00
82225	Australian Taxation Office	Prescribed Payment	2290.78
82226/			
82237	Amanda Clarke & Others	Entertainment	1245.00

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

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE - 31/10/89

82238	Bank of NSW Nominees Pty Ltd	Loan Repayment	5395.58
82239	Baulkham Hills Shire Council	Report Fees	1000.00
82240	Bligh Park Bricklaying	Bricklaying	4150.00
82241	Laurence Coady	WSROC Wages	250.60
82242	Employee	Salaries & Wages	5001.88
82243	P & S Gatt Pty Ltd	Construction Work	1770.00
82244	Government Insurance Office	Loan Repayment	112676.07
82245	Hawkesbury City Council	Transfer	800.00
82246	Hawkesbury City Council	Transfer	2475.00
82247	Kymlee Pty Ltd	Centre Contract	1095.23
82248	Liquor Distributors Pty Ltd	Centre Liquor	986.06
82249	D Maher	Security Service	96.00
82250	N McCabe	WSROC Wages	290.70
82251	McGraths Hill Cricket Club	Contribution	250.00
82252	Nomad Hire	Shed Hire	327.74
82253	NSW W/Comp Self Ins Assoc	Meeting Fees	80.00
82254	Employees	Salaries & Wages	318.24
82255	Public Auth.Securities Trust	Loan Repayment	25553.69
82256	Rescrete Industries Pty Ltd	Construction Work	720.00
82257	South Windsor Glee Club	Donation	100.00
82258	Employees	Salaries & Wages	150.00
82259	J K Williams Contracting	Plant Hire	4107.50
82260	University of New England	Prof.Burton Air Fares	260.00
82261	Conplant Pty Ltd	Plant Hire	14413.45
82262	Cunic Industries	Office Partitions	21649.00
82263	Acacia Doors	Remotes	155.00
82264	Acrow Pty Limited	Plant Hire	297.90
82265	Active Detergent Company P/L	Cleaning Equipment	489.99
82266	Advance Engineering P/L	Signs	122.00
82267	Andreasen Nurseries	Plants	5376.00
82268	Australian Taxation Office	Ferry Contractor	600.00
82269	Australian Movie Livestock P/L	Pet Supplies	180.00
82270	Avery Australia Ltd	Maintenance Repairs	476.20
82271	Awanake Pty Ltd	Sandstone	10285.62
82272	Barron & Pope Pty Ltd.	Contract Payment	24590.27
82273	Bennett & Wood Autoparts	Auto Parts	50.05
82274	Bitupave Ltd	Bitumen	45676.63
82275	J Blackwood & Son Ltd	Hardware	91.04
82276	Blue Circle Southern	Lime	9598.85
82277	The Book Garden	Child Care Equipment	105.00
82278	Bradshaw Waste Industries P/L	Contract Payment	41211.35
82279	W R Bright & Sons Pty Ltd	Printing	59.00
82280	Brook Retreads Pty Ltd	Tyres & Repairs	9803.45
82281	Browning Petroleum Services	Fuel Supplies	270.00
82282	Brownbuilt	Office Equipment	9363.33
82283	Buttsworth Engineering	Plant Parts	22.24
82284	Canon Australia Pty Ltd	Stationery	890.00
82285	Calcomprint Service	Repair Calculator	147.00

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

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE - 31/10/89

82286	C I G Medishield	Gas Cylinders	194.40
82287	Mr & Mrs Clifton	Refund	675.00
82288	Coco Cola Bottlers	Centre Food	47.30
82289	Commonwealth Paper Company P/L	Stationery	1542.20
82290	Craft Locksmith & Alarm	Locks & Keys	881.00
82291	Credit Reference Assoc of Aust	Report Fees	16.00
82292	Cutting Edges Pty Limited	Plant Parts	2327.85
82293	Lester Dallas	Bricklaying	3580.00
82294/			
82308	Aust Taxation Office & Others	Wage Deductions	228044.28
82309	Edgar Smalls Pharmacy	Vaccinations	1404.00
82310	Electrolux Pty Ltd	Vacuum Cleaner	753.90
82311	Envelope Specialists NSW	Stationery	1029.75
82312	Eppco Industries Pty Ltd	Treatment Works Equip	1029.00
82313	Eurunderee Stud Pty Ltd	Centre Food	890.86
82314	Fire Fighting Enterprises	Service Extinguishers	188.22
82315	Cheryl Fogwell	Catering	290.50
82316	Foto First	Film Processing	413.70
82317	Foto Riesel	Film	685.00
82318	Fury Engineering Pty Ltd	Plant Parts	490.90
82319	G & D Towing & Cranes	Towing	125.00
82320	GeneralAuto Instrument Service	Plant Repairs	543.23
82321	Gibson Chemicals Pty Ltd	Chemicals	947.59
82322	The Goodyear Tyre & Rubber Co	Tyres & Repairs	2045.29
82323	Alan Greentree	Contract Payment	10795.21
82324	Guardian Building Products	Pipes	2829.12
82325	Hanlons	Fuel Supplies	67.82
82326	Hawkesbury Engineering Co	Plant Parts	175.00
82327	C T Hawken & Co	Refund	755.00
82328	H'Bury City Cncl Petty Cash	Petty Cash	174.10
82329	H'Bury River Plumbing Service	Plumbing Work	218.00
82330	Hawkesbury River Plumbing	Plumbing Equipment	784.50
82331	H'Bury Truck Repairs & Spares	Plant Repairs	44.10
82332	Hawkesbury Valley Holden	Plant Parts	16.14
82333	Hawkesbury Valley Irrigation	Plumbing Equipment	494.10
82334	Hawkesbury Valley Motor	Plant Purchase	64670.56
82335	Hayes Bros & Co Pty Ltd	Hardware	843.43
82336	Mark Hayes Auto Electrical	Electrical Work	239.50
82337	HBH Vision Windows Pty Ltd	Windows	793.00
82338	Hire Power Pty Ltd	Plant Hire	3325.00
82339	Hi Tech Brake & Clutch P/L	Plant Parts	1057.08
82340	Hocking Pipe & Fittings	Plumbing Parts	90.00
82341	Hordern Bros Pty Ltd	Plant Parts	95.40
82342	H P Plumbing Supplies Pty Ltd	Hardware	797.60
82343	Humes A R C	Plant Parts	1139.63
82344	ICI Australia Pty Ltd	Chemicals	2217.00
82345	Industrial Galvanizers	Plant Parts	27.74
82346	Neville Jeffress Advertising	Advertising	2374.40

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

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE - 31/10/89

82347	Jet Dry Cleaners	Dry Cleaning	214.10
82348	Kalamazoo Business Systems	Stationery	848.50
82349	Karhugh Pty Ltd	Panels	820.00
82350	Peter R Knowland & Assoc P/L	Compensation Claim	1058.00
82351	Kristan Couriers	Freight	86.00
82352	Kurrajong Electrical Service	Electrical Work	3961.00
82353	Kurrawood Computers	Computer Equipment	40.00
82354	Kwik-Kopy Printing	Printing	243.46
82355	Lemar Microfilm Services	Microfilm	2975.00
82356	Liquid Air Australia Limited	Cylinder Rental	180.93
82357	Local Govt & Shires Assoc	Registration Fees	210.00
82358	J McCarthy Hotel Ware Pty Ltd	Centre Equipment	110.79
82359	Dr McMurdo	Compensation Claim	360.00
82360	Modern Teaching Aids Pty Ltd	Child Care Equipment	49.00
82361	Monaghans Timber & Bld Supply	Timber & Hardware	1138.52
82362	Mrs Macquaries Table	Luncheon	97.60
82363	N A C Refrigeration	Refrigeration Repairs	614.20
82364	Nashua Australia Pty Ltd	Photocopier	1750.00
82365	E & L Palmer	Contract Payment	2214.05
82366	Dr V V Panjraton	Compensation Claim	135.00
82367	Priority Convey Enquiries	Refund	118.00
82368	Prospect County Council	Electricity	35779.37
82369	Raeco Ltd	Stationery	146.65
82370	Rest Centre Coffee Shop	Council Supper	54.60
82371	Richmond Carols by Candlelight	Donation	200.00
82372	Roads & Traffic Authority	Ferry Parts	1281.60
82373	Roach's Radiator Service	Plant Repairs	191.00
82374	J & M Romano	Contract Payment	6539.41
82375	Samaka Aust Pty Ltd	Computer Equipment	2600.00
82376	Scholes Food Distributors	Centre Food	470.97
82377	Servants Expenses	Servants Expenses	121.10
82378	Shan-Way	Office Supplies	714.44
82379	Mark Shaw	Blacksmith	147.00
82380	Tony Smark & Associates	Advertising	340.00
82381	Southern Scene Pty Ltd	Books	125.00
82382	Spraypave Pty Ltd	Emoleum	1440.89
82383	Staedtler Pacific P/L	Stationery	6.14
82384	N Stephenson Pty Ltd	Centre Food	266.28
82385	Stockmans Rural Traders	Hardware	594.00
82386	Volvo Australia Pty Ltd	Plant Parts	99.83
82387	Waverley Municipal Council	Contribution	1250.00
82388	Western Air Cleaner Services	Plant Parts	408.26
82389	West-Trans Equipment	Plant Repairs	230.00
82390	Western Clutch Service	Plant Repairs	227.00
82391	WHY Consulting	Computer Equipment	95.00
82392	Wilberforce Butchery	Centre Food	287.00
82393	Wilberforce General Store	Centre Food	184.13
82394	Windsor Exhaust Centre	Plant Parts	283.41

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

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE - 31/10/89

82395	Winford Motors Pty Ltd	Plant Repairs	500.00
82396	Wisemans Books Pty Ltd	Books	255.08
82397	1989 ASCA Convention	Conference Fees	3446.00
82400	Employee	Salaries & Wages	795.45
82401	V Gupta	Refund	2.95
82402	Haskard & Co	Refund	118.00
82403	Gary Hausfeld	Salaries & Wages	1691.16
82404	Langley Plaza Hotel	IULA Accommodation	815.03
82405	D Mellish	Public Liability	1000.00
82406	Employee	Salaries & Wages	4099.63
82407	G & S Read-Harber	Refund	50.00
82408	Mr Stockey	Refund	12.95
82409	Templers Mill	Accommodation	83.00
82410	Employee	Salaries & Wages	2162.38

Total \$4,616,449.23

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

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE - 31/10/89

ACCOUNTS PAIDTRUST FUND

CHQ	PAYEE	AMOUNT	DETAILS
7305	Local Government Invest Serv	Investment	260000.00
7306	Berela Developments	Refund	266500.00
7307	Commonwealth Banking Corp	Loan Repayment	461105.44
7308	Local Government Invest Serv	Investment	50000.00
7309	Mr & Mrs Baker	Refund	200.00
7310	Cancelled Cheque		
7311	Cancelled Cheque		
7312	Cancelled Cheque		200.00
7313	Mr & Mrs Ineson	Refund	100.00
7314	Cancelled Cheque		
7315	Mr & Mrs Jiggins	Refund	50.00
7316	M Kirkby	Refund	200.00
7317	Tchadovitch Joinery	Refund	200.00
7318	Tchadovitch Joinery	Refund	200.00
7319	Mr & Mrs Van Doorsteyn	Refund	200.00
7320	Cancelled Cheque		
7321	Cancelled Cheque		
7322	Allworth Constructions	Refund	30.00
7323	Crystal Pools	Refund	100.00
7324	Hawkesbury City Council	Transfer	100.00
7325	G C Laughton	Refund	320.00
7326	L E D Builders Pty Ltd	Refund	200.00
7327	G & D Marchant	Refund	100.00
7328	M C Roughley	Refund	100.00
7329	R & J Turner	Refund	100.00
7330	Mr & Mrs Wilson	Refund	200.00
7331	Local Government Invest Serv	Investment	300000.00
7332	Cancelled Cheque		
7333	Cancelled Cheque		
7334	Mr & Mrs Clifton	Refund	1100.00
7335	C H Fotheringham	Refund	1350.00
7336	Hawkesbury City Council	Transfer	1150.00
7337	V Alberts	Refund	1200.00
7338	C Bagnara	Refund	100.00
7339	J F Johnson	Refund	80.00
7340	W Kay	Refund	200.00

\$1,345,185.44

THIS IS PAGE TWENTY ELEVEN (12) OF SCHEDULE NO. ONE (1)

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE - 31/10/89

STATEMENT OF BANK BALANCES AND TOWN CLERK'S CERTIFICATE

ITEM 1: STATEMENT OF BANK BALANCES AS AT 30/9/89

GENERAL FUND	DR.	242,074.81
TRUST FUND	CR.	166,799.05
	DR.	75,275.76

ITEM 2: FORM 2

GENERAL

Balance - Cash Account as at 1/9/89	DR.	2,310,066.50
Receipts for period ended 30/9/89	CR.	4,424,305.73
	CR.	2,114,239.23
Payments for period ended 30/9/89	DR.	4,617,439.24
	DR.	2,503,200.01
Unpaid accounts in office amount to		\$450,000.00
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 30th September, 1989.

G.M. McCully,
Town Clerk/General Manager

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE - 31/10/89

ITEM 2: INVESTMENTS

Hereunder is the list of amounts invested:

Bank Bills

<u>Period</u>	<u>Due Date</u>	<u>Interest Rate</u>	<u>Account</u>	<u>Amount</u>
148 Days	05.10.89	17.20%	General Fund	728,284.88
148 Days	05.10.89	17.20%	General Fund	300,000.00
133 Days	18.10.89	18.35%	General Fund	304,631.03
181 Days	26.10.89	17.25%	Treatment Works	936,859.97
123 Days	30.10.89	18.36%	General Fund	470,867.13
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
146 Days	25.01.90	17.65%	General Fund	250,000.00
172 Days	09.03.90	17.90%	General Fund	461,105.44
257 Days	06.06.90	18.38%	General Fund	1,000,517.66

Term Deposits

86 Days	04.10.89	18.08%	Treatment Works	150,219.99
86 Days	04.10.89	18.08%	General Fund	149,780.01
64 Days	17.10.89	18.03%	General Fund	300,000.00
217 Days	31.10.89	17.63%	Sewerage Fund	306,668.00
217 Days	31.10.89	17.63%	General Fund	143,332.00
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
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 - 31/10/89

Short Term Investments (LGIS)	General Fund	149,000.00
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Australian Savings Bonds

01.02.91	12.25%	Workers Comp Board	200,000.00
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\$17,949,134.44

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE - 31/10/89

ITEM 1: (File A1-6)

SUBJECT: FORM 2A REPORT AS AT 30TH SEPTEMBER, 1989

REPORT (T.C.)ESTIMATED WORKING FUNDS POSITION AS AT 30TH SEPTEMBER, 1989

	<u>General</u>	<u>Sewerage</u>
Estimated total income for year on present trends	41,429,484	3,013,250
Estimated total expenditure for year on present trends	41,404,291	2,997,626
Estimated working funds surplus or (deficit) for year on present trends	25,193	15,624
Accumulated working funds position as at 31st December, 1988	420,229	306,668
Estimated working funds position as at 31st December, 1989	445,422	322,292

The Form 2A document is contained in the attached booklet and has been produced directly from the computer. A separate document is proposed for future reports on the Financial Statement as the reproduction by photo-reducing the computer report both increases the accuracy and simplifies the preparation of the Business Paper.

In conjunction with the transfer to the new computer system and following on from the Corporate Management Seminar with Council, the Financial Statement Form 2A has been presented in Programme Budgeting format. Whilst the format is different to the original 1989 Budget Estimates document, the new format now corresponds with the new chart of accounts which reflects the Programmes and priorities for services and facilities of Council.

General Fund

The Form 2A Financial Statement to 30th September, 1989, reflects an estimated surplus of \$25,193 for the year on present trends, resulting in an accumulated surplus of \$445,422.

The major factors in the revision of the estimates contributing to this changed position include an increase in the anticipated Financial Assistance Grant of \$40,400. This increase has previously been reported to Council and is now reflected in the Form 2A.

An additional \$15,000 has been budgeted for building application fees income following the continued level of housing development in the City.

With the continued high levels of interest rates a further amount of \$70,000 has been included to cover loan repayments. The amount is required for the repayment of loans which have matured during the year and have been renegotiated at a higher interest rate than was predicted in the preparation of the 1989 Annual Budget. Approximately \$5.2 million fell due for renewal in 1989.

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE - 31/10/89

There have been other numerous variations to both income and expenditure items resulting in a healthy overall budgetary position, which should be maintained if costs are contained within their respective budgets.

Sewerage Fund

It is estimated there will be a working funds surplus of \$15,624 based on present trends resulting in an accumulated surplus of \$322,292. This fund is in a sound financial position.

The format for this fund has not changed for this Statement as the conversion to the new computer system has not been finalised for certain reporting mechanisms. It is anticipated this will be completed within the next few weeks.

Recommendation

That the Financial Statement for the 30th September, 1989 be received and the amounts of expenditure over the Estimates be voted.

ITEM 2: (File T216)

SUBJECT: SUBMISSION SEEKING EXTENSION OF THE
METROPOLITAN (02) TELEPHONE ZONE

REPORT (T.C.)

Wyang Shire Council recently hosted a meeting in an effort to seek the support of the Hawkesbury, Gosford, Penrith, Blue Mountains, Wollongong, Newcastle, Lake Macquarie, Maitland, Campbelltown, Camden and Wollondilly Councils in preparing a joint submission to Telecom Australia seeking extension of the (02) Telephone Zone to include these local government areas. The meeting was attended by Council's Senior Administration Officer and a further thirty (30) people representing their respective Council's and other organisations from within the Wyong Shire.

Following general discussions in respect of concerns, inequalities with the existing telephone zones, results of previous representations and appropriate strategies and action plans for the future, the forum resolved:

- "1. That an interim working party of six representatives be formed to formulate the basis of a submission to Telecom, State and Federal Parliamentary representatives including prospective candidates, with the aim of moving the (02) Telephone Zone boundaries to allow non STD calls between the following Local Government areas:

Blue Mountains
Campbelltown
Camden
Gosford
Hawkesbury
Lake Macquarie
Maitland

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - FINANCE - 31/10/89

Newcastle
Penrith
Wollongong
Wollondilly
Wyong

2. That the Councils in the region be further canvassed to quantify support for the preparation of a combined submission and that a suitable representative of interested Councils be appointed to serve on the Committee to assist in information collection and preparation of a final detailed submission to Telecom and the Government.
3. That each participating Council be asked to contribute to a fund, to be determined, to undertake a broad publicity campaign and meet the costs of representations to the respective Ministers.
4. That the working party write to Councils on the fringe of Melbourne, Brisbane, Adelaide and Perth seeking for support of a review of Telecom's charging policies.
5. That Wyong Shire Council act as the secretariat for the group.

In regard to the interim working party, the following persons were nominated and subsequently appointed members:

Councillor Clem Payne
Mr Geoff Kelly
Margaret Williamson
Craig Dalli
Gary Davies
Chris Gallagher

Wyong Shire Council
Macro Regional Development
Wollongong City Council
Hawkesbury City Council
Lake Macquarie Council
Gosford City Council

Wyong Council are now seeking a commitment to the proposal including nominations for representatives to serve on the Committee to be formed for the purpose of preparing submissions and making the necessary representations and, requesting each Council contribute on an equal proportion basis to a working fund.

It is considered that the extension of the (02) zone would be significant to the continued development of Hawkesbury City. However, given the number of applications which have been made to Telecom from this area Penrith and the Blue Mountains to have the 02 zone extended it is unlikely that Telecom would change STD zones for the twelve Council's proposed. This could have a major effect on its financial resources. As has been expressed from Telecom in previous submissions of this nature the changing of the zones would not only affect the Sydney Metropolitan area but also other Capital Cities within Australia.

It is also felt that Council is not in a position to financially contribute to this fund given the likely outcome of the representations to Telecom. However, administrative support could be given to prepare the submission and an elected member could nominate to stand on the Committee.

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Recommendation

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.

ITEM 3: (File P160/21)

SUBJECT: ACQUISITION OF LAND - MARKET TOWN - NORTH
RICHMOND

REPORT (T.C.)

Council has been endeavouring for a number of years, to purchase the car parking area and a right of footway over a pedestrian access in the Market Town Development at North Richmond.

An approval for extensions to the centre, given by Council in 1988, reduced the parking area remaining and fresh negotiations commenced with the new owners, Suninvest Pty Ltd.

The parking area now proposed to be acquired is that area across the front of the development and the parking spaces along the western boundary, adjacent to Council's parking area.

The right of footway proposed to be acquired is within the shopping centre and will provide a link from Council acquired land to the east of the central pedestrian mall area. The acquisition of these areas is essential in the overall development of Council's control plan for the commercial area.

A valuation has been obtained for the area proposed to be acquired from Suninvest Pty Ltd and the offered figure of \$50,000 has been accepted by the owners. The acquisition can be funded from the Capital Works Programme. In accordance with normal procedure, Council will also be responsible for legal and survey costs associated in the matter.

The nature of the acquisition is purchase in fee simple of the car parking area and a right of footway within the existing development as part of the pedestrian link. A plan showing the areas will be displayed at the meeting.

It is noted that upon a part of the pedestrian access area to be acquired is a refrigeration compressor of substantial size, servicing the Bi-Lo supermarket development. This is to be removed by Council, however, it is understood that, in conjunction with extensions to the supermarket, the coolroom is to be relocated and the compressor will also be relocated by the company.

Of the remaining properties that are to be acquired, three are with the Minister for Local Government for resumption consent, one other is under contract and two others are still being negotiated. It is anticipated that all acquisitions may be completed by the end of 1990.

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Recommendation

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 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.

ITEM 4: (File 3827-2(w))

SUBJECT: HAWKESBURY DISTRICT AGRICULTURAL ASSOCIATION - FEES FOR FINANCIAL YEAR 1989/90

REPORT (T.C.)

The Hawkesbury District Agricultural Association has written to Council to request approval for the establishment of the fees for the use of their grounds for the financial year 1989/90.

The fees are as detailed below:-

Hire of showground	a)	A charge of \$3.00 per car collected by HDAA if more than 50 cars used.	
	b)	\$150.00 per day for less than 50 cars.	
Hire of Main Pavilion		\$200 per day and cleaning charge.	
Entry to show 27, 28, 29 April, 1990	Adults		\$7.00
	Child 8-15 years		\$3.00
	Child under 8 years		Free
	Pensioners (Aged, invalid and War Service)		\$3.00
	Vehicles		Free
Use of Lights		\$12.00 per hour per pole	

Council has been appointed trustee of the Reserves numbered R76765 and R97055, at Racecourse Road, Clarendon. As part of the lease to the Agricultural Association, consent of Council is required for the lessee to set a scale of admission charges and use of the facilities upon the land. The fees proposed by the Association would appear to be reasonable.

Recommendation

That the scale of fees proposed by the Hawkesbury District Agricultural Association for the financial year 1989/90 be endorsed.

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ITEM 5: (File D64, C45)

SUBJECT: LIFE EDUCATION CENTRE - DONATION

REPORT (T.C.)

The Life Education Centre Committee has written to Council requesting a donation to assist in the establishment of this organisation in the City.

Life Education offers training for primary age children using seven different programmes, with the main thrust being preventative education on drug abuse. The programme was first developed by Rev. Ted Noffs under the sponsorship of Dick Smith.

Recommendation

That a donation of \$200.00 (two hundred) be made to the Life Education Centre Committee to assist in establishment costs.

ITEM 6: (File B23-36)

SUBJECT: COMMONWEALTH BANK OF AUSTRALIA - RENEWAL OF LOAN

REPORT (T.C.)

Offering Council a renewal loan of \$833,000 repayable over four years by half yearly instalments of \$94,863.13 based on an eight year repayment period at an interest rate of 16.25% per annum for principal on a loan due on 28th November, 1989.

The loan offered by the Commonwealth Bank repays a loan of \$1,000,000 which was initially provided by the State Authorities Superannuation Board in 1985. The Board indicated that it was unable to accommodate Council's request for the renewal of the loan as all investment allocations for 1989/90 had been determined.

The Bank is prepared to consider re-negotiation of the amount outstanding at the expiration of the initial four year period.

The new arrangements for Local Government borrowing no longer require the Minister's approval to raise renewal loans.

Recommendation

That the offer be accepted and the Seal of Council be affixed to the mortgage documents.

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ITEM 7: (File C43/3)

SUBJECT: 1988/89 CAPITAL ASSISTANCE PROGRAMME -
DEPARTMENT OF SPORT, RECREATION & RACING -
RICHMOND NEIGHBOURHOOD CENTRE

REPORT (T.C.)

The Department of Sport, Recreation & Racing has advised the Richmond Neighbourhood Centre of the success of its application for a grant towards the construction of a store room, outdoor paved area and purchase of outdoor sporting equipment under the 1988/89 Capital Assistance Programme.

The total programme amounted to \$7,000, for which a grant of \$3,500 was received, with the balance of the funds to be provided by the Neighbourhood Centre, who has now requested Council to provide financial assistance for this funding and has stated that it can contribute \$2,000 and would appreciate Council's support for the remaining \$1,500.

It is felt that Council should support the Neighbourhood Centre with the amount requested as it will add to the facilities provided by this important community service. The funds could be provided from the Capital Works Programme.

Recommendation

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.

ITEM 8: (File C45)

SUBJECT: LOCAL GOVERNMENT DEVELOPMENT PROGRAMME
1989/90

REPORT (C.L.)

It is proposed to present two applications under the above programme:-

1. Western Sydney Libraries Technical Services Project

Feasibility study into the 9 public libraries of the region co-operatively undertaking the following:-

- a) Centralised ordering
- b) Centralised cataloguing
- c) Centralised processing
- d) Production of a union catalogue of the libraries catalogues utilising CD ROM technology.
- e) Utilising laser disc technology to produce a comprehensive catalogue of the photographic collections held in the regions public libraries.

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Total Grant Sought \$35,000

2. Sewage Treatment Project

Composting Of Sewage Sludge at South Windsor Waste Water Treatment Plant.

It is proposed for Council to seek 6 months costs for the development and evaluation of an efficient composting plant at the South Windsor Wastewater Treatment Plant. The capital cost for the proposal is \$50,000 to be provided as part of the stage two construction works.

The project aim, in addition to an efficient method of handling sludge, proposes an economical use of the end product as a fertilizer.

Total Grant Sought \$35,000.

Recommendation

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).

ITEM 9: (File S197/1)

SUBJECT: WILBERFORCE SCHOOL OF ARTS

REPORT (C.L.)

After a recent evening booking the Wilberforce School of Arts hall was left in a very dirty state and with a number of breakages.

To help overcome this problem in future it is proposed to request a refundable deposit of \$50.00

Recommendation

That a refundable deposit of \$50.00 (fifty) be required for Wilberforce School of Arts bookings, as necessary.

ITEM 10: (File P160)

SUBJECT: PROPOSED LAND EXCHANGE WITH THE
WILBERFORCE SCOUT GROUP

REPORT (T.C.)

Over a period of time, discussions have been held between Council Officers and representatives of the Wilberforce Scout Group regarding a long-standing proposal

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for the Scouting Group to relocate from their Wilberforce site presently located in Hanover Street.

The basis of the proposal is for Council to acquire the Wilberforce site and to sell to the Scouting Association a site in the Woodlands Park area upon which the Scouting Group would construct a new hall. As the Council may be aware, the existing hall on the Wilberforce site is in a very poor condition.

The Hanover Street site has an area of 2,675 square metres and is considered to have residential/medium density development potential. It is noted that adjoining the property is an area of public road of about 400 square metres which, if closed and consolidated with the main holding, could give a site of 3,075 square metres or .75 of an acre for medium density development, or, if subdivided, would yield three good lots for residential purposes.

Discussions with the Scouting Group have progressed to a stage where the Group have now confirmed their concurrence to the proposal, in principle, subject to appropriate valuations being determined.

To this end, Council's Valuer has advised that with regard to the acquisition by Council of the Wilberforce site, a fair and reasonable value for the purchase of same would be \$105,000. An alternative site for the Scouts has been identified in the Woodlands Park area opposite the existing reserve off Woodlands Road. The subject area is known as Lot 27 in DP 260028 and has an area of 3,766 square metres. This Lot was created when Woodlands Road was realigned. Adjacent to the subject land is an unused roadway formerly part of Woodlands Road, which has an area of approximately 4,700 square metres. If the road were closed and consolidated with Lot 27, the total area would be 8,466 square metres or approximately 2 acres. The Scouting Association has indicated that, of this, only an area of about 2,000 square metres is required and, in this respect, Council's Valuer has indicated that a fair and reasonable valuation for such land would be \$55,000.

Based on the proposal as outlined, Council would acquire the Wilberforce site in the sum of \$105,000 and sell to the Scouting Association the Woodlands Park site for \$55,000, thus leaving a balance owing by Council to the Scouting Association of \$50,000. It is proposed that the Scouting Association will utilise these funds in the construction of a new hall on the Woodlands Park site. The funding of the proposal would be from the Capital Works Programme for land acquisition.

The subject site at Woodlands Park is considered suitable for this type of use and, indeed, the balance of land adjoining is considered appropriate for similar community uses. It is, however, noted that the zoning of the subject land at present is Rural 1(b2), which provides for a minimum area of 10 hectares. Accordingly, if the proposal is to proceed, a subdivision of the property to provide for a 2,000 square metre allotment could be achieved under the provisions of SEPP1 of the Environmental Planning and Assessment Act or by way of adjustment of property boundaries when the road running around part of the subject site is closed and a new allotment created.

Whilst it is acknowledged that the Wilberforce site has definite residential or medium density development potential, it is considered that in the event the proposal proceeds, the Council should defer such development pending the provision of sewer service to the site. The development of the land and adjoining road closure will be subject to a further detailed report at the appropriate time.

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The proposal is considered to have planning advantages in terms of both future development and providing the Wilberforce Scout Group with a suitable site on which to construct their new scout hall.

Recommendation

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.

ITEM 11: (C51/3/c)

SUBJECT: WINDSOR FUNCTION CENTRE - MANAGEMENT

REPORT (T.C.)

It was reported to the Meeting of 3 October 1989 that the Manager of the Windsor Function has retired through ill health. This provides Council with the opportunity to review the method of management of the Centre.

The contract management of the Centre has been on the basis where the Manager is totally responsible for the operation and supervision of all functions being held in the Centre. In addition, the person appointed would be required to carry out the cleaning function, interview prospective clientele, engage staff for food preparation and serving at functions, clean the Centre after each function and be responsible for the care, control and management of the building and facilities. In addition to the management function, the contractor would also be required to promote the Centre and improve the financial operations.

All food, liquor, casual staff wages and the clerical assistant employed in the office, would be paid by Council. Payments made for each function were to be accounted to Council's staff, along with the liquor stock retained in the Centre. Whilst there has been some considerable increase in the number of functions and total turnover at the Centre, the nett cost to Council each year is in the vicinity of \$20,000-\$30,000. Considering this is the equivalent of a town hall of many other Councils which run at an operating loss in the order of \$100,000, the financial result of the Windsor Function Centre is very good. It is felt, however, that if the Centre was operated on a more commercial basis, a better financial result may be achieved by calling for

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expressions of interest for the leasing of the whole complex. It is envisaged that a lessee would operate the Centre on a commercial basis similar to other function centres.

Calling for expressions of interest and the leasing of the Windsor Function Centre has certain advantages however the following aspects should be mentioned. The main functions conducted in the Centre returning a substantial income are weddings, concerts, balls, dinners and high patronage functions. Other functions which would not have a high return and, in many instances, the return relates to the cleaning and setting up charge, would include band practices, Blue Light Discos, church concerts and meetings, commercial demonstrations, primary school and high school speech nights, community meetings, concerts, Red Cross Blood Bank, fashion parades and art shows. Other functions held in the Centre include civic receptions, Council-sponsored meetings and Council functions of a community nature.

In the majority of instances where non-paying functions are held, it has been the practice to bring to account the costs of cleaning and setting up as established in Council's fees and charges for the use of the Centre. However, in the event the Centre was leased to a commercial operator, a commercial charge would need to be made for Council activities held in the Centre. It is anticipated that there would be some increase in Council's costs for the use of the Centre. In addition, the Deed of Agreement entered into with the lessees would require some priority as far as Council's activities for the use of the Windsor Function Centre. This would be detailed in any proposal.

It is anticipated that in any agreement to lease, Council would be acting as landlord and still responsible for such outgoings as land and water rates, building and fittings maintenance where the fittings were not part of the lease, and maintenance of the grounds. With the current loss on operations and the cost of the outgoings, it is anticipated that Council, by leasing the Centre, may be in a better financial position.

The experience of other Councils with the operation of community centres has shown that the employment of staff, with the consequent penalty rates and employment overheads, is not a financially viable method of operation of such centres. The experience that Council has gained through the contract management of the Centre is that this is a better basis than the employment of staff to carry out this function. As previously reported to Council, a staff member is currently managing each of the functions and a casual employee is acting as the Administrative Assistant. The Acting Manager has indicated that she would not be willing to enter into a contract similar to the previous Manager or lease the Centre as is now proposed.

Whilst it is important for Council to retain the priority of use of the Windsor Function Centre and that the overall purpose of the Centre should not be lost to the community, it is felt that the community can best be served by leasing out the Centre and still retaining its primary function.

Recommendation

That expressions of interest be called for the leasing of the Windsor Function Centre.

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ITEM 12: (File S197-1)

SUBJECT: WILBERFORCE COMMUNITY FACILITIES

REPORT (T.C.)

Council has previously considered reports regarding a proposal to re-develop the former Council Chambers and offices site at Wilberforce into community facilities and the cessation of uses at the existing School of Arts. The following is the full text of the letter received from a group called "Save the Hall" Committee following recent discussions.

"In response to your letter of 17th August, 1989 (Ref:S197-1:wlr:Admin) we wish to advise that a meeting was called for and held on the 14th September, 1989 in relation to the community facilities and details are as follows:-

1. Question put for the Council to spend up to \$70,000 on the existing School of Arts at Wilberforce and retain that building for use by the community - 10 persons voted in favour of the proposal.
2. Question that the Council spend up to \$400,000 on the existing 'Colo Shire Council' Chambers into a multi-purpose building - 6 persons voted in favour of the proposal.

The number in attendance was 21 and apart from the chairman - myself 4 persons did not vote on either proposal.

After the vote was taken there was a motion put to the meeting that it considered a third option which was to that it seriously looked into a plan to build adequate facilities in Wilberforce to cater for the needs of the area that will be usable in 10 to 15 years time. It felt that the money spent on the present building could be put towards a more suitable project.

It was the wish of the meeting that this third consideration be taken into account when Council addresses the situation in more depth.

I take this opportunity on behalf of these present to thank you and your staff for having the plans made available to us for viewing. This certainly generated a lot of interest and perhaps contributed constructively exactly what was intended by Council.

We will now await the outcome of Council's decision as to which way they will carry the vote. Those interested in the facilities for the area have points of view beyond what Council is proposing here and after debate on both proposals they still felt that a third option would more effectively solve the problem now and further down the track however, we acknowledge that council will have to best utilise both buildings at present until some form of development takes place

In satisfaction of our decision the majority were in favour of retaining the existing School of Arts and that would take our dealings with council to the point of being made aware of our views in this matter.

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We trust that this has been helpful to you and we will await further advices in this matter."

The funding source of the project was the sale of industrial land at Wilberforce. Negotiations are still proceeding in this regard and it is hoped that sales in the order of funds required for the project could be finalised in the next few months.

There are increasing demands in the Wilberforce area for additional community facilities particularly in the area of before and after child care and adult education which cannot be catered for in the existing premises. It is recommended that Council proceed with detailed plans and the obtaining of final estimates for the work at this time with its undertaking being considered when funds are received.

Recommendation

Council proceed with final design for re-development of the Wilberforce office complex for community facilities and obtaining of detailed estimates.

ITEM 13: (C51/3)

SUBJECT: WINDSOR FUNCTION CENTRE - BLUE LIGHT DISCOS

REPORT (T.C.)

There has been some concern expressed regarding the conduct of the Blue Light Discos held in the Windsor Function Centre. The following report may provide Council with further information concerning the arrangements, costs and supervision of these particular functions.

The Blue Light Discos are conducted for two basic age groups in the Hawkesbury area. The first of these groups is in the age category of 3-12 years and are held between the hours of 5pm and 7pm preceding the senior Blue Light Disco. The second group is in the age category of 12-18 years and is held generally between the hours of 7.30pm and 11pm on Friday evenings. Up until 30 September there have been six functions held, with a further three functions planned to the end of the year.

The Blue Light Discos are an initiative of the Windsor Police. They are run and supervised by the Police and provide a major attraction for the youth of the Hawkesbury City area, wherein they can enjoy a social activity with members of their own age group. There is no other major facility for youth within the area for this type of disco. The time and effort put in by the Police Officers of the Windsor District is all voluntary and a significant contribution to the youth of the area.

In addition, the funds raised by the entry fees are provided for the improvement of community facilities for the residents of Hawkesbury City. In the past, donations have been made to acquire medical units in the children's ward of the Hospital and other worthwhile youth facilities including the Stimulus and Early Intervention Centre.

There are some unfortunate aspects of the Blue Light Discos which are to be expected from such a large group of junior youth and teenagers as a collective group. There have been, on occasions, approximately 500 youths in the Function Centre at

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one time and, although the Police endeavour to maintain absolute control of such a large group, unfortunately some damage does occur to Council's assets.

Some of the damage includes chewing gum which has been trodden into the carpet, cigarette ash and burns in the parquet flooring, tears to curtains, damage to paper towel dispensers, door grates, wallpaper, gardens and blocked toilets.

In an endeavour to provide assistance to the Police in the supervision of the young people, four persons from a security firm have been employed to provide surveillance to the external area of the building, as well as some patrolling of the internal area. The cost to Council for this patrol service at each Blue Light Disco is approximately \$400.

In the past, the cleaning of the Windsor Function Centre has been the responsibility of the Centre Manager. Following the most recent Blue Light Disco, assistance was provided to the Centre Manager in having the area cleaned to enable a wedding function to be held on the following day. The cost for this service for labour and materials was in the order of \$500.

The return to Council for the cleaning and setting up charge is \$250 for each Blue Light Disco and will amount to \$2,250 on the basis that nine discos are held during 1989.

The Windsor Function Centre has been a successful venue for the conduct of Blue Light Discos for those youths within the City area in the category of 9 years to 17 years age group. It has also provided a relatively safe environment for these people to conduct such an event. Whilst it is appreciated that some damage will occur to Council's major community asset, it is considered that the Windsor Function Centre is a most appropriate environment for the Blue Light Discos to be held.

This report has been discussed with the Co-ordinators from the Windsor Police involved with the Blue Light Discos and they have agreed to the general comments expressed.

Recommendation

That the report on the Blue Light Discos held in the Windsor Function Centre be received.