

Hawkesbury City Council

BUSINESS PAPER

MINUTES OF MEETINGS

ORDINARY MEETING HELD ON 11TH JULY, 1989

SPECIAL MEETING HELD ON 17TH JULY, 1989

SPECIAL MEETING HELD ON 3RD AUGUST, 1989

SECTION 1

HAWKESBURY CITY COUNCIL

GENERAL PURPOSE COMMITTEE - 29TH AUGUST, 1989.

SUPPLEMENTARY REPORT

PLANNING AND DEVELOPMENT

ITEM 25: (File DA 272/89)

SUBJECT: A. EVANS - MOBILE AUTO ELECTRICIAN
MILEHAM STREET, SOUTH WINDSOR.

REPORT (M.T.P.)

Council is referred to Item 13 in the Planning and Development Section of this business paper. The following letter from Mrs. L. Corner has been received in relation to this proposal:-

"Re the application to establish an auto electrical business in this residential street. Firstly we already have a major noise pollution and parking problem from the netball complex that Council had developed less than 30 metres from our bedroom window. The speakers are so loud that we have to close off the front rooms or leave home on the day. We have a full time student trying to study.

However, a low keyed auto electrical business carried out and confined to the rear shed should be acceptable provided there is a guarantee that the same business does not develop into a full scale electrical engineering and panel beating shop. This business should be terminated upon the dwelling being sold allowing the block to remain residential.

It would be preferable that rear access be provided for vehicles to be worked on site."

It is not considered that this submission should cause the recommendation to be altered.

Recommendation

✓ That the information be received.

ITEM 26: (File DA 220/89)

SUBJECT: MENDFIELD PTY. LTD. - CARAVAN PARK,
CABIN ACCOMMODATION AND CONVENTION

CENTRE - CHASELING ROAD, LEETS
VALE.

REPORT (M.T.P.)

Council is referred to Item 13 in the Planning and Development Section of this business paper. The following letter has been received from Mendfield Pty. Ltd.:-

"Further to our phone discussion, Mendfield Pty. Ltd. now wish to confirm its offer to surface seal 7.0 km of public road (6.5m wide) with a 20/10 mix, being from the edge of existing bitumen in Chaseling Road to the Webbs Creek intersection of Bicentenary Road.

This offer is made on the basis that Council will prepare and stabilise the existing road surface and Mendfield Pty. Ltd. will employ sealing contractors to complete. Further this offer is conditional upon obtaining Development Approval.

Our aim would be to tar seal by the completion of the project or to a programme mutually acceptable and agreed upon at a later date."

The applicant apparently proposes the above in lieu of the recommended conditions Nos. 3 & 4. Should the above proposal be accepted, it would involve the applicant in an expenditure calculated at \$164,000 and the Council in expenditure calculated at \$496,000, for which no funds are available.

The recommended conditions Nos. 3 & 4 recognise that the current road system is not adequate for the proposed development, however, that in the absence of the proposed development there would be no requirement for such degree of roadworks. Additionally, there are not considered to be any further properties in the vicinity capable of containing a significant tourist development such as proposed and, therefore, no added properties that would share the cost of roadworks required. It is therefore recommended that the conditions remain.

Recommendation

✓ That the information contained in the letter from Mendfield Pty. Ltd. be received and that the recommendation at Item 14 be adopted.

✓ ITEM 27:

(File DA 129/89)

✓ SUBJECT:

POULTRY PAVILION - HAWKESBURY RACE CLUB

REPORT (M.T.P.).

Council is referred to Item 22 of the Planning and Development Section of this business paper. The following letter from Kate Moore and Hugh Williams Pty. Ltd. has been received:-

"There are several points raised in the Town Planner's report on this matter. I believe that the following additional points are also important and should be considered:-

1.

Council has a duty of care for this building, in accordance with the mission statement and with the principles enunciated when the Heritage Advisory Committee was re-convened. This duty was recognised when the resolution of April 11, 1989 was passed.

In compliance with the second part of the resolution the Race Club has delegated to Mr. G. Rhodes, a member of its Committee, the task of preparing landscape plans that include the building. Those plans have not yet been finished and therefore there has been no opportunity to hold the discussions that are required.

Council should insist that its resolution be respected and that the plans should be presented and discussed before the matter is taken further.

2.

The building is a fixture on land owned by the Hawkesbury Race Club and is therefore, in law, the property of the Race Club, despite a gentleman's agreement that the Show Society owns it. It is also within an Environmental Protection Area in which demolitions are permitted only after Council approval has been obtained.

I believe that the Show Society jumped the gun in calling and accepting a tender for the sale of a building that they did not own and for which they had not gained approval for demolition. The existence of the current agreement to purchase should not be a factor in Council's considerations; any obligations under that agreement are entirely a matter for the Show Society.

3.

The building clearly has historical significance and intrinsic value. These attributes were recognised by the highly respected conservation architect Mr. Howard Tanner when he conducted the Heritage Study of Sydney's N.W. Sector in 1984 for the N.S.W. Department of Environment and Planning.

It formed part of a complex of historic buildings which was removed in toto from heritage protection when Council was considering plans for the new grandstand. I believe that the old grandstand was the issue of primary concern at the time and that the removal of this pavilion represents an oversight rather than a specific and intentional rejection of its significance. Its importance has, if anything, been increased by the demolition of the other buildings; it is now the sole remaining link with a very interesting part of the district's history.

I believe that the Race Club Committee, in inheriting control of this building, has also inherited the obligation to care properly for a community asset. Their plans for the site should have recognised the presence and importance of the Pavilion; the fact that they did not should not now provide an argument for its removal.

4.

The transfer of the building to private ownership on another site is not a reasonable compromise because it has an important relationship with the site and with the large trees surrounding it, and because it is, as mentioned above, a public asset which should remain accessible to the public. If it is taken away there will be no way of ensuring its survival, no way of preventing its possible destruction in the future by parties unaware of or insensitive to its value.

The request for 'an early decision' seems somewhat out of place, in that the matter has already been decided by Council, subject to certain negotiations. The building has stood on the site for nearly 100 years; no harm can be done if it stands there a little longer while those negotiations are properly completed."

The indication in the letter that Mr. G. Rhodes of the Race Club Committee has been delegated the task of preparing landscape plans has not been advised to Council by the Race Club.

Council's only official advice from the Race Club has been by its letters which have been indicated to Council, i.e., that the Race Club did not require retention of the pavilion.

Additionally the following letter from the Heritage Council of New South Wales has been received:-

"I have recently been informed that Hawkesbury Council has received an application for the dismantling of the Showground Pavilion at Hawkesbury Racecourse at Clarendon.

The Hawkesbury Racecourse Complex is listed as an item of the Environmental Heritage in the North-West Sector Heritage Study carried out by Howard Tanner & Associates Pty. Ltd. in 1983-1984 for the Department of Planning. At its meeting of 5th December, 1985, the Heritage Council endorsed the Draft REP for the North-West Sector, including the schedule of heritage items.

However, it appears that this complex of buildings is as yet unprotected by heritage provisions in any Local Environmental Plan. Could you please advise if this complex has been accidentally omitted from the LEP heritage schedule, or the reasons why it has been omitted, and whether the Council would, in the light of recent events, consider its inclusion.

Insofar as the current application to dismantle the Showground pavilion is concerned, your Council's advice is sought as to whether the heritage significance of the item will be taken into account in the assessment of the application."

Whilst Council endorsed the majority of Howard Tanner's North West Sector's report for inclusion into Local Environmental Plan 1989 as heritage items, it specifically excluded buildings on the Race Club, following objections received from the Club at the time of exhibition of the plan.

Council is advised that the pavilion does have heritage significance but the current recommendation before the Committee recommending removal of the building recognised Council's previous decision.

Recommendation

That the information within the correspondence from Kate Moore and Hugh Williams Pty. Ltd. and the Heritage Council of New South Wales be considered by the Committee in determination of the proposal for the dismantling, removal and re-erection of the poultry pavilion.

ITEM 28:

(File DA 214/89)

SUBJECT:

SOUTH WINDSOR GOSPEL TRUST -
PROPOSED CHURCH HALL, BEASLEY
PLACE, SOUTH WINDSOR.

REPORT (M.T.P.)

Council is referred to Item 10 in the Planning and

Development Section of this business paper. In the heading in the report it is indicated that adjoining owners were notified and objections were received from persons residing at 12 properties. A petition has now been received containing 10 signatories indicating the follow:-

"The undersigned raise no objection to the approval and erection of a church hall in accordance with this plan."

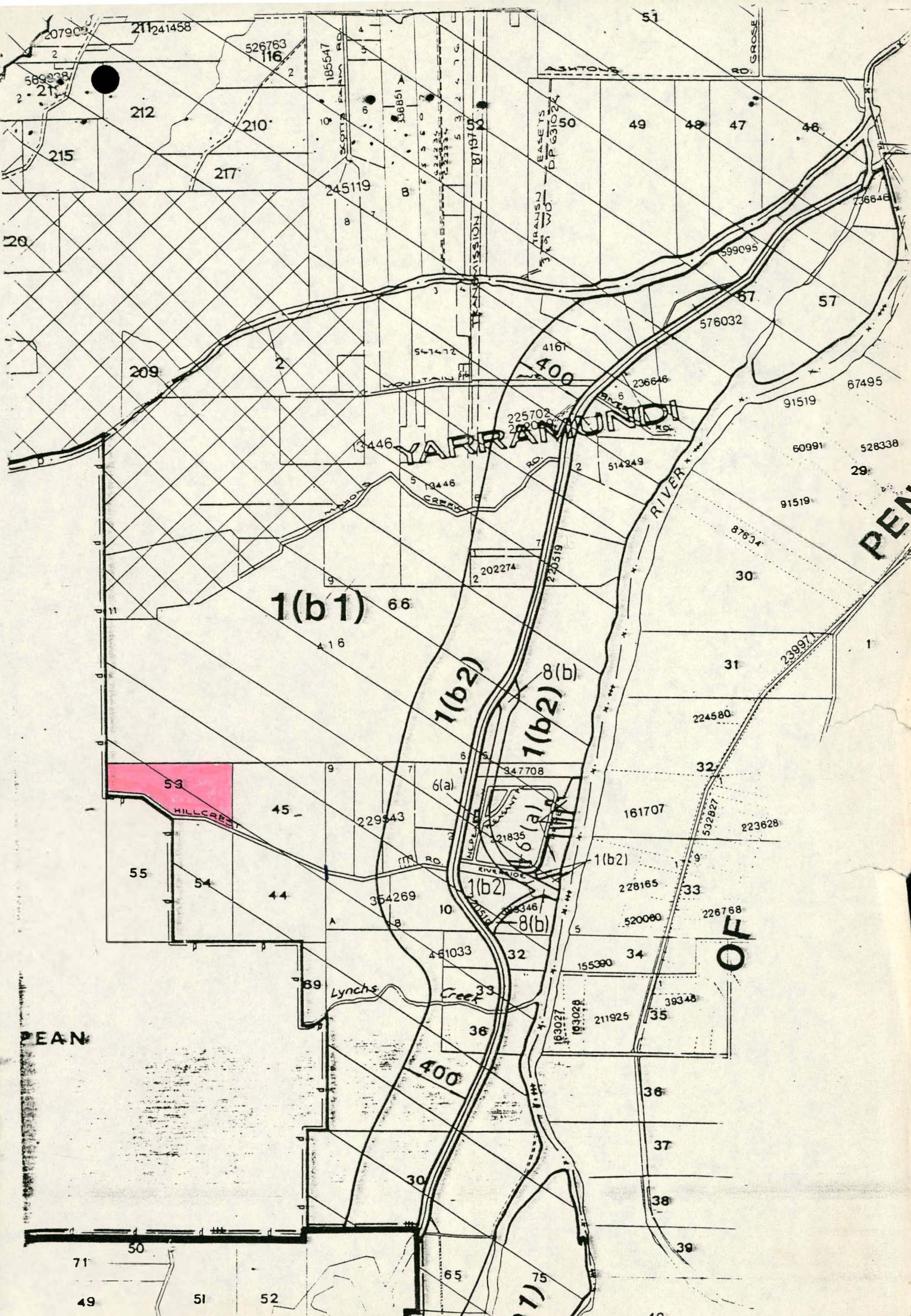
Four of the property owners originally objecting have signed the petition and are presumed to no longer have an objection. Eight of the original objectors have not signed the petition and are presumed to still raise an objection.

Curiously, the signatories beside three of the properties in Beasley Place, do not accord with the names on letters of objection received and confirmed by Council's records.

Notwithstanding the information in the petition, it is considered that the petition should not alter the recommendation, and it would not alter the recommendation even if all of the local residents raised no objection, as the situation concerning residential location of the congregation and the denomination of the Church cannot be controlled by Council. This, in time, could result in a situation in traffic terms which is not desirable for the locality and one that would attract complaints to Council at a later time, if not at present.

Recommendation

✓ That the recommendation at Item 10 be adopted.



4047m²
356166 A

532477

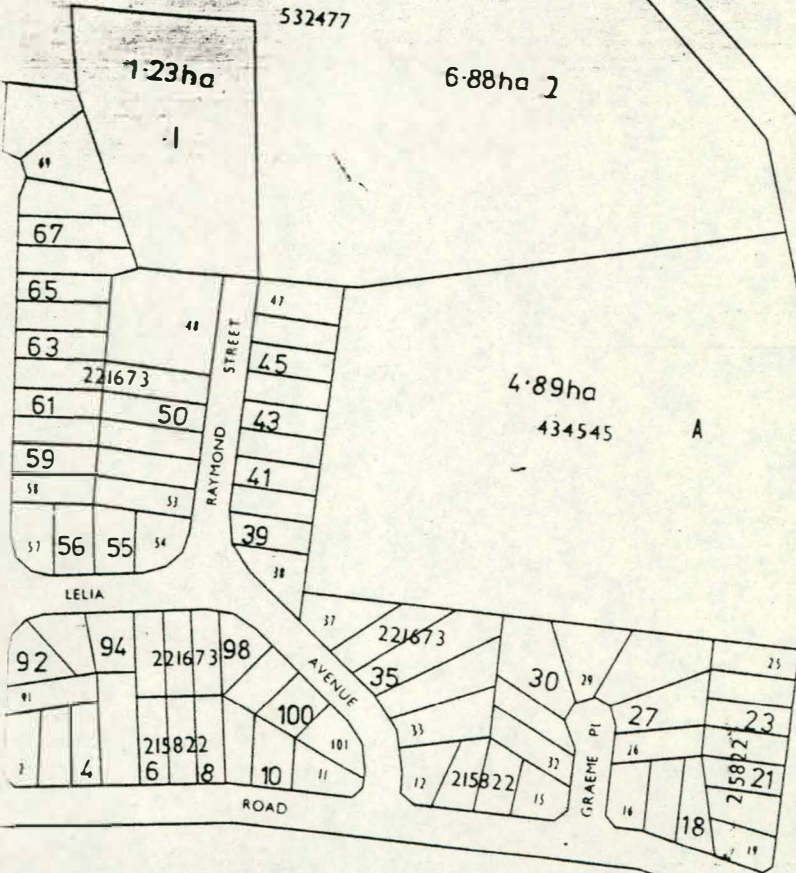
1.23ha

6.88ha 2

4.89ha
434545 A

568341

5
12.41ha



10 15ha

577461

4.693ha
2

Pt 451

445
2.3ha

Pt 444

Reserve for Public Res

233040
1

KIRKMOND

479

BURGESS

ROAD

Minutes of the Meeting of the Council of the City of Hawkesbury, held at the Council Chambers, Windsor on 11th July, 1989 commencing at 7.30 p.m.

PRESENT: His Worship the Mayor Alderman J.J. Horrex, 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.

Pastor John Cannone, representing the Hawkesbury Ministers Fraternal, read the opening prayer at the commencement of the meeting.

An apology for lateness was received from Alderman Bazeley, who arrived at the meeting at 7.40 p.m.

- 247 RESOLVED on the motion of Alderman Michael seconded by Alderman Stubbs that the apology be accepted.

Alderman Bazeley arrived at this stage, the time being 7.40 p.m.

The Mayor asked the meeting to observe a minute's silence on the passing of Dr. Barry Collins, Orthopaedic Surgeon.

Alderman Mackay addressed the Council on the service given by Dr. Collins during his lifetime and asked if Council could forward a letter of condolence to his family.

- 248 RESOLVED on the motion of Alderman Gibson seconded by Alderman Denne that Standing Orders be suspended to permit a presentation to be made to Mr. Eric Shepherd whose resignation took effect on 3rd July, 1989 after 34 years of service in Council's employ.

The Mayor then made a presentation to Mr. Shepherd.

Mr. Shepherd responded by thanking Council.

- 249 RESOLVED on the motion of Alderman Gibson seconded by Alderman Sheather that Open Council be resumed.

SECTION 1 - MINUTES OF MEETINGS

CONFIRMATION OF MINUTES

- 250 RESOLVED on the motion of Alderman Rotherham seconded by Alderman Stubbs that the Minutes of the Ordinary Meeting of Council held on 13th June, 1989 having been circulated amongst the members of Council, be confirmed.
- 251 RESOLVED on the motion of Alderman Gibson seconded by Alderman Sheather that the Minutes of the Special Meeting of Council held on 20th June, 1989 commencing at 7.00 pm, having been circulated amongst the members of Council, be confirmed.

This is Page of the Minutes of the ORDINARY NO. 6 MEETING of the HAWKESBURY CITY COUNCIL held in the Council Chambers, Windsor, on 11TH JULY, 1989.

.....
Town Clerk/General Manager

.....
Mayor

- 252 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Gibson that the Minutes of the Special Meeting of Council held on 20th June, 1989 commencing at 8.20 pm, having been circulated amongst the members of Council, be confirmed.

PRESIDENTIAL MINUTE

1. SPORTING & RECREATION FACILITIES. C45 [50.756]

- 253 RESOLVED on the motion of Alderman Horrex seconded by Alderman Mackay that Council give consideration to the establishment of a Sports Council as a communication body between the Council and the various sporting groups to advise on needs and facilities.

SECTION 2 - NOTICES OF MOTIONS

By Alderman L.C. Sheather [50.757]

- 254 RESOLVED on the motion of Alderman Sheather seconded by Alderman Benson that Council seek support from the Roads & Traffic Authority for a bypass to Windsor and Richmond with a staged implementation initially involving identification of the route, its acquisition and subsequent construction.

Further that Council seek the support of the Member for Hawkesbury and the Member for Londonderry in regard to this plan.

By Alderman R.C. Bazeley [50.758]

- 255 RESOLVED on the motion of Alderman Bazeley seconded by Alderman Mackay that Council, whilst re-affirming its opposition to any rail closure between Riverstone and Richmond, supports and actively works for -

- i. the completion of the electrification of the Riverstone to Richmond rail line;
- ii. the future duplication of the rail line between Blacktown and Richmond;

so that the existing and expanding North West Sector and the Hawkesbury District may be served by a reliable, safe and comfortable service.

SECTION 3 - REPORTS OF GENERAL PURPOSE COMMITTEE MEETINGS

This is Page of the Minutes of the ORDINARY NO. 6 MEETING of the HAWKESBURY CITY COUNCIL held in the Council Chambers, Windsor, on 11TH JULY, 1989.

.....
Town Clerk/General Manager

.....
Mayor

GENERAL PURPOSE COMMITTEE MEETING - 2ND MAY, 1989

- 256 RESOLVED on the motion of Alderman Bazeley seconded by Alderman Stubbs that the Report of the General Purpose Committee Meeting held on 2nd May, 1989 as recorded on Page 1 of the Minutes of the General Purpose Committee Meeting be adopted.

GENERAL PURPOSE COMMITTEE MEETING - 27TH JUNE, 1989SECTION 1 - WORKSITEM 8 - STREAM CLEARING - REDBANK CREEK. F84-13 [50.759]

- 257 RESOLVED on the motion of Alderman Michael seconded by Alderman Rotherham that :
1. The landowners involved be informed of the advice from the Department of Water Resources and be requested to advise if they would assist and contribute to the possible works.
 2. That the matter be the subject of a further report in regard to the section to be cleared, and consultation with the Department of Water Resources.

ITEM 10 - NEPEAN/BLACKTOWN TRAFFIC MANAGEMENT STUDY. T225 [50.760]

- 258 RESOLVED on the motion of Alderman Sheather seconded by Alderman Sledge that the Roads and Traffic Authority be forwarded the following list of locations where improvements could be undertaken to benefit traffic safety and flow :

TRAFFIC IMPROVEMENT - HAWKESBURY SHIRE

1. Roundabout - Cnr Macquarie Street and Richmond Road.
2. Roundabout - Cnr George Street and Richmond - Blacktown Road.
3. Traffic signals - Cnr. Argyle Street and Macquarie Street, Windsor.
4. Intersection improvements - Windsor Road and Park Road.
5. Intersection improvements - Windsor Road and Groves Avenue.
6. Roundabout - Windsor Road and Chapman Road.
7. Widening Windsor Road - Pitt Town Road to Macquarie Street.
8. Right turn phase traffic lights - George Street and Richmond Road, Windsor.

This is Page of the Minutes of the ORDINARY NO. 6 MEETING of the HAWKESBURY CITY COUNCIL held in the Council Chambers, Windsor, on 11TH JULY, 1989.

.....
Town Clerk/General Manager

.....
Mayor

9. Traffic lights - Bourke Street and Windsor Street including pedestrian facilities for school.
10. Problem right turn from Chapel Street, Richmond; (Retirement Village).
11. Intersection improvement - Old Kurrajong Road and MR 184 (Bells Line of Road).
12. Bells Line of Road, median between Grose Vale Road and Pitt Lane.
13. Grose Vale Road and Bells Line of Road. Turning phase particularly for right turn out of Grose Vale Road.
14. Footpath on bridge over Redbank Creek, Bells Line of Road.
15. Traffic route lighting, Bells Line of Road, Grose Vale Road to Redbank Road.
16. Passing lane, Crooked Lane - Bells Line of Road.
17. Bells Line of Road, Kurmond School - Crossing for school children.
18. Intersection improvement MR 184 and MR 519, Comleroy Road.
19. Intersection improvement MR 184, Old Bells Line of Road.
20. Bells Line of Road. Passing lane between Kurrajong Heights and Bilpin.
21. Bells Line of Road. Reduced speed limit through Bilpin.
22. Pitt Town by-pass.
23. Deceleration lane at MR 181 and Pitt Town Dural Road.
24. Intersection improvement - Freemans Reach Road and MR 182 Singleton Road.
25. Intersection improvement - Rose Street, Wilberforce and Singleton Road.
26. Intersection improvements - Cnr Singleton Road and King Road, Wilberforce.
27. Intersection improvement - Kurmond Road, Old Sackville Road and Singleton Road.
28. Widening Singleton Road - south side on climb from Colo River.
29. Right turn bay - Singleton Road at Wheelbarrow Ridge Road.

This is Page of the Minutes of the ORDINARY NO. 6 MEETING of the HAWKESBURY CITY COUNCIL held in the Council Chambers, Windsor, on 11TH JULY, 1989.

.....
Town Clerk/General Manager

.....
Mayor

30. Intersection improvement - Woodlands Road, Grono Farm Road and King Road, Wilberforce.
31. Right turn bay at Tizzana Road and Sackville Road (MR182).
32. Intersection improvement at Comleroy Road and Blaxlands Ridge Road.
33. Intersection improvement - Londonderry Road and The Driftway.
34. Intersection improvement - Bourke Street and Blacktown Road, (MR 537), Richmond.
35. Intersection improvements - Drummond Street and Macquarie Street, Windsor.
36. Intersection improvement - Woods Road and George Street (MR 154) Windsor.
37. Intersection improvement - Rifle Range Road and George Street, Windsor.
38. Improve sight distance - Comleroy Road at Browns Road.
39. Improve sight distance - Comleroy Road at McMahons Road.
40. Improve sight distance - Comleroy Road at Cedar Ridge Road.
41. Improved sight distance - both sides of Windsor Bridge.
42. The construction of a roundabout at the corner of Oakville, Stahls, Broos and Smiths Roads, Oakville.

That the Manager of Engineering Services be nominated as Council's representative on the Nepean/Blacktown Traffic Management working party.

That the North Richmond, Richmond and South Windsor bypass be investigated and the possibility of reserving land for this purpose.

SECTION 2 - PLANNING AND DEVELOPMENT

ITEM 2 - TUNCODA PTY LTD - REQUEST FOR REZONING TO PERMIT
CONSTRUCTION OF 29 TOWN HOUSES - LOT 22 DP 545895, LOT 121
DP 732327 RICHMOND ROAD, WINDSOR DA 199/89, L12/88 [50.761]

- 259 RESOLVED on the motion of Alderman Sledge seconded by Alderman Mackay that :

This is Page of the Minutes of the ORDINARY NO. 6 MEETING of the HAWKESBURY CITY COUNCIL held in the Council Chambers, Windsor, on 11TH JULY, 1989.

.....
Town Clerk/General Manager

.....
Mayor

1. Council resolve to prepare a Draft Local Environmental Plan to permit medium density development on the site. That the Draft Local Environmental Plan be placed on public exhibition.
2. The applicant be advised that future development applications for the site will be assessed against Council's proposed new medium density code. It would be necessary to delete at least 1 (one) 3 (three) bedroom unit from the current proposal to make it comply with that code.
3. The aspects of road access, traffic management, pedestrian safety, parking in and around Claremont Crescent, double storey development in a previously single storey area, the historic aspect of St. Matthew's Church and Claremont Cottage, be addressed in the next report that comes back to Council on this matter.

ITEM 14 - R J TOLSON JNR - ERECTION OF BUILDINGS AND INSTALLATION OF EQUIPMENT FOR MUSHROOM GROWING IN FIVE STAGES - LOT 1 DP 603811 182 BOUNDARY ROAD, GLOSSODIA DA 118/89 [50.762]

Alderman Mackay declared an interest in this matter.

Item 11 of the Town Clerk/General Manager's Supplementary Report was considered in conjunction with Item 14 above.

- 260 MOVED by Alderman Rotherham seconded by Alderman Books that the application be approved in toto and be subject to the appropriate standard conditions as determined by the Manager of Town Planning. Further that there be no composting on the site.

An amendment was moved by Alderman Bazeley seconded by Alderman Gibson that :

1. The applicant be requested to amend the application to reduce the scale of the operation and/or to provide for a number of growing sheds located across the land rather than a large single growing shed located towards the southern boundary. Further, the applicant consider the contents of the report of the Manager of Town Planning in relation to the construction of Boundary Road, on site storage and electricity supply.
2. Council amend Draft Hawkesbury Local Environmental Plan, 1987 to define such mushroom growing operations as a rural industry which will require development consent in all zones. This is in consideration of the characteristics of large scale mushroom growing which will more closely reflect a rural industry than agriculture.

The amendment was lost.

The motion was then put and carried.

This is Page of the Minutes of the ORDINARY NO. 6 MEETING of the HAWKESBURY CITY COUNCIL held in the Council Chambers, Windsor, on 11TH JULY, 1989.

.....
Town Clerk/General Manager

.....
Mayor

Alderman Gibson asked that his name be recorded as being against the motion.

ITEM 18 - R & S MEISSNER - CONSTRUCTION OF A TENNIS COURT -
"FAIRFIELD HOUSE" LOT 8 DP 556639 FAIRFIELD AVENUE, WINDSOR.
DA 89/89 [50.763]

- 261 RESOLVED on the motion of Alderman Mackay seconded by Alderman Stubbs that consideration of this matter be deferred and dealt with in conjunction with Item 3 of the Planning Section of the Town Clerk/General Manager's Report to this meeting.

SECTION 3 - FINANCE

ITEM 2 - RURAL RESIDENTIAL SUBDIVISION - DISCUSSION PAPER.
L10/87 [50.764]

- 262 RESOLVED on the motion of Alderman Bazeley seconded by Alderman Gibson that :
1. The information concerning options for rural/residential subdivision be received.
 2. An Environmental Study be undertaken in those areas identified in the 1981 Rural Land Study especially the North Richmond, Kurrajong and Wilberforce areas so that rezoning in smaller lot rural/residential subdivision of an average or minimum of 1 (one) hectare can be considered by this Council.
 3. The Environmental Study be a Section 94 charge in subsequent development if rezoning proceeds.
- 263 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Gibson that the Report of the General Purpose Committee Meeting held on 27th June, 1989, as recorded on Pages 1 to 28 of the Minutes of the General Purpose Committee Meeting be adopted with the exception of :-

Section 1 - Works

Item 8 - Stream Clearing - Redbank Creek. F84-13 [50.759]

Item 10 - Nepean/Blacktown Traffic Management Study
T225 [50.760]

Section 2 - Planning and Development

Item 2 - Tuncoda Pty Ltd - Request to Permit Construction
of 29 Town Houses - Lot 22 DP 545895, Lot 121 DP 732327
Richmond Road, Windsor. DA 199/89, L12/88 [50.761]

This is Page of the Minutes of the ORDINARY NO. 6 MEETING of the HAWKESBURY CITY COUNCIL held in the Council Chambers, Windsor, on 11TH JULY, 1989.

.....
 Town Clerk/General Manager

.....
 Mayor

Item 14 - R J Tolson Jnr - Erection of Buildings and
Installation of Equipment for Mushroom Growing in Five
Stages - Lot 1 DP 603811, 182 Boundary Road, Glossodia
DA 118/89 [50.762]

Item 18 - R & S Meissner - Construction of a Tennis Court -
"Fairfield House" Lot 8 DP 556639 Fairfield Avenue, Windsor
DA 89/89 [50.763]

Section 3 - Finance

Item 2 - Rural Residential Subdivision - Discussion Paper
L10/87 [50.764]

which have already been considered by Council - Minutes Nos. 257,
258, 259, 260, 261 and 262.

TOWN CLERK/GENERAL MANAGER'S REPORT

SECTION 4 - REPORTS FOR DETERMINATION

FINANCE

1. DOORKNOCK APPEALS, 1990. A7 [50.765]

- 264 RESOLVED on the motion of Alderman Sheather seconded by Alderman Michael that approval be granted to the following organisations to conduct Doorknock Appeals within the area, during 1990 :

Australian Red Cross Society - Red Cross	
Calling	... 24th-30th March
St. John Ambulance Brigade	... 14th-20th May
The Salvation Army Red Shield Appeal	... 27th May
Australian Freedom From Hunger Campaign	... 3rd-9th September

2. FREEDOM OF INFORMATION ACT. L128/7 [50.766]

- 265 RESOLVED on the motion of Alderman Michael seconded by Alderman Sledge that:

- The information concerning the Freedom of Information Act be received and Council adopt the schedule of fees as detailed in this report for public access under the Freedom of Information Act, including provision for a 50% (fifty) reduction on the grounds of financial hardship.

This is Page of the Minutes of the ORDINARY NO. 6 MEETING of the
HAWKESBURY CITY COUNCIL held in the Council Chambers, Windsor, on 11TH
JULY, 1989.

.....
Town Clerk/General Manager

.....
Mayor

2. Council delegation of authority be amended at Clause 2.9 and the schedules to authorise Garry McCully, John O'Grady, Ray Gilmore, Glenn Falson and Lyndon Weatherstone to determine applications under the Freedom of Information Act.
3. That the Administration Manager be appointed Council's Freedom of Information Co-Ordinator to administer and advise on the provisions of the Act relating to Council.
4. That the computer software package developed by the Freedom of Information Unit be purchased.

3. STAFF MATTERS. S1/8P [50.767]

- 266 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Bazeley that the resignations be accepted and references be issued under the Common Seal of Council.

4. LEASE OF SHOP 8 - WILBERFORCE SHOPPING CENTRE. C51/8/H [50.768]

- 267 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that :

1. Approval be given to lease shop 8 within Wilberforce Shopping Centre to Mr M L & Mrs D L McAuliffe and Mr J & Mrs O Tsaoucis for a period of three (3) years, with an option to renew the lease for a further three (3) years at a commencing rental of \$200.00 (two hundred dollars) per week.
2. The necessary documents be completed under the Common Seal of Council.

5. PURCHASE LOT 129 DP 774821 RIVERVIEW STREET, NORTH RICHMOND - R E & T P McNAIR. P160/21-3687c [50.769]

- 268 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Denne that :

1. Council agree to purchase Lot 129 DP 774821 Riverview Street, North Richmond, for \$9,800.00 (nine thousand eight hundred dollars) subject to:-
 - a) Council fencing the new boundary between Lot 129 and Lots 130 and 131 with a 1.8 (one point eight) metre high paling fence, following settlement, when requested by Mr & Mrs McNair or when the land is required by Council, whichever occurs first.

This is Page of the Minutes of the ORDINARY NO. 6 MEETING of the HAWKESBURY CITY COUNCIL held in the Council Chambers, Windsor, on 11TH JULY, 1989.

.....
Town Clerk/General Manager

.....
Mayor

- b) Council pay all reasonable legal costs of Mr & Mrs McNair to transfer Lot 129 to Council.
- c) Council give Mr & Mrs McNair the right to re-purchase Lot 129 for \$9,800.00 (nine thousand eight hundred dollars) plus Council's costs in the event that Council does not proceed with its redevelopment as presently planned for a pedestrian mall with limited service vehicle access.
- d) Council allow Mr & Mrs McNair use of Lot 129 in conjunction with Lots 130 and 131 Riverview Street for any use approved by Council for a period of 12 (twelve) months from the date of settlement or 31st December, 1990, whichever occurs first on the basis that if the subject land is required by Council prior to this time, Mr & Mrs McNair are to surrender the land to Council following written notification from Council to this effect three (3) months in advance.

2. That all documents be executed under Seal of Council.

6. NATIONAL AUSTRALIA BANK - RENEWAL OF LOAN. B23-36
[50.770]

- 269 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Mackay that the offer be accepted, and application be made to the Minister for approval to raise the loan and the Seal of Council be affixed to the application and mortgage documents.

7. LOCAL GOVERNMENT ASSOCIATION OF NEW SOUTH WALES - ANNUAL
CONFERENCE 1989 L128-5;C48/1 [50.771]

- 270 RESOLVED on the motion of Alderman Michael seconded by Alderman Mackay that Council nominate an additional delegate to the 1989 Local Government Conference.

Nominations were invited for the additional delegate with Alderman Bazeley and Alderman Rotherham being nominated.

- 271 RESOLVED on the motion of Alderman Benson seconded by Alderman Stubbs that voting be by show of hands.

Voting resulted as follows :

Alderman Bazeley	...	7
Alderman Rotherham	...	5

The Mayor then declared Alderman Bazeley elected as the additional delegate to the Conference.

This is Page of the Minutes of the ORDINARY NO. 6 MEETING of the HAWKESBURY CITY COUNCIL held in the Council Chambers, Windsor, on 11TH JULY, 1989.

.....
 Town Clerk/General Manager

.....
 Mayor

8. GLOSSODIA AND WILBERFORCE NEIGHBOURHOOD SHOPPING CENTRES.
C51/7 [50.772]

Moved by Alderman Sheather seconded by Alderman Mackay that M L & D L McAuliffe & D O & K Dakin be advised that consideration has been given to their offer for the purchase of the Glossodia Neighbourhood Shopping Centre and the adjoining land thereto however that amount of offer is considered inadequate and therefore not acceptable.

- 272 AN AMENDMENT was moved by Alderman Michael seconded by Alderman Rotherham that :

1. M L & D L McAuliffe & D O & K Dakin be advised that consideration has been given to their offer for the purchase of the Glossodia Neighbourhood Shopping Centre and the adjoining land thereto however that amount of offer is considered inadequate and therefore not acceptable.
2. No further action be taken at this stage with regard to the disposal of any of the Council owned shopping centres.

The amendment was carried.

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

ENGINEERING

1. PROSPECT ELECTRICITY - STREET LIGHTING IN URD AREAS. E74/1
[50.773]

- 273 RESOLVED on the motion of Alderman Sledge seconded by Alderman Mackay that Prospect Electricity be advised that Council agrees with the principle of providing street lighting to the Australian Standard, however is concerned at the significant additional cost involved and considers this should be borne by the Electricity Authorities. Further it requests consultation prior to any works being undertaken at increased cost to this Council.

2. PROPOSED EASEMENT FOR TRANSMISSION LINE - UPPER COLO RESERVE
E74/3, 625-16 [50.774]

- 274 RESOLVED on the motion of Alderman Bazeley seconded by Alderman Stubbs that Prospect Electricity be advised that Council raises no objection to the appropriation of an Easement for Transmission Line as indicated on Prospect Electricity Plan No. R.P.2702 Sheet 2 within Reserve 83943 Parish of Colo County of Hunter (Upper Colo Reserve), subject to Prospect Electricity meeting all costs involved.

This is Page of the Minutes of the ORDINARY NO. 6 MEETING of the HAWKESBURY CITY COUNCIL held in the Council Chambers, Windsor, on 11TH JULY, 1989.

.....
 Town Clerk/General Manager

.....
 Mayor

3. LOCATION OF PUMPING STATION - SUBDIVISION, DRIFT ROAD,
RICHMOND. S88/13 [50.775]

- 275 RESOLVED on the motion of Alderman Sheather seconded by Alderman Stubbs that Council amend paragraph 1 of its resolution adopted at its Ordinary Meeting of 9th August, 1988, in relation to the siting of a sewerage pumping station to read as follows:-

"1. Council agree in principle to a sewer pumping station requiring an area of approximately 10 (ten) metres by 10 (ten) metres being located in the footway of Drift Road adjoining the boundary provided the Water Board agrees in writing to accept responsibility for the land occupied by the pump station, access and any liability in respect to damage or accident involving the public or others."

HEALTH AND BUILDING

1. TENDERS - GARBAGE TRUCKS. G90 [50.776]

- 276 RESOLVED on the motion of Alderman Mackay seconded by Alderman Rotherham that the Tender received from International Harvester for the supply of two Acco 2250 cabs & chassis fitted with Heil Formula 7000 Compactors in the sum of \$342,226 (three hundred and forty two thousand, two hundred and twenty six dollars) be accepted.

Further that "Truck Rear Vision Systems" be engaged to supply and fit a "Mitsubishi" side view television system Model CV650 to each unit for the total sum of \$5,300 (five thousand three hundred dollars).

PLANNING

1. RURAL WORKER'S DWELLING - LOT 31 DP 584676 75 OLD PITT TOWN ROAD, OAKVILLE. (OWNER: D & J POWE). [50.777]

- 277 RESOLVED on the motion of Alderman Sledge seconded by Alderman Bazeley that the applicant be advised of the Department's advice.

2. SUBDIVISION UNDER STATE ENVIRONMENTAL PLANNING POLICY NUMBER 1 - DEVELOPMENT STANDARDS. LOT 5 DP 262467, MOUNTAIN LAGOON ROAD, MOUNTAIN LAGOON. (BUCKETT). S89/58 [50.778]

- 278 RESOLVED on the motion of Alderman Gibson seconded by Alderman Rotherham that the information be received.

This is Page of the Minutes of the ORDINARY NO. 6 MEETING of the HAWKESBURY CITY COUNCIL held in the Council Chambers, Windsor, on 11TH JULY, 1989.

.....
Town Clerk/General Manager

.....
Mayor

3. R. & S. MEISSNER - CONSTRUCTION OF TENNIS COURT ADJACENT TO
"FAIRFIELD HOUSE". DA 89/89 [50.579]

Item No. 18 of the Planning and Development Section of the General Purpose Committee Report to this meeting was dealt with in conjunction with Item 3 above.

279 RESOLVED on the motion of Alderman Michael seconded by Alderman Bazeley that :

- A. Council request concurrence of the Director of Planning to the proposal; and
- B. Should concurrence be forthcoming, the application be approved subject to the following conditions:-
 - 1. Lighting of the court to be by directional beam and not floodlighting.
 - 2. Court lights to be turned off by 10.00 p.m.

4. DEVELOPMENT APPLICATION EXTENSION OF EXISTING BUILDING FOR
STERILIZING AND HIDE PULLING AREA, ENCLOSURE OF LOADING DOCK,
EXTENDING AWNING TO HOUSE INEDIBLE OFFAL COLLECTION ROOM, OFFICE
AND STAFF AMENITIES BUILDINGS AND HIDE SHED: BABLANA PTY LTD.
102/89 [50.580]

Item 24 of the Town Clerk/General Manager's Supplementary Report - Correspondence for Information - was dealt with in conjunction with Item 4 above.

280 RESOLVED on the motion of Alderman Bazeley seconded by Alderman Gibson that Item 4 in the Town Clerk/General Manager's Report and Item 24 in the late correspondence, be deferred.

SECTION 5 - REPORTS FOR INFORMATION [50.581]

- 1. BUILDING APPLICATIONS B25
- 2. REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 11TH JULY, 1989
C50-1
- 3. TREE PRESERVATION ORDER APPLICATIONS. P160-30 [50.582]

281 RESOLVED on the motion of Alderman Michael seconded by Alderman Bazeley that Item 10 of the report - W J Jupp, 34 Loder Crescent, Windsor - Approval to remove one tree now and the second after suitable shrubs planted - be reconsidered and details be reported to Council.

- 4. DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY.
P160/33

This is Page of the Minutes of the ORDINARY NO. 6 MEETING of the HAWKESBURY CITY COUNCIL held in the Council Chambers, Windsor, on 11TH JULY, 1989.

.....
Town Clerk/General Manager

.....
Mayor

5. PUBLIC WORKS. S205/3/A
 6. PROGRESS OF WORKS AT BLIGH PARK ESTATE. P160/46
 7. AUSTRALIAN PIONEER VILLAGE. C51/54
 8. CERTIFICATE AS TO STATE OF ACCOUNTS WORK. A1/15
 9. WINDSOR FUNCTION CENTRE - JUNE, BOOKINGS. C51/3
 10. COMMUNITY SERVICES REPORT - JUNE, 1989. C45
- 282 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Bazeley that the reports in this section, with the exception of Item No. 10 of Item 3, be received.

SECTION 6 - REPORTS OF COMMITTEES

GOVERNOR PHILLIP PARK COMMITTEE MEETING - 10TH MAY, 1989

- 283 RESOLVED on the motion of Alderman Rotherham seconded by Alderman Stubbs that the report of the Meeting of the Governor Phillip Park Committee Meeting held on 10th May, 1989 as recorded on Pages 1 to 3 of the Minutes of the Meeting, be adopted.

GOVERNOR PHILLIP PARK COMMITTEE MEETING - 14TH JUNE, 1989

- 284 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Bazeley that the report of the Meeting of the Governor Phillip Park Committee held on 14th June, 1989 as recorded on Pages 1 and 2 of the Minutes of the Meeting, be adopted.

HAWKESBURY FITNESS CENTRE PLANNING COMMITTEE MEETING - 29TH JUNE, 1989

- 285 RESOLVED on the motion of Alderman Gibson seconded by Alderman Rotherham that the Report of the Meeting of the Hawkebury Fitness Centre Planning Committee held on 29th June, 1989 as recorded on Page 1 of the Minutes of the Meeting be adopted.

HAM COMMON BICENTENARY PARK COMMITTEE MEETING - 4TH JULY, 1989 [50.583]

- 286 RESOLVED on the motion of Alderman Denne seconded by Alderman Bazeley that the Report of the Meeting of the Ham Common Bicentenary Park Committee held on 4th July, 1989 as recorded on Page 1 to 3 of the Minutes of the Meeting, be adopted, excluding the Committee's recommendation to not proceed with the installation of a mini skateboard ramp on that site.

This is Page of the Minutes of the ORDINARY NO. 6 MEETING of the HAWKESBURY CITY COUNCIL held in the Council Chambers, Windsor, on 11TH JULY, 1989.

.....
Town Clerk/General Manager

.....
Mayor

- 287 RESOLVED on the motion of Alderman Denne seconded by Alderman Bazeley that the installation facility for a skateboard ramp in the Ham Common Bicentenary Park be included for consideration within the Parks Improvement Programme and that the matter be reported back to Council at the next Committee Meeting.

SECTION 7 - CORRESPONDENCE FOR INFORMATION [50.584]

1. THE HON. K.R. ROZZOLI M.P. , MEMBER FOR HAWKESBURY - FORWARDING LETTER FROM THE HON. W. MURRAY, MINISTER FOR PUBLIC WORKS - DUNSTAN'S LAGOON. F84-12
2. MR P GIBSON M.P., MEMBER FOR LONDONDERRY - FORWARDING LETTER FROM THE PREMIER OF NSW, THE HON. N. GREINER - RETICULATED SEWERAGE STRATEGY FOR THE HAWKESBURY/NEPEAN RIVER SYSTEM. S200-13, S200-17
3. THE HON. N. GREINER, PREMIER OF N.S.W. - RETICULATED SEWERAGE STRATEGY FOR THE HAWKESBURY NEPEAN RIVER SYSTEM. S200-13/S200-17
4. RICHMOND & DISTRICT CHAMBER OF COMMERCE - NEW OFFICE BEARERS. A7-20
5. GROSE VALE COMMUNITY CENTRE - DONATION. A7
6. ROADS & TRAFFIC AUTHORITY - RESTORATION OF FLOOD AND STORM DAMAGE APRIL 1989 CLASSIFIED ROADS. F84, R190
7. ROADS & TRAFFIC AUTHORITY - RESTORATION OF FLOOD AND STORM DAMAGE APRIL 1989 LOCAL ROADS. F84, R190
8. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NEW SOUTH WALES - GENERAL CIRCULAR NO. 8/1989. C44/2
9. MR. PAUL GIBSON, M.P. - LETTER FROM THE HON. T.J. MOORE, MINISTER FOR THE ENVIRONMENT - RETICULATED SEWERAGE STRATEGY FOR THE HAWKESBURY/NEPEAN RIVER. S200/R188
10. CAROLE MCFADDEN - CULVERTS AT MOUNTAIN LAGOON. 665-132-1
11. RETURNED SERVICES LEAGUE OF AUSTRALIA, KURRAJONG-COLO SUB BRANCH - ANZAC DAY CEREMONY. C40-6/A5
12. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NEW SOUTH WALES - GENERAL CIRCULAR NO. 7/1989. C44/2
13. THE HON. K.R. ROZZOLI, M.P. - RETICULATED SEWERAGE TO WILBERFORCE, FREEMANS REACH AND GLOSSODIA. S200-17/S200-13
14. THE HON. K.R. ROZZOLI, M.P. - LETTER FROM THE HON. DAVID HAY, MINISTER FOR LOCAL GOVERNMENT AND MINISTER FOR PLANNING - NEW FEE STRUCTURE FOR VALUATIONS SUPPLIED BY THE VALUER-GENERAL. R186-10
15. MR. PAUL GIBSON, M.P. MEMBER FOR LONDONDERRY - REPRESENTATIONS TO THE PREMIER AND THE MINISTER FOR THE ENVIRONMENT. S195
16. THE HON. PETER COLLINS, M.P. - FUNDING FOR LOCAL GOVERNMENT LIBRARIES. L125/G95
17. HAWKESBURY SHIRE RATEPAYERS ASSOCIATION - RURAL RATING AND OTHER APPEALS. R186-2
18. A.R. BLUETT MEMORIAL AWARDS. A5
19. MICHAEL & GAE KELLY - DONATION. D64
20. THE HON. K.R. ROZZOLI, M.P. - MANAGEMENT OVERVIEW OF HAWKESBURY SHIRE COUNCIL BY LOCAL GOVERNMENT INSPECTOR. C50

This is Page of the Minutes of the ORDINARY NO. 6 MEETING of the HAWKESBURY CITY COUNCIL held in the Council Chambers, Windsor, on 11TH JULY, 1989.

.....
Town Clerk/General Manager

.....
Mayor

21. MR PAUL GIBSON, M.P. MEMBER FOR LONDONDERRY - MANAGEMENT OVERVIEW OF HAWKESBURY SHIRE COUNCIL BY LOCAL GOVERNMENT INSPECTOR. C50
 22. BAULKHAM HILLS SHIRE COUNCIL - CHARGES FOR TRAVEL ON THE LOWER PORTLAND FERRY. F81-9
 23. FREEMANS REACH SCHOOL OF ARTS. D64, 10585C
- 288 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Bazeley that the letters in this section be received and appropriate replies forwarded where necessary.

SECTION 8 - OTHER REPORTS

MEETING OF THE BOARD OF DIRECTORS OF TOURISM HAWKESBURY INCORPORATED - 18TH MAY, 1989.

Aldermen Michael, Stubbs and Sledge declared an interest in this report.

- 289 RESOLVED on the motion of Alderman Gibson seconded by Alderman Bazeley that the report be received.

SECTION 9 - SUPPLEMENTARY REPORTS

TOWN CLERK/GENERAL MANAGER'S SUPPLEMENTARY REPORT

REPORTS FOR INFORMATION

11. R J TOLSON JNR - PROPOSED MUSHROOM FARM - BOUNDARY ROAD GLOSSODIA. DA 118/89

See Minute No. 260.

CORRESPONDENCE FOR INFORMATION [50.585]

24. BABLANA PTY LTD - DEVELOPMENT APPLICATION - EXTENSION OF EXISTING BUILDING - KING ROAD, WILBERFORCE. DA 102/89

See Minute No. 280.

25. JEANETTE FULLER - PROPOSED MUSHROOM FARM - BOUNDARY ROAD, GLOSSODIA. DA 118/89

- 290 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Bazeley that the letters in this section be received and appropriate replies forwarded where necessary.

This is Page of the Minutes of the ORDINARY NO. 6 MEETING of the HAWKESBURY CITY COUNCIL held in the Council Chambers, Windsor, on 11TH JULY, 1989.

.....
Town Clerk/General Manager

.....
Mayor

QUESTIONS WITHOUT NOTICE [50.586]

Alderman Sheather referred to the playing fields at The Breakaway, and asked if the Manager of Engineering Services was aware that Rugby Union were playing on the fields.

The Manager of Engineering Services stated that the Rugby Union had approached Council concerning an alternative ground in view of the fact that they were unable to use McQuade Park. Arrangements were made for the Union to use The Breakaway.

Alderman Sheather referred to the lack of toilet facilities at The Breakaway and asked when some progress towards the provision of these facilities would be made.

The Manager of Engineering Services stated that funds have been provided in the Flood Relief Funds for these facilities but staff are working on other projects at the present time.

Alderman Sheather stated that there is a culvert on the other side of Pitt Town on which there is a fair amount of movement and suggested that there may be some sort of structural damage.

Alderman Sheather referred to the pump out system and stated that he understood that residents were requested to contribute to a bond to the past organisation and people have tried to contact the company without success.

The Mayor suggested that Alderman Sheather take this matter up separately.

Alderman Books referred to the garbage collection in South Windsor. He stated that the garbage bins go out in the main street about lunch time on Saturday and they are there all day Sunday. He asked if it is possible for some other arrangement to be made and if the bins could be put in the back lane and picked up from there. He referred in particular to the arcades.

The Manager of Environemt & Building Services stated that South Windsor is probably becoming the largest run that Council has and certainly needs some modification to even things up. He stated that the expansion of Bligh Park has caused a lot of the problem in that area. Being collected on Sunday nights, a lot of the business houses closing their businesses on Saturday have little opportunity to put the bins out on Sunday afternoon. He undertook to take the matter up with the foreman to see if a special collection could be made at the back of the shopping centre.

Alderman Books stated that the chain fence is still across the footpath in Old Stock Route Road at Fillers Nursery and asked if something could be done about this.

The Mayor referred to a matter raised by Alderman Benson earlier in the evening for a report on the feasibility of access from East

This is Page of the Minutes of the ORDINARY NO. 6 MEETING of the HAWKESBURY CITY COUNCIL held in the Council Chambers, Windsor, on 11TH JULY, 1989.

.....
Town Clerk/General Manager

.....
Mayor

Kurrajong Road when Council was dealing with the Development Application by R J Tolson Jnr for the erection of buildings and installation of equipment for mushroom growing on Lot 1 DP 603811, 182 Boundary Road, Glossodia.

The Town Clerk/General Manager advised that a road into that development from East Kurrajong Road would require all vehicles, and the majority of the vehicles of course would come from the east, and would be talking about a road that comes in from the north so that traffic would be forced to travel an extra five to ten kilometres in the first place, acquisition would then be required of private land over some significant distance and the construction of a drainage structure in the form of a bridge back into that area. Obviously this would be beyond the cost of the development and probably all that would be achieved at this stage would be a short cut between East Kurrajong back through the Glossodia residential area for traffic from that area to the east. Therefore it could not be seen that this would be assisting anyone in that locality and would only reduce the traffic off Boundary Road. The Town Clerk/General Manager suggested that Alderman Benson take the matter up with the Manager of Engineering Services and Manager of Town Planning so that he could be shown on the plan what the situation would be.

Alderman Mackay stated that the pavement in Moses Street, Windsor near the corner of Claremont Crescent is starting to break up more now.

Alderman Mackay asked if Council could continue to minimise the early morning traffic along that section.

Alderman Mackay asked if the Aldermen were invited to a Scottish Ball to be held in September.

Alderman Mackay referred to a clearing for a channel for an irrigation pipe along the river bank on Freemans Reach, which appears to be quite an extensive operation and asked if this could be investigated.

Alderman Bazeley asked if the Aldermen or any member in the public gallery could assist in distributing the pamphlets to help save the rail link with the questionnaire from the Gazette on the back. He stated that the Chambers, the Richmond Line Travellers Association and the Hawkesbury Ratepayers Association are all united in the common front on this matter, so any help would be appreciated.

Alderman Rotherham stated that following representations from the Hawkesbury State Emergency Service, if Council could have a report as a matter of urgency concerning provision of floodwater depth gauges at the following three locations - Upper Colo Road at the Wheeny Creek Bridge, the approaches to the Bridge to Nowhere, and both sides of the bridge over the Colo River at Upper Colo Reserve. He stated that there is apparently some problems with giving information of water depths in those locations.

This is Page of the Minutes of the ORDINARY NO. 6 MEETING of the HAWKESBURY CITY COUNCIL held in the Council Chambers, Windsor, on 11TH JULY, 1989.

.....
Town Clerk/General Manager

.....
Mayor

Alderman Rotherham stated Tourism Hawkesbury are advertising 10% on accommodation and felt sure that it should be "off accommodation" and asked if it could be brought to the attention of Council's representatives on Tourism Hawkesbury.

Alderman Mackay asked how routine maintenance is carried out on the State Emergency Service flood boat motors.

The Town Clerk/General Manager advised that the State Emergency Service have a very good mechanic in their own organisation and he arranges all the mechanical repairs. He stated that he has a weekly meeting with the Controller or Deputy Controller and undertook to ascertain the position.

QUESTIONS FROM THE GALLERY

The Mayor then invited questions from the Gallery.

There were no questions from the gallery.

The meeting terminated at 10.38 p.m.

Submitted to and confirmed at the Meeting of Council held on 8th August, 1989.

..... Mayor

This is Page of the Minutes of the ORDINARY NO. 6 MEETING of the HAWKESBURY CITY COUNCIL held in the Council Chambers, Windsor, on 11TH JULY, 1989.

.....
Town Clerk/General Manager

.....
Mayor

Minutes of the Special Meeting of the Council of the City of
Hawkesbury held at the Council Chambers, Windsor on Monday, 17th
July, 1989 commencing at 7.00 p.m.

PRESENT : His Worship the Mayor Alderman J.J.Horrex and Aldermen
H.J.M.Books, R.S.Benson, F.Y.Denne, P.E.Gibson, G.G.Michael, R.F.
Rotherham, W.J.Sledge and R.P.Stubbs.

Apologies for absence were received from Aldermen R.C.Bazeley,
W.J.Mackay and L.C.Sheather.

- 291 RESOLVED on the motion of Alderman Michael seconded by Alderman
Gibson that the apologies be accepted.

TOWN CLERK/GENERAL MANAGER'S REPORT

1. ROAD CONSTRUCTION PROGRAMME 1989. R190, 665-414, B24 [50.587]

- 292 RESOLVED on the motion of Alderman Gibson seconded by Alderman Sledge
that the timber bridge structure at Douglas Farm Road be replaced
with a 4 (four) cell 1500mm (fifteen hundred) diameter pipeline at a
cost of \$20,000 (twenty thousand). That the funds for this work and
the \$25,000 (twentyfive thousand) required as Council's contribution
to flood damage works come from the 1988/89 Roads Reconstruction
Programme. That an amount of \$59,400 (fiftynine thousand four
hundred) be allocated to Chestnut Drive reconstruction with the
remainder to be allocated as the first priority in the 1990 Works
Programme.

The meeting terminated at 7.10 p.m.

Submitted to and confirmed at the meeting of Council held on 8th
August, 1989.

.....Mayor.

This is Page of the Minutes of the SPECIAL NO. 8 MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 17TH
JULY, 1989.

.....
Town Clerk/General Manager

.....
Mayor

Minutes of the Special Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on Thursday 3 August, 1989 commencing at 2.30 pm.

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.F. Stubbs.

THE ISLANDS DEVELOPMENT. DA448/88 [50.587]

RESOLVED on the motion of Alderman Rotherham seconded by Alderman Gibson that the objector and applicant groups be given a half hour to address Council, in that order, the two groups then being given five minutes, in reverse order, to summarise.

The meeting was addressed for the objectors by Mr. David Norrie from the Total Environment Centre, Mr. Phil Foster, National Parks Association and Mr. Bernd Raftl, The Islands Neighbourhood Committee and for the applicant by Dr. Stephen Larkin.

In summary, the meeting was addressed by Dr. Stephen Larkin, applicant and Mr. Bernd Raftl, The Islands Neighbourhood Committee.

MOTION moved by Alderman Mackay seconded by Alderman Rotherham that the application for the establishment of an integrated residential tourist and sporting community and generally in accordance with revised plans submitted be approved subject to the following conditions:-

1. The provision of electricity to the development. In this respect, the developer is to liaise with Prospect Electricity for the design of a reticulated system using aerial bundled cable. Should such a system be not ultimately feasible, alternative arrangements are to be approved by Council as well as being to the satisfaction of Prospect Electricity.
2. The provision of telephone services to the development. In this respect the applicant is to liaise with Telecom for the provision of a new exchange within the development with radio circuits to South Kurrajong. Should such a system be not ultimately feasible alternative arrangements are to be approved by Council as well as being to the satisfaction of Telecom.
3. The payment of an amount of \$110,000 towards the costs of intersection works at Bells Line of Road and Hermitage Road, and construction of Hermitage Road between Bells Line of Road and Mill Road.
4. Signposting for the development is to encourage the use of Hermitage Road/Bells Line of Road intersection. Approval for any anticipated tourist directional signs shall require separate approval of Council and the Roads and Traffic Authority.
5. The applicant is to widen the bridge over Blue Gum Creek to 7.0 metres

with replacement of the existing timber deck in steel and concrete to provide for two way traffic.

The upgrading of Hermitage Road from Mountain View Close, i.e., commencement of the new access road, through to Mill Road that is for a distance of approximately 2.2 km to provide for a sealed pavement 6.2 metres wide with a minimum formation of 7.0 metres widened at curves with the gravel pavement to extend 0.3 metres outside the bitumen pavement. The whole length is to be edge marked, double centrelines provided at curves and the shoulder sealed full width where it is less than 500 mm wide.

Road widening and realignment is to be provided on bends to provide a design speed of at least 50 kilometres per hour and speed advisory signs provided.

Subsoil drainage is to be improved by the installation of a subsoil drain located longitudinal along both sides of the pavement where directed by the Manager of Engineering Services.

All works are to be to the satisfaction of the Manager of Engineering Services.

This condition is to be completed prior to any works taking place on the land to be developed.

6. The developer shall, during construction on site:-

- a) divert stormwater away from cleared areas to prevent erosion and minimise water pollution;
- b) limit areas stripped of vegetation at any one time and the time that such areas are left bare;
- c) protect bare surfaces from erosion by temporary coverings;
- d) provide temporary and permanent drainage systems to slow the velocity of runoff and to trap sediment using controls such as sedimentation basins, hay bale sediment traps and filter strips of vegetation;
- e) provide inspection and maintenance of control systems after each rainfall event and more often if required;
- f) provide construction generated noise control by fitting earth moving equipment with residential mufflers and restricting all site activities to 7 am to 6 pm Monday-Friday; 7 am - 1 pm Saturday; with no work on Sundays or public holidays.

7. Upon operation of the completed development, noise emissions shall not exceed LA10,T = 30dB(A) measured at the nearest residential lot.

8. The developer shall, prior to construction, consult with the State Pollution Control Commission concerning the preparation of a Noise Impact Study.

9. Sewerage treatment for the hotel is to be as approved by the State Pollution Control Commission and is to include nutrient removal.

Sewerage treatment for the villas is to be by way of individual aerated method with suitable irrigated disposal as approved by the

State Pollution Control Commission or alternative method approved by S.P.C.C. and the Manager of Environment & Building Services.

10. A detailed geotechnical survey is to be undertaken and provided for assessment and approval by Council of the proposed crossings of Little, Middle and Big Island Creeks. Such is to be undertaken by a reputable, qualified geotechnical consultant and is to:-
 - (a) identify the exact location of the road route with least constraints subject to appropriate design, construction and site management conditions;
 - (b) identify the need for site management to maintain and preserve the environment of the creeks; and
 - (c) recommend appropriate slope stability control measures, erosion control techniques, general site management practices and an associated programme to ensure their effectiveness.
11. All areas of land with slope gradients greater than 25% are to be excluded from any form of development and/or land disturbance including inner fire radiation zones, perimeter tracks and effluent disposal areas as identified on a map prepared by the Soil Conservation Service attached to their letter to Council dated 29th September, 1988.
12. Drainage lines and creeks are to be excluded from all forms of development including roads, inner fire radiation zones, perimeter tracks and effluent disposal areas as identified on a map prepared by the Soil Conservation Service attached to their letter to Council dated 29th September, 1988. This condition, however, does not operate to exclude development for the purpose of creek crossings as are proposed and required, nor the construction of a weir on Big Island Creek.
13. A minimum buffer zone of 20 metres is required around:-
 - (a) all drainage lines and creeks; and
 - (b) all land with slope gradients greater than 25% where such land adjoins proposed rural/residential allotments or any other form of development. This condition does not operate to exclude development for the purpose of creek crossings, roads, service reticulation or the proposed weir on Big Island Creek.
14. No land disturbance activities are permitted in the buffer zone areas.
15. Plans are to be prepared and approval obtained from the Soil Conservation Service of New South Wales for:-
 - (a) soil erosion and sediment control;
 - (b) land rehabilitation (for all disturbed areas).
16. A comprehensive water management plan is required to the satisfaction of Council, the Department of Water Resources and the State Pollution Control Commission. The plan is to address sources of supply storage arrangements, retention of suitable downstream flows and drainage

facilities. It should also include provisions for preventing contamination of water resources in periods of both wet and dry weather. The plan is to be completed prior to issue of any building approval.

17. A study shall be carried out on the effects of the development on both flora and fauna. The applicant shall liaise with the National Parks and Wildlife Service in the compilation of the study and present the recommendations to Council prior to development proceeding.
18. The applicant is to liaise with the National Parks and Wildlife Service in respect of the proposal on aboriginal sites and consent of the Service shall be obtained prior to the destroying of any such sites.
19. The preparation of a bush fire management strategy to the satisfaction of Council. In this respect the applicant shall liaise with both the National Parks and Wildlife Service and Council's Fire Control Officer.
20. The provision of an effluent collection, treatment and disposal system to the satisfaction of Council, and the State Pollution Control Commission.
21. Approval is to be obtained from the Water Board as may be required to the reticulated domestic water supply to freehold lots.
22. The provision of a landscaping master plan prepared by a landscape architect. The plan is to take the form of an overall indication of the landscaping intention with subsequent detailed plans for each stage and area of development. The plan is to also include an indication of vegetation that is to be removed.
23. Internal roads are to be designed and constructed in association with and to the satisfaction of Council's Manager of Engineering Services. Road widths, gradients and manoeuvring areas are to enable suitable access by garbage trucks and all service vehicles associated with the hotel and other tourist components of the development.
24. Provision is to be made for access for disabled persons to buildings indicated by Council's Manager of Environment and Building Services to require such access.
25. The submission of subdivision applications for the proposed two hundred (200) villa unit sites. In this respect the applicant is advised that, in accordance with the provisions of Amendment No.54 to Local Environmental Plan 1984, subdivision approval will not be granted on Middle Island until Council is satisfied that development for the purposes of the tourist facilities has substantially commenced on Big and Middle Island, and will not be granted on Little Island unless the subdivision on Middle Island has been completed.
26. The applicant is to submit separate building applications for each structure associated with the tourist component of the development. Final designs and locations are to be to the satisfaction of the Manager of Town Planning and Manager of Environment and Building

Services. The applicant is also advised that development of the two hundred (200) villa sites will require separate development and building applications to be approved by Council.

27. The applicant is to provide proof of licencing of all government departments prior to commencement of works.
28. The land to be dedicated to the National Parks and Wildlife Service as a consequence of this approval is to be facilitated to the satisfaction of the National Parks and Wildlife Service and the Department of Planning.
29. The applicant and/or his architect is/are to liaise with the Manager of Town Planning concerning final design elements of the proposal including all buildings, the golf courses, roads and the landscaping of the site. The applicant is advised that the Manager of Town Planning will refer back to Council for its approval any matter that is a substantial departure from the approved plans or any matter which, in his opinion, is required to be determined by Council, given the public interest in the development.
30. Onsite parking and loading facilities are to be provided to the satisfaction of the Manager of Town Planning.
31. Approval is to be obtained under Ordinance 55 of the Local Government Act for any advertising structures.
32. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Manager of Environment and Building Services.
33. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
34. The buildings shall include noise attenuation within their design as required by the Manager of Environment and Building Services.

AN AMENDMENT was moved by Alderman Bazeley seconded by Alderman Stubbs that the application for the establishment of integrated residential, tourist and sporting community and generally in accordance with the revised plan submitted to this Council, be deferred pending:

1. the preparation of a bush fire management strategy, as referred to in recommendation 19.
2. the preparation of a comprehensive water management plan to the satisfaction of the Department of Water Resources and the State Pollution Control Commission, as referred to in recommendation 16.
3. the preparation of a comprehensive sewerage disposal plan to the satisfaction of the State Pollution Control Commission, as referred to in recommendation 9 and 20.
4. the preparation of a soil erosion, sediment control and land rehabilitation plan to the satisfaction of the Soil Conservation

Service of N.S.W., as referred to in recommendation 14.

5. the preparation of a conservation plan for flora, fauna and Aboriginal sites to the satisfaction of the National Parks & Wildlife Service, as referred to in recommendation 17 and 18.

Alderman Bazeley foreshadowed a further amendment.

The amendment was put and lost.

Alderman Bazeley moved his foreshadowed amendment that the application for the establishment of an integrated residential, tourist and sporting community and generally in accordance with the revised plans submitted to this Council be deferred pending:

1. the Manager of Town Planning's recommendations to Council of the appropriate amendments to amendment no. 54 of the Hawkesbury Local Environmental Plan 1984 needed to consider this application
2. the Manager of Town Planning's report to Council fully addressing the Draft Hawkesbury-Nepean River Regional Environmental Plan 1988.

The foreshadowed amendment lapsed as there was no seconder.

The motion was put and carried.

Alderman Bazeley requested that his name be recorded as being opposed to the development at this time.

The meeting terminated at 4.20 pm.

Submitted to and confirmed at the meeting of Council held on Tuesday, 8 August, 1989.

..... Mayor

NOTICES OF MOTIONS

SECTION 2

NOTICES OF MOTIONS

ORDINARY MEETING - 8TH AUGUST, 1989.

By Alderman R.P.Stubbs :

That, with the exception of those held before General Purpose Committee Meetings, Special Meetings of Council be held, whenever possible, at 7.30 p.m.

(Note by Alderman Stubbs : Considerable expense is involved in holding elected office in Local Government. This is worsened by the holding of additional meetings of Council during working hours.)

By Alderman W.J.Sledge :

That Council pursue all possible means to ensure that future buildings and developments are of energy efficient design.

That a study be undertaken to see how this principle could be applied to all subdivisions including the Bligh Park extension.

(Note by Alderman Sledge : Energy consumed in the construction and use of buildings contributes significantly to the production of gases which are causing global warming. The adoption of energy saving measures at all levels is of great importance.)

REPORT OF GENERAL PURPOSE COMMITTEE

SECTION 3

REPORT OF GENERAL PURPOSE COMMITTEE MEETING

INDEX

WORKS SECTION & LOCAL TRAFFIC COMMITTEE

<u>Item No.</u>	<u>Subject</u>	<u>Page</u>
1	Security Patrols & Monitoring of Council Properties	1
2	Review of Floodplain Management Practice in New South Wales	2-4
3	Prospect Electricity - Streetlighting Wollombi Road, St. Albans	4
4	Drainage - Wimbow Place - Faischi Crescent South Windsor	4-5
5	Traffic Route Lighting Subsidy Scheme Windsor Street Richmond Bourke to Toxana Streets	5-6
6	Londonderry Road - Drainage particularly College Street end	6-7
7	Load Restrictions - Neich Road Maraylya	7-8
8	Skateboard Ramp - Ham Common Bicentenary Pk	8-10
9	Proposed Addition of Shaws Island to Res. 86336 for Public Recreation Psh Nepean	10-11
10	Bus Shelter - Kurrajong Heights	11-12
11	Blacktown City Council - Street Light - Intersection Otago & Windsor Roads	12
12	Prospect Electricity - Streetlighting North Richmond	12-13
13	Tree Preservation Order Application W J Jupp, 34 Loder Cres. South Windsor	13

Local Traffic Committee

1	Verdon Architectural - Cnr Lot A Sec 12 George St. Windsor - Tates Hotel	14
2	Hawkesbury City Council - Pitt Lane North Richmond	14-15
3	Mrs Riley, Claremont St. Richmond	15
4	G J Sullivan, Collith Ave. South Windsor	15-16
5	Roads & Traffic Authority - March & West Market Sts. Richmond	16
6	Road Safety Bureau - Statistical Statement for 1988	16-17
7	Richmond High School - Pedestrian Crossing Lennox Street Richmond	17

PLANNING AND DEVELOPMENT SECTION

1	E Comerford - Home Occupation - 111 Francis Street Richmond	1-2
2	A F Ginns - General Auction Sales - 586 George Street, Windsor	2-5

3	I M Williams - Home Industry - Pressed Wildflower Pictures, Picture Framing & Lead-lighting.	5-7
4	R & J Morey - Children's Day Care Centre - 203 Lt Bowen Drive, Bowen Mountain	7-9
5	P S Graham & Associates - Rezoning - 260 Terrace Road, Freemans Reach	9-11
6	Parbery & Robson - Ext. Veterinary Clinic Richmond Road, Clarendon	11-12
7	Endeavour Homes P/L. - Duplex - Neptune Crescent, Bligh Park	12-13
8	J Christie - Home Occupation - 3 Tarragon Avenue, Richmond	13-14
9	Jennings Industries Ltd - "Exhibition Home" Colonial Drive, Bligh Park	14-15
10	M & S G Paddison - Subdivision - 220 Kurmond Road, Freemans Reach	15-17
11	E J Britten & Assoc. P/L - Subdivision - Hillcrest Rd. Yarramundi	17-19
12	Draft Development Control Plan for Housing and Keeping of Dogs	19-23
13	Planning Definition of Mushroom Growing & Composting	23-25
14	Rezoning Application - Pt Por 14, Bells Line of Road, Bilpin	25-35
15	Prospect Electricity - Review of Elec. Reticulation Practices & Capital Contrib. Requirements in New Residential Sub.	35-36
16	Conditions of Subdivision Consent concerning Road Resealing	36-37
17	Extractive Industries - East Kurrajong Rd. Section 2	37-43
18	DA Ext. Existing Bldg. for Sterilizing & Hide Pulling Area, Encl. of Loading Dock Ext. Awning to House Inedible Offal Collection etc. Bablana P/L - King Road Wilberforce.	43-46
19	Amendment to Environmental Planning Assess. Act, 1979 - Medium Density Housing	46-47

FINANCE SECTION

	Accounts Paid	1
	Statement of Bank Balances, Investments & Form 2	1
	Financial Statement Form 2A	1
1	Appointment of Hawkebury District Advisory Committee	1
2	Interim Community Committee - Yengo National Park & Parr State Recreation Area	2
3	Blaxlands Ridge Community Centre - Capital Assistance Programme 1988/89	2-3

4	Proposed Introduction of a Hardcopy Records System	3-4
5	Colo Heights Reserve Committee	5
6	Department of Sport, Recreation & Racing Capital Assistance Programme 1989/90	5-6
7	Resumption of Pt.Por.52, 21 Eldon Street, Pitt Town	6
8	Application for Exemption for Rating Questions Without Notice	6-7 7-10

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 25th July, 1989 commencing at 9.30am.

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

An apology for absence was received from Alderman P.E. Gibson and accepted.

SECTION 1 - WORKS

COMMITTEE'S RECOMMENDATION

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

ITEM 1: (File S198/1) [1.373]

SUBJECT: SECURITY PATROLS AND MONITORING OF
COUNCIL PROPERTIES

REPORT (M.E.S.)

Quotations have been obtained and a review undertaken of the security patrols and security monitoring carried out for Council.

Quotations were obtained from the following four firms as follows:-

Chrydark Pty Ltd -

Security monitoring \$20/month per alarm system.
Security Patrols \$25 per site per week
Alarm Response No charge

Intellisec Security Pty Ltd -

\$47.60/month per alarm system.
Alarm response \$29 per call

Penrith City Night Patrol -

\$36/month per alarm system

Western Region Security Services -

\$24/month per alarm system
Security patrols \$10 per site per week
Alarm response \$10 per call

Following evaluation of the submissions, cost savings and economics can be achieved by accepting the quotation submitted by Chrydark Pty Ltd.

In addition to being the lowest quotation, this firm provided a summary of a high standard of operation, procedures and coverage of the Windsor/Richmond area. Of importance is that no charges are made for call out in respect to security monitoring.

2

It is proposed that additional equipment be installed in the administrative centre with cancellation of the internal security patrols with major saving in cost. Capital cost for the security equipment is \$7,500, however, this will be saved within the first twelve months. External building patrols including check on doors will be provided at a cost of \$960.00/year.

It is also proposed to cancel security patrols at the Senior Citizens and South Windsor Waste Water Plant. Both premises are subject to security monitoring.

Security monitoring will be provided for the following premises at a yearly cost of \$240. There is a change over cost of \$55 per location.

Council Chambers, Cultural Centre, Tourist Centre, Richmond Lawn Cemetery, McGraths Hill Waste Water Plant, South Windsor Waste Water Plant, Hawkesbury Museum, Senior Citizens Centre, Golden Valley Child Care Centre, Richmond Pre-school and Bligh Park Community Centre.

For the last three listed buildings, the cost is met by the Management Committee.

Adoption of those proposals will result in an overall saving of \$13,418 over current arrangements based on a total capital expenditure of \$8,105.

Recommendation

That the quotation for security monitoring and patrols from Chrydark Pty Ltd be accepted at a cost of \$20 (twenty dollars)/month per alarm system at the following 11 (eleven) sites:-

Council Chambers, Cultural Centre, Tourist Centre, Richmond Lawn Cemetery, McGraths Hill Waste Water Plant, South Windsor Waste Water Plant, Hawkesbury Museum, Senior Citizens Centre, Golden Valley Child Care Centre, Richmond Pre-school and Bligh Park Community Centre,

together with security monitoring of the Council Chambers, Library, and Cultural Centre complex at \$80 (eighty dollars) per month.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File F84) [1.374]

SUBJECT: MR. WAL MURRAY, DEPUTY PREMIER & MINISTER FOR PUBLIC WORKS AND MR. IAN CAUSLEY, MINISTER FOR NATURAL RESOURCES - REVIEW OF FLOODPLAIN MANAGEMENT PRACTICE IN N.S.W.

REPORT (M.E.S.)

Forwarding a Discussion Paper on Review of Floodplain Management Practice in New South Wales and seeking Council's consideration and comment.

A response is to be forwarded by 31st July, 1989.

The document in addition to to traditional flood mitigation matters gives consideration to the effect of urban drainage and the impact that upstream works (possibly in another local government area) may have on channels and floodways.

The report conclusion in this regard is -

"Application of the present flood policy has been specifically confined to mainstream flooding. However, the affected population does not find the distinction between mainstream flooding and urban drainage flooding to be meaningful - they still suffer damage and loss from water.

The Floodplain Development Manual is drafted in such a manner that the principles it sets down can be applied to urban drainage as readily as they apply to mainstream flooding.

It is believed that there would be considerable advantage in formally amending the policy to include urban drainage."

With regard to Flood Standards, reference is made to the need for a flexible approach to the matter particularly in respect to the consequence of a flood of large magnitude as it would affect this area.

The report conclusion in this regard states -

"Councils, almost without exception, base their floodplain management planning and mitigation works activities on the 1% annual exceedance probability (AEP) flood. They frequently ignore the possibility of larger floods, up to the magnitude of the Probable Maximum Flood (PMF). They may therefore make inappropriate floodplain management decisions.

This problem is of particular importance in the areas of western Sydney covered by the Georges and Hawkesbury River floodplains, where the PMF will be many metres higher than the 1% AEP flood.

At present, councils by and large adopt the 1% AEP flood as a standard without adequate consideration of the range of potential floods or of the merits of the standard which would best suit a particular flood situation. This approach is, in part, a continuation of previous practice. It is not discouraged in either the Manual or in planning circulars.

It is considered that solution of the varied flooding problems to be found in different parts of the State requires a more flexible approach by councils to the setting of local standards, both above and, in some instances, below the 1% AEP flood as deemed appropriate to the local circumstances.

It is considered that the Floodplain Development Manual should be reviewed and redrafted as appropriate to address this problem."

4

Although there is a relationship and local impact in regard to the discharge of urban drainage on the floodplain, there are no major drainage structures throughout the residential areas in the City area.

Council's concern relates to the need for flood free access over the flood plain to connect population centres and the provision of proper planning considerations to mitigate the effect of major flooding.

Recommendation

That Council's comments on the discussion paper "Review of Floodplain Management Practice in N.S.W." be forwarded to the Public Works Department.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 625-42) [1.375]

SUBJECT: PROSPECT ELECTRICITY - IMPROVED STREET LIGHTING -
WOLLOMBI ROAD, ST. ALBANS - ST. ALBANS PARK

REPORT (M.E.S.)

In response to Council's request, a proposal for the installation of a 1 x 250 watt sodium high pressure floodlight is proposed for installation adjacent to the Park at an annual charge of \$248.56. A capital contribution of \$190 will be required.

(MES - This proposal is in respect to a question from the public at a recent Council meeting seeking improved lighting in the Park where children play as darkness descends.)

Recommendation

That the installation of the light in St. Albans Park, Wollombi Road, St. Albans be approved and with payment of the capital contribution of \$190.00 (one hundred and ninety dollars).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File 665-617) [1.376]

SUBJECT: DRAINAGE. WIMBOW PLACE - FAISCHI CRESCENT
SOUTH WINDSOR

REPORT (M.E.S.)

5

A report has been requested concerning the discharge of drainage from Faischi Crescent onto the future playing field areas for Bede Polding College.

Currently, the drainage from this street to the south of Wimbow Place discharges along an open drain through the future playing field to a small sump-water hole on the College land near Mileham Street. An overflow pipe has been provided from this open drain into the Mileham Street stormwater pipeline.

It is anticipated that as part of the construction of the playing field there will be a need for drainage lines along the northern side of the field to intersect overland storm flow, which will overcome the representations concerning water ponding in the open drains.

In respect to the southern leg of Faischi Crescent, action is being taken to close this section of the street and to provide for a zoning change to allow the area to be utilised for residential development.

In view of the action taken to construct the open channel at the rear of the properties in Wimbow Place and the future proposals, it is considered that no further action is necessary at this time.

Recommendation

That the details concerning drainage in Faischi Crescent and advice of the future proposals for the area be noted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (FILE E74-2) [1.377]

SUBJECT: TRAFFIC ROUTE LIGHTING SUBSIDY SCHEME
WINDSOR STREET, RICHMOND
BOURKE STREET TO TOXANA STREET

REPORT (M.E.S.)

Forwarding a plan to provide for electricity supply by underground reticulation with relocation of street lights from wood poles to steel column in the section between Toxana Street and Moray Street and along Paget Street between Windsor Street and the railway line.

It is proposed to replace 2 - 20w fluorescent and 10 - 250 watt mercury fluorescent lights with 1 - 40 watt fluorescent and 9 - 250 watt sodium high pressure lamps at an increased annual charge of \$2,090.40, less the traffic route lighting subsidy as determined by the Department of Minerals and Energy.

Recommendation

That Prospect Electricity be advised that Council accepts their proposals for underground electricity distribution in Windsor Street, Richmond as shown on Plan B 110439 and will meet the increased street lighting charges.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File 665-1226) [1.378]

SUBJECT: LONDONDERRY ROAD - DRAINAGE PARTICULARLY COLLEGE STREET END

REPORT (M.E.S.)

A report has been requested as to action Council can take to assist in drainage of this area.

As part of the Hobartville development, road widening was provided along Londonderry Road. Drainage is provided for homesites at the College Street end by surface drainage to a box culvert that discharges into the University of Western Sydney, Hawkesbury Campus land and then into the system that discharges by open channel and under road culvert to Rickaby Creek.

The ground falls to the invert of the box culvert with no head provided as occurs at a normal street grate pit inlet. The carriageway is above the natural ground surface.

Vehicular entry to the properties is over the widened road reserve with the need for significant expenditure if construction is proposed in permanent materials.

Some years ago, a system was devised to provide for a dish drain along the front of the properties to discharge to the box culvert. Subject to payment of a contribution, the drain was constructed in concrete at some of the vehicular entrances. Notwithstanding, water will lie in the area due to poor grade after rain and surcharge backs onto the private property. Some improvement (only minor) would be achieved by completion of the concrete dish drain and construction of part of the vehicular entrances.

There is a general reluctance for the owners to contribute due to the distance they are back from the carriageway and that the problem, although better, is not solved.

Between Cameron Street and Long Street there are fifteen (15) pipe crossings at vehicular entrances that act as restrictions in the table drain. Drainage is via a pipe culvert at the southern end that discharges west into Hobartville and then along an open drain that discharges into a dish crossing at Cameron Street and then via kerb and gutter to the box culvert first mentioned in this report.

7

Improvement could be achieved by elimination of the pipes at vehicular entrances with kerb and gutter and shoulder seal as is currently in progress in Castlereagh Road. The road shoulder to the north of Cameron Street also requires sealing.

It is considered that some of these works could be undertaken within the maintenance and improvement programme for Londonderry Road over which work Council will now have more control under the new funding proposals for regional roads.

Recommendation

That further road and drainage improvements in Londonderry Road be considered as part of future Council regional road programmes.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File 665-1406) [1.379]

SUBJECT: LOAD RESTRICTIONS - NEICH ROAD, MARAYLYA

REPORT (M.E.S.)

Representations have been received from Mr. T. Moore, 7 Neich Road, Maraylya concerning the movement of vehicles through Neich Road in contravention of the three (3) tonne load limit.

Advising that since the completion of the sealing of Pitt Town Road traffic has increased. Mr. Moore is a shift worker and in addition to the movement of trucks from the sandstone pit in the Baulkham Hills Shire Council area, the street is used regularly by a truck that services the store in Boundary Road.

From inspection the movement of trucks through Neich Road is very small unless there is a need for delivery of sandstone material to a location in that area when vehicles from the sandstone pit come along the road. In these cases, contact is made with those concerned with advice that an alternative route be utilised and the practice cease.

Maraylya Public School is situated at the corner of Boundary Road and Neich Road with the provision of a 60kph zone along past the school (Boundary Road). Action has been taken by the school Principal, such that children do not cross Boundary Road during school hours unsupervised. He identified a need for improved signage on the approach from Baulkham Hills side with the heavy vehicle movement in the area predominantly along Boundary Road.

Other than a shoulder washout along the front of the kerb and gutter in Neich Road, the road pavement is in a satisfactory condition in respect to traffic. Provision of resealing in 1990 should result in satisfactory extension of the life of the pavement which is now over 20 years old.

8

It is proposed that upon completion of this work, that the 3 tonne load limit be removed from the street, on the basis that there would be no major truck movements along the street and difficulty in enforcement of the restriction in the case of the occasional breach that occurs.

Recommendation

That Baulkham Hills Shire Council be requested to provide improved signage in Pitt Town Road at Boundary Road to adequately advise motorists of the intersection.

That drainage improvement in Neich Road at Maraylya Public School and pavement improvement in the form of a reseal in Neich Road be works for consideration in Council's 1990 Works Programme.

That upon completion of the reseal, the load limit restriction be removed in Neich Road from Boundary Road to Scheyville Road.

Mr. Brand addressed the Committee on behalf of the Maraylya Public School P. & C. Association.

Alderman Sheather declared an interest in this matter and reserved the right to address the Committee.

Alderman Sheather addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT THIS MATTER be referred to the Local Traffic Committee for comment.

ITEM 8: (File 625) [1.380]

SUBJECT: SKATEBOARD RAMP - HAM COMMON BICENTENARY
PARK

REPORT (M.E.S.)

Council at the Ordinary Meeting of 11th July, 1989, resolved "that the Report of the Meeting of the Ham Common Bicentenary Park Committee held on 4th July, 1989, as recorded on Pages 1 to 3 of the Minutes of the Meeting, be adopted, excluding the Committee's recommendation to not proceed with the installation of a mini skateboard ramp on that site."

It was also resolved that "the installation facility for a skateboard ramp in the Ham Common Bicentenary Park be included for consideration within the Parks Improvement Programme and that the matter be reported back to Council at the next Committee Meeting."

A report on the provision of skateboard facilities was presented to the meeting of Council on 21st February 1989, (General Purpose Committee Works Item 5) when it was resolved that the report be received. Also that the

matter be further considered following the introduction of legislation by the State Government, together with any other information that may be available.

Subsequently, an item was proposed in the Parks Improvement Programme to provide an allocation of \$18,200 for the construction of a skateboard ramp within the environs of the Ham Common Bicentenary Park. Council has indicated that it desires to proceed with this proposal.

Subsequent to that report, additional inspections and investigations have been made as to the requirements and needs of skateboard riders with inspection of facilities in Baulkham Hills Shire and at Penrith.

The original proposal was for concrete paving with slight curved edges to a depth of approximately 300mm, with a slight grade in the snake configuration.

The subsequent inspections indicate that this would not satisfy the demand of the enthusiasts who are seeking a bowl or lip ramp or an inground snake track structure on which to develop their skills. The structures at Baulkham Hills were performing this latter function and exhibited some degree of permanency before further attention and expenditure was required. The installation was suitable to a park with significant sloping land to provide for drainage. The cost of this type of structure is in excess of the funds allocated and will require placement of a large quantity of fill to allow for construction within the Ham Common Bicentenary Park. It is proposed that detailed plans be prepared to allow for Council to proceed further and give consideration to the funding.

Photographs and sketches are available for inspection with selection of the photographs to be displayed at the meeting.

Subsequent to the Council meeting, a brochure has been received from a company, Skateboard Ramps and Parks Australia, Murwillumbah, NSW. The brochure makes the following points:-

- Trends in facility design and construction are creating a clearer picture of the various types of ramp requirements. While there is both a need and a place for half pipe ramps (which cater to a minority of riders) the current move is towards Lip ramps and supportive small ramp modules such as quarter pipes. These types of ramps are able to be used by all riders and are far more cost effective in providing a spread of ramp facilities over a Council area.
- Larger installations such as half pipe ramps, Bowls or skate parks should be centrally located and if possible be near to transport. These larger facilities can then be supported with smaller ramps sited in selected local park areas.
- There are a number of smaller ramps which are designed to recreate various skating challenges. These are best suited for use in conjunction with larger ramps.
- These ramps include:-

Jump ramps, Wedge ramps, Board-slides, Wall ramps, Spine ramps and Humps.

10

All of these are available in the modular fibreglass format in various sizes.

Smaller ramps are ideal for use in combination with concrete bowls to enhance the various riding profiles;

and are selling a product with a fibreglass surface that in the form of a quarter pipe, can be used as portable units. Cost is estimated for supply and delivery of a suitable unit from \$750.

Such an installation could be moved easily to the population centres throughout the area, particularly on a basis of operation under supervision as unfortunately, riders do not adhere to the request that protective and safety gear must be worn while using skateboard ramps.

Recommendation

That Council proceed with a detailed design for a skateboard facility to be located in the Ham Common Bicentenary Park with the matter further reported to Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (FILE 625-28) [1.381]

SUBJECT: PROPOSED ADDITION OF SHAWS ISLAND TO RESERVE 86336
FOR PUBLIC RECREATION, PARISH OF NEPEAN

REPORT (M.E.S.)

Council has previously received a report on a Lands Department proposal to add Shaws Island to Reserve 86336 for Public Recreation, for which Council is Trustee.

As shown in the annexed plan, Shaws Island lies just north east of the Reserve for Public Recreation but east of and opposite to land owned by the Department of Planning.

As was previously reported, whilst Council's Reserve and Shaws Island appear to have considerable potential for development as a camping, picnic and tourist attraction, a large capital expenditure would be required to develop and access the sites, and a better development would be achieved if this was undertaken in conjunction with the more adjacent Department of Planning land.

The Manager of Town Planning has informally discussed the proposed addition of Shaws Island to the Public reserve with the Department of Planning and it was indicated that it would appear desirable to vest Shaws Island with that Department's adjacent land, which was acquired for Regional Open Space. This could be in conjunction with Council if necessary.

Recommendation

That the Metropolitan Lands Office be advised:-

1. That in view of the closer proximity of Shaws Island to land owned by the Department of Planning and acquired for Regional Open Space, it is considered that the future planning of the area generally may be better achieved by appointing the Department of Planning as Trustees, possibly in conjunction with Council.
2. That if such action is unacceptable to either the Department of Planning or the Department of Lands, Council would accept the addition of Shaws Island to Reserve 86336 for Public Recreation.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File B26/1) [1.382]

SUBJECT: BUS SHELTER - KURRAJONG HEIGHTS

REPORT (M.E.S.)

A number of representations have again been made concerning the provision of a bus shelter on Bells Line of Road, Kurrajong Heights, opposite the store/post office. Concern has been expressed that the school children congregate in front of the store and then rush across the main road as the bus approaches, such that in inclement weather there is a possibility of an accident occurring.

Construction of a shelter would act to ameliorate this situation, with in some cases, children alighting from vehicles at the bus shelter, eliminating the need to cross the road.

Construction of a shelter is estimated to cost approximately \$4000. It has been advised that funds have not been provided again this year for further shelters and that current works priority would not allow staff to be allocated to such a project.

Representations have been made for the matter to be referred to Council. An amount of \$2,500 has been provided this year for bus shelters. In view of direction of staff to other works, expenditure to date is only \$226.

On the basis of transfer of surplus funds available within the vote to the 1990 Estimates and provision of a similar allocation in 1990, sufficient funds may be available for this facility.

Recommendation

That construction of a bus shelter on Bells Line of Road, Kurrajong Heights be considered in Council's 1990 Works Programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File 4388w) [1.383]
SUBJECT: BLACKTOWN CITY COUNCIL - STREET LIGHT
INTERSECTION OTAGO ROAD & WINDSOR ROAD
VINEYARD

REPORT (M.E.S.)

Advising that Prospect Electricity has forwarded a proposal for the provision of a street light at the intersection, (125 watt mercury fluorescent).

This would involve an annual charge of \$5,954 and a capital contribution of \$590 from each Council.

The light is on the northern side of Windsor Road and will be at the end of the current road widening work being undertaken by the Roads and Traffic Authority.

Recommendation

That Council advise Blacktown Council that this Council approves the installation of the light at the intersection of Otago Road and Windsor Road at a cost of \$5,954 (five thousand nine hundred and fifty four dollars) annual charge and capital contribution of \$590.00 (five hundred and ninety dollars).

The Manager of Engineering Services advised the Committee that the annual charge should read \$59.54.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL ADVISE Blacktown Council that this Council approves the installation of the light at the intersection of Otago Road and Windsor Road at a cost of \$59.54 (fifty nine dollars and fifty four cents) annual charge and capital contribution of \$590.00 (five hundred and ninety dollars).

ITEM 12: (File 665-621) [1.384]
SUBJECT: PROSPECT ELECTRICITY - STREETLIGHTING

REPORT (M.E.S.)

Forwarding a plan for underground reticulation in Pitt Lane, Flinders Place and Shortland Close, North Richmond providing for the installation

13

of thirteen (13) 40 watt street lights including replacement of two lights in Pitt Lane at an additional charge of \$983.84 to this Council.

Recommendation

That Prospect Electricity be advised that Council accepts the annual charge for the street lights to be erected in Flinders Place, Shortland Close and Pitt Lane, North Richmond.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

FURTHER THAT in the next edition of the Civic News, it be widely publicised that one of Council's costs in providing a service is the charges for street lighting.

ITEM 13: (File P160/30) [1.385]

SUBJECT: TREE PRESERVATION ORDER APPLICATION -
W.J. JUPP, 34 LODER CRESCENT, SOUTH WINDSOR.
REPORT REQUESTED

REPORT (M.E.S.)

At the last meeting the processing and approval of a Tree Preservation Order application was questioned.

Application was received from W.J. Jupp, 34 Loder Crescent, South Windsor, to remove two Tasmanian Blue Gums, approximately 5-6 metres high causing concern to the owner due to the possibility of damage to a building and driveway.

An inspection was carried out and it was noted that one tree was in close proximity to a dwelling and the second tree, whilst not causing any problems at this stage, would if left to grow to maturity, ultimately cause further problems. During discussions with Mr. Jupp it was pointed out that removal of both trees at once would create a visual impact on the area and it was suggested that the tree in close proximity to the house be removed, with the second tree being removed after suitable replacement plantings.

Mr. Jupp agreed to this suggestion and did not consider it a problem as his son was carrying out the removal of the trees. He also requested and was given advice as to suitable species to be replanted.

Recommendation

That the information concerning the Tree Preservation Order application, W Jupp, Loder Crescent, Windsor, be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Report of the Local Traffic Committee Meeting held on Friday, 14th July, 1989, in the Council Chambers at 10.00am.

PRESENT: Alderman H.J.M. Books, Chairman
Sgt. R. Pakes, NSW Police Department
Mr. V. Lim, 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
Mr. K. Berzins, Town Planning Department

CONFIRMATION OF MINUTES:

Moved by R. Gilmore, seconded by V. Lim that the Minutes of the previous meeting held on 16th June, 1989, be confirmed.

DEVELOPMENT APPLICATIONS

ITEM 1: (File DA712/88.) [1.386]
APPLICANT: VERDON ARCHITECTURAL
LAND & LOCATION: CNR LOT A SECTION 12 GEORGE STREET, WINDSOR
SUBJECT: TATES HOTEL - EXTENSIONS TO PROVIDE DRIVE
THROUGH LIQUOR STORE

The Committee was of the opinion that the amended layout was still an over-development of the site.

Concern was expressed regarding the conflict between pedestrians, particularly school children at the Tebbutt Street crossing.

If Council proposes to proceed, the direction of travel should be clearly indicated, speed retarding humps should be provided and that action should be taken at Tebbutt Street to provide maximum visibility of pedestrians particularly school children walking along the footpath.

Committee's Recommendation

That Council give consideration to the above comments.

CORRESPONDENCE

ITEM 2: (File 665-1605) [1.387]
CORRESPONDENT: HAWKESBURY CITY COUNCIL
SUBJECT: PITT LANE, NORTH RICHMOND

Council requests one way traffic to front entry of State Bank Plaza only.

Other suggestions are:-

- a) two way traffic for the full length of Pitt Lane with 'NO RIGHT' turn in Pitt Lane for traffic proceeding onto Bells Line of Road.
- b) two way traffic full length of Pitt Lane with 'NO RIGHT' turn from Bells Line of Road.
- c) Construction of a median strip in MR184, Bells Line of Road to prevent right turn in and out of Pitt Lane.
- d) Construction of an island at the main road with 'No Right Turn' restriction at Bells Line of Road to allow two way traffic from the front entry to the State Bank Plaza.

Correspondence has also been received from Mr. R. Shaw regarding consideration to alternative traffic movements in Pitt Lane, North Richmond.

Committee's Recommendation

That the existing arrangements be amended to provide for one way traffic between Bells Line of Road and the front entry to the State Bank Plaza and for two way traffic for remainder of Pitt Lane in accordance with the plan (attached). No right turn provisions to be introduced in Bells Line of Road.

ITEM 3: (File 665-356) [1.388]

CORRESPONDENT: MRS RILEY

SUBJECT: CLAREMONT STREET, RICHMOND

Advising that the road is being used as a route for through traffic and also for parking by people attending the school in Bourke Street. These parked vehicles are obstructing the very narrow roadway.

It is considered that further discussion should be held with the residents concerned and school authorities, in particular with regard to parking by people visiting the school. At this stage it is considered that one way traffic should not be introduced.

Committee's Recommendation

That no action be taken on this matter.

ITEM 4: (File 665-360) [1.389]

CORRESPONDENT: MR. G.J. SULLIVAN

SUBJECT: COLLITH AVENUE, SOUTH WINDSOR

Advising that the current traffic situation on Collith Avenue is unacceptable, regarding use of the road by heavy vehicles travelling at high speeds.

16

The Committee was advised of the proposal for the extension of Woods Road through to Stewart Street to provide an improved road pattern for the area and that Collith Avenue will require further improvement as development of South Windsor and Bligh Park proceeds.

Committee's Recommendation

That no action be taken at this stage.

ITEM 5: (File 665-134) [1.390]

CORRESPONDENT: ROADS & TRAFFIC AUTHORITY

SUBJECT: INTERSECTION MARCH & WEST MARKET STREETS,
RICHMOND

Advising that following investigation request through the Local Traffic Committee, it proposed to provide a pedestrian refuge in March Street at the intersection with West Market Street. Installation will be subject to the availability of funds.

Committee's Recommendation

That the information be received.

ITEM 6: (File S205-7) [1.391]

CORRESPONDENT: ROAD SAFETY BUREAU

SUBJECT: STATISTICAL STATEMENT FOR 1988

Forwarding the Statistical Statement for 1988.

Statistics for Hawkesbury -

Fatal Accidents	-	17
Serious Injury Accident	-	91
Other Injury Accident	-	221
Non Injury Accident	-	354

Killed 18 Serious Injury 120 Other Injury 320

State -

Killed	-	1,037	8.1% increase on 1987
Serious Injury	-	8,668	-1.4% decrease on 1987
Other Injury	-	27,948	-5.0% decrease on 1987
Fatalities/10,000 vehicles	-	3.37	+7.0% increase on 1987
Fatalities/100,000 persons	-	18.2	+6.4% increase on 1987

Black Spot Listing for Hawkesbury City

<u>Street</u>	<u>No. of Accidents</u>	<u>Rank</u>
Blacktown Road/George Street	23	134
Bosworth Street/March Street	20	191
Macquarie Street/Richmond Road	20	200
Kable Street/Macquarie Street	16	368
Lennox Street/Paget Street	15	472
Bosworth Street/Windsor Street	12	809
Bridge Street/Macquarie Street	11	905
Groves Avenue/Windsor Road	9	Not Ranked
East Market Street/Lennox Street	9	" "
Fitzgerald Street/Macquarie Street	8	" "
Bourke Street/Lennox Street	8	" "
Bourke Street/Windsor Street	8	" "
Macquarie Street/Suffolk Street	7	" "
Drummond Street/Macquarie Street	7	" "
Baker Street/Macquarie Street	7	" "
Argyle Street/Macquarie Street	7	" "
Pitt Town Road/Windsor Road	7	" "
Kurrajong Road/Old Kurrajong Road	6	" "
East Market Street/March Street	6	" "
March Street/West Market Street	6	" "
Chapman Road/Windsor Road	5	" "
Richmond Road/The Northern Road	5	" "
Bells Line of Road/Terrace Road	5	" "
George Street/Woods Road	5	" "
Boundary Road/Windsor Road	5	" "

Committee's Recommendation

That the information be received.

ITEM: 7 (File) [1.392]

CORRESPONDENT: RICHMOND HIGH SCHOOL

SUBJECT: PEDESTRIAN CROSSING - LENNOX STREET, RICHMOND

Further representations have been received in respect to Lennox Street indicating that students have to show due care when using the crossing, and suggesting that the crossing be relocated to Castlereagh Road or corner of March and West Market Street.

Committee's Recommendation

That a traffic count be undertaken to determine a warrant for the crossing.

18

Date of Next Meeting: 18th August, 1989.

The meeting terminated at 11.08am.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations adopted.

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.

SECTION 2 - PLANNING AND DEVELOPMENT

ITEM 1: (File DA 262/89) [10.417] *glenn*
APPLICANT: E. COMERFORD *up 10/10/89*
DEVELOPMENT APPLICATION: HOME OCCUPATION FOR A THERAPEUTIC MASSEUR
OWNER: R.F. & P.A. ROTHERHAM *14-8/1*
LAND & LOCATION: LOT 2 DP 29694 NO.111 FRANCIS STREET, RICHMOND. *Convent*
AREA: 594.4 SQUARE METRES *HELD!*
ZONING: a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 -
RESIDENTIAL 2(A)
b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN
1987 -
RESIDENTIAL 2(A)
ADVERTISING: SEE REPORT
DATE RECEIVED: 18TH JULY, 1989.

REPORT (M.T.P.)

The application is for a home occupation for a Therapeutic Masseuse, being a sole practitioner and utilising one of the bedrooms in the existing residence on the land.

The application is accompanied by the following letter from the applicant:

"I will be resident at the above address from August 1989 and am seeking permission to carry out a home occupation, the occupation being therapeutic massage.

The home occupation will be low key with only one room being used for treatment, patients will be treated by appointment only, the average time of each appointment being 45 minutes.

Appointments will be made with a clear 30 minutes gap so that car parking will not be a problem.

The home occupation will not create any nuisance to the adjoining neighbours since by nature the occupation is quiet, and unobtrusive.

The proposal has been outlined to the adjoining neighbours and both have indicated no objection.

Yours Faithfully,

(Sgd.) E. Comerford.

We the undersigned adjoining neighbours of 111 Francis Street Richmond have no objection to the above proposal.

(Sgd.) W. Tate	-	109 Francis Street Richmond.
(Sgd.) C.M. Woodhill	-	113 Francis Street Richmond."

As can be seen the adjoining owners have signed the letter indicating that they have no objection to the proposal. Because of this, the matter was

2

not formally referred to them which normally would occur as a result of Council's policy.

The proposal is permissible as a home occupation under Local Environmental Plan 1984, and will be permissible as "professional and commercial chambers" under Draft Hawkesbury Local Environmental Plan, 1987, when gazetted.

The plan attached to the application indicates the front bedroom of the existing dwelling to be the area to be utilised and the existing driveway in front of the garage is sufficient to contain three cars, which is adequate for the proposed use.

It is not considered that the proposal will have any adverse effect on the locality and therefore should be approved.

Recommendation

That approval be granted subject to the following conditions:-

1. "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);
2. Submission of a Building Application, plans and specifications complying with Ordinance 70.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2:	(File DA 204/89) [10.418]	<i>Rm/14-8- up 10/8/89</i>
APPLICANT:	MR. A.F. GINNS	
DEVELOPMENT APPLICATION:	CONDUCT GENERAL AUCTION SALES	
OWNER:	F. PAULL	
LAND & LOCATION:	LOT 3 - SECTION 3, 586 GEORGE STREET, WINDSOR.	
AREA:	1012 SQUARE METRES	

3

ZONING: a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984,
RESIDENTIAL 2(A)
b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN,
1987 - RESIDENTIAL 2(A)
ADVERTISING: ADJOINING OWNERS NOTIFIED - SUBMISSIONS RECEIVED
FROM MR. & MR. S. WALE, MS. COOPER, MR. & MRS.
LOW, MR. & MRS. WILSON.
DATE RECEIVED: 30TH MAY, 1989.

REPORT (M.T.P.)

On 29th January, 1987, a consent was issued under the then Shire Planner's Delegated Authority for a change of use for the premises from T.V. sales and service to the storage and sale of second-hand furniture and appliances, subject to conditions including Condition Number 15 "Hours of operation to be not outside those of 8.30 a.m. - 5.00 p.m., Monday to Friday and 8.00 a.m. - 12.00 midday on Saturdays". This and other conditions were imposed to regulate the use of the premises where no previous conditions existed with the prior existing use. When dealing with the application the matter was submitted to adjoining owners in accordance with Council's policy with one only submission being received raising no objection subject to the hours being restricted to those as conditioned above.

Since the use commenced, complaints were received that the operation was operating outside of the hours of consent, particularly with trading on Saturday afternoons and Sundays, and advertisements in the local newspaper advertised sales during those hours contrary to the consent. The applicant was written to with a request that he adhere to the consent hours.

Subsequent to this request the applicant requested that the matter of hours of operation and additional use of the holding of auctions be submitted to Council for its consideration.

This was put to Council's meeting of 14th April, 1987 where it was recommended to Council that the consent be not altered because of the complaints received, however, Council resolved as follows:-

"That approval be given to the applicant to conduct auction sales on the site, on two days per month, being one Saturday and one Sunday, between the hours of 11.30 a.m. to 5.00 p.m., for a trial period of six months."

The previous use for T.V. sales and service did not operate on Saturday afternoons and Sundays and it is only since the new use has commenced that complaints have been received. These complaints have related to hours of operation and, additionally, that the premises are being used as an auction centre which use was not approved as part of the change of use. The difference between the use approved and that being undertaken is that auctions have created a dramatic increase in peak traffic and attendance which is considered not desirable in the residential locality. There was no mention of auction at the time of application.

Since the Council resolution, further complaints were received and the operator was written to indicating that the trial period, as resolved by

Council, had expired and that should he wish to continue he should submit a new development application. This he has done, being the subject application.

Proposal and Background

This application seeks permission to "conduct one auction each Saturday and the occasional sale throughout the normal work week - possibly two times per month".

Planning Assessment

Under Council's advertising policy, adjoining owners were notified and the application exhibited. Four submissions have been received with all four being objections to the proposal of general auctions, particularly the auctions during Saturdays.

One objector states:-

"I don't think it is fair for me to have to look into such an untidy back yard next to me and I also don't think it is fair to have an auction room in the main street in a residential area."

"I don't like to go out into the back yard whilst an auction is being conducted, (part of the auction is conducted in the back yard) because of the people looking into my yard."

Similar objections to the proposal are:-

"We have had nothing but trouble with cars parking in our driveway, parking on the footpath and driving in our driveway along the footpath then out the other end."

"Cars are parked along George Street all day every Saturday making it extremely dangerous for us to get in and out of our driveway."

The adjoining owners' comments in relation to the increased traffic congestion and noise problems are supported. The proposed use has the potential to disrupt the amenity of adjoining residential development and it is considered that the use is not appropriate in a residential area.

There are a number of conditions of the original consent that have not been complied with. These relate to car parking, hours of operation, loading and unloading provisions, advertisements on site and landscaping.

It is considered that the application should not be supported and that, because of the obvious nuisance to local residents of the current operation, the trial period for auctioning be not extended.

Recommendation

A. That the application be refused for the following reasons:

1. The means of entrance to and exit from the site are inadequate for the proposed use.

5

2. The proposed development will lead to increased traffic movement which is detrimental to the amenity of a residential area.
3. The proposal is unacceptable by way of the emission of noise.
4. The applicant has not demonstrated that he can satisfactorily contain the development within the building on the land nor comply with the conditions of the previous consent.
5. The proposal is not in the public interest.

B. The applicant and landowner be advised that auctions from the site are to cease forthwith. Should trading of his premises for the storage and sale of second hand furniture and appliances be required to continue the conditions of the previous consent are to be complied with within a period of sixty (60) days.

Mr.A.Ginns addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File DA 236/89) [10.419] *Michael 14.8.88*
APPLICANT: I M WILLIAMS *WP 10/8/89*
DEVELOPMENT APPLICATION: HOME INDUSTRY FOR THE MANUFACTURE OF PRESSED WILDFLOWER PICTURES UNDER GLASS, PICTURE FRAMING AND LEAD LIGHTING
OWNER: MR I M & MRS R E WILLIAMS
LAND & LOCATION: LOT 6 DP 30468, 422 TERRACE ROAD, FREEMANS REACH
AREA: 0.969HA
ZONING: a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RURAL 1 (B1)
b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987 - RURAL 1 (B)
ADVERTISING: ADJOINING OWNERS NOTIFIED WITH THREE LETTERS OF OBJECTION BEING RECEIVED. THESE LETTERS ARE FROM J LOW, MR T & F KELLY, AND ALSO A THIRD LETTER WITH 14 SIGNATORIES. THESE PERSONS ARE AS FOLLOWS: MR & MRS A CACHIA, G DIGRE, K HIGGINS, MR & MRS LOW, L TROTTER, RESIDENT 403 TERRACE ROAD, RESIDENT 399 TERRACE ROAD, MR JURD, RESIDENT 408 TERRACE ROAD, MR T & MRS F KELLY.
DATE RECEIVED: 23RD JUNE, 1989

REPORT (M.T.P.)

The Proposal

The application is for a home industry to be carried out in a zincalume shed with a floor area of approximately 100m². The development

application indicates that the home industry is for the manufacture of pressed wildflower pictures under glass, picture framing and lead lighting. The application indicates that this will involve the use of a guillotine, stapler, laminating press, oval cutter and straight edge cutter. The applicant has further advised that these pieces of machinery are manually operated (foot or hand operated).

The hours of operation are stated to be 8.30am to 5.00pm with deliveries once per week. It is presumed that there may be some retailing from the site in which case there may be some additional traffic movements, principally passenger vehicles.

The proposed zincalume shed which will house the home industry is proposed to be located approximately 60m from Terrace Road and 3.6m from the side boundary of the land. The shed will be approximately 14m from the dwelling on the adjoining land, No. 426 Terrace Road.

Statutory Considerations

Home industries are a permissible use in a Rural 1(b) zone and indeed are a permissible use of all rural and residential zoned land. Home industries are defined as a building within the curtilage of a dwelling, not exceeding 50m² in floor area where the industrial activity is carried out by the occupant of the land. Consequently, Council may only approve the use of approximately half of the floor area of the proposed shed as a home industry.

Draft Hawesbury Local Environmental Plan, 1989 proposes to redefine "home occupation" and "home industry" under the single definition of "home activity". The provision for home activity is not subject to the maximum floor space requirement of 50m².

Town Planning Assessment

In response to the notification of adjoining owners, three letters of objection have been received. The letters generally indicate the following grounds of objection:

- * Possible precedent for future applications.
- * Contrary to the rural environment (visually and acoustically).
- * Adverse effect on property values.
- * Area should be residential not industrial.
- * Applicant should rent a factory.
- * Factory too close to dwelling at No 426 Terrace Road and will interfere with the occupants' quiet enjoyment of their land.
- * Smelting of lead.

In relation to the grounds of objection, it is not considered that home industries are necessarily inconsistent with a rural or residential environment. Rather such activities should be assessed on their likely environmental impact.

In relation to environmental impact, the applicant has confirmed that the only non-manual equipment to be used in the operation will be a small Ryobi drill for drilling holes in the backs of pictures. All other equipment is manually operated (ie non-motorised). The applicant has advised that there will be no smelting of lead.

Consequently, it is not anticipated that the proposed activities will generate unreasonable noise levels or any other adverse environmental impacts.

The main source of noise is likely to result from deliveries and retail sales. However, given the scale of the operation, it is not considered that the potential traffic movements will be unreasonable or inconsistent with the amenity of the area.

Recommendation

That the application be approved subject to the following conditions:

1. Hours of operation to be limited to 8.30am - 5.00pm Monday to Saturday with no operation on Sunday.
2. The home industry be limited to a floor area of 50 (fifty)m² within the zincalume shed and not involve the employment of persons other than the residents of the land.
3. The existing surcharge of septic waste is to be remedied to the satisfaction of the Manager of Environmental and Building Services prior to the release of building plans.
4. The home industry is not to:-
 - (i) interfere with the amenity of the locality 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;
 - (ii) involve exposure to view from any adjacent premises or from any public place of any unsightly matter; or
 - (iii) require the provision of any essential service main of a greater capacity than that available in the locality.

Mr. Williams addressed the Committee.

Mrs.F.Kelly & M/s. G. Digre addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File DA(60/89) [10.420]
APPLICANT: R & J MOREY
DEVELOPMENT APPLICATION: CHILDREN'S DAY CARE CENTRE
OWNER: R & J MOREY

KARL 14-8-89
INSPECTION

8

LAND & LOCATION: LOT 135 DP 205986, 203 LT BOWEN DRIVE,
BOWEN MOUNTAIN
AREA: 2516M²
ZONING: a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 -
RESIDENTIAL 2 (D1)
b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN,
1987 - RESIDENTIAL 2 (a)
ADVERTISING: ADVERTISEMENT PLACED IN PAPER AND ADJOINING
OWNERS NOTIFIED - NO SUBMISSIONS RECEIVED
DATE RECEIVED: 19TH APRIL, 1989

REPORT (M.T.P.)

Proposal

Council has received an application to erect a childrens day care centre to care for a maximum of 20 children on the abovementioned land. Existing on the site is a garage which will be demolished should this development proceed. The new building will act as a classroom and be 108m² in area and will be constructed of leafgreen hardiplank walls with a bronze olive prepainted metal roof. In addition four onsite car parking spaces are to be provided at the front of the property.

Planning Assessment

A child care centre is permissible with Council consent under both existing and proposed planning schemes.

The development is anticipated to resemble a normal residence and will not detract from the visual amenity of the neighbourhood. The proposal will necessitate the removal of a few trees from what is a relatively densely vegetated site. The applicants have indicated on the plan which trees will be removed. The removal of a few trees is supported on safety grounds. There will be negligible effect on the area by the removal of these trees. Services are adequate for the proposal and sewerage will be disposed of on site. This aspect can be addressed as a condition of consent.

Access to the site is by Lt Bowen Drive which is in good condition. The car parking provided on site provides an adequate area for the picking up and dropping off of children around 9.00am and 3.00pm. The car parking is located in a well treed area and adjoins a Council Road Reserve. The manoeuvring area into the car parking spaces has been provided in the road reserve and this is considered satisfactory in the circumstances of the case in that it is very unlikely that in the short term or the long term Lt Bowen Drive will be widened in this locality.

In conclusion the proposal will be of benefit to the local community and the design and siting of the proposal is not out of keeping with other development in the area.

Recommendation

That the application be approved subject to the following conditions.

1. Submission of a Building Application, plans and specifications complying with Ordinance 70.

2. Parking to be provided for 4 (four) vehicles in accordance with the regulations of Council's Code for Off Street Parking. Parking spaces and aisle widths to conform to Council's specifications for the layout of Parking Areas and to be constructed, drained, sealed and marked to the requirements of the Manager of Engineering Services, full details of which are to accompany the building application.
3. 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.
4. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Manager of Environment & Building Services
5. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
6. The development being 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.
7. The car park and manouevring area to be sealed to the requirements of Council's Manager of Engineering Services with a barrier kerb provided where necessary.
8. The draining of the sealed area to the gully at the rear of lot 136 to be to the requirements of Council's Manager of Engineering Services including creation of any necessary easements free of costs to Council.
9. Construction of Council's standard layback (excluding wings) and footway crossing.
10. No more than 25 (twenty five) children are to be accommodated on the site at any one time.
11. Compliance with the requirements of the Department of Family and Community Services.
12. Compliance with the requirements of the Board of Fire Commissioners in relation to means of egress from the building.
13. Details of means of on site sewerage is to be submitted to and approved by Council prior to issue of building permit.

Mr. Bob Morey addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

That Condition No. 8 be further investigated prior to the Ordinary Meeting.

ITEM 5:	(File DA L6/89) [10.421]	KARL 10/8/89
APPLICANT:	P S GRAHAM & ASSOCIATES	
DEVELOPMENT APPLICATION:	REZONING TO PERMIT RESIDENTIAL DEVELOPMENT	
OWNER:	MR & MRS ROSELEUR	
LAND & LOCATION:	LOT 14 DP 202803, 260 TERRACE ROAD, FREEMANS REACH	
AREA:	2.382 HECTARES	
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RURAL 1(B1)	

10

b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN,
1987 - 7 (D1) ENVIRONMENTAL PROTECTION SCENIC
NOT REQUIRED
27TH JUNE, 1989

ADVERTISING:
DATE RECEIVED:

REPORT (M.T.P.)

The Proposal

The applicant seeks to rezone 2.33 hectares of rural land to residential land so as to enable the creation of 15 allotments.

Applicant's Submission

"With the exception of the subject land, all properties located on the southern side of the Terrace Road have been subdivided into residential lots. Lots on the southern side of Terrace Road enjoy panoramic views to the south across the Richmond flood plain, and the strip has produced prime residential allotments. Subject land is not suitable for agriculture.

Some years ago, Colo Shire Council prepared a Local Environmental Plan to rezone a similar parcel in Cliff Road, to the east. This land was subdivided into residential allotments in DP 714990 in 1984.

Sheet two of our plan attached indicates the extent of subdivision of the southern side of Terrace Road, from Wire Lane westward.

The land adjoins a public reserve on the east, and if rezoned "residential", Mr & Mrs C Roseleur would dedicate land for a public reserve to the Hawkesbury River. This would mean a reserve adjacent to the river which would extend for several kilometres in each direction. Public reserve will guarantee preservation of the escarpment as well as providing access to the river for the public.

We have prepared a proposed plan of subdivision which dedicates more than half of the property as "public reserve" and creates 15 prime residential lots.

Development of the blocks would be confined to that part of the land that does not exceed 25%, thus preserving the bushland on the escarpment. Each land has adequate land of less slope than 25% for location of a dwelling."

Planning Assessment

Numerous requests for rezoning in the Freemans Reach/Glossodia area have been submitted to Council over recent years. The major problem with such rezoning applications is that the Water Board has indicated that there is no capacity for increased residential development apart from that land which is already zoned for that purpose. Accordingly it is recommended that this application not be supported at this stage.

Furthermore the applicant's request to create 15 residential allotments on the site is an overdevelopment of the land as can be seen by the existing house straddling a future subdivision boundary. The site does have some development potential and the notion of protecting the

escarpment by limiting development is supported, however at this stage the principal concern in the area is one of provision of services and as such the rezoning application should not proceed any further.

Recommendation

That Council not support the applicant's request to rezone the subject land.

Mr.P.Graham addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File DA228/89) [10.422]
APPLICANT: PARBERRY & ROBSON
DEVELOPMENT APPLICATION: EXTENSION TO VETERINARY CLINIC
OWNER: HATEA PTY LTD
LAND & LOCATION: PART PORTION 63, RICHMOND ROAD, CLARENDON
AREA: 4,976 SQ²
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 NO SUBMISSIONS
RECEIVED
DATE RECEIVED: 13TH JUNE, 1989

Handwritten:
14-8-89
WP. 10/8/89

REPORT (M.T.P.)

The Proposal

The proposal involves a major upgrading of the existing facilities on the site and involves the replacement of the existing stables with a well designed operating room, workshop, store and preparatory room. A new waiting room will be provided at the front of the existing building. New stables will be constructed at the rear of the property.

Eight staff car parking spaces are to be provided behind the new facility and eight visitor car parking spaces are to be provided at the front of the new facility. An improved loading/unloading area has been provided to the side of the operating room which will enable safe, easy and efficient movement of horses.

Planning Assessment

The proposed development will improve the facility and the appearance of the existing establishment. The new design also provides for safe on site traffic movements as well as improved loading and unloading conditions.

The new development on the site will be compatible with the best part of the existing building and the design will ensure that the entire development has a pleasing appearance to Richmond Road. The operating hours and number of staff employed will not change from that existing on the site.

Recommendation

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

- 1-5 Standard conditions 31, 32, 33, 37, 100.
6. Parking be provided for 16 (sixteen) vehicles in accordance with Council's regulations and parking policy. Parking spaces, access ways and aisle widths to conform to Council's specifications and be constructed, drained, sealed and marked. Full details of work be submitted for approval with the building application.
7. Construction of sealed, rural type footway crossings at each access point to the site.
8. The floor levels be such as to provide a minimum 1 (one) in 60 (sixty) grade from drainage fittings to the sewer junction. Details of the floor level in relation to the sewer junction depth be submitted for consideration with the building application.
9. Separate details of the proposed method of solids/animal tissue waste disposal be submitted for consideration with the building application.
10. Separate details of the liquid waste drainage from the stables be submitted to Council for consideration with the building application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7:	(File DA 209/89) [10.423]	<i>Am 14/8/89</i> <i>w.p. 10/8/89</i>
APPLICANT:	ENDEAVOUR HOMES PTY LTD	
DEVELOPMENT APPLICATION:	DUPLEX	
OWNER:	ENDEAVOUR HOMES PTY LTD	
LAND & LOCATION:	LOT 778, DP 778220, NEPTUNE CRESCENT, BLIGH PARK	
AREA:	784.6M ²	
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - (AMENDMENT NO. 50) RESIDENTIAL 2(A) b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987 - RESIDENTIAL 2(A)	
ADVERTISING:	NOT REQUIRED	
DATE RECEIVED:	6TH JUNE, 1989	

REPORT (M.T.P.)

The subject land generally has an east west orientation. The proposed development will provide northern and southern backyards.

The southern dwelling, by virtue of the design, will not receive natural sunlight within 90% of the house at any time of the day.

13

Shadow diagrams prepared under the guidelines of University of NSW Faculty of Architecture, indicates that the southern backyard will be within shadow for the majority of the day during the winter months.

The development is proposed to provide clothes drying areas at the rear of the property. This is not acceptable as the area is within shade for two-thirds of the day.

Notwithstanding that duplexes are permitted under the provisions of Sydney Regional Environmental Plan No. 12, the southern dwelling is not acceptable under Clause 12 (b) of that plan which states that

"adequate provision is made in respect of access to natural light for the proposed dwelling-house..."

By virtue of the orientation of the subject land, the design of the proposed development is not acceptable and consequently it is recommended that the application be refused.

Recommendation

That the development application for a duplex be refused for the following reasons:

1. The design is not satisfactory in terms of permitting an adequate amount of sunlight.
2. The proposal is not in the public interest.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File DA 197/89) [10.424]
APPLICANT: MR J CHRISTIE
DEVELOPMENT APPLICATION: HOME OCCUPATION STUDY/INTERVIEW ROOM FOR SIGNING OF MARRIAGE/JP FORMS.
OWNER: MR J CHRISTIE
LAND & LOCATION: LOT 1029 DP 241457, 3 TARRAGON AVENUE, RICHMOND
AREA: 556.4m²
ZONING: a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RESIDENTIAL 2(A)
b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987 - RESIDENTIAL 2(A)
ADVERTISING: PLACED ON EXHIBITION AND ADJOINING OWNERS NOTIFIED. NO SUBMISSIONS RECEIVED.
DATE RECEIVED: 22ND MAY, 1989

REPORT (M.T.P.)

Proposal

The applicant proposes to utilise the existing garage for the purpose of an office for interviewing and signing of marriage forms and associated paper work.

*PLM 14 - 8-89
WP 10/8/89*

Statutory Situation

The land is zoned Residential 2(A) and home occupations are permitted within the zone with the consent of Council.

Planning Assessment

The garage is attached to the existing dwelling by way of a carport and is situated to the rear of the dwelling. The carport and garage are enclosed by a color bond panel gate and fence.

Ample area exists on the driveway for visitors' parking. It is not envisaged that there will be a major increase in traffic onsite or on the existing roads in the area.

The applicant advises that there will be some visitation by his clients, however, these are likely to be of 15 minutes duration and not on a regular basis.

Any effect on the existing amenity of the neighbourhood is considered to be negligible.

Recommendation

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

1. Submission of a Building Application, plans and specifications complying with Ordinance 70 for any structural alterations.
2. No goods or signs to be displayed on the footpaths, pedestrianways, roadways, landscaped areas, parking areas or in the vicinity.
3. The development shall, at all times, conform with the definition of "Home Occupation" as defined in the Hawkesbury Local Environmental Plan 1984.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File DA 198/89) [10.425]
APPLICANT: JENNINGS INDUSTRIES LTD
DEVELOPMENT APPLICATION: CONSTRUCTION OF AN "EXHIBITION HOME"
OWNER: JENNINGS INDUSTRIES LTD
LAND & LOCATION: LOT 293 DP 735023, COLONIAL DRIVE, BLIGH PARK
AREA: 624M²
ZONING: a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - AMENDMENT NO. 50 - RESIDENTIAL 2(A)
b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987 - RESIDENTIAL 2(A)
ADVERTISING: ADJOINING OWNERS NOTIFIED WITH NO SUBMISSION
DATE RECEIVED: 26TH MAY, 1989

*Kearney 14-8
20/8/89*

REPORT (M.T.P.)

The applicant intends to undertake landscaping works and create a home fully landscaped.

To ensure that the future amenity of area is not adversely affected, development consent should be limited to an initial period of two years.

The development will be compatible with existing residential development in Bligh Park and is permissible under Clauses 9 and 26 of Hawkesbury Local Environmental Plan, 1984 and should be recommended for approval.

Recommendation

That consent be granted for the use of Lot 293 Colonial Drive as a display home subject to the following conditions:-

1. Submission of a Building Application, plans and specifications complying with Ordinance 70.
2. 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.
3. Exterior surfaces of the proposed structure being painted or treated with a dark toned non-reflective material in such a manner 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 within 6 (six) calendar months of erection.
4. The development being 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.
5. This approval is limited to the use of the dwelling as a display home for a period of 2 (two) years from the date of completion. If the applicant wishes to extend this period, a further development application must be lodged for Council's determination prior to the expiration of the original development consent.
6. Landscaping shall be undertaken generally in accordance with the details shown on the submitted plan dated the 26th May, 1989, numbered as "Site Plan 1" and is to be to the satisfaction of the Manager of Town Planning.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File S89/89) [10.426] KARL 10/8/89
APPLICANT: M & S G PADDISON
SUBDIVISION APPLICATION: SUBDIVISION TO CREATE TWO ALLOTMENTS
APPROXIMATELY 1.023 HECTARES AND 1.264 HECTARES
IN AREA
OWNER: M & S G PADDISON
LAND & LOCATION: PORTION 445 PARISH OF WILBERFORCE, 220 KURMOND
ROAD, FREEMANS REACH
AREA: 2.3 HECTARES
ZONING: a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 -
RURAL 1 (B1)
b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN,
1987 - ENVIRONMENTAL PROTECTION 7(D1) -
SCENIC

ADVERTISING:
DATE RECEIVED:

NOT REQUIRED UNDER COUNCIL'S POLICY
20TH JUNE, 1989

REPORT (M.T.P.)

The Proposal

The application seeks to create two lots out of the existing parcel. All the improvements on the land including the house, pool, shed and dam will be located on the proposed larger lot. The smaller lot will have a 59m frontage to Kurmond Road.

Statutory Situation

The land is zoned rural 1 (b1). Pursuant to Clause 14 of the Local Environmental Plan, 1984 the minimum allotment size for subdivision in this zone is 10 hectares. The current proposal falls well below the 10 hectare minimum area standard. The applicant has submitted a State Environmental Planning Policy No. 1 objection in relation to 10 hectare minimum standard.

Applicant's State Environmental Planning Policy No. 1 Objection

The applicant has objected to the 10 hectare minimum allotment size standard on the following grounds.

- * There are significant departures from the minimum allotment size under the statutory planning instrument in the area in close proximity to the development.
- * Location, size and topography of the existing allotment make it unsuitable for the permitted uses under the present zoning other than for residential purposes.
- * The proposal would in no way prejudice the rural potential of non-urban land as the existing allotment size does not represent a viable rural holding.
- * The subject property is within reasonable distance to existing community facilities and population centres and is serviced with electricity, water and public transport and would have a minimum impact on the provision of other services.
- * The subdivision as proposed would have minimal impact and would not prejudice the orderly development of additional urban areas.
- * There would be a negligible impact on traffic and the subdivision would not unduly affect the objective of preventing ribbon development on main traffic arteries.
- * The present allotment is incapable of achieving the objectives of the Environmental Planning and Assessment Act with regard to its existing zoning and its subdivision would promote the economic use and development of the land in question.

Planning Comment

Apart from the time between 1971 and 1976 the area in the vicinity of the subject land has been zoned so that the minimum subdivision requirement has been 10 hectares. In the years between 1971 and 1976 there was a provision in the then planning instrument that land owners could create a 1 x 10 hectare allotment, 1 x 2 hectare allotment and a 1 x 0.4 hectare allotment for every 12.4 hectares of land (ie 31 acres). This provision created many of the small lots now in the area. Since 1976 the 10 hectare minimum area allotment size standard has been in force in the area. This standard is to be continued in the new planning instrument which is awaiting gazettal. The principle aim of this standard is to retain existing rural fabric of the area and by doing so retain the existing subdivision layout.

Further fragmentation of rural land in the Freemans Reach/Glossodia area is not supported as the area has been identified by the Department of Planning in its North West Sector study as being suitable for urban development.

Furthermore services in the Freemans Reach/Glossodia area are already under strain and the creation of additional allotments will exacerbate the situation.

The applicants have also indicated that the purpose of the proposed subdivision is to provide for separate accommodation for their daughter and her family so the children can be brought up in a suitable environment and that daughter can then be of assistance to the parents who have been retired for some considerable period and are in need of help. In the circumstances of the case the family's needs can also be met by the erection of a dual occupancy on the site. Sufficient building area exists on the site for such a development.

Recommendation

- A. That the State Environmental Planning Policy No. 1 objection to the 10 (ten) hectare minimum area requirement in Clause 14 of Hawkesbury Local Environmental Plan, 1984 not be supported.
- B. That the application be refused as it does not comply with the requirements of Clause 14 Hawkesbury Local Environmental Plan, 1984.
- C. That the applicant be advised of the opportunity to lodge a development application for a dual occupancy.

Mr.D.Flanagan addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11:
APPLICANT:

(File S89/80) [10.427]
E J BRITTEN & ASSOCIATES PTY LTD

KARL 10/8/89

18

SUBDIVISION APPLICATION: SUBDIVISION TO CREATE TWO ALLOTMENTS
APPROXIMATELY 9.15 HECTARES AND 8.09 HECTARES
IN AREA.
OWNER: R & A M VANDER HEIDEN
LAND & LOCATION: PORTION 53 PARISH NEPEAN, HILLCREST ROAD,
YARRAMUNDI
AREA: 17.19 HECTARES
ZONING: a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 -
RURAL 1 (B1)
b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN,
1987 - RURAL 1 B
ADVERTISING: NOT REQUIRED UNDER COUNCIL'S POLICY
DATE RECEIVED: 1ST JUNE, 1989

REPORT (M.T.P.)

The Proposal

The proposal involves the subdivision of the land into two parcels one of 9.15 hectares in area and the other of 8.09 hectares in area. The larger of the two proposed lots contains an existing brick dwelling located in heavily timbered natural growth. The dwelling house is barely visible from the road. The smaller of the two lots contains a cleared paddock surrounded by heavily timbered natural bush. The land joins the Blue Mountains National Park and is located at the end of Hillcrest Road.

Statutory Situation

The minimum subdivision requirement in the Rural 1 (b1) zone is a lot of 10 hectares. Since the applicant wishes to create two allotments under the 10 hectare minimum size requirement Council does not have the power to approve of the proposal. For the proposal to proceed would require the concurrence of the Director of the Department of Planning.

Applicant's SEPP No. 1 Objection

The applicant has submitted a State Environmental Planning Policy No. 1 objection to the 10 hectare minimum standard as follows;

"Firstly, the subject land is at the end of existing construction of Hillcrest Road, and as the land on the southern side has already been designated as National Park no further construction is likely in the future, thus allowing no further access.

Secondly, the property is divided into two distinct sections now as far as vegetation is concerned, one area of heavily timbered natural growth and an area of predominantly cleared grazing land. The transition occurs roughly where the subdivisional line will be, therefore not altering the visual status-quo.

Thirdly, we feel that the subdivision will have a less harmful effect on the environment than the adjoining subdivisions in which there are lots with areas with less than half a hectare.

Planning Comment

There is not considered to be sufficient justification in the circumstances of this proposal to recommend that the Director concur. Essentially, the aim of Hawkesbury Local Environmental Plan, 1984 and Draft Hawkesbury Local Environmental Plan, 1987 is to allow for properly planned and co-ordinated subdivision. In the present case, although the area surrounding the subject land contains an array of allotment sizes, the present and proposed minimum development standard of ten hectares should not continue to be undermined without proper justification. Such justification for these types of proposals may include a "trade off" for dedication of land required for public purposes, recognition of provision of substantial infrastructure or where the land is at odds with all surrounding land.

Whilst there may be some lots in the vicinity smaller than that proposed there are also many lots that are larger. Consequently it is considered that subdivision of the subject land has the potential to set an adverse precedent through cumulative impact on the ten hectare minimum requirement and have orderly subdivision development in the City.

Recommendation

- A. That Council not support the objection under State Environmental Planning Policy No. 1 to the 10 (ten) hectare minimum area requirement in Clause 14 of Hawkesbury Local Environmental Plan, 1984.
- B. That the application be refused as it does not comply with the requirements of Clause 14 of Hawkesbury Local Environmental Plan, 1984.

Mr. Vander Heiden addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12: (File D63) [10.428]

Ghem 10/8/89

SUBJECT: DRAFT DEVELOPMENT CONTROL PLAN FOR THE HOUSING AND KEEPING OF DOGS

REPORT (M.T.P.)

The following is a suggested Development Control Plan for the Housing and Keeping of Dogs. The proposed plan brings the existing code up to date, particularly in respect of current appropriate standards of construction of kennels, clarification of the definition of a dog, and the realisation that, in general, 2 hectares or more are required for dog kennels, however, that the particular circumstances of a case may allow kennels on a lesser area.

"DRAFT DEVELOPMENT CONTROL PLAN FOR THE HOUSING AND KEEPING OF DOGS"

GENERAL REQUIREMENTS FOR APPLICATION

The following requirements will apply generally, although Council will continue to consider each application on its merits.

Applications should be made on Council's Development Application Form. Attention is drawn to the requirements in respect of plans to be submitted with the Development and Building Applications.

1. Keeping of dogs includes the conduct of boarding, breeding or convalescent kennels and the keeping of dogs for showing training, racing, sale or for any purpose in numbers of more than 3 dogs. A "dog" is any dog over the age of 6 months. On properties that do not require consent under this plan (i.e. where only one or two dogs are kept) there is to be no more than one litter of puppies at any one time and these must be removed from the subject premises within 6 months of birth. Otherwise the maximum number of litters at any one time shall be as consented to by Council in relation to the number of bitches proposed to be kept.
2. Any approvals given for the housing and keeping of dogs prior to the adopting of this plan are exempt from this plan, however, compliance with previous provisions of Council are to be maintained. Where there is an extension of the premises proposed after the date of adoption of this plan, it shall comply with all the provisions of this plan.
3. Any person wishing to keep more than 3 dogs and/or to establish kennel structures for the housing of more than 3 dogs is required to obtain the prior consent from Council.
4. Kennels shall only be conducted in areas permitted under the applicable Local Environmental Plan at the time. A minimum of 2 hectares is considered to be required to enable adequate setback from side and rear boundaries as well as adjoining development. Applications on areas of less than 2 hectares will be considered, having regard to surrounding lot patterns, land uses, etc. Actual setback shall be determined having regard to the existing and future development potential of the subject and surrounding sites.
- 5.(a) Notwithstanding the issue of a consent under this plan, no building or structure shall be erected on any premises and no building alterations shall be carried out without the prior approval of Council's Manager of Environment and Building Services.

(b) Any consent under this plan shall:-

be conditional upon the holder complying at all times with the requirements of this plan and of the Prevention of Cruelty to Animals Act, 1901, and regulations thereunder. Applications for inspection under that Act shall be accompanied by the appropriate fee as per the Scale of Charges.

6. All dogs shall be kept in adequate dog proof enclosures with suitable shelters in accordance with the following subclause:-

(a) Construction

All enclosures and shelters shall be constructed of approved materials of masonry in accordance with the plans and specifications approved by Council. Enclosures and shelters shall have a maximum height of 2.4 metres and be provided with concrete floors graded to approved drainage systems.

Suitable sleeping boards shall be provided in each shelter.

(b) Screening

To minimise barking and reduce the impact on adjoining properties all shelters and enclosures must be designed and constructed so that dogs kept on the premises are unable to view any public road or traffic thereon or view any activity on adjoining properties. To achieve these objectives, tree planting and earth mounding between the proposed buildings, the public road and adjoining properties may be required, details of any screening technique to accompany the development application.

(c) Maintenance

All enclosures and shelters shall at all times be kept clean and in a state of good repair and prevented from becoming dilapidated or unsightly.

(d) Water Supply

An adequate water supply must be provided at all times to the kennels to the satisfaction of the Manager of Environment and Building Services.

(e) Drainage

Ample provision to be made for disposal of surface and roof drainage so as not to interfere with adjacent premises. Floor wastes and other wastes from washing down shall be disposed of to a septic tank prior to disposal to a properly constructed absorption trench, or other approved disposal system, such installation is subject to the submission of a septic tank application. In the case of small operations (maximum of 8 dogs), Council may approve of discharge through an approved screening basket for separation of solids for daily burial.

(f) Yard Area

Where the type of kennels requires a yard enclosure, the yard shall be such as to render cleansing and removal of refuse to be carried out effectively.

(g) Cleansing of Kennels and Yard Area

Kennels shall be cleansed daily and all food scraps, bones and manure removed. Care should be taken to ensure the storage receptacles for water do not provide a breeding ground for flies and/or mosquitoes nor become a source of offensive odours. Yard area shall be raked clean of all scraps and manure and grass shall be kept short mown. The method of disposal of all wastes shall be submitted with the development application and such disposal shall be to satisfaction of the Manager of Environment and Building Services. Burning of manure on site is strictly prohibited.

7. Dogs are to be confined at all times to their runs or exercise yards, such yards to have minimum height of 1.8 metres, except for dogs being exercised, under supervision. Heights of fences may be varied at Council's discretion depending on the breed of dogs proposed to be kept.
8. An acoustically designed kennel/enclosure shall be provided for the housing of distressed dogs. Should a barking nuisance continue the operator shall remove the animal from the premises.
9. Adequate parking to be provided on site for owners, employees and client's vehicles and is to be determined by Council depending on the circumstances of the case.
10. Council will notify adjoining owners and advertise in the local press all applications for a period of fourteen (14) days.
11. Fees to accompany the application shall be in accordance with the provisions of the Environmental Planning and Assessment Act and Local Government Act, and as resolved by Council from time to time, and shall include an amount as assessed to cover costs of advertising."

The previous code was merely a policy document of Council and was never adopted as a formal Development Control Plan under the Environmental Planning and Assessment Act provisions.

The statutory provisions of preparing a control plan are that Council's intention is advertised, the plan is placed on exhibition and the matter referred back to Council for final determination.

Recommendation

Pursuant to Section 72 of the Environmental Planning and Assessment Act, 1979, Council prepare a Development Control Plan for the Housing and Keeping of Dogs.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted subject to Item 6(g) being amended to read:

(g) Cleansing of Kennels and Yard Area

Kennels shall be cleansed daily and all food scraps, bones and manure removed. Care should be taken to ensure the storage

23

receptacles for water do not provide a breeding ground for flies and/or mosquitoes nor become a source of offensive odours. Yard area shall be raked clean of all scraps and manure and grass shall be kept short mown. The method of disposal of all wastes shall be submitted with the development application and such disposal shall be to the ongoing satisfaction of the Manager of Environment and Building Services. Burning of manure on site is strictly prohibited.

ITEM 13: (File DA 118/89; A10-2) [10.429]

Michael 10/8/89

SUBJECT: PLANNING DEFINITION OF MUSHROOM GROWING AND COMPOSTING

REPORT (M.T.P.)

At the meeting of 11th July, 1989, Council considered a proposal for mushroom growing in Boundary Road, Glossodia. Included in the recommendation by the Manager of Town Planning to Council was the following:-

"Council amend Draft Hawkesbury Local Environmental Plan 1987 to define such mushroom growing operations as a rural industry which will require development consent in all zones. This is in consideration of the characteristics of large scale mushroom growing which will more closely reflect a rural industry than agriculture."

As a result of the Manager of Town Planning's recommendation to Council and prior to Council determining the matter, the following letter from the Australian Mushroom Growers Association Ltd. was received:-

"Re: Proposed Recommendation to Define Mushroom Growing Operations as a 'Rural Industry'.

I refer to our meeting of today's date with the Mayor, Alderman John Horrex, and yourself concerning the above matter.

As discussed with you, the members of this Association view with grave concern the possible implications of being classed as a 'Rural Industry', which by many definitions we are not, we are classed as 'Primary Industry/Agriculture' by the Federal and State Governments as per copies of correspondence given to you.

It is therefore requested that your recommendation to Council at their next meeting to define mushroom growing operations as a 'Rural Industry' be withdrawn.

If you have any other suggestions of expressing how you wish to achieve your objectives with this matter, we would be pleased to discuss them with you at a convenient time."

The recommendation to Council that mushroom growing and composting operations be construed as a "Rural Industry" was to, once and for all,

define within appropriate land use terms the category that these operations should fall within.

Under the provisions of Hawkesbury Local Environmental Plan, 1987, as exhibited, should Council construe mushroom growing and composting as agriculture, then such operations will not require Council consent in rural zones. It is believed that Council does require to retain control of these operations, particularly as they have the potential for altering aesthetics and amenity of localities by virtue of the size of buildings and associated truck movements and, in relation to mushroom composting, has the potential to cause the emission of unacceptable odours.

The letter from the Australian Mushroom Growers Association indicates, by their own wording, that they are classed as a "Primary Industry/Agriculture". This classification is used by the Federal and State Governments but is not used in terms of local government land use zonings. The definition of "Agriculture" currently contained in Draft Hawkesbury Local Environmental Plan, 1987, is as follows:-

"Agriculture" has the meaning ascribed to it in Section 514A of the Local Government Act, 1919, but does not include animal establishments."

There are many definitions contained within State planning legislation as standard definitions, the bulk of which are adopted by most Councils including Hawkesbury, however, there are always a number of definitions which require alteration so as to properly reflect the required planning controls of the local area. For example, this Council has altered the definition of "Extractive Industries" to exclude "turf" from the definition of an extractive material. Likewise it is considered that the alteration of the definition of "Agriculture" so that the definition does not include mushroom growing or mushroom composting is based on sound premise.

The definition within State legislation and which has been adopted by this Council in Draft Hawkesbury Local Environmental Plan, 1987, for "Rural Industry" is as follows:-

"Rural Industry" means handling, treating, processing or packaging of primary products and includes the servicing in a workshop of plant or equipment used for rural purposes in the locality."

It will be noted that the definition refers to "primary products" as does the letter from the Mushroom Growers Association refer to their classification as "primary industry". The emphasis being on primary as opposed to secondary or tertiary and also having an emphasis on industry. It is considered therefore that rural industry, being a local government land use term, is an appropriate one in the circumstances and does not impinge on mushroom growers or composters in respect of any other State or Federal Act.

The simple English definition of "Agriculture" within the dictionary is, "cultivation of the soil". Whilst not attempting to indicate that there is not an agricultural connotation to such development, it is believed that the word "industry" cannot be disassociated with the types of processes involved and, therefore, the definition of "Rural Industry" is an appropriate one in the circumstances, as clearly mushroom growing and composting is an industrialised form of agriculture.

25

The definition of "Agriculture" already does not include animal establishments, e.g., poultry farms, intensive grazing, dog kennels, etc. All of these activities can be classified as agriculture insofar as State and Commonwealth legislation and it is known that this Council's definition of, e.g., poultry farms, which is like a number of Council's definition, has not affected poultry farming insofar as its recognition by State and Federal Government as an agricultural undertaking insofar as their legislation identifies it.

It is therefore recommended that Council alter the definition of "Rural Industry" accordingly.

Recommendation

That Council alter the definition of "Agriculture" within Draft Hawkesbury Local Environmental Plan, 1987, as follows:-

"Agriculture" has the meaning ascribed to it in Section 514A of the Local Government Act 1919, but does not include animal establishments, mushroom growing or mushroom composting."

It is further recommended that the Mushroom Growers Association Ltd. be advised that in so doing, Council's decision merely retains the status quo insofar as requiring development consent for mushroom composting and mushroom growing operations within the Shire as is required currently in Hawkesbury Local Environmental Plan, 1984.

Mr.J.Miller and Mr. J. Cox addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT THIS MATTER be submitted to the next Ordinary Meeting with a view to recommending definitions as suggested by the Deputy Manager of Town Planning.

ITEM 14: (FILE L5/89) [10.430]

Michael 14-8-89

SUBJECT: REZONING APPLICATION TO PERMIT RURAL/RESIDENTIAL SUBDIVISION - LOTS 1-5 DP 210461 AND PART PORTION 14 PARISH WHEENY, BELLS LINE OF ROAD, BILPIN.

(REPORT M.T.P)

Council at its Meeting of 11th July, 1989 resolved that consideration of this application be deferred. The meeting was advised of correspondence from S & I Palinkas requesting that the application be deferred pending further information being supplied.

Since Council's resolution, further correspondence has been received in relation to the rezoning.

The proposed rural residential rezoning is in respect of the following properties:

<u>Property</u>	<u>26 Area</u>	<u>Owner</u>
DP 210461 Lot 1	10.12 ha.	W & J Comerford
" Lot 2	13.72 ha.	S & I Palinkas
" Lot 4 & Pt.Lot 3	15.18 ha.	Duxfon Pty Ltd
" Lot 5	8.447 ha.	K & S Saliba
Pt.Por.14 Parish Wheeny	14.68 ha.	W Redshaw

It is proposed to subdivide the above land to create 17 lots with areas of between 6980m² and 10.7 hectares. However, the majority of the lots (11 lots) will have areas of approximately 4-5 hectares.

A summary of the correspondence in Council's possession is as follows:

1. Letter from Mr Bob Duncan, Proprietor/Manager of L J Hooker, Kurrajong Hills. Comment on the previous report by the Manager of Town Planning and is in support of the rezoning.
2. Letter from J M Comerford, objecting to the rezoning application. (Mrs Comerford is a part owner of one of the lots involved in the rezoning application).
3. An unsigned letter enclosing a petition containing 22 names. The letter indicates that the people request Council to alter the present zoning of the village of Bilpin since 60 percent approximately of land sizes vary from one to ten acres.
4. Letter from S & I Palinkas (Bilpin) regarding the reasons for the rezoning and enclosing letters from Brian Speechley, Office Manager, Kershaw First National, Richmond and Jon Blaauw, Raine and Horne, Richmond.
5. Letter from J M & J Powell (Bilpin) generally supporting the rezoning.
6. Letter from Irene Stringer (Berambing) indicating that there should be unrestricted subdivision in Bilpin and Berambing and other outlying areas of the City.
7. Letter from Teerman Newton Pty Ltd, Consulting Surveyors responding to the previous report by the Manager of Town Planning.
8. Letter from P Tadrosse (Bilpin) supporting the rezoning on the basis that it would not have any detrimental effect on the apple/peach industry and would be of benefit to Council.
9. Letter from W J C Redshaw and S Redshaw (Kurrajong Heights) supporting the rezoning on the basis of the declining agricultural industry and the benefits of new families.
10. Letter from B A & V L Reynolds (Kurrajong Heights) supporting the rezoning on the basis that the land is under utilised, decreased bushfire risk and benefits to Council and the community.

27

11. Letter from C & J Richardson (Bilpin) advising that they have no objection to the rezoning.
12. Letter from B M & A N Scanlan (Bilpin) advising that they have no objection to the rezoning.
13. Letter from Bilpin Apple Juice Co (Konrad Schinko) supporting the rezoning since only about 20% of the Company's apples come from Bilpin. Other grounds of support are indicated as decline in orcharding and, "maybe with this rezoning we will get more attention to our roads, since Council will have more ratepayers to support our uprating of roads". It will be recalled that Council waived a condition regarding road upgrading in respect of an approval in 1987 to rebuild and enlarge the fruit processing factory in Hanlons Road.
14. K & S Saliba (Bilpin) supporting the rezoning on the basis that the orchard industry in Bilpin is not competitive and citing personal reasons.

A number of the more comprehensive submissions are reproduced for Council's consideration.

Letter from Bob Duncan, L J Kooker, Kurrajong Hills

"... I have set out below the facts of the matter.

1. Four property owners combined to put the application to Council to subdivide their land into smaller lots. VIZ: Lots 1, 2, 3, 4, 5, and Part 14, Bells Line of Road and Kurts Road, Bilpin - see photocopy attached.
2. The application did not have the support of Council Officers and according to my source was withdrawn by the Consulting Surveyor about 24 hours before it was to be considered by Council. It was only by chance that the Surveyor was made aware that the application was to be rejected. What is disturbing to me is that I understand that the Minutes had already been written up before Council had considered the matter.
3. The grounds for rejection were supposed to be:
 - (a) if subdivision occurred in Bilpin it would force up the value of land in the area. This is plain economic nonsense.
 - (b) if land were allowed to be subdivided in Bilpin, it would have a severe effect on the production of the Apple Juice factory in Hanlons Road. The apple orchardists in Bilpin supply only 30% of the factory's fruit.
4. Of a more serious and long-term nature to the Bilpin community is the Council's total inflexibility in respect to any subdivision. Owners are locked into a situation where they cannot sell large parcels of vacant land, or land with existing orchards on it.

Examples

- (a) Lot 2 Kurts Road, Bilpin - A house on 34 acres.

The owner of this property was enterprising. He had Council approve of an application to rezone it as a motel and restaurant site. Our

office put the property to auction on 17-5-88. It did not sell. We have been unable to sell it either as a motel site or simply as a modern house on acres. - Copy of auction brochure attached.

(b) Lot 5 Valley Ridges Road, Bilpin.

An elderly couple unable to maintain their orchard let it run down. It was on the market from 18-5-88 to 19-4-89, before we secured a sale for them. The new owner intends to remove the trees and use the land as a country hide-away for his family.

(c) Unnamed Orchard - Bilpin

This property has been for sale since 11-7-88. No sale in sight. Unknown to the owner, their bank manager rings me from time to time enquiring about any likely sale.

(d) I know of one orchardist who lost most of his savings. He experienced 6 years of hail storms which destroyed his fruit. He now lives at McGraths Hill.

5. Council needs to examine closely the hardship under which many people live in the Bilpin district, and not rely on the preconceived advice of its officers.
6. In any case Council's blanket "no" to any subdivision application for Bilpin is in direct opposition to the NSW State Government's view that Local Councils should re-examine their current town planning regulations and allow well planned land subdivisions to occur.
7. It is my strong view that only with smaller land size will owners be able to dispose of their properties in the Bilpin District.

I would be happy to speak to any Councillor on this issue if you could arrange for me to do so."

By way of comment, it is confirmed that the rezoning application was discussed with the consulting surveyors by the Deputy Manager of Town Planning on or about 15th May, 1989. The surveyors were advised that the application would be recommended for refusal but they indicated that the instructing owners requested that it be reported to Council. The report was subsequently prepared in accordance with normal practice, the applicants had prior notice and were able to withdraw the application before determination.

In relation to paragraph three of Mr Duncan's letter, the report to the General Purpose Committee on the 27th June, referred to the retention of agricultural land and noted the effect of rezonings on land values and the viability of orcharding generally. Mr Duncan claims that it is "plain economic nonsense" to suggest that subdivision would force up the value of land in the area. However, it would seem that the whole raison d'être for the rezoning is to increase the value of the existing lots which by speculative processes would increase the value of other land in the vicinity and hence their rating burden.

In relation to the comment in paragraph three concerning the juice factory, it was assumed, incorrectly, that the Bilpin Orchards supported the juice factory. However, notwithstanding, the juice is marketed as "Bilpin Apple Juice" and it is an important market for lower grade apples from the Bilpin area, as well as other areas.

The fourth paragraph of Mr Duncan's letter refers to Council's total inflexibility in respect to any subdivision. It is presumed that this refers to the Bilpin area. Contrary to this statement, Council has a flexible approach to rural residential subdivision. A significant number of rural/residential subdivisions have been supported by Council which, if developed, will result in the creation of approximately 900 rural/residential lots (including 200 x 4ha in Grose Vale and Grose Wold.) In addition Council has supported draft local environmental plans to allow the subdivision of detached dwellings and to allow subdivision on the basis of severance by Crown Reserve Roads. These rural/residential subdivisions are considered in the context of strategic planning for the City as a whole. Council will be aware that its new planning scheme, Hawkesbury Local Environmental Plan, 1989 which considered subdivision proposals throughout the City area, will soon become law.

Mr Duncan also quotes a number of examples to support his assertion that owners are "locked into a situation where they cannot sell large parcels of vacant land, or land with existing orchards on it". Clearly, it is not valid to make a general statement based on three examples with very limited information. One of the examples quoted is land owned by S & I Palinkas (one of the applicants) and none of the examples are supported by an evaluation of whether the desired sale prices were realistic. For example in simplistic economic terms, all land is saleable providing realistic market prices are applied. However it is often the case that unrealistic expectations are held by landowners and sometimes Real Estate Agents based on perceived development prospects which often do not exist.

Paragraph five of Mr Duncan's letter also refers to the "preconceived" advice of Council officers. This suggests that Council officers are not inclined to listen to or appreciate the circumstances of people in the Bilpin District. On the contrary, every opportunity is afforded people to discuss such matters with Council officers. None of the property owners involved in the subject application have met or discussed the application with Council officers prior to its submission.

In relation to paragraph six of the letter it is accurate in so far as it acknowledges the State Government's view that Local Councils should examine their current town planning regulations and allow well planned land subdivisions to occur. What this paragraph neglects to include is the fact that this has already been done with Draft Hawkesbury Local Environmental Plan, 1989.

Letter from J M Comerford

"As a joint owner of one of the blocks of land (namely Lot 1 Kurts Estate, Bilpin) I wish to bring my objections to the notice of the Council. The history of the proposed subdivision is simply that the owner of Lot 2 Kurts Estate has been unable to sell his block of land for what he considers suitable reimbursement. As a result of his financial greed I now find myself in the middle of a redevelopment in what is a rural area.

The entire proposed subdivision is based around maximising financial gain for the owner of Lot 2, Kurts Estate overlooking existing dams and water supply for other sections. The new proposal concerns me in that it leaves a block marked number four on the proposal easily available for even further subdivision.

I cannot see how it would be possible to maintain our orchard in what will become a semi suburban area. Fruit growing is a difficult occupation to make a living and I do not want to find myself having neighbours objecting to the noise of farm machinery etc.

Bilpin has been a fruit growing district for 50 years. Council will have to decide whether orchardists can continue to work in Bilpin or whether they should see alternative areas of employment because subdivision such as the one proposed rules out orcharding particularly with divisions such as the proposed lot 4.

If the Council is in favour of subdivision I would suggest that planning should be undertaken to include a much larger area of Bilpin not just allowing piecemeal subdivision of small sections which may not blend with servicing requirements etc of future subdivision".

Letter From P Teerman, Teerman Newton Pty Ltd

"... Apart from seeking to amend the minimum area provision, the proposed development in no way conflicts with these objectives (of Draft Local Environmental Plan, 1987), and will in fact reinforce the stated objectives by restrictions as to user enshrined on title, and to which Council will become a party to the application of these restrictions. And, in this regard, particular notice should be taken of the ultimate paragraph of the planning report, where reference is made to the depth to frontage ratios of Lots 14 -17. A comprehensive scrutiny of the submission will reveal that while these ratios are not usual, the use of the greater proportion of these lots is restricted under title to conservation and wilderness park, and is a most innovative and legal method of ensuring in perpetuity the preservation of the existing wooded and natural environment.

The purpose of the application is not to contravene the proposed provisions of the DLEP but to comply in all aspects with the stated objectives.

RETENTION OF AGRICULTURAL LAND

ORCHARD LANDS

While two of the properties do receive rural rating for orcharding the only conclusion to be drawn is that there are existing orcharding activities. The assumption of economic viability has no relation to the rating category applied to the lands.

Very strong assurances have been given by the owners that, in terms of true economic assessments the existing orcharding activities do not meet viability criteria.

Inquiries have strongly indicated that in fact, in the Bilpin area, there is a small number of larger orchards which are economically viable.

The majority of orchards in the area are mature and becoming more aged. They are generally below what the area considers to be viable economic unit necessary to sustain a family and are not economic in current agricultural terms because of old traditional tree and row spacings. The existing marginal area lots and the attendant need to consolidate, the necessity to inject large fundings on borrowed capital, with a non income generation period of a minimum four years will witness the decline of production within the Bilpin region.

There are only two alternatives to maintain orchard production in the Bilpin area.

- i) Consolidation in very large orchards to allow production of various pome and stone fruit varieties to achieve year round production and the necessary economics of scale.
- ii) Reduction of orchard size to attract resident buyers with sufficient off farm income to subsidise orchard investment, with certain taxation benefits and lifestyle attractions.

Given the high cost of land acquisitions, the capital investment required, together with the two existing large roadside outlets and the competition of other major apple production areas, it appears that a process of consolidation in the Bilpin area is not envisaged by existing orchard holders. Therefore the first alternative is not a market option and alternative (ii) is the only objective capable of achieving the retention of the local pome fruit industry.

GRAZING LAND COMPONENT

In terms of general agricultural production, the proposed project will have no detrimental effect on the economics of the grazing land sector, and may well cause increases due to inputs of new technologies and increases in total numbers of animals grazed.

JUICE FACTORY

We understand that the quantity of Bilpin apples processed at the factory has decreased by some 20% and is steadily decreasing. Juicing stock is imported from other regions to meet the factory's requirements. The factory is undergoing an equipment update to enable more economic production and will essentially become a single operator enterprise on completion of these works. Bilpin apples are not an essential ingredient in the continuity of the juice factory.

The juice factory is seen by orchardists as a way to utilise the rubbish component of the crop and is not considered to produce any significant levels of income.

ROADSIDE STALLS

There are no controlled atmosphere storage facilities in the Bilpin region but some cool room storage is available. Cool rooms will generally hold over new seasons crops until the following September.

The two major outlets, market apples and additional produce from outside the region as the only viable economic alternative, and to maintain year round supplies.

In terms of roadside sales, a local orchard producing say 240 tonnes of fruit would require 12000 visitor purchasers each taking 20 kilos over a season period of two months.

It would seem that intensive production of alternative types of produce may better serve the retention of roadside stalls, if they are to be seen as essential to the character and ambience of the Bilpin area.

SPOT REZONING V. GENERAL REZONING

It was not intended that the subject lands be distinguished from a general rezoning of the Bilpin area. The project is not from a single owner but rather a substantial group of owners which reflects the general desires of Bilpin residents.

It is not for private individuals to initiate general rezonings but rather for the planning authority to accurately assess and predict the requirements of the residents and the pressures of the market.

The proposal will not create an adhoc incremental change, there is no deviation from the objectives of the proposed DLEP zoning, the only application being for an alteration in the development standards in regard to minimum area.

The frontage depth ratios of the proposed Lots 14 - 17, as stated earlier, are simply a means to ensuring the preservation in perpetuity of the natural state of those lots.

CONCLUSION

1. The proposal is in harmony with the zonal objectives of the Draft Hawkesbury Local Environmental Plan 1987.
2. The proposal places no undue pressure on the provision of use of public amenities or services.
3. The proposal reflects the social and economic requirements of the residents of Bilpin.
4. The proposal may well be a model for the future development of the Bilpin region, the basis for the continuance of the areas character and lifestyle.

It is therefore requested that Council resolve to support the preparation of the required local environmental plan, that it be placed on public exhibition so that it may be examined and judged by the residents of Bilpin who ultimately should be the final arbiters of community standards and requirements."

In response to Mr Teerman's submission it should be noted that there is a relationship between the economic viability of an orchard and the granting of a rural rate exemption. One of the tests of a rural rate exemption is

that the enterprise demonstrates a "significant commercial purpose or character". Clearly, it is not possible to argue that orchards are no longer economically viable while they continue to be the recipients of rural rating exemptions over successive years and involve significant agricultural production.

It is not possible to make any assessment of the state of the Bilpin orchard industry and its role in the economy of the City without a thorough and comprehensive environmental study. The two listed alternatives to maintaining orchard production (if it is declining in relative terms compared to other areas) are overly simplistic and are assertions not supported by any detailed investigation. Without the benefit of such detailed investigation it is maintained that the most likely outcome of a general downgrading of the minimum area requirement for subdivision will be to increase land values to the detriment of agricultural production.

Mr Teerman's submission also responds to the issue of a spot rezoning v general rezoning and states that it was "not intended that the subject lands be distinguished from a general rezoning of the Bilpin area. The project is not from single owner but rather a substantial group of owners which reflects the general desires of Bilpin residents." On the contrary, the application does not even have the support of all of the subject land owners and there is no basis for suggesting it reflects the general desires of Bilpin residents.

Planning Assessment

It is not proposed to reproduce the report to Council's Meeting of 11th July, 1989. It is considered that that report provided an accurate summation of the town planning issues in respect of the rezoning application.

As previously reported, this assessment, has not addressed the proposed configuration of the lots. Even if the proposed subdivision were permissible, a subdivision application would likely be refused on the grounds of an unsatisfactory ratio of depth to frontage for lots 14-17.

This rezoning application illustrates a growing dilemma in the processing of smaller rural/residential subdivision proposals. While Council has in place a number of strategy documents dealing with rural/residential subdivision, all rezoning applications for rural residential subdivision are still referred to Council for determination. It is suggested that in the subject application, this has unnecessarily heightened the expectations of property owners and has resulted in unproductive effort on the part of the applicant, Council staff and the elected Council. At Council's Meeting of 11th July, 1989, two other proposals for rural/residential subdivision were considered. These related to land on Comleroy Road owned by Peel Downes (Item 19) and a three lot proposal for land of the Estate of the Late D Shepherd (Item 7). There are an additional four applications in this business paper. It would seem that applicants perceive the potential financial gain from rural/residential subdivision as far outweighing the costs of submitting an application.

The report to Council's Meeting of 11th July, 1989 which lists options for rural/residential subdivision provides a useful direction for

consideration of further rezoning proposals. In this regard, Council has resolved to undertake an environmental study for land identified in the rural lands study to allow further subdivision. The subject rezoning application does not comply with any of the options within this report or Council's existing policy statements being the rural lands study and draft Hawkesbury Local Environmental Plan, 1989.

Given the above, it would seem appropriate, 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 subdivision not complying with the above policy documents. Such determinations could be reported to Council in the same manner that development applications determined under delegated authority are listed. Consequently, if desired, Council would still be in a position to request further assessment of any applications. Alternatively, the potential gains from strategic planning initiatives will be degraded by responding to numerous ad hoc enquiries which have no chance of being successful when considered by the Department of Planning.

Recommendation

1. That the rezoning application be refused.
2. That an additional objective be incorporated in the Draft 7(d) Environmental Protection (Scenic) Zoning to protect orcharding activities in the Bilpin area.
3. 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.

The Town Clerk/General Manager advised that a letter had been received from Teerman Newton Pty. Ltd., which he read in full and which is quoted below :

"Proposed Rezoning Application - Lots 1, 2, 3, 4 and 5, Deposited Plan 210461 and Part Portion 14 Pups Road, Kurts Road and Bells Line of Road Bilpin.

We have received advice from one of the proponents of the above proposed rezoning application, that he does not wish to be included in the proposal.

Accordingly we request that you withdraw the application from next Tuesday's Committee Meeting in order that we may amend our proposal."

Mr.P.Teerman and Mr. Dingle addressed the Committee.

COMMITTEE'S RECOMMENDATION

1. THAT THE REZONING application be refused.
2. That an additional objective be incorporated in the Draft 7(d) Environmental Protection (Scenic) Zoning to protect orcharding activities in the Bilpin area.
3. 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.
4. That a study be undertaken into the long term future of the apple growing industry into the town planning strategies for the Bilpin/Berambing area.

ITEM 15: (File E74/5) [10.431]

MES. 10/8/89

SUBJECT: PROSPECT ELECTRICITY - REVIEW OF ELECTRICITY
RETICULATION PRACTICES AND CAPITAL CONTRIBUTION
REQUIREMENTS IN NEW RESIDENTIAL SUBDIVISIONS

REPORT (M.E.S.)

Correspondence was received from Prospect Electricity regarding Council's decision to adopt a new electricity reticulation system within residential subdivisions, wherein the subdivider is responsible for the excavation and backfilling of trenches as well as co-ordination of the joint use of such trenches by Telecom.

Prospect Electricity advises that after allowing for an updating of the standard contribution rate and a reduction for developer trenching, a new contribution rate of \$1,300 per lot has been determined. This contribution rate is applicable for subdivisions with average lot frontages of 15-20 metres. It will be adjusted above 20 metres and below 15 metres at the rate of \$65 per metre.

The new rate and trenching arrangements will be applicable to all subdivisions where the developer has not met all the necessary requirements for the issue of "Notification of Arrangement" prior to 1st September, 1989.

The proposed new arrangement will apply to subdivisions including further development in Bligh Park where power is by underground reticulation distribution.

The previous rate was \$1,440 with all work undertaken by Prospect Electricity.

Although the new arrangement should allow the subdivider to exercise further control over the works required, it appears that there is an overall increase of approximately \$110 in providing power.

It is considered that upon completion of actual projects, further savings by Prospect Electricity may be achieved, allowing a downwards revision of the costs to the ultimate benefit of the home buyer.

Recommendation

That Prospect Electricity be requested to undertake detailed costings of power supply to residential subdivisions over the next six (6) months to allow for a review of the charges with any savings to be passed on to benefit the development and ultimately the purchaser of land.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 16: (File S210;R190) [10.432]

Glen 10/8/89

SUBJECT: CONDITIONS OF SUBDIVISION CONSENT CONCERNING ROAD RESEALING

REPORT (M.T.P.)

Council's current standards for Engineering Construction Requirements for Subdivision and Development is as per the policy adopted on the 13th December, 1988. The policy however, makes no reference to the requirement for resealing existing sealed roads where required.

Many subdivision consents have been conditioned to require resealing of the existing sealed road in front of the property, this being generally based on the principle that the developer should pay for improvement to the road as a consequence of increased traffic generated as a result of the subdivision. Applications have been consistently assessed in this respect, however, because of the varying standard of existing sealing, some applicants have been required to provide resealing, whereas, others have not. Additionally, a number of those applicants who have been requested to provide resealing have complained regarding the condition, in that they indicate from their observations that the existing sealing is considered to be in a reasonable state of repair and not one which requires resealing.

In this respect, Council is advised that notwithstanding that an existing seal may appear to be in good repair, resealing in the near future may still be required to maintain the integrity of the pavement.

However, as all subdivisions generate additional traffic on the City's roads, it is considered that Council should levy a Section 94 charge for resealing towards its Rural Road Bitumen Resealing Programme and as a consequent of increased traffic generated as a result of subdivision.

It is considered that an equitable basis for assessing the applicable amount would be by the following formula:

37

3.05 metres (being half of an average sealed width) x \$1.60 per lineal metre (current cost of resealing) x 130 metres (being the average road frontage of a rural lot)

The cost per lineal metre would be assessed at the applicable rate at the time, however, for the above rate a rural subdivision would require a Section 94 payment of \$635 per lot.

Should Council adopt such a policy, it would assist in a co-ordinated approach to rural road resealing, whereas, as currently exists the developer provides isolated resealing patches in front of their particular properties.

Recommendation

That Council alter its policy for Engineering Construction Requirements for Subdivision and Development by the inclusion of a requirement, pursuant to Section 94 of the Environmental Planning and Assessment Act, 1979, to enable the imposition of a condition for road resealing in accordance with the formula contained within the report.

The Manager of Engineering Services advised the Committee that Paragraph 5 of the report should read :

"It is considered that an equitable basis for assessing the applicable amount would be by the following formula :

3.05 metres (being half of an average sealed width) x \$1.60 per square metre (current cost of resealing) x 130 metres (being the average road frontage of a rural lot)."

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 17: (File 68A 297/76) [10.433]

SUBJECT: EXTRACTIVE INDUSTRIES - EAST KURRAJONG ROAD,
SECTION 2.

Jan
14-8-89

REPORT (M.T.P.)

At its meeting of 11th April, 1989, Council called for a report on the compliance or otherwise of conditions pertaining to the extractive consents issued on East Kurrajong Road, Section 2. These consents were the subject of a report to the General Purpose Committee of 21st March, 1989, at which time two of the three extractive operations were inspected by the Committee.

This report relates only to the Readymix Quarry, with the other two to be reported on at a later date. It is the Readymix property, however, that is the current source of the majority of complaints, the major portion of which are in relation to traffic noise and traffic danger.

The application was for the winning of sandstone and was approved by Council in November, 1976. While the quarry did commence operation not long after the consent was issued, such operation did cease for a number of years and relatively recently recommenced under the Readymix Group. Whilst it is not a condition of consent, it was implied in the application that the time required for approval was twenty years so that, in this respect, it is considered that the consent is due to expire on 22nd November, 1996.

The conditions of that consent were annexed to the Committee business paper of 21st March 1989.

Prior to Readymix recommencing operations, they wrote to Council advising that they intended to operate the quarry and requesting advice on the measures that needed to be undertaken to comply with the conditions of the consent. Council's reply indicated a number of outstanding items and as a result and prior to their commencement of operations, Readymix engaged a planning consultant to prepare the necessary plans and information required so as the consent could be actioned once again.

The conditions of the 1976 consent for the most part reflected standard conditions which were attached to the majority of extractive approvals at the time.

The following is a comment on each condition and having regard to the submission by Readymix's Consultant presented to Council prior to their re-commencement of operations.

1. Extraction commenced within the two year time limit.
2. A \$5,000 bond has been received.
3.
 - (i) Indicated in Consultant's documentation.
 - (ii) " " "
 - (iii) " " "
 - (iv) " " "
 - (v) " " "
 - (vi) No permanent improvements are to be effected by the proposal.
 - (vii) Indicated in Consultant's documentation.
 - (viii) " " "
 - (ix) " " "
 - (x) " " "

39

- | | | | |
|-------|---|---|---|
| (xi) | " | " | " |
| (xii) | " | " | " |
- (xiii) This is the information in the original application and in the subsequent Readymix Consultant's submission.
3. (a)(i) Indicated in Consultant's documentation.
- | | | | |
|------|---|---|---|
| (ii) | " | " | " |
| (b) | " | " | " |
- (c) The stages will be completed in numerical order and each stage will only be opened up on the completion of the previous stage or with Council's concurrence.
- (d) The plans indicate 10 stages of excavation. Restoration and rehabilitation of stages 6-10 will be completed as each stage is quarried. Only the upper benches of stages 1-5 can be rehabilitated when each stage is completed as the quarry floor becomes stages 6-10 at later times.
- (e) Excavation site conforms to the setback requirements.
- (f) Site's development conforms to these setback requirements.
- (g) Access to and from the site is via East Kurrajong Road to the main road system.
- (h) Vegetation is only to be removed within the excavation site and then only as each stage is reached.
- (i) All removed vegetation is to be disposed of to Council's requirements.
- (j) Topsoil and useable overburden is to be stockpiled around the boundaries of excavation site for later reuse.
- (k) Other overburden will be stockpiled as required by Council.
- (l) The excavation site is not located within 45 metres of the creek at the rear of the land.
- (m)(i) No water is proposed to be removed from the creek at the rear of the site and water flowing to the creek from the excavation will pass through one or two silt dams.
- (m)(ii) No licence required.
- (n)(i) Fencing will be erected and maintained as directed by Council.
- (n)(ii) Indicated in Consultant's documentation.

- | | | | |
|----------|---|----|---|
| | | 40 | |
| (n)(iii) | " | " | " |
| (o) | " | " | " |
| (p) | " | " | " |
- (q) Excavation of the site has commenced in accordance with the approval.
- (r) These requirements will be undertaken in accordance with Council and the State Pollution Control Commission directions.
- (s) All plant will be removed from the site upon completion of the excavation and the rehabilitation of the site.
- (t) Amenities are already provided on the site.
- (u) Other approvals and licences have and will be obtained as required.
- (v) No new buildings are proposed.
- (w) Current contribution being paid is 20 cents per tonne.
4. The transport route to and from the site will be via East Kurrajong Road, Section 2, to and from the main road system.
5. No blasting is proposed by Readymix at this time.
6. The inspection fee has been included within the per tonne of extraction levy and has been regularly paid.
9. Adequate insurance will be taken out by the Readymix Group

It will be noted from the conditions of consent that there was no condition concerning hours of operation. This has subsequently been imposed as a licencing condition by the State Pollution Control Commission. These provisions of the State Pollution Control Commission are as follows:-

- "1. The crusher shall be used only between the hours of 7.00 a.m. and 4.00 p.m. Mondays to Fridays and between 7.00 a.m. and 1.00 p.m. Saturdays. The crusher shall not be used at any time on Sundays or public holidays.
2. The crushing and screening plant shall be operated not more than 3 months in one calendar year.
3. The sound pressure LA10,T of noise generated on the site shall not exceed a level of 45db(A) when measured over a 10 to 15 minute time period at the nearest or most affected residential boundary.
4. Loading operations shall be carried out only on the eastern side of the stockpile of finished product.
5. No more than 5 trucks shall enter, load and leave the premises between the hours of 6.00 a.m. and 7.00 a.m."

Other licencing directions to the extractor by the State Pollution Control Commission are as follows:-

"Air:

1. The radial stacker shall be adjusted where necessary to maintain a height of not greater than 2 metres above the top of the stock pile on which it is depositing the crushed sandstone.
2. A mobile water tanker shall be used to spray water on the road ways to prevent dust emissions.
3. Water sprays fitted to the crushing and stacking plant shall be operated to prevent dust emissions from the plant.

Noise:

The licensee shall take such practicable means as may be necessary to prevent or minimise the emission of noise from the premises, the licensee shall:-

1. Maintain noise control equipment installed on the premises in an efficient condition.
2. Operate any such noise control equipment in a proper and efficient manner.
3. Process, handle, move or store materials on the premises in a proper and efficient manner."

Because of the complaints received by local residents concerning their perceived overloading of trucks leaving the site, the matter was referred to the Roads and Traffic Authority for their investigation. Their response dated 7th June, 1989, is as follows:-

"Officers of the Vehicle Weights Section of the Roads and Traffic Authority are responsible for the enforcement of vehicle loadings on roads in New South Wales.

Mobile Weight of Loads inspection officers regularly patrol the Putty Road, and I have been advised that these patrols are active between Windsor and Colo Heights for 2 to 3 days per week, on a random basis.

Overladen vehicles using the Putty Road at times when checking teams are present would be stopped and issued with a breach and subsequent fine."

As indicated previously, the overwhelming majority of complaints received are in relation to truck movements and, to a lesser extent, truck movements before 6.00 a.m. daily. The difficulty is, and this has been evidenced by officers' inspections, that the quarry does not start before 6.00 a.m., however, contracted truck movements utilise the local road system to arrive at the quarry site to enable a 6.00 a.m. start. Such truck movements are not regulated by the conditions of consent and Council cannot stop legal use of roads.

When the complaints concerning the East Kurrajong Road, Section 2, extractive operations were first reported to Council at its meeting of 12th April, 1988, it was resolved at that time, inter alia, that Council request assistance from local residents to document breaches of operating hours and to advise of their willingness to appear in court. In respect of the Readymix quarry there has been no indication of a willingness to assist Council notwithstanding that there has occasionally been indicated to be breaches of operating hours. However, breaches of operating hours concerning Readymix have not been observed by Council officers.

It is believed that all conditions of the consent have reasonably been complied with by Readymix, however, there is an opportunity for Council, and in the terms of Condition 3(w) of the consent, to increase the amount paid in royalty so that the amount does not exceed 10% of the gross sales at a fair market value. In this regard and for the 1988 year, Readymix paid Council an amount of approximately \$30,000, based on 20 cents per tonne royalty, this equating to an extraction for the year of approximately 150,000 tonnes.

The better method of calculation for road levies is to assess an amount per tonne per kilometre of local road useage. The current levy does not take into account the kilometric distance of local road use which, if calculated at a rate at this time, would be 20 cents per tonne per kilometre. As the site is 2.45 kilometres from Putty Road, the amount per tonne would be 49 cents. The price at the pit of a tonne of material is approximately \$5-\$7 and Council could charge, in accordance with condition 3(w), an amount of between 50 and 70 cents. It is considered that, as a first increase in the levy increment, an amount of 50 cents per tonne should be applicable.

The utilisation of these monies in improving the road situation is expected to go some way towards alleviating the burden being experienced by the local residents.

Recommendation

That the information concerning the conditions of development consent concerning the Readymix quarry be received and that the Readymix Group be advised that Council requires an amount of 50 (fifty) cents per tonne extracted from the site.

Mrs. Depaoli and Mrs. Crosbie addressed the Committee.

Mr.F.Stevens, Manager of the Sandstone Operations throughout Sydney representing Readymix Group addressed the Committee.

COMMITTEE'S RECOMMENDATION

1. THAT THE INFORMATION concerning the conditions of the development consent concerning the Readymix quarry be received and that the Readymix Group be advised that Council requires the amount of 50 (fifty) cents per tonne extracted from the site.

43

2. That a plan of construction and maintenance work of East Kurrajong Road Section 2 be prepared and submitted to Council indicating the expenditure of these funds and a report be presented as soon as possible.
3. That the operators of Calsil quarry be requested to prepare a revised plan of management for the future operations of the quarry.
4. Readymix be requested to consider a 7.00 a.m. starting time for future quarry operations.
5. Calsil's advice regarding the preparation of the plan be requested within 30 (thirty) days.

ITEM 18: (File 102/89) [10.434]

KARL 14-8-89

SUBJECT: DEVELOPMENT APPLICATION EXTENSION OF EXISTING BUILDING FOR STERILIZING AND HIDE PULLING AREA, ENCLOSURE OF LOADING DOCK, EXTENDING AWNING TO HOUSE INEDIBLE OFFAL COLLECTION ROOM, OFFICE AND STAFF AMENITIES BUILDINGS AND HIDE SHED: BABLANA PTY LTD. 102/89 KING ROAD - WILBERFORCE.

REPORT (M.T.P.)

The following report and item of correspondence were considered at the meeting of 11th July, 1989, where it was resolved that they be deferred. The report and item of correspondence are repeated below:-

"At its Ordinary Meeting of the 13th June, 1989, Council resolved as follows:

- A. THAT THE APPLICANTS' request to amend Consent No. 411/88 to permit extensions to the existing building for the purpose of a sterilizing and hide pulling area, enclosure of a loading dock and the extension of an awning to house an inedible offal collection room be refused for the following reasons:
 1. The development would cause an unacceptable increase in the deleterious effect upon neighbouring residential properties in regard to noise, odour and traffic.
 2. The site is not appropriate for further extension of the agricultural industry of abattoir.
 3. The proposal is not in the public interest.
- B. That any unauthorised buildings or work that have been carried out be removed.
- C. Action be taken to ensure that conditions of previous consents are adhered to.

44

The application as reported to Council also related to the erection of offices, amenities and covered yard/hide shed, however, in the resolution no mention was made of these additional buildings. For Council to refuse the current proposal in its entirety the previous resolution will need to be amended.

IT IS RECOMMENDED THAT

A. THE APPLICANTS' request to

(i) Amend Consent No. 411/88 to permit extensions to the existing building for the purpose of a sterilizing and hide pulling area, enclosure of a loading dock and the extension of an awning to house an inedible offal collection room;

(ii) Erect an office, hide shed and staff amenities as specified in DA 102/89 be refused for the following reasons:

- (1) The development would cause an unacceptable increase in the deleterious effect upon neighbouring residential properties in regard to noise, odour and traffic.
- (2) The site is not appropriate for further extension of the agricultural industry of abattoir.
- (3) The proposal is not in the public interest.

B. That any unauthorised buildings or work that has been carried out be removed.

C. Action be taken to ensure that conditions of previous consents are being adhered to."

ITEM OF CORRESPONDENCE

Letters received from Mr Macpherson, Director, Bablana Pty Ltd.

"We understand that this matter will be placed before your Council Meeting for consideration on the 11th inst.

We request that a decision be deferred and the matter be placed on the agenda for discussion at the General Purpose Meeting on the 25th inst., when we would have the opportunity to explain our actions to date, and to present to you a program to improve the general appearance of our property.

The Directors and Management of Bablana are anxious to ensure that the residents of Wilberforce are not inconvenienced by our presence and we will be inviting all interested parties to meet with us on Thursday 20th inst. at 1 p.m. at King Road in an endeavour to reach an amicable solution to any problems which they have."

It was previously reported to Council that representations had been received in respect of nuisance arising out of one of the subject premises and of unauthorised works that had taken place. Should Council resolve as per the recommendation to it at the 13th June, 1989 meeting the use of the property would be able to continue in accordance with previous consents however unauthorised works would have to cease and be removed.

Recommendation

A. THE APPLICANTS' request to

- (i) Amend Consent No. 411/88 to permit extensions to the existing building for the purpose of a sterilizing and hide pulling area, enclosure of a loading dock and the extension of an awning to house an inedible offal collection room;
- (ii) Erect an office, hide shed and staff amenities as specified in DA 102/89 be refused for the following reasons:
 - (1) The development would cause an unacceptable increase in the deleterious effect upon neighbouring residential properties in regard to noise, odour and traffic.
 - (2) The site is not appropriate for further extension of the agricultural industry of abattoir.
 - (3) The proposal is not in the public interest.

B. That any unauthorised buildings or work that have been carried out be removed.

C. Action be taken to ensure that conditions of previous consents are being adhered to.

Mr. Macpherson, Director of Bablana Pty.Ltd. addressed the Committee.

COMMITTEE'S RECOMMENDATION

A. THE APPLICANTS' request to

- (i) Amend Consent No. 411/88 to permit extensions to the existing building for the purpose of a sterilizing and hide pulling area, enclosure of a loading dock and the extension of an awning to house an inedible offal collection room;
- (ii) Erect an office, hide shed and staff amenities as specified in DA 102/89 be refused for the following reasons:
 - (1) The development would cause an unacceptable increase in the deleterious effect upon neighbouring residential properties in regard to noise, odour and traffic.
 - (2) The site is not appropriate for further extension of the agricultural industry of abattoir.

(3) The proposal is not in the public interest.

- B. That any unauthorised buildings or work that have been carried out be removed.
- C. Action be taken to ensure that conditions of previous consents are being adhered to.
- D. That the movement of stock trucks not be permitted between the hours of 11.00 p.m. and 5.00 a.m. in the morning.

ITEM 19: (FILE P160/89) [10.435]

Michael n/8/89

SUBJECT: AMENDMENT TO THE ENVIRONMENTAL PLANNING ASSESSMENT ACT, 1979 - MEDIUM DENSITY HOUSING

REPORT (M.T.P.)

The Environmental Planning Assessment Act (1979) was amended on the 30th June, 1989. This amendment principally will allow developers to appeal against a Council decision to refuse to rezone land for medium density housing. It applies to land currently zoned residential or special uses (adjoining residential land) which at present does not permit medium density housing.

The basic structure of the new legislation is as follows:

A development application and rezoning application are lodged concurrently with Council. Council then has fourteen days in which to advertise, exhibit and notify neighbours of the proposal. The Council must also prepare a draft local environmental plan in terms notified by the Minister for Planning. The development proposal is assessed by the Council, taking into account Section 90 of the Act and the additional following heads of consideration;

- The availability of water and sewerage services based on advice from the service authority.
- The proximity of the site to hazardous or offensive industries or installations.
- The effect on the site of any aircraft noise.
- The likely impact of the development on the heritage value of the area, especially scale and character, or the impact on an item of environmental heritage.
- Effect on an escarpment area, foreshore scenic protection area, or any other area in which special landscape controls apply under the local or regional environmental plan.
- Proximity to agricultural activities, e.g. pesticide spray.

If the Council decides to approve the application, the plan amendment is referred to the Department of Planning and the consent takes effect on the gazettal of the plan amendment.

If Council refuses the rezoning/development application there is a right of appeal to the Land and Environment Court. All who made a submission on

47

the application have a right to be heard in the Court. The Court can approve, amend or refuse the proposal. The development/rezoning application process is shown diagrammatically at the end of this section of the business paper.

The applicant may also seek a court order if there is a delay in processing the rezoning/development application at any stage, to ensure each step is carried out in a reasonable time.

Planning Comment

The amendment to the Environment Planning Assessment Act in relation to medium density housing will have minor effect on the planning process in the City of Hawkesbury. Council's Draft Local Environmental Plan which is awaiting gazettal makes medium density housing a permissible use, with Council consent, in all residential zones. The quality of such development will be controlled by Council's adoption of a medium density housing policy which is currently being exhibited for public comment and possible amendment following further report to Council.

Recommendation

That the information relating to the amendments to the Environmental Planning Assessment Act covering the processing of rezoning applications for medium density housing be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION 3 - FINANCE

ACCOUNTS PAID

COMMITTEE'S RECOMMENDATION

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

General Fund Nos.	79575 - 80167	\$9,614,521.21
Trust Fund No.	7172 - 7209	\$1,776,079.61

		\$11,390,600.82

STATEMENT OF BANK BALANCES, INVESTMENTS AND FORM 2

COMMITTEE'S RECOMMENDATION

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

FINANCIAL STATEMENT FORM 2A

COMMITTEE'S RECOMMENDATION

THE FINANCIAL STATEMENT to 30th June, 1989 be received and the amounts shown as expenditure be now voted.

Alderman Stubbs left the meeting at this stage, the time being 4.05 p.m.

ITEM 1: (File C49) [20.230]

SUBJECT: APPOINTMENT OF HAWKESBURY DISTRICT ADVISORY
COMMITTEE

REPORT (T.C.)

The Minister for the Environment has advised the appointment of eight members of the Hawkesbury District Advisory Committee which covers the Hawkesbury District of the National Parks and Wildlife Service. This district involves Brisbane Waters, Dharruk and Yango National Parks. Council nominated Alderman Rotherham for the Committee and he has been appointed for a term commencing 1 July, 1989 and ending 30 June, 1992.

For information.

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received.

2

ITEM 2: (File N140) [20.231]

SUBJECT: INTERIM COMMUNITY COMMITTEE - YENGO
NATIONAL PARK AND PARR STATE RECREATION
AREA

REPORT (T.C.)

The Acting Minister for the Environment has advised that a community-based committee is to be established to consider management issues for the Yengo National Park and Parr State Recreation Area. He has requested Council to indicate if it has an interest in participating in such a committee and to convey a nominee, should it so desire.

There are a number of important issues for the Macdonald Valley in the planning of these areas including the use of the recreation area by four-wheel drive vehicles with subsequent problems for the local road system.

It is recommended that Council be represented on the committee and, should an Alderman not be available, then an appropriate staff member will be nominated. Nominations have to be with the Minister by 31 July so that advice will be forwarded following this committee meeting.

Recommendation

That Council nominate a member for the Interim Community Committee for the Yengo National Park and Parr State Recreation Area.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ALDERMAN ROTHERHAM be nominated as Council's representative on the Interim Community Committee.

ITEM 3: (FILE C51/63) [20.232]

SUBJECT: BLAXLANDS RIDGE COMMUNITY CENTRE -
CAPITAL ASSISTANCE PROGRAMME 1988/89

(REPORT T.C.)

An application from the Management Committee for funding from the NSW Department of Sport, Recreation & Racing Capital Assistance Programme 1988/89, was considered by Council, along with other requests, for a contribution of 50% towards the cost of the construction of a multipurpose court. Costs were estimated at \$27,800 and the Committee requested that Council provide 50% (\$13,900) if the application proved successful.

Council considered all applications and agreed to consider contributing towards four (4) projects -

Multipurpose Court Clarendon,
Wilberforce United Soccer Club,
Woodbury Park and
Hawkesbury Cricket Club.

3

The Blaxlands Ridge project was not included in those applications which if successful, would be financially assisted by Council. The Committee has since been advised that the Department will make available a grant of \$13,900 being 50% of estimated costs. The privately prepared projects supported by the Council all had a contribution by the organisation involved.

Correspondence from the Committee now requests that Council contribute 50% (\$13,900).

RECOMMENDATION

That an offer be made to the Blaxlands Ridge Community Centre of \$6,950 (six thousand, nine hundred and fifty dollars) grant and \$6,950 (six thousand, nine hundred and fifty dollars) loan to be repaid interest free over 10 (ten) years for the construction of a multipurpose court.

COMMITTEE'S RECOMMENDATION

THAT AN OFFER be made to the Blaxlands Ridge Community Centre of \$6,950 (six thousand, nine hundred and fifty dollars) grant and \$6,950 (six thousand, nine hundred and fifty dollars) loan to be repaid interest free over 10 (ten) years for the construction of a multipurpose court. That the funds be voted from the Reserve held from Contributions by Developers.

ITEM 4: (FILE S205-29) [20.233]

SUBJECT: PROPOSED INTRODUCTION OF A HARDCOPY RECORDS SYSTEM

(REPORT T.C)

For some time a review has been under way with regard to the present record system and alternatives thereto which would be more suited to the operations of this organisation.

The current system of records management basically involves the microfilming of all documentation received by the organisation and specific subject files kept on microfiche are updated as appropriate. The original items of correspondence are not retained except for documents the Council is required by law to retain or any legal documentation which is filed on the legal document register.

The review has highlighted the fact that the present system does not facilitate easy and efficient research and review of the history relating to any particular matter. This position was confirmed by the Department of Local Government Inspector and the management consultants.

A review has been conducted by a staff committee comprising representatives from each section of the organisation and the efforts of this committee recently culminated in an extensive report prepared by the Records Manager and submitted to the Management Executive Committee Meeting held on Monday, 10th July, 1989.

In essence the report recommended the implementation of a hardcopy system proposed to be implemented at the beginning of next year. The principle of the hardcopy records system is that all original documentation will be retained on specific subject files with the actual file moving to the relevant officer for actioning as appropriate. Similar systems are used extensively by public and private organisations.

In fact, at the present time, many departments keep their own separate records system in various forms of hardcopy for convenience sake. This is clearly a duplication of purposes and an inefficient use of staff resources.

With the introduction of the proposed hardcopy records system there are certain costs involved particularly in relation to the necessary storage facilities, extra staff resources and the initial purchase of the hardcopy file covers. With regard to the storage facilities it is proposed compactus type units will be utilised and provision has been made for the purchase of same in conjunction with the general office relocation previously considered by the Council. The issue of extra staff resources has been extensively investigated and at this stage it is considered that one additional junior clerk will be required in the records section thereby bringing the total staffing level to five persons. The need for an extra staff member is considered justified by the additional work load generated by hardcopy file movement throughout the organisation and ongoing file maintenance. The matter of additional staff will be addressed in the 1990 estimates. With reference to the purchase of the file covers prices have been sought from various suppliers which indicate at this stage that for a quantity of 10,000 file covers the price will be in the order of \$12,000. In order to adequately prepare for the introduction of the system at the beginning of next year the file covers will need to be purchased at an early date. There is currently over 30,000 files and allowance will need to be made in the 1990 budget for the additional covers.

The new system will prove to be more efficient in terms of information movement, access and retrieval. Work is currently underway on the development of an appropriate correspondence index system on the new Genasys computer software system acquired by Council. Allowance has been made in the form 2A for the funding of the initial 10,000 covers.

Recommendation

Information regarding the records system be received

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

5

ITEM 5: (FILE 625-10) [20.234]

SUBJECT: COLO HEIGHTS RESERVE COMMITTEE

(REPORT T.C)

Correspondence from the President of the Management Committee of the above Reserve notifies Council of the resignation of members, at the meeting of 11th July. There have been, according to the correspondence, "incompatible differences" within the committee.

Recommendation

That a public meeting be called for the purpose of electing a new management committee for the Colo Heights Reserve.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (FILE G95-48) [20.235]

SUBJECT: DEPARTMENT OF SPORT, RECREATION AND RACING CAPITAL ASSISTANCE PROGRAMME 1989/90

(REPORT T.C)

The Department of Sport Recreation and Racing has announced the Capital Assistance Programme for 1989/90.

The guidelines indicate that generally, high priority will be given to projects:-

- (i) where multi-purpose or flexible usage is planned;
- (ii) which will be used by a wide cross-section of the community;
- (iii) which are developing in response to expressed or obvious local needs;
- (iv) which are supported by Local Government and the community;
- (v) where local funds will be involved;
- (vi) where suitable long-term management arrangements have been advised; and
- (vii) where applicants can demonstrate the financial capacity to meet ongoing maintenance and replacement costs.

The Department has advised the closing date for applications is Friday 11th August, 1989.

In general, a minimum of 50 percent of the total cost of the project "will need to be raised by the local organisation concerned".

Applications will be invited and reported to Council for ranking.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (FILE 1185(W)) [20.237]
SUBJECT: RESUMPTION OF PART PORTION 52 LAND OF PITT TOWN,
21 ELDON STREET, PITT TOWN

(REPORT T.C.)

A vacant parcel of land exists at Pitt Town, on the southern side of Eldon Street between Chatham Street and Wellesley Street for which no owner can be found. The land contains an area of approximately 2000m² and land rates, sewer rates, loan rates and interest charges currently owing amount to \$7801.86. The owner in Council's records is the Estate of Grono and the solicitors for the Estate have advised that no title documents exist for the land and therefore the Estate stopped payment of the rates several years ago. They also stated that they have no evidence that Grono ever owned the land.

Searches have been undertaken at the Land Title Office and no records could be found to confirm a current owner.

The Department of Local Government has been contacted and has stated that a resumption appears to be the best avenue open to the Council to regularise the title for the land.

Once the resumption process has been completed and the title formally transferred to Council the land may then be sold for residential purposes.

Recommendation

1. That Council serve notice of intention to resume Part Portion 52, No 21 Eldon Street, Pitt Town, with the period of lodgement of objections being 30 (thirty) days.
3. That all necessary documents be executed under Seal of Council.

The Mayor advised that a request had been received for this matter to be deferred.

COMMITTEE'S RECOMMENDATION

CONSIDERATION OF THE report be deferred.

ITEM 8: (FILE 3662(w)) [20.238]
SUBJECT: APPLICATION FOR EXEMPTION FOR RATING

(REPORT T.C)

An application has recently been received from the Windsor Congregation of Jehovah's Witnesses requesting that their property situated at 82 Pitt Town Road, McGraths Hill be granted exemption from rating.

The application for exemption has been submitted under Section 132 (1)(h)(i) of the Local Government Act which provides that any building used or occupied for public worship may be exempt from rates.

The building was completed and occupied in November, 1987. From the recent inspection undertaken it was confirmed that the building is used as a place of public worship.

Details of the rates and charges for the 1989 rating year are set out hereunder:-

1989 General Rates	\$735.90
Interest Charges Calculated to 31st July, 1989	36.80
	\$772.70

It is felt that the rates and charges should be written off and the property be non-ratable from 1 January, 1989.

Recommendation

That the property No 82 Pitt Town Road, McGraths Hill be granted exemption from rating from 1st January, 1989, in accordance with Section 132(1)(h)(i) of the Local Government Act and furthermore rates and interest charges totalling \$772.70 (seven hundred and seventy two dollars and seventy cents) be written off in respect of the 1989 rating year.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE [20.239]

Alderman Rotherham asked if a report could be prepared that might suggest a way to assist the proprietors of the Fifth Dimension who are having problems with the customers' bicycles on the footpath and asked if the provision of a bike rack in that area could be investigated.

Alderman Rotherham referred to a letter received from the South Windsor Glee Club seeking relief for the rental of the Ham Street Hall.

The Mayor stated that this matter would be investigated.

Alderman Rotherham referred to the new Senior Officers Award and Prospect County Council. He referred to a press release advising that approval had been given by the Council to make application to the Industrial Tribunal to vary the Prospect County Council Higher Appointments Award. The award changes involve an increase of 5% in salaries offset by a 15% productivity improvement from each Officer. This productivity increase is brought about by Senior Officers foregoing a 9-day fortnight and four award holidays resulting in an additional 30 productive working days from each officer annually.

Alderman Bazeley referred to the information received regarding the \$1.6 million accruing to Council for the sale of land in Castlereagh Road and in that it was mentioned \$470,000 had already been spent on Bensons Lane. Alderman Bazeley asked if that amount was from tied grants or loans.

The Manager of Financial & Administrative Services advised that some funds were allocated out of each loan programme over several years but during that time there were also Assistance Grants for Unemployment and other grants for sporting activities through the Department of Sport, Recreation & Racing. The total funding was not purely grants nor was it loans, it was a mixture of all.

The Manager of Engineering Services advised that there will be a report on Bensons Lane coming before Council in the next two or three months.

Alderman Mackay stated that he had received a complaint about the footpath paving on the Kurmond Road side of the Hawkesbury High School.

Alderman Mackay stated that he had received a complaint from a near neighbour of Monaghan's Hardware about the deteriorating condition of Mileham Street on the western side facing the Council land and also continuing down to Forbes Street.

Alderman Mackay stated that he had a question by a resident from Richmond Road as to whether Council had a development application for a Youth Hostel in a house that has recently been sold in Richmond Road near the Rum Corps Barracks.

The Deputy Manager of Town Planning undertook to investigate the matter.

Alderman Mackay referred to Lot 3 Spinks Road, on the Kurmond Road end, the property of Mr. & Mrs. Agius. He stated that there appeared to be some degradation of the land and asked what is the current situation.

The Manager of Environment & Building Services advised that the matter has been brought to the attention of the Department of Agriculture, but it does not appear that the Department has any control in that regard. He stated that he intended to bring the matter to the notice of the Soil Conservation Service.

Alderman Mackay referred to a letter from the Bilpin District Hall Management Committee seeking a financial contribution.

The Mayor advised that this letter would be the subject of a report to Council.

Alderman Mackay advised that he had received a letter from the Glossodia Community Centre about a meeting they were having to discuss a problem

9

they have due to the School of Dance having to quit the premises because they did not have a wooden floor.

The Manager of Engineering Services stated that the matter is being investigated, costs have been obtained and a report would be submitted to Council.

Alderman Mackay referred to a letter from Mr. Minty-Saarinen complaining profusely about Hanlons Road.

The Mayor advised that this is being investigated.

The Manager of Engineering Services stated that funds were voted at the last meeting in regard to Hanlons Road and also in respect to Mileham Street, funds have been voted for a programme of works in that area.

Alderman Books asked what is happening about The Terrace issue.

The Mayor pointed out the procedures that involves Traffic Authorities, the Heritage Council, reports, examinations and studies, and this is the reason why it has taken so long.

The Town Clerk/General Manager advised that the current position is that the design of the roundabout in Thompson Square and the whole issue of what occurs with The Terrace is dependent upon the decision of the design and the subsequent construction, should it occur. As far as he is aware the Roads & Traffic Authority would be undertaking the design and submitting it to Council. The Authority would also be seeking the approval of the Heritage Council for its implementation.

Alderman Benson referred to Bardenarang Creek and the bridge at the side of the floodgates and the washaway. Council had agreed to fix it but because of the floods this had not been done. He asked if the situation could be examined further with a view to having the work carried out.

Alderman Denne referred to where the traffic comes out of Riverview Street and then makes a left hand turn and then a sharp right turn into William Street. Alderman Denne stated that traffic run over the white lines on the road. She asked if the Local Traffic Committee could look at installing paved traffic control devices at this location and also in Pecks Road. Alderman Denne stated that it is particularly dangerous for children crossing the road.

Alderman Denne referred to the increased traffic in Grose Vale Road. She stated that traffic park in front of the Doctor's surgery creating a problem. Traffic coming down Grose Vale Road merge into one line. The Doctor's surgery does have parking behind it and Alderman Denne asked if some "No Standing" signs could be erected in that particular area.

Alderman Denne asked if the Local Traffic Committee could look at the above three areas.

Alderman Sheather asked if anything has been done to the section near Walmsley Swamp in Walmsley Road.

The Manager of Engineering Services stated that in regard to Walmsley Road he has no knowledge of any roadworks being undertaken for repairs, etc.

10

With regard to the drainage between Walmsley Road and Settlers Road, a response has been made to the people who made enquiries to Council including letters to the owners indicating their responsibilities concerning the easement for drainage purposes through the adjoining property to the river. These people have the rights over the easement. Council is not in a position to tell them to do the work, it can only seek their co-operation. It is an easement in favour of one lot only.

Alderman Sheather asked if the Town Clerk/General Manager had had negotiations with the residents of Wilberforce about the Hall and asked the present position.

The Town Clerk/General Manager advised that the Architect has prepared the final plans with costings and a meeting has been requested with the people representative of the School of Arts Committee within the next two weeks so that the matter can be reported to the next Committee meeting of the Council. The situation is that it would be put to the representatives that Council could not entertain running two halls in Wilberforce, it would have to be one or the other, so the cost and the advantages of both locations will be placed before them and their comments brought back to Council.

Alderman Sheather referred to the Woodlands Park Pony Club.

The Manager of Engineering Services stated that the Mayor had asked for a meeting to be convened with the people at Woodlands Park regarding the future of that area. He has endeavoured to contact Mr. MacDonald and this will be followed up.

The Mayor stated that a request had been made for a Management Committee to be formed in regard to the Woodlands Park Reserve property generally, and an input from the Committee will be sought which will take into consideration those matters which will involve Pony Club use and other matters.

Alderman Rotherham referred to Item 17 relating to the extractive industries in East Kurrajong. He recalled in the report that the Department of Motor Transport said that they had Weight Inspectors carry out random checks on the Putty Road between Windsor and Colo Heights three days a week. He asked if the Department could be requested to make those checks a little more random - they always have the checking point just north of Blaxlands Ridge Road - if the Department could on occasions carry out checks south of East Kurrajong Road, obviously there is more chance they might weigh the odd truck load of sandstone. He stated that not many go north.

The Manager of Engineering Services undertook to pass this information on to the Department.

The Town Clerk/General Manager referred to the matter raised by Alderman Rotherham in relation to Senior Staff and the Senior Staff Award. The Senior Staff of this Council, with one exception, are all paid strictly in accordance with the Award. They have not and never have been involved in the 9-day fortnight. They do not claim overtime and they do not get paid for attendance at meetings.

The meeting terminated at 4.40 p.m.

REPORTS FOR DETERMINATION

SECTION 4

FINANCE AND ADMINISTRATION1. INSURANCE QUOTATIONS 1989-90. I112

Council's insurance policies fall due for renewal on 20th August, 1989.

Council's insurance broker, Sedgwick Abrahams Pty Ltd have completed a market appraisal exercise and received quotations from the following insurance companies.

1. F.A.I. Insurance Group
2. G.R.E. Insurance Ltd
3. N.Z.I. Insurances Ltd
4. C.I.C. Insurances Ltd
5. Zurich Australia Insurance Ltd
6. Lumley Underwriters Ltd

After considering all quotations the following companies have been selected as having the most competitive quotations and have been recommended by Sedgwick Abrahams Pty Ltd for acceptance by Council.

Premiums

<u>Type of Policy</u>	<u>88/89</u>	<u>89/90</u>	<u>Underwriter</u>
Industrial Special Risk	37,220.09	45,499.04	FAI Insurance Group
(The increase in premium was due mainly to vandalism claims amounting to over \$40,000).			
Householders	1,223.85	1,525.80	FAI Insurance Group
Motor Vehicle	55,000.00	57,420.00	FAI Insurance Group
(Increase due mainly to increase in sum insured).			
Fidelity Guarantee	1,500.00	1,500.00	FAI Insurance Group
Livestock	209.00	209.00	GRE Insurance Group
Machinery Breakdown	6,579.53	7,052.27	FAI Insurance Group
Marine Hull	33,864.65	10,985.00	CIC Insurance Ltd
Workers Compensation Excess of Loss	20,000.00	22,000.00	Royal Insurance
Total	\$155,597.12	\$146,191.11	

The above quotations were selected on the basis that all were the lowest in their respective classes.

Council will note that in most classes there is a slight increase in premium however overall a reduction of \$9,406.01 was received.

This relates to the reduction in the Marine Hull Insurance brought about by all Ferry Contractors entering into a new agreement where they are now responsible for their own Marine Liability Insurance.

A further reduction will be obtained as it has been decided that there is no need to insure the hull of the Lower Portland Ferry.

Council will recall its decision to join with five other Councils in forming a Joint Insurance Authority (Westpool) which covers Council against Public Liability and Professional Indemnity. Those policies expire on 31st October, 1989, and as yet, Council's contribution has not been decided by the Executive Committee.

The actual premiums may vary slightly from those listed above as the underwriters quoted on last year's sums insured and there could be slight increases or decreases depending on the revaluation of Council's assets. This is normal in any renewal of Council's insurances.

Provision has been made in the current budget for the renewal of these insurances and to cover the anticipated contributions to Westpool.

Sedgwick Abrahams Pty Ltd are Council's appointed Insurance Brokers with the current agreement terminating on 31st August, 1989. Reappointment beyond this term for a further period of twelve (12) months will require specific Council authority. Sedgwick Abrahams Pty Ltd have acted in their capacity as Council's brokers in a most satisfactory way for the last five years and it is noted that the Company also acts as the fund managers for Westpool.

IT IS RECOMMENDED THAT:-

1. Council renew the specific categories of insurances as detailed in this report at the premiums specified for the term 20th August, 1989, to 20th August, 1990.
2. Sedgwick Abrahams Pty Ltd be appointed as council's insurance brokers for a further term of twelve (12) months commencing from 1st September, 1989.

2. AMENDMENTS TO LOCAL GOVERNMENT ACT. L128;C44/1

The Department of Local Government has advised of amendments to the Local Government Act which empowers Council to delegate authority to its Town Clerk/General Manager to write-off rates below a monetary limit determined by Council and, thus, delete the requirement that the opinion of the Auditor be obtained prior to rates being written-off.

It is recommended that Council delegate authority in the following terms:

- Section 160AA - Pensioner Abandonments: to allow an automatic rebate claim to be produced, prepared and forwarded for subsidy. It is recommended that the amount to be written-off be limited to the rebate amount provided under this Section.
- Section 160C - Postponed Rates and Charges: rates are postponed under this Section when a parcel of land has a single dwelling erected and the parcel of land is zoned for the purposes of industry, commerce or residential flat buildings. When the land ceases to be used as a single dwelling postponed rates become payable for five years preceding the date on which the land ceased to be used solely as the site of a single dwelling house. The amount to be abandoned is the sixth years rates preceding the current rating year. It is recommended that the amount to be written off be limited to the amount provided under the Section.
- Section 158A - Extra Charges: interest charges are raised on rates which remain unpaid at the expiration of three months from the due date. Interest is raised monthly until the amount due is paid. Garbage charges are raised on properties with dwellings which are in the scavenging area from the date of occupation. Amounts that would require to be abandoned are those that have been raised incorrectly for previous years. It is recommended that the amount to be written off be limited to \$400. Amounts above \$400 be reported to Council for determination.
- Sundry Rate Amounts:

Previous years rates - are abandoned when the use of the land has changed (i.e. if a property has been rated residential and changed to rural). In all these cases a supplementary rate is levied on the property. It is recommended that the amount to be written off be limited to

that amount of the original levy which was raised.

Errors in raising a rate - these occur if a property is levied a rate and is not within the benefit area (i.e. a property that is levied a local rate for water or sewerage). It is recommended that the amount to be written off be limited to the amount raised in error.

Retrospective exemption from rating - this can occur if a group that is currently exempt from rating (i.e. Church property) acquires property. This property may be exempt from the date of purchase and subsequently rates may not be payable. Currently, the abandonment of this type of rate is subject to a report and subsequent resolution of Council. It is recommended that the amount to be written off be reported to Council for determination.

Errors in Section 160 Certificate - can occur in the cases of incorrect identification of property descriptions or if adjoining properties are to be amalgamated and subdivided into smaller lots and one of the original lots is omitted from the certificate. It is recommended that the amount to be written off be limited to the amount of \$200. Amounts above \$200 will be reported to Council for determination.

IT IS RECOMMENDED THAT pursuant to powers conferred on it by Section 530A of the Local Government Act 1919, Council amend its delegations by providing Clause 2.10 to the delegations of the Town Clerk/General Manager, Garry M. McCully, to write off rates and charges on the following basis:

- Section 160AA - Pensioner Abandonments - be limited to the rebate amount provided under this section.
- Section 160C - Postponed Rates and Charges - be limited to the amount provided under this section.
- Section 158A - Extra Charges - be limited to the amount of \$400 (four hundred). Amounts above \$400 being reported to Council for determination.
- Previous Years Rates - be limited to that amount of the original levy which was raised.
- Errors in Raising a Rate - be limited to the amount raised in error.
- Retrospective Exemption from Rating - the amount to be written off, be reported to Council for determination.

- Errors in Section 160 Certificates - be limited to the amount of \$200 (two hundred). Amounts above \$200 (two hundred) being reported to Council for determination.

3. HAWKESBURY FITNESS CENTRE - APPLICATION FOR COMMONWEALTH GRANT. GP5

The Commonwealth Department of the Arts, Sport, the Environment, Tourism and Territories and the Australian Sports Commission have advertised the Community Recreation and Sporting Facilities Program. The Program is to provide financial assistance to supplement that provided by State and or local government authorities and other community sources to meet high priority recreation and sporting facility needs in selected communities. Thirteen million dollars (\$13m) will be available over the three years of the Program and applications are now being sought for funding in 1989-90, the closing date being 25th August 1989.

The Program will largely provide funds to local government authorities for:

- the upgrading of existing facilities to relate them to present community needs and improve the financial viability of the facility;
- additions to existing facilities to meet broader community needs;
- the provision of additional facilities or features in projects currently under construction to more adequately address community needs; and
- the development of new facilities where community need and support are strongly demonstrated.

It is felt that an application for assistance towards construction of the Hawkesbury Fitness Centre at Richmond would meet the guidelines of the Program. The maximum grant in respect of any single application is \$250,000.

IT IS RECOMMENDED THAT application be made to the Department of Arts, Sport, the Environment, Tourism and Territories for a grant of \$250,000 (two hundred & fifty thousand) towards construction of the Hawkesbury Fitness Centre at Richmond.

4. NATIONAL AUSTRALIA BANK - RENEWAL OF LOAN. B23

Offering Council a renewal loan of \$110,000 repayable over four years by half yearly instalments of \$19,177.96 at an interest

rate of 16.1% per annum for principal outstanding on a loan due on 17th July, 1989.

The loan offered repays a loan of \$174,000 borrowed in 1985 which was renewable after four years.

IT IS RECOMMENDED THAT the offer be accepted, and application be made to the Minister for approval to raise the loan and the Seal of Council be affixed to the application and mortgage documents.

5. STAFF MATTERS. S1/8P

The following resignations have been received:

Mr Max Gallard, Works Depot, Engineering, effective 21st July, 1989.

Mr Greg Rodwell, Works Depot, Engineering, effective 21st July, 1989.

Mr Trevor Williams, Works Depot, Engineering, effective 21st July, 1989.

IT IS RECOMMENDED THAT the resignations be accepted and references be issued under the Common Seal of Council.

ENGINEERING1. ROAD SHOULDER IMPROVEMENT PROGRAMME. R190

Tenders were invited to undertake the Road Shoulder Improvement Programme and the tenders received are summarised hereunder:-

1. Ace Lite Pty Ltd -
18 Fullan Road, Blacktown \$10.00 per m²
2. Robshaw Earth Moving Pty Ltd -
2 Owen Street, Plumpton \$10.49 per m²
3. Kenco Constructions Pty Ltd -
15 Roseby Road, Kellyville
Quoted rate was \$17.50 per lineal
metre, which converts to a rate
of \$11.67 per m² based on a 1.5m
wide shoulder. \$11.67 per m²

Additional to replace unstable subgrade
where required \$42.00 per m³

Additional excavation and removal to
alter shape of shoulder and drains
\$14 per m³

An estimate of cost to undertake the work on the basis of day labour operation being supplemented by sub-contractors and hired plant where required, has been prepared and a rate of \$4.50 per m² determined. Based on this square metre rate, improvements to the road shoulders could be undertaken over a length of approximately 16 kilometres within the vote of \$217,664 provided.

When this matter was originally reported to Council on 13th June, 1989, it was resolved that the road shoulder improvement works be undertaken on Bowen Mountain Road, Creek Ridge Road, Freemans Reach Road, Grose Vale Road, Oakville Road, Scheyville Road, Spinks Road, Terrace Road and Wolseley Road, however, based on the estimated unit rate, it will not be possible to accomplish the full extent of the work detailed.

On this basis, it is felt that the roads to be treated should be prioritised as listed hereunder and the work carried out in that order, to the extent of the funding available:-

1. Freemans Reach Road - Windsor Road to Gorricks Lane
2. Bowen Mountain Road - Grose Vale Road to Lt. Bowen Drive
3. Oakville Road - Old Stock Route Road to Saunders Road

4. Scheyville Road - Old Stock Route Road to Pitt Town Dural Road
5. Terrace Road - Bells Line of Road to Kurmond Road
6. Spinks Road - Creek Ridge Road to Chestnut Drive
7. Grose Vale Road - selected lengths between Grose River Road and Westbury Road
8. Wolseley Road - Pitt Town Road to Oakville Road
9. Creek Ridge Road - Kurmond Road to Spinks Road

Based on the estimated unit rate, it is expected that the first five priorities will be completed, which is the bulk of the work, however it is possible some savings may be made, where shoulder maintenance has been carried out on these roads as part of the normal maintenance programme, thus enabling extension of the works.

IT IS RECOMMENDED THAT no tenders be accepted and the Road Shoulder Improvement Programme be carried out on a day labour basis using sub-contractors and hired plant where required on the roads listed in order of priority to the value of two hundred and seventeen thousand six hundred and sixty four dollars (\$217,664).

2. PROPOSED BANK RE-SHAPING - B.Y. & S.J. CHANG
LOT 2 CORDNERS CORNER, WINDSOR. F84/5, 810-3

Council is in receipt of the report prepared by Webb, McKeown and Associates Pty Ltd, concerning the re-shaping of the right bank of the Hawkesbury River across the property owned by B.Y. & S.J. Chang.

The report gives consideration to the hydraulic effect of discharge around the corner in respect to velocity changes.

The report conclusion is:-

"The results show that the only impacts from the proposed works are beneficial. Velocities will be nominally reduced at the corner and flows will be more streamlined. There will be no significant impacts outside the immediate area."

It is therefore considered that the proposal is a matter of the effect of the local impact in respect to bank damage in this area. With a major change in direction of the river flow, it is an area of significant local disturbance and often turbulence, during high discharge or flood conditions and it is considered that the proposal makes no impact of significance in respect to the disturbed conditions that may occur.

Such a proposal, involving the extraction of material, is classified as "designated development" under the provisions of the Environmental Planning and Assessment Act and normally must be accompanied by a full Environmental Impact Statement. However, as the property and the Cordners Corner area in general, were identified in original proposals as having a need for re-shaping and removal of material for flood mitigation reasons, the proposal can be considered in accordance with Schedule 3 of the EPA Regulations and be approved. That is the proposal involves "... alterations or additions to any existing development, which alterations or additions, in the opinion of...(Council)..., are of a minor nature and do not, to any significant extent, change the scale, size or degree of that existing development."

It is proposed that Council advise the Department of Public Works, that Council has no objection to the proposed minor regrading of the river bank at Lot 2 Cordners Corner and that Council is prepared to allow the material to be processed through the existing sand plant operation being undertaken on the adjacent Council and Crown Land. It will be necessary to finalise an agreement between the owners and the current contractor concerning final arrangements.

IT IS RECOMMENDED THAT the Department of Public Works be advised that Council has no concern in respect to the proposed regrading of the river bank on Lot 2 Cordners Corner owned by B.Y. & S.J. Chang and that it is prepared to allow the material to be through the Cordners Corner operation, subject to Public Works Department approval, the submission of final plans of cross sections to the satisfaction of the Manager of Engineering Services and a satisfactory arrangement being made with the Cordners Corner contractor concerning the processing.

3. ACCELERATED ROAD IMPROVEMENT PROGRAMME. PROJECT(S) NOMINATION. R190.

The Roads & Traffic Authority has advised that the State Government has introduced an Accelerated Road Improvement Programme expected to raise \$600 million from the three cents a litre fuel levy.

The Authority advised that the Premier has announced that \$90 million of the additional funds will be made available to councils and that the Minister of Transport has announced that \$54 million of the allocation would be distributed for a programme of council proposed projects on classified roads under the control of councils.

Classified roads are State and Regional roads under the new hierarchy.

The Authority requests submission of suitable projects for consideration. The selection of projects will be made on a State wide basis. It is indicated that allocations will be in absolute terms and not to be indexed and that this should be taken into account within the estimate for the project.

A quick response has been requested with all proposals to be submitted by 15th September, 1989.

The remaining \$36 million will be for classified and local roads with separate advice to be forwarded regarding the Council's share.

With regard to the hierarchy for this area, the following works are proposed for submission -

Boundary Road, Maraylya. Reconstruction from Windsor Road to Pitt Town Dural Road. Length 9.5km.

Reconstruction and widening at an estimated cost of \$2,375,000. Priority for Windsor Road to Old Pitt Town Road. Estimated cost \$940,000.

Spinks Road, Glossodia. Reconstruction through village area. Work to commence 0.3km east of Mitchell Drive, through to the Kentucky Drive intersection. Length 2.3km, to provide for kerb and gutter adjacent to residential land, with a pavement width of 10-12.8m as appropriate. Estimate \$1,230,000.

Freemans Reach Road. Reconstruction, widening and property acquisition from MR182 Singleton Road to improve conditions for traffic 0-3.5km - \$875,000.

Sackville Road MR182. Reconstruction of selected lengths. Mileage measured from Singleton Road MR503.

Reconstruction with minor realignment to provide improved pavement width, pavement strengthening and safety.

1.8-2.1km including intersection with Old Sackville Road.
3.3-4.3km section past Stannix Park Road.
6.1-7.1km

Estimated Cost \$600,000.

IT IS RECOMMENDED THAT an application be submitted for works - Boundary Road, Maraylya; Spinks Road, Glossodia; Freemans Reach

Road and Sackville Road as works to be included in the Accelerated Road Improvement Programme as Council's proposed projects on classified roads.

4. PITT LANE, NORTH RICHMOND. 665-1605

In undertaking the works required under the new arrangements recommended in the Local Traffic Committee report, (Item 2) to the General Purpose Committee of 25th July, 1989, it will be necessary to vote the funds to cover the cost of the works.

The work is estimated to cost \$7,750.00.

As a result of savings through reconstruction of Yarramundi Lane by insitu cement stabilisation, it is proposed that funds be transferred from this project to provide for the work in Pitt Lane. The final cost for the Yarramundi Lane project is now estimated at \$23,000, providing a saving of up to \$59,340.

IT IS RECOMMENDED THAT the civil works for construction of the traffic islands in Pitt Lane in the amount of seven thousand seven hundred and fifty dollars (\$7,750.00), be funded from the 1988/89 Roadworks Programme.

5. REVIEW OF FLOODPLAIN MANAGEMENT PRACTICE IN N.S.W. F84

At the General Purpose Committee Meeting, details of Council's response on the discussion paper was requested. A copy of Council's submission will be forwarded to the Executive of the Flood Mitigation Authorities.

Advice will be forwarded to the Director of The Public Works Department as follows.

"Thank you for the discussion paper on the "Review of Floodplain Management Practice in NSW".

As you are aware, this Council has now, for many years, supported the need for a flood mitigation policy, with strong support towards the construction and maintenance of structural works to lessen the impact of floods along the Hawkesbury Valley.

Policies have been developed by Council over the years, to provide for development in the floodplain and to reduce the impact on the residential areas and expansion around the 'Macquarie' towns.

In this regard, all plans should recognise the peculiarities of the local area providing the necessary guidelines and advice to obtain development that will not unduly suffer during the flood emergency.

Council supports any action to be taken to accelerate funding of works and further, due regard should be given to see that additional funds are provided in respect to urban drainage work so as not to drain funds from the other flood mitigation activities.

Urban drainage considerations should relate to streams, watercourses, open channels and major large drainage lines as the discharge has impact on the flood plain with guidelines as indicated in the "Review of Floodplain Management Practice in N.S.W." given to Council for other pipelines and minor drainage structures.

Provision of a policy to provide for payment of contributions from development towards downstream works would be appropriate. Further extension of the guidelines to incorporate the need for onsite storage within development/redevelopment is appropriate and of course, necessary in the case of pipelines that are at capacity overloaded or designed to an intensity below current practice. Authority and implementation of such a policy should remain the responsibility of the local council unless the area of concern impinges on more than one local government area.

It will be necessary to define the floodplain in respect to urban drainage.

In regard to Section 1.4, concern is expressed in respect to the economic cost of flood damage. It should be noted that the damage from flooding is a fluctuating variable, has the potential to be large and most certainly may result in a large cost to local government. This effect is also felt in the need to redirect resources to flood repairs at the expense of current programmes and timetable.

This Council has indicated support to the provision of a flood insurance scheme and has sought early implementation of the concept by the government.

Current discussions in respect to the probable maximum flood may have a major impact in respect to the Hawkesbury River. This matter should be addressed in further detail to check the rational of an event described not to follow a conventional hydrologic pattern.

Finally, a matter of concern is the availability of flood free access to all areas during floodtime, to provide for safety, traffic, emergency services, access to supplies and commercial and industrial activities.

Council appreciates the opportunity to respond to the paper and would be prepared to assist as appropriate in the further improvement to floodplain management."

IT IS RECOMMENDED THAT the Council's response to the discussion paper on Review of Floodplain Management Practice in N.S.W. be approved.

6. CONSTRUCTION OF AN AMENITIES BUILDING IN WETHERILL CRESCENT, BLIGH PARK 625-246

Council at its meeting on 13th June, 1989, resolved that tenders be invited for the construction of an amenities building in Wetherill Crescent, Bligh Park. Tenders closed at 12 noon on Friday 28th July, 1989. A total of five (5) Tenders have been received as follows:

-	Reefton Pty Ltd	\$ 106,196.00
-	V.A. Gobbo Pty Ltd	\$ 128,000.00
-	Steve Moylan Pty Ltd	\$ 135,000.00
-	C.P.G. Bagnara	\$ 181,200.00
-	Paulmac Constructions Pty Ltd	\$ 194,563.00

The lowest tender in the amount of \$106,196.00 was submitted by Reefton Pty Ltd, George Street, Windsor.

Representations have been received from nearby residents objecting to the proposal. Arrangements have been made for on site discussion and assessment of the planning issues prior to consideration of the tenders received.

IT IS RECOMMENDED THAT consideration of the tenders for the construction of an Amenities Building in Wetherill Crescent, Bligh Park be the subject of a further report to the September meeting.

7. ADDITIONAL REPORT - CHILDREN'S DAY CARE CENTRE - LOT 135 DP
705986 - LT BOWEN DRIVE, BOWEN MOUNTAIN DA 160/89

This matter was considered by Council at the General Purpose Committee on 25th July, 1989, where it was requested that condition 8 (covering disposal of drainage) be further investigated.

Aldermen are referred to Item 4 of the Planning and Development Section of the General Purpose Committee paper for 25th July, 1989. The applicant has now submitted a sketch wherein the drainage is proposed to be discharged from the parking area back to the footway area of Lt. Bowen Drive then across the front of lot 136 to discharge into an existing easement on lot 137. The sketch will be displayed at the meeting. This has been made possible by the applicants proposal to fill the car parking and manoeuvring area by up to 1.2 metres. The proposal will function satisfactorily but will discharge a small amount of additional water onto lot 137 and may cause objection from the owner of lot 137. Lot 137 is vacant and contains an unpiped easement to drain water.

It is still considered that the most satisfactory discharge point is that described by Condition 8 wherein the water is to be piped across the rear of lot 136 which is also owned by the applicant and an easement created across the lot in favour of lot 135. The advantages are that the roof water from the building together with any nuisance surface water may also be picked up by the pipeline and further this will follow more closely the direction of the natural flow of the water and discharge into a well defined gully.

The submitted sketch indicated that the manoeuvring area for the car park which is to be located within a wide footway area between 1 and 3 metres from the edge of the existing seal in Lt Bowen Drive is to be filled to a depth of 1 metre at its northern end. Although there is no evidence that the footway is currently used it is considered that the footway should be provided with a maximum longitudinal grade of 1 in 6 to allow pedestrian usage and for easy maintenance.

IT IS RECOMMENDED THAT Council adopt the recommendation set out in the General Purpose Committee papers including condition 8 with the addition of the following clause;

"14 Pedestrian access along the footway being maintained by providing a maximum longitudinal grade of 1 in 6. In this regard details of all work within the road reserve including cross sections and longitudinal

sections are to be submitted to and approved by the Manager of Engineering Services prior to construction."

8. DRAG BOAT RACERS OF AUSTRALIA - GOVERNOR PHILLIP RESERVE -
EXCLUSIVE USE, 20 AUGUST, 1989 625/205

Requesting exclusive use of Governor Phillip Reserve on Sunday 20 August, 1989 to conduct a race meeting.

In its correspondence the Club recognises that such application is contrary to Council policy that such meetings not be held on consecutive week-ends, however, the only reason advanced for the subject application is clash of function dates with the Upper Hawkesbury Power Boat Club. The latter Club has events scheduled for 13 August, 1989 and 2-3 September, 1989. Neither of the intervening week-ends permit compliance with Council policy.

That policy resulted from consultation with residents in the immediate vicinity of the reserve, and it is recommended that Council's policy be adhered to.

IT IS RECOMMENDED THAT the application by the Drag Boat Racers of Australia Ltd for exclusive use of Governor Phillip Reserve on 20 August, 1989, be refused as that application does not comply with the Council policy in regard to the conduct of such events at the reserve.

HEALTH AND BUILDING1. TENDERS - SULLAGE REMOVAL CONTRACT. S195/5

Following the cancellation of the previous contract it has become necessary for tenders to be invited to carry out this service in order that a new contract be entered.

Considerable difficulty has been experienced with previous contracts, and tenders have been called on a basis which it is believed will minimise these difficulties as detailed in a report to Council's meeting of 13th June, 1989, providing for a fortnightly service on a flat rate basis.

The following tenders were received:-

- a) G & J Horswell & Sons
Tait Street
Smithfield

Per Fortnightly Service	\$16.50
Per Additional Service	\$16.50
Emergency Service (After hours)	\$50.00
Commercial Service	\$8.00
(Per 1,000 litres removed)	
Routine Maintenance of Septic Tank	\$90.00
(Sludge and Solids)	
Final Clean Out (In conjunction with	\$85.00
sewer connection)	

- b) Richardson Waste Services
Coombes Drive
Penrith

Per Fortnightly Service	\$19.89
Per Additional Service	\$25.00
Emergency Services (After hours)	\$180.00
Commercial Service	\$11.05
(Per 1,000 litres removed)	
Routine Maintenance of Septic Tank	\$75.00
(Sludge and Solids)	
Final Clean Out (In conjunction with	\$94.82
sewer connection)	

- c) T.N.T. Waste Control
Burraway Road
Homebush Bay

Per Fortnightly Service	\$20.90
Per Additional Service	\$16.76
Emergency Services (After hours)	\$84.00
Commercial Service	\$10.32
(Per 1,000 litres removed)	
Routine Maintenance of Septic Tank	\$130.00
(Sludge and Solids)	
Final Clean Out (In conjunction with sewer connection)	\$130.00

d) Worth Transport Pty Ltd
Blackman Crescent
South Windsor

Per Fortnightly Service	\$24.00
Per Additional Service	\$24.00
Emergency Service (After hours)	\$96.00
Commercial Service	\$10.50
(Per 1,000 litres removed)	
Routine Maintenance of Septic Tank	\$140.00
(Sludge and solids)	
Final Clean Out (In conjunction with sewer connection)	\$164.00

e) R W Usher & Sons
Fourth Road
Berkshire Park

Per Fortnightly Service	\$29.75
Per Additional Service	\$29.75
Emergency Service (After hours)	\$50.00
Commercial Service	\$7.00
(Per 1,000 litres removed)	
Routine Maintenance of Septic Tank	\$130.00
Final Clean Out (In conjunction with sewer connection)	\$150.00

f) Parkshore Pty Ltd
The Northern Road
Orchard Hills

Per Fortnightly Service	\$35.00
Per Additional Service	\$35.00
Emergency Service (After hours)	\$35.00
Commercial Service	\$10.00
(Per 1,000 litres removed)	
Routine Maintenance of Septic Tank	\$135.00

Final Clean Out (In conjunction with
sewer connection)

\$170.00

As the tenders received from G & J Horswell were significantly lower than the others, lengthy discussions have taken place with the principals to ensure that the requirements of the contract were fully understood and to assess the Company's standing and ability to carry out the work. The Company has many existing contracts, involving both solid and liquid wastes, for Local Authorities, State and Commonwealth Departments and private companies. They are a subsidiary of Ridwaste Pty Ltd and have been operating for many years commencing contracts with Holroyd and Fairfield Councils in 1964 and 1967 respectively. Both these contracts were held continuously until 1988. One of the principals, Mr Ron Horswell is the current President of the Waste Disposal Contractor's Association of N.S.W.

It is considered that the Company fully understands the requirements of the Contract and has the ability to carry out the required work.

There are some additional costs associated with the Contract to be borne by Council and to be recovered from within the service charge.

These costs relate to:-

- a) Disposal costs being contributions to Council's sewerage fund.
- b) Costs associated with raising accounts and collection of charges together with processing of the contractor's return and payments.
- c) Administration.

These costs total \$2.72 per service which is the equivalent of 16.5% on cost on the lowest tender received. It is considered appropriate for a 16.5% on cost be placed throughout the tender prices adopted to arrive at the necessary service charge. If the tender is approved the additional staff will be employed to undertake the necessary accounting functions.

In regard to the tender from G & J Horswell & Sons these service charges would be:-

Per fortnightly service	\$19.22
Charge per annum (26 services)	\$499.72
Additional Service	\$19.22

Town Clerk/General Manager's Report

Ord. 8/8/89

Emergency Service	\$58.25
Commercial Service (1,000 litres)	\$9.32
Routine Maintenance	\$104.85
Final Clean Out	\$99.00

In respect of services to households it is proposed that the accounting arrangements for the balance of 1989 will consist of a single notice for the whole of the period to the end of the year. This would be based on six services as the contract is scheduled to commence on 3rd October, 1989. In future years the sullage collection charges would be shown as a separate item on the rate notices calculated on an annual charge of 26 services as adopted in the Estimates each year. Commercial services and special or additional services will be charged by monthly account.

IT IS RECOMMENDED THAT:-

1. The tender received from G & J Horswell & Sons of Tait Street, Smithfield, as detailed in Tender (a) be accepted and Council's seal be attached to the necessary documents.
2. Council adopt a 16.5% (sixteen point five) surcharge to the Contractor's rate to determine the various service charges to cover Council's costs in relation to effluent disposal, accounting procedures and administration.

2. TENDERS - PARTITION ALTERATIONS - COUNCIL OFFICES.
C/57/1/F

Tenders were invited for the supply and erection of partitioning in the Council offices in accordance with details approved by Council.

The following tenders were received:-

a)	Schiavello Commercial Interiors Cosgrove Road Enfield	\$67,700
b)	Cunic Industries Wattle Road Brookvale	\$68,863
c)	Calibar Office Interiors Tennyson Street Clyde	\$69,000
d)	R M Watson Pty Ltd Gould Street Enfield	\$69,602

Town Clerk/General Manager's Report

Ord. 8/8/89

e)	NSW Joinery Yamma Street Sefton	\$69,713
f)	All West Building Services Brentwood Grove Cambridge Park	\$71,450
g)	John Holland Interiors Pacific Highway North Sydney	\$78,572
h)	Tru-Line Partitions & Ceilings Pty Ltd South Street Rydalmere	\$82,088
i)	Universal Partitions Tennyson Road Mortlake	\$90,352

A tender was delivered to the architect's office 3.5 hours after the closing time. It was from Australian Office Designs and for \$55,290.00. The location and time of receiving tenders was clearly indicated and accordingly the submission by Australian Office Designs should not be considered.

Assessment of the tenders indicated that the lowest tenderer (tender (a)) had misinterpreted the documents and had allowed to supply several doors less than necessary to complete the contract. Accordingly, the company was contacted and requested to confirm if they were prepared to complete the contract for the tendered sum. No confirmation has been received at the time of preparing this report.

The second lowest tenderer (tender (b)) proposed plaster board walls, not as specified (i.e. fixed in lieu of demountable). When contacted the company advised the demountable walls were cheaper than those proposed and reduced the tendered price by \$1,552 to \$67,311.

The architect is satisfied that Cunic Industries are able to satisfactorily carry out the contract.

The Department of Social Security staff vacated the ground floor area last week. Some of the partitioning that has been left can be utilised and negotiations will take place with the successful tenderer for a reduction in price in this regard. Quotations were also received to carry out additional building

works not included in the partition contract. These are as follows:-

Hinchey & Cross Pty Ltd	\$16,460
309 George Street	
Windsor	

V A Gobbo Pty Ltd	\$18,000
14 Balmoral Road	
Kellyville	

IT IS RECOMMENDED THAT:-

1. The tender of Cunic Industries in the sum of \$67,311 (sixty seven thousand three hundred and eleven dollars) for the supply and erection of partitioning be accepted.
2. The quotation from Hinchey & Cross Pty Ltd in the sum of \$16,460 (sixteen thousand four hundred and sixty dollars) to carry out additional building works be accepted.
3. Council's seal be affixed to the necessary documents.

PLANNING1. POLICY - PROCEDURE DEALING WITH PLANNING APPLICATIONS. *Glen 8-8-89*
C50

Council's policy in processing planning applications, is to have staff advise persons involved (particularly applicants) of the staff recommendation (when the recommendation is in the negative or contains conditions unusual to the application) prior to applications being dealt with by Council. This policy is supported and has shown many positive aspects.

In recent months there has been an increasing tendency, by applicants, to request deferment of consideration of matters when there is a negative recommendation. This is unnecessarily increasing the workload for both Council and staff generally to the detriment of consideration of other matters.

It is recommended that Council's policy be to advise applicants and other interested parties of the staff recommendation as soon as this is prepared (in accordance with the current policy) and that Council will only consider deferment of determining applications when reasons are given to Council's satisfaction and indicating changed conditions which justify deferment.

IT IS RECOMMENDED THAT Council's policy in processing planning applications be that staff recommendation is advised as soon as this is prepared (in accordance with the current policy) and that should deferment of determination be requested then Council will only consider this on the merits where there are changed conditions that justify deferment.

Mel 10-8-89
2. SAND EXTRACTION IN THE SHIRE OF BAULKHAM HILLS - LOTS 1, 2 & 3 DP 634989 AND LOT 1 DP 535949 SACKVILLE-MAROOKA ROAD, SACKVILLE FERRY. E78, F81-6

Correspondence has been received from Baulkham Hills Shire Council in relation to representations on behalf of the West Portland and Tizzana Roads Resident's Committee and the matter of a Section 94 levy for the proposed extractive industry.

Correspondence advises that Baulkham Hills Shire Council at its meeting of 20th June, 1989, resolved to approve the application subject to conditions.

In respect of the Section 94 contribution, Baulkham Hills Shire Council advises that it can only require the contribution towards roads within its Shire and cannot use the contribution towards the improvement of roads within the City of Hawkesbury.

It is considered that this is a legal anomaly that should be removed from existing legislation and that Council should make representations to the Minister and to the Association seeking their assistance in having the legislation altered so that Section 94 is not constrained by an arbitrary Local Government boundary.

IT IS RECOMMENDED THAT Council request the Minister for Local Government and the Minister for Planning to alter the Environmental Planning Legislation to enable Section 94 to be applied across adjoining Local Government boundaries and that the Local Government and Shires Associations be requested to make representations on Council's behalf.

3 TOWN PLANNING DEFINITION OF MUSHROOM GROWING AND COMPOSTING. DA 118/89, A10-2 *Mulholland*

A report on the definition of "agriculture" in Council's new planning scheme with respect to mushroom growing and mushroom composting was referred to the General Purpose Committee on 25th July, 1989. *10-8-89*

The General Purpose Committee recommended that further discussions be held with the Mushroom Growers Association to achieve a mutually satisfactory set of definitions for the industry in the new planning scheme.

The discussions took place on Monday 31st July, 1989 and the following proposed alterations have the general agreement of the industry members present at the meeting.

Firstly, it was agreed that mushroom growing should not be separately identified as there may be other forms of intensive agricultural pursuits which should similarly be subject to development consent. Consequently, it was agreed to include mushroom growing in the definition of "agriculture" but to include an additional clause in the draft planning scheme which would require development consent for intensive agricultural pursuits. Typically, such pursuits would involve large climate controlled buildings and would employ persons other than those residing on the farm. Examples may include buildings for hydropnics, tissue culture or mushroom growing.

For the purpose of providing a workable clause to cover such intensive agricultural pursuits, it is not considered practical to set standards in relation to type of activity, the size of the buildings or the number of traffic movements. Such standards would necessarily be arbitrary and open to manipulation. It is suggested that Council's intentions could be simply expressed by requiring development consent for agricultural pursuits undertaken within buildings involving the employment of persons not residing on the land.

In relation to mushroom composting, it was agreed to delete specific reference to mushroom composting in the definition of agriculture. Consequently, for the purposes of implementing the draft plan, mushroom composting would be defined as rural industry and would require development consent. Rural industry means the handling, treating, processing or packaging of primary products and includes the servicing in a workshop of plant or equipment used for rural purposes in the locality.

These proposals will enable mushroom growing to remain as agriculture and will delete any specific reference to mushroom composting.

IT IS RECOMMENDED THAT

1. An additional clause be inserted in Draft Local Environmental Plan, 1987 to require development consent for agricultural practices carried out within buildings, glass houses or the like involving the employment of persons other than those residing on the land.
2. All references to mushroom growing or mushroom composting in the definitions to the Draft Local Environmental Plan be deleted.
3. The Department of Planning be advised of these alterations and be requested to include them within Hawkesbury Local Environmental Plan, 1989.

4. PROPOSED ROAD CLOSURE AND PURCHASE - CROWN ROAD SOUTH OF PORTION 129, PARISH MEEHAN. R190/13/52.

Agm

Application has been received from Ms R G Daines for the closure and purchase of Crown Road lying adjacent to the southern

boundary of Portion 129 Parish of Meehan and providing access to Putty Road.

The road is one of two potential forms of access to Portion 34, which lies on the eastern boundary of Portion 129. A plan will be displayed at the meeting.

Ms Daines' application has been advertised in accordance with Council's practice, and no objections received. As Crown Road, Council is not entitled to any compensation for its closure.

Whilst it is considered that the closure of the subject road is warranted in isolation, there appears to be some conjecture as to whether the alternate "road" also providing access to Portion 34 does, legally, provide access to that property. If the road referred to in Ms Daines' application were to be closed, it is essential that the status of the alternate "road" - as the only other access to Portion 34 - be resolved.

The initial section of the alternate access passing along the western boundary of Portion 30 from Putty Road has been identified as unalienated Crown land - the result of a road closure in 1944. The second section of that access passes along the western boundary of Portion 34 until it meets the Crown Road which is the subject of Ms Daines' current road closure application. Although Council's records show this road to be owned by the owner of Portion 34, a title search has revealed ownership in another name.

Accordingly, before Council's consent should be given to Ms Daines' road closure application, it will be necessary for the following matters to be resolved to ensure that access to Portion 34 is maintained:-

- a) That the unalienated Crown land lying adjacent to the western boundary of Portion 30 has been formally recognised as a legal right of access to the closed road adjoining Portion 24; and
- b) that the ownership of the closed road on the western boundary of Portion 34 does rest with the owner of Portion 34.

Unless each of the above conditions are satisfactorily met, and a legally identifiable alternate access to Portion 34 is identified, Ms Daines road closure application could potentially result in the isolation of Portion 34 from all sources of access to Putty Road.

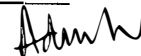
IT IS RECOMMENDED THAT

1. No objection be raised to the closure of the Crown Road lying adjacent to the southern boundary of Portion 129 Parish of Meehan, County of Cook 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.

This non-objection is subject to:

- a) The applicant providing reasonable evidence of alternative access to Portion 34 from Putty Road including:
 - i) Notice that the unalienated Crown land on the western boundary of Portion 30 may be used as legal access to the closed road adjoining Portion 34; and
 - ii) Advice confirming ownership by one party of Portion 34 and the adjoining closed road.
 - b) The written consent of all adjoining owners being obtained.
 - c) The land in the application being consolidated with the adjoining land owned by the applicant following completion of closure and purchase.
 - d) The 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.
2. Authority be given to affix Council's Seal to all necessary documentation.

5. PROPOSED ROAD LEASE - ACCESS LANE BETWEEN LOT 1 DP 775193 AND LOT 2 DP 6118701 FROM RIVER ROAD TO THE NEPEAN RIVER. R190/13/43



An application has been received from Mr J A and Mrs G Horan to lease from Council a section of laneway between their property Lot 1 DP 775193 and an adjoining property, Lot 2 DP 611701 River Road, Yarramundi.

Mr and Mrs Horan have previously applied to Council for the closure and purchase of the subject laneway. This application was considered by Council in December, 1988 and was refused on the grounds that the laneway provided potential access to the Nepean River from River Road. At the time of refusal Mr Horan was advised that a more suitable solution to his request may be to lease the laneway from Council pursuant to Section 276A of the Local Government Act.

Mr Horan subsequently made representations through The Hon. Kevin Rozzoli M.P to request that Council reconsider its decision to refuse his road closure application. Mr Rozzoli, in his correspondence to Council, advised of a number of "undesirable" elements who were frequenting the laneway on a regular basis and generally causing great concern to Mr & Mrs Horan and their neighbours.

It was again suggested to the Horans that, particularly in the circumstances, consideration be given to making an application for lease of the laneway. This application was subsequently lodged and has been advertised in accordance with the provisions of the Act. No objections have been received during the one month advertising period provided.

A letter of support for the Horan's lease application has been submitted by Mr V J & Mrs E R Commerford, owners of Lot 2 River Road which adjoins the Horan's property. Mr & Mrs Commerford have also voiced concern for the number of youths frequenting the laneway and diving from rocks within their property. No practical access to the river exists aside from this as the laneway runs to the end of a high bank, falling steeply to the river below.

Having regard to the problems being encountered and the representations received on Mr and Mrs Horan's behalf, it would be reasonable to offer the applicants a lease on an annual basis, with Council having power under the Local Government Act to terminate such a lease given six months' notice to the lessees. In this manner Council can maintain its established policy of retaining potential points of access to rivers within its boundaries whilst providing some relief to the property owners residing adjacent to the subject laneway.

Council's consultant valuer has advised that a fair and reasonable annual rental for the subject laneway would be \$50.00.

As power lines run along the laneway and access will be required by Prospect Electricity, any lease should be subject to access being provided to that authority and any other government instrumentalities as required. It is envisaged that a lockable

gate could be provided by the lessee at the entrance to the laneway and suitable arrangements be made with relevant authorities to gain access when necessary.

IT IS RECOMMENDED THAT

1. Mr & Mrs J A Horan be offered a lease of the laneway between Lot 1 DP 775193 and Lot 2 DP 611701 in accordance with the provisions of Section 276A of the Local Government Act, at an annual rental of \$50.00 (fifty).
2. The lease rest on correspondence and be reviewed by Council on an annual basis.
3. The lease be subject to appropriate arrangements being made for access, when necessary, by Prospect Electricity and other statutory authorities.

Included
10/8/89 6. DRAFT LOCAL ENVIRONMENTAL PLAN TO PERMIT THE LOCATION OF EXISTING DETACHED DWELLINGS ON SEPARATE LOTS AND TO ALLOW RURAL WORKERS DWELLINGS ONLY WHERE LAND CAN BE SUBDIVIDED. L10-87

This Draft Local Environmental Plan was placed on public exhibition between Wednesday 5th July, 1989 and Wednesday 19th July, 1989. In addition, comments have been sought from the Department of Agriculture and the Water Board.

In response to this process, only one submission has been received from the Water Board concerning the provision of water supply to these subdivisions. The Board's advice is as follows:

"...adequate planning of the water supply system is based on existing zoning information. The Board was not previously aware of any plan for rezoning which has inevitably reduced the ability to supply water for further subdivision under existing zoning.

The Board could not provide for increase in demand unless the system is amplified. The cost of these amplifications as well as for major works would have to be borne by the developer.

Despite these difficulties, the Water Board is conscious of the importance to the Council of allowing these developments to proceed. Therefore, as a formalisation of the existing use of land we consent to the subdivision of detached dwellings (mainly rural workers dwellings) on rural land and the prohibition of further rural workers dwellings except

where the land has potential for subdivision under the minimum area provision for the relevant zoning. This is under the proviso that these lots are a part of the lots identified in your letter and the water supply is restricted to a maximum flow of 3 litres per minute per lot to those properties fronting a water main...."

The proviso given by the Water Board relates to background information provided in correspondence to the Board. This information indicated that a search of Council's consent registers in relation to rural workers dwellings revealed that a total of 163 rural workers dwellings had been approved since 1964. Further, a large majority of these dwellings were located outside the areas serviced by reticulated water.

It should be noted that the Draft Local Environmental Plan relates to existing detached dwellings, the majority of which are likely to be rural workers dwellings. However, it is possible that there are a number of detached dwellings which predate the introduction of planning laws which would have subdivision potential under this Draft LEP. Therefore, the Water Board's proviso would unfairly exclude these dwellings from subdivision.

The second proviso that the water supply be restricted to a maximum flow of 3 litres per minute per lot is likely to result in an overall improvement in the water supply in the various benefit areas. This will be achieved as the dwellings, the subject of the subdivision, would already have reticulated water. The imposition of a maximum flow of 3 litres per minute per lot as a condition of subdivision consent would restrict peak demands on the various water supply systems.

Accordingly, it is not considered that the Local Environmental Plan should be restricted to only approved rural workers dwellings but should generally apply to detached dwellings. However, the Water Board's proposal that water supply be restricted to a maximum flow of 3 litres per minute per lot to those properties fronting a water main is a desirable restriction in the interests of maintaining the integrity of the water supply systems. This would require the provision of onsite storage tanks as a condition of subdivision consent. This additional cost could be defrayed in the long term by a reduction in water rates through supplementing the Board's supply with roof water run off.

IT IS RECOMMENDED THAT:

1. The exhibited Draft Local Environmental Plan be varied to generally provide as follows:

Subdivision

- * The Council may consent to the subdivision of land for the purpose of locating existing detached dwellings (but not dual occupancy) on separate lots.

Any approval for a subdivision referred to above must be conditioned to restrict the reticulated water supply to each lot to a maximum flow of 3 (three) litres per minute.

Rural Workers Dwellings

- * A house for a rural worker may only be erected on a lot which has subdivision potential under the applicable zoning.
 - * A house for a rural worker must be sited so that a possible future subdivision would not result in 2 (two) houses being located on one lot.
 - * A house erected on a lot after the first house has been erected thereon shall be used only for the accommodation of a person engaged in the use of that lot for the purposes of agriculture.
2. That the Draft Local Environmental Plan be referred to the Department of Planning for final gazettal.
 3. That the Water Board be advised of Council's determination of their submission.

7. ENVIRONMENTAL STUDY, "NEPEAN PARK", YARRUMUNDI.

Michael 10-889
L9-87

It has been resolved that this rezoning application, consisting of 122 rural/residential lots be supported and that the Department of Planning be requested to issue a Section 65 Certificate to enable the proposal to be placed on public exhibition.

Subsequently, the Department advised that it would not issue a Section 65 Certificate without an environmental study which had specific regard to the treatment and disposal of sewage, the adequacy of water resources, soil conservation requirements, and the impacts of the development on river water quality. The study would also need to address the issues raised in Schedule 4 of the

Draft Hawkesbury/Nepean Regional Environmental Plan.

The Department's response was discussed with the applicant, and it was agreed that the applicant would fund the cost of the necessary Environmental Study. Subsequently, a firm of Consulting Engineers Montgomery Hosking Stone Pty Ltd, was appointed to undertake the Environmental Study at a cost of \$8025.

The Environmental Study has now been completed and the Consultants advise that there are no major adverse impacts arising from the development as proposed, provided that proper design, construction and operational procedures are carried out. The Consultants do not discount the possibility that, subject to a detailed soils survey and testing programme, the soils may prove inadequate to provide the required nutrient removal from the effluent from household sewage treatment units. In that case a central package treatment plant equipped with nutrient removal facilities would be required.

It is anticipated that the development would have a maximum daily water demand of 0.68 megalitres (680 kilolitres/day) and that this would be extracted from the Nepean/Hawkesbury River. Average annual daily requirements are estimated to be about $\frac{1}{2}$ of the peak day demand. In order that the water from the Nepean River is satisfactory for potable use, the following treatment steps are necessary:

Coagulation, flocculation, clarification, filtration, organics removal and disinfection.

Council will be aware that there are numerous competing demands for water from the Hawesbury/Nepean River. In addition, there is no single authority which is responsible for the control of the withdrawal of water from the River. In this particular location, control of withdrawal of water from the River is regulated by the Water Resources Commission. The Consultants indicate that the Commission has advised that it would have no objection to water being withdrawn for domestic purposes subject to provision of adequate sewage disposal facilities which would prevent the return of polluted water into the catchment.

Notwithstanding the advice of the Water Resources Commission, there is now concern within the Water Board that further approvals for the extraction of water from the river (either for domestic or agricultural purposes) may have adverse implications for water quality in dry periods. It is suggested that the withdrawal of water in a drought period could exceed the estimated flow. Given the Board's concerns, the environmental study has been referred to the Board for comment.

It is considered that the report is satisfactory in terms of the Consultants' brief and that it should be referred to the Department of Planning with a request that the Director issue a Certificate pursuant to Section 65 of the Environmental Planning and Assessment Act to enable it to be placed on public exhibition. Following public exhibition, the rezoning will again be referred to Council where it must consider inter alia, the comments of the public and any relevant statutory authorities.

IT IS RECOMMENDED THAT the Environmental Study prepared by Consulting Engineers, Montgomery Hosking Stone Pty Ltd, be submitted to the Department of Planning with a request that the Director issue a Certificate pursuant to Section 65 of the Act to enable the Draft Local Environmental Plan to be placed on public exhibition.

LIBRARY

1. LIBRARY COUNCIL OF NSW - USER CHARGES IN PUBLIC LIBRARIES (L125/1)

Requesting Council's views on the issue of user charges in public libraries, in particular the concepts of 'basic' and 'value-added' services, with a view to making recommendations to the Minister on possible changes to the Library Act, 1939.

Seminar - Public Library Services: Who Pays for Them?

This seminar was held on the 10th April and was organised by the Library Council of NSW. It was designed to provide an opportunity for consultation with local government on issues relating to user charges in public libraries.

The major issues covered in both the background document, papers and groups workshops on the day of the seminar included:

- * the public library as a source of informational, educational recreational and cultural resources;
- * that the public library is the first and in many cases the only means of access for the ordinary citizen to the national information network;
- * the need to provide additional revenue to Councils;
- * the current provisions of the Library Act;
- * the concept of 'basic' and 'value-added' library services and the criteria to be used to define these;
- * the importance of library services for disadvantaged groups and the likely effect of user charges on these groups - which raises the administrative problems that can occur and the political disadvantages of user charges;
- * public libraries be allowed to levy charges subject to certain guidelines and conditions;
- * the level of revenue to be gained from user charges and the administrative costs involved;
- * that the State Government might reduce its assistance if libraries were allowed to levy charges (a resolution urging the State Government to provide more financial assistance was passed unanimously at the end of the meeting);

- * charges should not be levied because information was provided in a different format i.e. other than a book (the medium is not the message).

'Basic' Services and 'Value-Added' Services

Generally 'basic' service is taken to include entrance to the library, membership, loans, basic information service including inter-library loans through networks such as the Sydney Specialisation Scheme.

'Value-Added' is defined as a level of service which is beyond the basic level and which affords the user faster service, in-depth research, the preparation of material such as bibliographies, analysis of information for a user and specialised services to business or any other sector or individual.

'Housekeeping' charges which libraries have been able to charge for some time would continue, these include fines, reservation fees and photocopying or printing charges.

Present Situation

Debate on this issue in both the UK and USA is resulting in much the same conclusions with distinctions developing between 'basic' and 'value-added' services.

The State Library is restructuring its information services so as to provide back-up support to public libraries to enable even small country services to be able to commence providing 'value-added' services through ILANET, the State Library's electronic mail and data-base access system.

One of the issues of the present public library funding campaign is the cross-subsidisation provided by local government in purchasing materials that aid children with their basic education and not simply as a back-up role to school libraries. This important aspect of public library service should be emphasised to the State Government.

It is interesting to note that notwithstanding the fact that many country councils have a serious funding situation, Motion 10 of the recent Country Libraries Conference was adopted as follows:-

'that this Conference strongly rejects the concept of the user pay principle for basic and traditional library services'.

The use of on-line data bases has been suggested in some quarters as a 'value-added' area. In reality this is not the case, the cost of manual searching and of purchasing the necessary bibliographies and indexes does not compare with the efficiency of a search on an on-line data base. However, where it can become an area for a 'value-added' service is when fast, detailed and extensive searches are undertaken at the specific request of a user.

IT IS RECOMMENDED THAT:

1. The distinction between 'basic' and 'value-added' library services is accepted by this Council.
2. The 'basic' level of service includes entrance to the library, membership, loans, inter-library loans, and access to basic information services and collections.
3. 'Value-added' services include those above the basic level which include rapid service in-depth research, analysis of information, specialised services to business and any other sector or individual.
4. The State Government be advised of the cross-subsidisation provided by local government of the education sector and requested to provide funding accordingly.
5. The Library Council of NSW be requested to consider these recommendations at its meeting in August, and that the results of its deliberations be circulated to local Councils before being forwarded to the Minister.

REPORTS FOR INFORMATION

SECTION 5

1. DEPARTMENT OF PLANNING - PRISON AT DARUK. P160-47

Forwarding copy of the approval granted by the Minister for the prison and periodic detention centre advising of the conditions which are as follows:

- (a) that before construction commences the applicant shall provide detailed plans for the approval of the Director of Planning in relation to technical matters, including building height, form and design;
- (b) that the maximum building height of the proposed development shall be 11 metres above natural ground level, and that the Director may approve plans for buildings up to and including two storeys in height;
- (c) that a twenty metre vegetation buffer shall be preserved along the watercourse near the western boundary of the site, which is a tributary to Rickaby's Creek. No development shall occur within this area;
- (d) that stormwater shall be controlled to maintain runoff at predevelopment levels for all flood magnitudes both during and after construction;
- (e) that a hydrological study containing engineering details shall be carried out before construction commences and referred to the Director of Planning and to Penrith City Council;
- (f) that a detailed geotechnical analysis of the site shall be carried out before construction commences;
- (g) that before commencement of earthworks a soil erosion and sediment control plan shall be prepared in consultation with the Soil Conservation Service, and implemented during the construction period;
- (h) that a botanical survey shall be carried out before work commences by a botanist approved by the Director of Planning to establish the nature and extent of vegetation to be removed;
- (i) that the proposed landscape plan for the site shall be prepared before development is commenced incorporating the advice of the Forestry Commission and shall show the details of the manner in which the swamps shall be protected;

- (j) that lighting on the site shall be screened and directed so as to minimise reflectivity and light spill, in order to reduce the visual impact of the prison at night, to the satisfaction of the Director of Planning;
- (k) that when the design is finalised the applicant shall seek approval from the Roads and Traffic Authority for the design and location of the proposed access point;
- (l) that access to the site shall be restricted to one point only, being the northern point identified as alternative 2 in drawing no. 1 in the Environmental Impact Report accompanying the development application, providing access onto The Northern Road;
- (m) that any sign at the entrance to the site shall not be illuminated;
- (n) that the applicant shall provide a shuttle bus service or other suitable transport between the prison and Riverstone railway station for visitors at times appropriate to visiting hours and for detainees on Friday and Sunday evenings;
- (o) that the applicant shall, before construction commences, prepare a bush fire management plan to the satisfaction of the Penrith Combined Bush Fire Brigade;
- (p) that the applicant shall liaise with the State Pollution Control Commission to obtain all statutory approvals required under the Clean Air Act, 1961, Clean Waters Act, 1970 and the Noise Control Act, 1975, and at all times meet the requirements imposed by that Commission in accordance with those Acts.
- (q) that the applicant shall provide the Director with evidence that the above conditions (c) - (p) have been met as and when compliance is achieved.

2. PUBLIC WORKS. S205/3/A

ROADS RECONSTRUCTION

MR 181 St. Albans Road

Fencing along the boundaries as realigned has been completed with relocation of public utility services now underway.

Hermitage Road

Relocation of services is proceeding to allow for further earthworks and pavement construction at the northern or Mill Road end.

Yarramundi Lane, Old Kurrajong Road to Inalls Lane

Stabilisation of the existing pavement with cement followed by application of the bitumen seal completes this project.

KERB AND GUTTER CONSTRUCTION

Warks Hill Road

Reconstruction of the road shoulder adjacent to the kerb and gutter with the pavement ready for bitumen sealing.

MAINTENANCE

MR 181 St. Albans Road, application of a bitumen seal 1.8-2.9km.
MR 182 King Road/Sackville Road, application of a bitumen reseal 4.3-5.3km.

MR 519 Comleroy - Blaxland Ridge Roads, bitumen reseals 5.9 - 6.0km and 8.4-9.0km to complete the programme on this road.
SR2063 Londonderry Road, cement stabilisation of the pavement followed by application of a bitumen seal 2.0-2.2km and one coat reseal 0.35-0.8km.

PARKS AND GARDENS

With a return to drier weather, attention has been given to ovals by rolling and mowing in an endeavour to improve the surface for the sporting groups.

Attention to street trees in Richmond and Wilberforce with work to remove lantana Argyle Bailey Reserve, Ebenezer and attention to the ground surface in Deerubbun Park.

OTHER WORKS

Irwins Bridge has been lifted into place with completion of the abutments. Work is proceeding on the approaches, deck running strips and safety rail. The bridge was open to traffic on Thursday 27th July, 1989.

Douglas Farm Road, Kurrajong Hills

Removal of the rest of the timber bridge with installation of a four cell pipe culvert at Blue Gum Creek with the road opened to traffic late on the 21st July, 1989. Construction of headwalls, fencing and final pavement will now proceed.

Wisemans Ferry Ferry

Placement of the concrete overlay on the approaches both sides has been completed together with installation of the steel rails. Ferry 55 is back from overhaul and ready to be placed in service.

Fire Trail Maintenance

Maintenance attention to bush fire trails known as Duffys Trail, Blue Mountains Trail, Lower Macdonald trail with work in progress on the Pattersons Range Trail.

FLOOD DAMAGE

Work has been undertaken in Cornwallis Road and Greenway Crescent in cement stabilisation of the road pavement failures, with preparatory work underway in Grono Farm Road, Wilberforce.

SEWERAGE

McGraths Hill Waste Water Plant

Average Daily Flow July - 1713kl/day

South Windsor Waste Water Plant

Average Daily Flow July - 1268kl/day

With only 15mm of rain for the month, flow is back to normal dry weather discharge.

The contractors have now commenced Stage 3 of the irrigation scheme at McGraths Hill, with current discharge through the system in dry weather 210kl/day.

Pump Station

Two "Forres" pumps, one from Station "A" corner Ham and Cox Streets and one from Station "C", Macquarie Street are away being overhauled. Increased flow at Pitt Town, Station "J" indicate that the pumps are approaching capacity and will require upgrading next year.

Sewer Chokes

Council's mechanical equipment has been replaced to improve operations. Six mainline blockages have been cleared with attention to one blockage on Council properties.

3. SECURITY PATROLS AND MONITORING OF COUNCIL PROPERTIES.
S198/1

At the General Purpose Committee Meeting of 25th July, 1989, it was requested that a further report be provided detailing the cost of the proposed new arrangements for patrols and security monitoring.

On the basis as approved at the Committee Meeting, the cost is as follows:-

Security Monitoring eleven premises	
Capital Cost 11 @ \$55	\$ 605
Additional Capital cost for Council office	\$7,500
Total	\$8,105
Yearly Security Monitoring	
Location 11 @ \$240	\$2,640
Security Patrols	
Council office, Library, Windsor	
Function Centre	\$ 960
Total Ongoing Cost	\$3,600

As advised, that with the change to security monitoring, elimination of security patrols, in particular the internal patrol through the Council office, a saving of \$13,418 is achieved in the first year.

The action being taken will reduce the cost being met by the Committees at the Senior Citizens Centre, Golden Valley Child Care Centre, Richmond Pre-School and Bligh Park Community Centre.

4. JUNE - JULY 1989 CHILDREN'S HOLIDAY ACTIVITIES. L125/15ACTIVITIES HELD IN THE LIBRARY

No. of Sessions	Age Group	No. of Children
8	Under 9's	382
3	9 & over	44
-----	-----	-----
11		426

Children enjoyed activities ranging from dinosaurs to making play aquariums and masks and once again the computer workshops were a great success, thanks to Mark Simon of Kurrawood Computers, who ran the workshops.

ACTIVITIES HELD AT VACATION CARE CENTRES

Once again, following the success of the summer holiday sessions, the Children's Librarian also visited Bligh Park and Richmond Vacation Care Centres, to hold activities with films, crafts and stories.

No. of Sessions	Age Group	No. of Children
2	5 - 12	61

A total of 487 children attended library activities of some type during the holidays which was an increase of 12% on the previous June-July holidays. The activities were enjoyed by all and there were many newcomers to the library. It is very encouraging to see that more people are attending the activities run by the Hawkesbury City Library Service.

5. PUBLIC LIBRARY FUNDING CAMPAIGN L125.1, G95.1

The Public Library Funding Campaign has been conducted in this area and throughout the State from late June until the end of July.

12 shopping centre booths have been held in the City area and Aldermen and library staff have supported this campaign by explaining the issues to the general public and inviting them to sign a letter to send to the Premier. Copies have also been sent to relevant Ministers and local members.

Over 858 letters have been signed supporting increased State funding for public libraries in NSW and these have been forwarded to the Premier with copies being sent to other relevant ministers and local members.

The Local Government & Shires Associations will be informed of the local response to this campaign and the increased awareness in this community of how much local government provides in the funding of public libraries.

6. SPECIAL GRANTS FOR LIBRARY SERVICES 1988/89 G95.11

- a). Council has received \$14,000 for Young Adult resources from the State Government through the Library Council of NSW. Application was made for:

Adult non-fiction in science, geography & travel	\$16,000
Young adult collection	\$15,000
Resources for the deaf & hearing impaired	<u>\$ 5,000</u>
	<u>\$36,000</u>

- b). As part of our participation in the Western Sydney Chief Librarian's Committee, a co-operative Special Grant for 1988/89 from the State Government has been received and the allocation to Hawkesbury is:

Adult reference resources	\$2,250
Children's reference resources	<u>\$1,250</u>
	<u>\$3,500</u>

7. SECOND INFORMATION FOR BUSINESS SEMINAR C48-7

On Tuesday 18th July the second seminar for small business was held in the Tebbutt Room, Windsor Central Library.

18 people attended and the comments on the evaluation sheets revealed that all found the session very useful and relevant.

The topic was 'Financial Management' and the speaker was David Price, manager of a major firm of accountants and a speaker for the NSW Government Office of Small Business.

8. PROGRESS OF WORKS AT BLIGH PARK ESTATE. P160/46

The majority of road and drainage works for Precinct 22 have now

been completed. Sewer reticulation work for Precincts 21 & 22 is now in progress. Construction of the Pump Station "M" and the rising main has continued and is about 75% complete.

9. COMMUNITY SERVICES REPORT - JULY, 1989. C45
CO-ORDINATOR'S REPORT

Area Assistance Scheme

Applications from Community organisations were received for a total of \$686,134 for 44 projects. The local ranking committee carefully examined each application and is recommending to the regional committee, that 24 be regarded as high priority under the terms of this years programme. The high priority applications amount to \$276,447.

Macquarie Towns Acquisitive Art Exhibition

This year's exhibition has just been completed. The quality of work displayed was of high standard with the number of visitors during the week most encouraging. A full report on this matter will be presented to the next General Purpose Committee Meeting.

Department of Sport, Recreation and Racing

Grant application forms have been forwarded to sporting organisations and parks management committees on request, for this year's funding programme which closes at Council on 11th August.

10. WINDSOR FUNCTION CENTRE - JULY BOOKINGS. C51/3

As required under Ordinance 26, Clause 9, following are details from the Hall Letting Register for July, 1989.

<u>Date of Engagement</u>	<u>Purpose</u>		<u>Person or Body Responsible for Engagement</u>
1/7	Wedding	*	J Bullock
1/7	Wedding	*	A McGovern
8/7	Wedding	*	J Abela
12/7	A G M Meeting		Hawkesbury Hospital
14/7	Public Meeting-		

Town Clerk/General Manager's Report

Ord. 8/8/89

	Railway System	Hawkesbury City Council
14-21/7, 28-30/7	Art Show	Hawkesbury City Council
29/7	Deb Ball *	Hawkesbury Valley Pony Club
	*	Paid Functions

11. AUSTRALIANA PIONEER VILLAGE. C51/54

Set out below are the financial details relating to the operations of the Australiana Pioneer Village during the month of July, 1989.

Income	\$8,653	
Filming Fees	2,500	
		\$11,153

Less: Costs Providing Income

Entertainment	\$3,751
Special Purpose Advertising	490

Net Income	\$ 6,912
------------	----------------

Overheads

Feed/Animal Hire	833
Promotions	3083
Service and Administration Costs	1209
Buildings - Maintenance and Repair	1375
Grounds - Maintenance and Repair	2458
Attendants Wages	2757
Train Maintenance	83
Printing and Stationery	417

	\$12,215
--	----------------

Net Loss	\$ 5,303
----------	----------------

Attendances for the month of July were:-

19881989

Adults	1209	1341
Children	1055	1829
Pensioners	168	141
	-----	-----
	2432	3311
	-----	-----

Attendances for the year to the end of July were:-

<u>1988</u>	<u>1989</u>
28,494	14,576

During the month ten school groups visited the Village, totalling some 588 school children and eleven adults. Two pensioner and three adult groups also visited, as did over 400 children from local vacation care and play centres. The Lady Hawkesbury organised outings for a further three groups.

Notably, overall attendance figures for the Village have risen at a most encouraging rate when compared to those experienced during the previous month. Monthly attendances for July 1989 are also above those achieved during July, 1988 although attendances for the year to date still remain at only approximately 50% of those for last year predominantly as a result of the weather experienced in the first half of the year.

The Village was also the setting for an upcoming mini-series on the Nine network titled "Elly and Jools" starring Rebecca Smart and Abigail. This filming engagement netted the Village \$2500 in location fees. A number of representatives from weekly magazines visited the Village during filming and are planning features on the series which will include some promotion of the Village and its various attractions.

A very successful promotion held during July was that of the "Children's Games Past and Present" conducted during the second week of the school holidays. Most encouraging was the number of children attending from the local community, as well as some from surrounding districts. The children's market was also targetted by the Village during the "Hawkesbury Antique Affair" promotion in late July. An extract from the school education kit, including a children's competition and complimentary Village pass was included with the "showbags" distributed at various locations during the "Antique Affair".

Large scale Village displays incorporating a cottage, spinning lady and assorted promotional materials were held during July at

Merrylands, Baulkham Hills and Ingleburn Shopping Centres. A number of similar displays were also conducted within the local district during the "Hawkesbury Antique Affair".

Preparations for the "Spring Concert at the Village" to be staged on Sunday 10th September, 1989, progressed steadily during July, with advertising and promotions being organised through a number of bush and folk music groups, as well as the local press. Approaches will be made through 2WS to provide widespread coverage for the event which will be hosted by popular local musician/songwriter Don Morrison. The "Friends of the Village" are playing an active role in preparations for the concert, and will also be responsible for the operation of a food outlet within the Oxboro Inn on the day.

In recognition of the suitability of the Village for the large-scale field days held by various metropolitan and national car clubs, a specific incentive package has been developed for such functions and is currently being promoted to a number of car clubs in anticipation of bookings for their 1990 field days. Such events are not only of special value to the clubs concerned, they provide an extra "drawcard" for residents and visitors to attend the Village and sample its various facilities.

12. VALUER GENERAL'S DEPARTMENT - SUPPLEMENTARY VALUATIONS.
R186-10

Advice has been received from the Valuer General's Department indicating the current position in relation to outstanding valuations for the current year rating requirements. The information received is as follows :

- a) Thirteen matters have been attended to and issued on a supplementary list.
- b) Sixty eight matters have been attended to and are about to be issued on a supplementary list.
- c) One hundred and fifteen matters have been attended to and are currently with the Valuer.
- d) Four matters require further information.

In relation to Item a) two of the matters require further valuations due to subdivision. To date no valuations have been received concerning matters in Item b) nor has there been any indication as to when the valuations will be forwarded. The further information has been supplied in relation to Item d) to

the Valuer General's Department which was requested.

The Department has again been requested to provide the necessary valuations as a matter of urgency and to advise the date when the valuations would be available to enable rates to be levied on the affected properties. If the response is considered inappropriate it is proposed to make representations to the Local Member to assist in resolving this matter.

13. WESTERN SYDNEY AREA ASSISTANCE SCHEME. C45/16

The local committee appointed to rate the community applications for funding under the 1989/90 programme has determined recommendations, as shown on the following schedule, which are forwarded for the information of Council.

LOCAL GOVERNMENT AREA: HAWKESBURY

WESTERN SYDNEY AREA ASSISTANCE SCHEME - PROJECTS' SUMMARY TABLE 1989/90

PROJECT CODING	PROJECT NAME GROUP NAME	PURPOSE OF GRANT	GRANT SOUGHT YRI YRII	RECOMMENDED PRIORITY	OTHER COMMENT
89/5/9/0/HAW/01/N/12	Bilpin Hall Improvements Bilpin District Hall Management Committee	Extensions to and alteration of Community Hall and improvements to kitchen	65,590	Medium	
89/3/4/0/HAW/02/N/12	Multi Purpose Courts Blaxlands Ridge Community Centre	Multipurpose Courts	15,622	Low	
89/5/9/0/HAW/03/N/12	Schoolhouse Restoration Blaxlands Ridge Community Centre	Restoration of and alterations to Schoolhouse used as Community building	8,560	Medium	
89/5/9/0/HAW/04/N/12	Ceiling Community Centre Blaxlands Ridge Community Centre	Purchase and installation acoustic ceiling in community centre	2,494	Low	
89/5/50/HAW/05/Y/12	Community Worker Bligh Park Bligh Park Neighbourhood Centre	Employment of Community Development Worker in new housing estate	47,000 47,000	High	Recommended \$30,000 part-time Community Development Worker & part-time clerical position
89/3/4/7/HAW/06/N/12	Bicycle Track Bowen Mountain Association Inc.	Construction of Bicycle track for use by children	8,067	Low	Recommend Capital Assistance Programme Dept Sport, Recreation and Racing
89/2/10/8/HAW/07/N/12	Gross Motor Project Care & Share Toy Library	Purchase of Gross Motor Skill Equipment	1,851	High	
89/5/9/0/HAW/08/N/12	Roof & Ceiling Replacement Colo Heights Colo Heights Memorial Hall	Replacement of Asbestos Roof and installation of ceiling in community hall	7,688	High	Recommend funding as matter of urgency
89/2/1/8/HAW/09/N/12	Bilpin Furniture Colo Wilderness Mobile	Purchase of Furniture for use of Bilpin Pre-School and Playgroup	1,712	High	

	Resource Unit					
89/2/11/7/HAW/10/N/12	Out of School Hours Programme Colo Wilderness Mobile Resource Unit	Out of School Hours programme for isolated children	27,071		Medium	
89/5/4/0/HAW/11/Y/12	Clerical Assistant Colo Wilderness Mobile Resource Unit	Employment of Clerical Assistant	12,750		High	
89/5/8,3/0/HAW/12/Y/12	Joint Project with Baulkham Hills Additional Staff Forgotten Valley Mobile Resource Unit	Employment of additional staff for Resource Unit Resource Driver, Child Care Assistant	21,964	11,000 High 10,964 Low		Recommend funding to employ driver
89/5/1/0/HAW/13/N/12	Joint Project with Baulkham Hills Storage and Art Group Forgotten Valley Mobile Resource Unit	Provision of adequate storage plus assistance for Art Group	8,528		Low	
89/2/14/7/HAW/14/N/12	Vacation Activities Glossodia Community Information and Neighbourhood Centre Inc.	To purchase equipment for vacation activities in Neighbourhood Centre	750		High	
89/2/6/8/HAW/15/Y/12	Pre-School Glossodia Community Pre-School	To provide a Pre-School Programme in Glossodia 2 days/week	17,769	12,000	High	
89/5/6/0/HAW/16/Y/12	Accommodation Register Hawkesbury Accommodation Register Co-ordinating Committee	To employ a project worker to prepare an accommodation register and assist people from disadvantaged groups	20,680	22,000	Low	
89/1/5/3/HAW/17/Y/12	Youth Worker Hawkesbury Action Group for Youth Affairs	To employ a full time Youth Worker to work in Richmond and Windsor	44,000	46,000	High	
89/5/4/4/HAW/18/Y/23	Busy Fingers - Healthy Minds Project Hawkesbury Area Rehabilitation Centres	To employ part-time project workers for 8 self help groups of senior adults	12,087	14,000	Medium	
89/5/1/4/HAW/19/N/12	Purchase Equipment,	Purchase of equipment for use	2,300		High	

	Hawkesbury Area Rehabilitation Centres	by senior adult groups			
89/5/4/6/HAW/20/Y/12	Outreach Worker Hawkesbury Area Women and Kids Services Collective Inc.	Employment of Outreach Worker for women from disadvantaged groups	40,975	43,000	Low
89/5/1/6/HAW/21/N/12	Womens Cottage Resource & Equipment Hawkesbury Area Women & Kids Services Collective Inc.	Purchase of equipment and provision of resources for existing programmes	4,990		Medium
89/5/1/1/HAW/22/N/12	Community Aids Activity Project (CAAP) Hawkesbury Community Aid and Information Centre Inc	To purchase equipment for multicultural group	2,500		High
89/5/8/3,4,8/HAW/23/N/12	Hawkesbury Youth Transport Hawkesbury Community Transport Service	Purchase of Mazda T3500 bus for use by Youth and children	38,496		High
89/1/7/3/HAW/24/Y/12	Detached Housing Worker Hawkesbury Co-operative Society	To employ a detached housing worker to work with homeless youth	17,850	19,000	High
89/3/3/0/HAW/25/N/12	Development Officer Hawkesbury Indoor Recreation Centre	To employ a worker to develop use of multipurpose facility being constructed at Clarendon and provide support to management committee in first year of operation	37,000		High
89/6/0/6/HAW/26/N/12	Video Training Equipment Parents Centres Hawkes.	Purchase of video equipment for use in training of nursing mothers	1,346		High
89/2/15/7/HAW/27/N/12	School Frontage Upgrading Project - Kurmond Public School P & C Assoc.	To seal an area in front of School	7,500		Low
89/1/3/3/HAW/28/N/12	Scout Hall Renovations 1st Kurrajong Scout Group	Replace Asbestos roof and ceiling in Scout Hall	8,757		High

Recommendation subject
to satisfactory
arrangements for
maintenance and
running costs

89/3/4/0/HAW/29/N/12	McMahons Park Passive Recreation Facility McMahons Park Management Committee	To construct a passive recreation area including picnic shelter	15,747	Medium	Recommend application to Capital Assistance Programme
89/4/7/7/HAW/30/N/12	Childrens Art Project Macquarie Towns Art Society	To conduct art classes in Richmond for children 8-14 years	3,242	High	
89/5/5/0/HAW/31/Y/12	Clerical Assistant North Richmond Community Centre	To employ a part-time clerical assistant to free community development worker for more face to face work	11,000	High	
89/2/13/7/HAW/32/N/12	Before & After School Equipment	To purchase equipment and provide storage to enable operation of new Before and After School Care Programme	5,000	Medium	
89/3/4/0/HAW/33/N/12	Surface Netball - Tennis Courts, North Richmond Parks Committee	To adequately drain and resurface courts at North Richmond Sporting Complex	54,800	Low	Second year Application
89/4/2/2/HAW/34/N/12	Handicapped Ramps and Streetscape, Richmond Literary Institute	To provide access for people with disabilities to Richmond School of Arts and improve streetscape	12,500	High	
89/5/5/0/HAW/35/Y/12	Additional Hours and Clerical Assistant Richmond Neighbourhood Centre Inc	To continue employment of clerical assistant and increase hours for co-ordination	28,000	High	
89/6/0,2,5/HAW/36/Y/12	Co-ordinator Hawkesbury Pregnancy Help - Richmond Neighbourhood Centre Inc.	To employ a part-time Co-ordinator offering assistance to women during and following pregnancy	13,538 15,000	Medium	
89/6/0,1,6/HAW/37/N/12	Equipment Pregnancy Help Richmond Neighbourhood Centre Neighbourhood Centre Inc.	To purchase equipment clothing and materials to support programme at present run on completely voluntary basis	4,345	High	
89/5/1/0/HAW/38/N/12	Photocopier Richmond Neighbourhood Centre	Purchase photocopier used by large number community organisations	3,000	High	
89/1/7/4/HAW/39/N/12	Ceiling and Safe floors 2nd Richmond Scout Group	Repair ceiling and replace as necessary and resurface floor	9,690	Medium	

		in Scout Hall Richmond			
89/3/4/7/HAW/40/N/12	St Albans Playground St Albans School of Arts Management Committee	To provide playground equipment in the village park	3,775		High
89/5/9/0/HAW/41/N/12	St Albans School of Arts Hall Improvements St Albans School of Arts Management committee	To renovate kitchen replace refrigerator and improve grounds	3,000		Medium
89/6/5/8/HAW/42/Y/12	Stimulus Childrens Therapy Project Stimulus Early Intervention Group	To employ physiotherapist occupational therapist and music therapist on sessional basis	8,600	10,000	Medium
89/3/9/0/HAW/43/Y/12	WISE Improvement to Western Sydney Environs Western Sydney Network Environmental Organisations	To employ a development worker to encourage youth participation in environmental projects	20,000	20,000	Low
89/2/13/7/HAW/44/N/12	Equipment Furniture and Storage Wilberforce Out of School Hours Care	To purchase equipment and construct storage are to start out-of-school hours care at Wilberforce	4,000		High

14 REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 8th AUGUST, 1989. C50-1

FILE NO REP DATE	SUBJECT REFERRED TO		COMMENT	COMP DATE
12-Jul-88	Off-street parking MTP	Parking requirements Windsor generally incl. possibility of tier parking	Report September GPC	
12-Jul-88	Strategy Plan MTP	Wisemans Ferry area	Estimated 12 months to complete	
12-Jul-88	Park & Street Bins MES	Investigation into installation of Sulo bins to replace existing bins	Report September GPC	
9-Aug-88	Maintaining Parks MES	Cost of maintaining all parks in Shire and listing costs individually	Report August GPC	
13-Sep-88	Athletic Facility MES	Provision of facility including synthetic track	Report August GPC	
11-Oct-88	Boundaries TC/GM	Possible changes	Report August GPC	
21-Feb-89	History of Local Government in the City Area - CL	Report with estimated costing on Stage 2.	Report August GPC	
13-Jun-89	Transfer of Lands TC/GM	Financial aspects of proposed transfer of lands - Dunsford Investments Pty Ltd	Report when definite plan is prepared	
13-Jun-89	Development Control Plan MTP	Area generally bounded by Church & Lennox Streets, Richmond	Under investigation	
13-Jun-89	Development Control Plan MTP	Future residential development of land bounded by George, Macquarie, Ham, Mileham and Woods Streets, South Windsor	Under investigation	

FILE NO REP DATE	SUBJECT REFERRED TO		COMMENT	COMP DATE
11-Jul-89	Redbank Creek MES	Stream Clearing and consultation with Department of Water Resources	Report September GPC	
11-Jul-89	Tuncoda Pty Ltd	Aspects of road access, traffic management etc	To be determined as part of rezoning processes	
11-Jul-89	Floodwater Depth Gauges MES	Upper Colo Road, approaches to Bridge to Nowhere and Colo River at Upper Colo Reserve	Report to November GPC	

15. TREE PRESERVATION ORDER APPLICATIONS. P160-30

The following determinations have been made under application of Tree Preservation Orders.

Applicant	Reason/Request	Determination
Dept. of Housing 31 Cox Crescent Richmond	Remove four Pencil Willows & lop Pine to clear power lines 13.6.89 - 6.7.89	Approved
Dept. of Housing 12 Gibson Street Richmond	Remove Silky Oak affecting path & house foundations 13.6.89 - 4.7.89	Approved - replacement planting to be undertaken
Dept. of Housing 2 Grose Street Richmond	Lop two Willow trees to clear house & wires & allow sun into yard 13.6.89 - 4.7.89	Approved
Dept. of Housing 14 Harold Avenue Richmond	Remove dead wood from Gum - falling limbs 13.6.89 - 4.7.89	Approved Lop by one third
Dept. of Housing 120 Luttrell Street Richmond	Lop two trees to clear roof line & stop gutter build-up 13.6.89 - 4.7.89	Approved
Dept. of Housing 7 Valder Avenue Richmond	Lop Jacaranda by one-third - excessive shade to adj. yard 13.6.89 - 4.7.89	Approved
D & S Tracy Lot 709 Neptune Crescent Bligh Park	Remove one Paper-bark & six Iron-bark trees for house const. 13.6.89 - 4.7.89	Approved
D T Mahon 26 Moray Street Richmond	Remove Golden Cypress-dead in middle, sight problem & security 16.6.89 - 26.6.89	Approved - additional plantings arranged
M N Kitley 21 Lamont Place South Windsor	Remove one large Gum-leaning toward house, roots lifting driveway 16.6.89 - 26.6.89	Approved
K S Edgar 55 Enfield Avenue North Richmond	Remove Gum - diseased overhanging power lines 16.6.89 - 4.7.89	Approval to lop by one third

S P & J Tsicalas 28 Warks Hill Road Kurrajong Heights	Remove one Black Wattle - borer infested & unstable 19.6.89 - 4.7.89	Approved
A R Bonham 3 Hale Crescent South Windsor	Remove one Gum tree diseased, danger to house 21.6.89 - 4.7.89	Approved
R S Taylor 8 Holborrow Avenue Richmond	Remove one Eucalyptus - dead, danger of falling 27.6.89 - 6.7.89	Approved
B P Sherry Lot 565 Fullerton Crescent Bligh Park	Remove one Gum tree rotting, near house 27.6.89 - 6.7.89	Approved - trim by one third
K J Bannon 13 Oakville Road Oakville	Remove one Iron Bark overhanging house 27.6.89 - 6.7.89	Approved
D W Montgomery Lot 4 The Bulga Road Putty	Removal of trees and shrubs for construction of access 28.6.89 - 12.7.89	Approved subject to conditions
N J Yeo Lot 1 Greens Road Lower Portland	Remove two dead trees 29.6.89 - 4.7.89	Approved
The Water Board Cnr Mileham & Ham Streets Windsor	Remove three trees interfering with building 4.7.89 - 6.7.89	Approved
P E Holesgrove 16 Lamont Place Windsor	Remove one gum tree danger to house 4.7.89 - 6.7.89	Approved
R B Terrey 360 Grose Vale Road Grose Vale	Remove a number of peach trees then replace 4.7.89 - 12.7.89	Approved in conjunction with building application
C & J Bradburn Lot 4 Robertson Street Kurrajong	Remove 1 dead gum and 1 paper bark to construct water tank 4.7.89 - 12.7.89	Approved
C Mudiman 547 George Street South Windsor	Lop Large Kurrajong tree overhanging next property 3.7.89 - 12.7.89	Approved - light trim only

M Yeo & L McGarrigle Lot 77 Lt. Bowen Drive Kurrajong	Remove gum trees for construction of house 6.7.89 - 14.7.89	Approved subject to conditions
W J Denne 51 Tyne Crescent North Richmond	Remove gum trees for building construction 6.7.89 - 11.7.89	Approved
Prospect Electricity Cox Street Windsor	Remove one gum tree danger to power lines. To be replaced 6.7.89 - 14.7.89	Approved
D & J Muldoon Lot 6 Silks Road Kurmond	Remove trees hazardous to electricity supply 3.7.89 - 11.7.89	Approved - trim trees only
S Brown Browns Road Wilberforce	Remove two Iron Barks for building construction 10.7.89 - 14.7.89	Approved
Hawkesbury City Council Hermitage Road Kurrajong Hills	Trim one tree and remove underscrub for road reconstruction 10.7.89 - 14.7.89	Approved
J Vella 29 Bell Street South Windsor	Remove one tree for garage construction 13.7.89 - 24.7.89	Not approved
M & C Domars 22 Bell Street South Windsor	Remove large pine tree 13.7.89 - 24.7.89	Approved replacement arranged
A Garrad 37 Ross Street Windsor	Remove large pine tree too close to house 13.7.89 - 24.7.89	Approved replacement arranged
Prospect Electricity Kurrajong and Grose Vale area	Ground line clearing and treat miscell- aneous regrowth under power lines 17.7.89 - 19.7.89	Approved subject to conditions
Uniting Church Aust Francis Street Richmond	Remove dying pine tree 17.7.89 - 27.7.89	Not Approved

Department of Housing 28 Luttrell Street Richmond	Remove Paperbark from footpath 14.7.89 - 27.7.89	Approved
Mrs V Gower 41 Red House Crescent McGraths Hill	Remove gum tree - roots too close to driveway 17.7.89 - 27.7.89	Not Approved
Hawkesbury City Council Upper Colo Road Upper Colo	Remove two Eucalyptus trees causing buildup of flood debris at bridge 17.7.89 - 19.7.89	Approved
D Roper 315 Lt Bowen Drive Bowen Mountain	Remove tree - danger to residence 18.7.89 - 24.7.89	Approved
Rev A Williams Anglican Church Mitchell Park Road Cattai	Remove one dead tree 17.7.89 - 24.7.89	Approved
J P Tuzee 97 The Terrace Windsor	Remove one golden elm 19.7.89 - 27.7.89	Approved
A R Kohegyi 638 George Street South Windsor	Remove one tree to widen driveway 20.7.89 - 27.7.89	Not Approved
E & V Small 78 Kurmond Road Wilberforce	Remove two diseased trees to be replaced 20.7.89 - 27.7.89	Approved
A Coroneos Lot 25 Crowleys Lane Richmond	Remove two trees 21.7.89 - 27.7.89	Approved replacements arranged
R E Woods 26 Buckingham Street Pitt Town	Remove one Eucalyptus infested with borer 21.7.89 - 27.7.89	Approved
M Maguire 58 Francis Street Richmond	Lop several Eucalyptus trees 18.7.89 - 27.7.89	Approved

R J Maclure Cnr Creek Ridge & Kurmond Roads - Freemans Reach	Remove sucker re-growth 29.5.89 -
B & B O'Neil 1/2 Charles Street North Richmond	Remove two Gum trees - ant infested, leaning unstable 31.5.89 -
A Swarzes Castlereagh Road Agnes banks	Remove seven trees for building & access 5.6.89 -
B E Muscat 1013 Turner Close Bligh Park	Remove three trees for house construction 22.6.89 -
P & M Hennessy 6 Howell Crescent South Windsor	Remove dead tree 11.7.89 -
Hawkesbury City Council Works Depot Wilberforce	Remove 3 Eucalyptus trees growing through security fence 10.7.89 -
Hawkesbury City Council MR 181 St. Albans	Removal of selected trees for road re-construction 10.7.89 -
R Smith & P Chiu Lot 102 Clyde Lane Kurrajong Heights	Removal of trees then replacement 11.7.89 -
K M Chew Lot 4 Hermitage Road Kurrajong Hills	Lop four trees near house 10.7.89 -
Department of Housing 7 Luttrell Street Richmond	Remove one pine tree 14.7.89 -
Department of Housing 12 Butler Way Windsor	Remove centre of gum tree struck by lightning 14.7.89 -
N F Nightingale Lot 2 East Kurrajong Road East Kurrajong	Remove seven wild wattle trees 19.7.89 -
R Woods 26 Buckingham Street Pitt Town	Remove gum tree danger to house 21.7.89 - 27.7.89
S A Nimmo 8 Crossley Avenue McGraths Hill	Remove large palm tree 24.7.89 -

A & S Luland 332 Terrace Freemans Reach	Remove Eucalyptus on fence line 27.7.89 - 2.8.89	Approved
F & J Werle 2 Pinedale Place Kurrajong Heights	Remove one Wattle tree 24.7.89	
Rev. A. Deane Kurrajong Memorial Park Kurrajong	Remove willow trees 19.7.89 -	
D G Graham 10 Anne Place Wilberforce	Remove two willow trees 27.7.89 -	
Prospect Electricity Old Bells Line of Road Kurrajong	Remove 8 Eucalyptus trees and 1 Silky Oak for safety to power lines 26.7.89 - 2.8.89	Approval to remove Silky Oak only
Prospect Electricity Grose Wold Road Grose Wold	Remove 1 Eucalyptus tree safety to power lines 26.7.89 - 2.8.89	
L & J Heath 2 Catherine Street Kurrajong	Remove 2 large dead pine trees 26.7.89 -	
I Bell 313 Lt. Bowen Drive Bowen Mountain	Remove 1 tree danger to house 26.7.89 -	
B Calderbank & M Tarnawski 5 Red Gum Crescent Bowen Mountain	Remove 1 large Eucalyptus tree for carport construction 27.7.89 -	
Prospect Electricity Argyle Street Windsor	Slashing of undergrowth under power lines in Nth Rich, Glossodia, Wilberforce, Kurmond 27.7.89 - 2.8.89	
J Moynihan 29 March Street Richmond	Various trees to be lopped 31.7.89 -	
Trustees of Catholic Church, 12 Tebbutt Street Windsor	Remove one large pine tree - dangerous 31.7.89 -	
Lower Webbs Creek Electricity Syndicate C/- Castle Mountain 46 Evans Road	Remove various trees for electricity supply 1.8.89 -	

Glenhaven

C Jones
Blacktown Road
Freemans Reach

Lop two Camphor Laurel
trees
1.8.89 -

J Cross
59 Lt. Bowen Mountain Road
Bowen Mountain

Remove three Black
wattles and 1 gum tree
2.8.89 -

M Jakimowicz
7/364 Windsor Street
Richmond

Remove two Eucalyptus
trees for dwelling
construction
2.8.89 -

Town Clerk/General Manager's Report

Ord. 8/8/89

HEALTH AND BUILDING16. BUILDING APPLICATIONS B25

The following is a summary of Building Applications received during the month of July, 1989. Applications received during July, 1988, shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
39 (59)	New Dwellings	\$ 3,733,385	(\$ 4,254,831)
62 (68)	Additions to Dwellings	780,789	(550,077)
1 (-)	Residential Flat Buildings	287,505	(-)
8 (5)	New Buildings other than Residential	3,066,000	(1,171,000)
6 (5)	Additions to Buildings other than Residential	98,704	(91,990)
13 (16)	Swimming Pools	165,300	(214,158)
7 (5)	Additions to Dwellings - Dual Occupancy Unit	869,496	(139,400)
<u>136 (158)</u>		<u>\$ 9,001,179</u>	<u>(\$ 6,421,456)</u>

Building Applications received up to the end of July, 1989. Approvals for the corresponding period during July, 1988, shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
381 (472)	New Dwellings	\$35,557,658	(\$33,132,252)
475 (474)	Additions to Dwellings	6,107,246	(4,246,222)
6 (6)	Residential Flat Buildings	1,387,005	(815,000)
49 (31)	New Buildings other than Residential	19,183,748	(7,186,681)
28 (28)	Additions to Buildings other than Residential	2,693,462	(2,558,940)
75 (69)	Swimming Pools	992,650	(796,953)
42 (18)	Additions to Dwellings - Dual Occupancy Unit	3,878,461	(561,852)
<u>1,056 (1,098)</u>		<u>\$69,800,230</u>	<u>(\$49,297,900)</u>

17 . DR. JOHN GRIFFIN, CITY MANAGER, KEILOR COUNCIL, VICTORIA -
REPORT ON PUBLIC PARTICIPATION IN LOCAL GOVERNMENT. P160-63;
G95-34

"Thank you for forwarding copies of your report on Public Participation in Local Government.

The Hawkesbury Shire Council is to be complimented on the initiative to research such an activity, which I consider to be the most important for any future successful operation of a local government authority.

The result has obviously come about by the involvement of capable people who have a commitment to the philosophy of 'better' local government through community participation.

I similarly share this view and recently undertook an Institute of Municipal Management Study Scholarship in the USA investigating the participation process. I have enclosed a copy of the report.

Your report will be a most useful reference document by my Council staff and the community as we enter our phase of community participation in the development of a City Plan."

18. DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY. P160/33

The following is a list of development applications which were approved under delegated authority subject to conditions.

Other Developments

Applicant/Land	Type of Development	Date Received	Date Approved
D. Mackintosh Lot 4 & 5 Section 12 DP 203469 28 Est Market St, Richmond	Sale of New & Used Furniture SEPP DA 16/89	19.05.89	05.07.89
E. Canyon Lot A DP 401125 42 Mileham St, Windsor	1st Use of Factory DA 233/89	27.06.89	05.07.89
J. McKenzie Lot 32 DP 263025 Blackman Cres, Sth Windsor	3 Factory Units DA 203/89	30.05.89	06.07.89
Byronville P/L Lot 101 DP 707850 William St, Nth Richmond	Villa Houses DA 582/88	16.08.88	12.07.89
Endeavour Homes Lot 916 DP 788674 Harradine Cres, Bligh Pk	Duplex DA 207/89	06.06.89	12.07.89
D. Matthews & Associates Pt Por 91 Psh Wilberforce Smith Lane off Blacktown Road, Freemans Reach	Adjust. of Boundaries S89/86	16.06.89	12.07.89
H. Faverd Lot 6 DP 261702 6 Anderson Pl, Sth Windsor	Sub. 6 Factory Units S89/82	02.06.89	12.07.89
Caldeve P/L Lot 1045 DP 788674 Marsden Cres, Bligh Park	Duplex DA 189/89	15.05.89	12.07.89
Valley Automatic Trans Lot 4 DP 786557 Mileham St, Sth Windsor	1st Use of Factory DA 229/89	20.06.89	12.07.89

Applicant/Land	Type of Development	Date Received	Date Approved
Hawkesbury Aust. Shop Shop 11 Lot 1 Windsor St, Richmond	1st Use of Shop DA 241/89	30.06.89	14.07.89
Endeavour Homes P/L Lot 644 DP 775033 Bateman Pl, Bligh Pk	Duplex DA 161/89	20.04.89	14.07.89
Endeavour Homes P/L Lot 751 DP 777651 Guardian Cres, Bligh Pk	Duplex DA 173/89	05.05.89	14.07.89
Endeavour Homes P/L Lot 834 DP 778220 Guardian Cres, Bligh Pk	Duplex DA 175/89	02.05.89	14.07.89
Endeavour Homes P/L Lot 829 DP 778220 Guardian Cres, Bligh Pk	Duplex DA 176/89	02.05.89	14.07.89
S. Gow Pt Por 84 Psh St.Matthew 29 Greenway Cres, Windsor	Repainting of Heritage Buildings DA 230/89	*	14.07.89
S. Aitken Lot 1 DP 600156 954 Bells Line of Road, Kurrajong Heights	Change of Use DA 245/89	03.07.89	15.07.89
Endeavour Homes P/L Lot 900 DP 788674 Colonial Dve, Bligh Pk	Duplex DA 208/89	06.06.89	18.07.89
Endeavour Homes P/L Lot 906 DP 788674 Colonial Dve, Bligh Pk	Duplex DA 210/89	06.06.89	18.07.89
F. & C. Sultana Por 310 Psh Pitt Town 48 Saunders Rd, Oakville	Dual Occupancy DA 205/89	30.05.89	18.07.89
N. Bowd Lot 961 DP 788674 Strange Pl, Bligh Pk	Two Storey Duplex DA 222/89	08.06.89	18.07.89

Applicant/Land	Type of Development	Date Received	Date Approved
Memtec P/L Lots 40 & 41 DP 263025 Blackman Crescent, Lots 26 DP 263025 White Place, & Lot 35 DP 263025 Fairy Rd, Sth Windsor	Factory Extensions (Stage 3) DA 219/89	13.06.89	18.07.89
Jennings Ind. Ltd Lot 2 DP 618564 Pitt Town Rd, McGraths Hill	Stage 2 of Sub. S89/78	26.05.89	18.07.89
Primcourt P/L Lot 728 DP 777657 Hercules Pl, Bligh Pk	Strata of a Duplex S89/74	26.05.89	18.07.89
P. Lindsay Lot 382 DP 739826 Rifle Range Rd, Bligh Pk	Strata of 2 Units S89/89	20.06.89	18.07.89
Domewan P/L Lot 377 DP 735023 Colonial Dve, Bligh Pk	Strata Sub. of Duplex S89/73	23.05.89	18.07.89
L. Buckett Lot 5 DP 262467 Mtn Lagoon Rd, Bilpin	Subdivision S89/58	15.04.89	18.07.89
Bennetts Real Estate Lot 2 DP 558298 112 Lennox St, Richmond	Subdivision S89/79	29.05.89	20.07.89
G. Cole Lot 7 DP 216270 135 Cox St, Sth Windsor	Dual Occupancy DA 169/89	03.05.89	25.07.89
Mr & Mrs Krall Lot 16 DP 787262 16 Aspinall Pl, Mulgrave	Erection of Factory DA 253/89	07.07.89	28.07.89
P.A. Moxey Pt Por 24(B) & 25 Edwards Rd, Richmond	Two Farm Sheds DA 227/89	02.06.89	31.07.89
R. Nasso Pt Lot 4 Sect 7 173 Windsor St, Richmond	1st Use of Shops DA 240/89	26.06.89	01.08.89

REPORTS OF COMMITTEES

MUSHROOM COMPOSTING INDUSTRY COMMITTEE MEETING
held on 5th July, 1989

MUSHROOM COMPOSTING INDUSTRY SITING COMMITTEE MEETING
held on 5th July, 1989

GOVERNOR PHILLIP PARK COMMITTEE MEETING
held on 12th July, 1989

MANAGEMENT EXECUTIVE COMMITTEE MEETING
held on 17th July, 1989

MUSHROOM COMPOSTING INDUSTRY COMMITTEE

MEETING HELD 5TH JULY, 1989

M I N U T E S

PRESENT: Alderman Sledge - Chairperson
Alderman R Rotherham
Messrs J Miller, D Heley, J Hincks, C Longworth,
G Price, R Tolson, P Foster, K Symonds, R
Clifford.

Apologies Resolved on the motion of Messrs
Longworth/Hincks that the apologies of Aldermen
Books and Benson and Messrs Bradwell, Bowen,
Stanley, Falson and Mrs Hitchcock be accepted.

Confirmation of Minutes Resolved on the motion of Messrs
Foster/Longworth that the minutes of the meeting on 31st
May, 1989, be confirmed.

Matters Arising Out of Minutes

1. Mr Foster requested that the dates of future meetings remain fixed as he was unable to attend the meeting on 26th April, following the change in date.

Alderman Sledge agreed to this request.

2. Mr Price stated that he considered General Business Item 5 to be outside the terms of consideration of this Committee.

Mr Price left the meeting at this time.

Mr Foster enquired how residents can obtain information on the Mushroom Composting Industry Siting Committee. Alderman Sledge stated that the community representatives on this Committee are forwarded the minutes of the Siting Committee. Any person is entitled to attend meetings of the Siting Committee and to make enquiries outside the formal meeting.

3. Tabled letter from Dr C H Katelaris - Alderman Sledge advised that Mr Bowen had been called out of Sydney at short notice, thus he was unable to attend this meeting.
4. Alderman Sledge reported that Dr Fred Miller of La Trobe University has agreed to address a public seminar, depending on its timing in relation to his overseas commitments. Should he be unable to attend, La Trobe University will be represented.

...../2.

Correspondence

- Inwards 1) Ebenezer Concerned Residents Committee - asking questions regarding the odour survey conducted in November/December, 1988.

Moved by Alderman Rotherham/Mr Longworth that the Chairperson answer the letter.

Amendment moved by Messrs Foster/Hincks that if there is no scientific evidence to prove that pollution from compost manufacture can only move in a direct line from composting operations and could not be blown in one direction and then blown back in another when a wind change occurs, that all results be rejected and all reported occurrences be included in new results.

The amendment was lost

The motion was carried

- 2) Ebenezer Concerned Residents Committee - commenting on performance of this Committee.

Resolved on the motion of Alderman Rotherham/Mr Miller that the letter be received.

General Business

1. Resolved on the motion of Messrs Clifford/Symonds that D Heley, G Price and R Tolson be requested to report to the next meeting of what actions and trials, if any, they have taken in the past twelve (12) months to reduce odour emitted from their premises from mushroom composting operations.
2. Alderman Sledge reported on discussions with Dr Fred Miller of La Trobe University on 27th June, 1989.

Mr Heley left the meeting at this time.

3. Mr Tolson reported that one overseas composter has reduced odour by forced air movement through ricks. The air circulation lines were installed in the concrete slab at time of construction and it is not economic to instal the lines after construction. American composters are perceived to be emitting less odour than several years ago, which appears to be due to the absence of anaerobic conditions, water handling techniques and management practices.

Those composters which reduced odour appear to produce compost which resulted in higher yields of mushrooms.

Resolved on the motion of Alderman Sledge/Mr Clifford that Messrs Tolson and Price be requested to report on their recent overseas study at the next meeting.

4. Mr Foster asked why the land at Blaxlands Ridge has been rezoned. Alderman Sledge stated that the land has not been rezoned and that a Sub-Committee of the Siting Committee is considering zonings to ensure buffer zones are maintained.
5. Resolved on the motion of Messrs Foster/Longworth that residents be supplied with a copy of their odour survey sheets upon written request.
6. Mr Symonds reported that he has received complaints regarding odour emitted from waste water irrigation at the premises at Graham Price Pty Ltd.

Resolved on the motion of Alderman Sledge/Mr Clifford that Mr Price report on this matter at the next meeting.

Date of Next Meeting

Wednesday 2nd August, 1989, at 5.00 p.m.

MUSHROOM COMPOSTING INDUSTRY SITING COMMITTEE

MEETING HELD 5TH JULY, 1989.

M I N U T E S

PRESENT: Alderman W Sledge - Chairperson
Alderman R Rotherham
Messrs J Miller, D Heley, J Hincks, C Longworth,
G Price, R Tolson, R Clifford.

Apologies Resolved on the motion of Messrs Miller/Hincks that the apologies of Aldermen Books and Benson and Messrs Bradwell, Bowen, Powis and Falson be accepted.

Confirmation of Minutes Resolved on the motion of Messrs Longworth/Hincks that the minutes of the meeting on 31st May, 1989, be confirmed, subject to the following alterations:-

- Matters arising out of minutes, item 2 to read Legalities of Relocation - Mr Rex Bowen stated that not complete as yet and should be able to table results at next meeting.
- General Business item 4 add - Mr John Bradwell from the State Pollution Control Commission said that the State Pollution Control Commission would not allow any runoffs to occur and affect Turnbulls Swamp.
- General Business item 5 add - only as the sites are only big enough to accommodate mushroom composting industries and that they require all the sites for their future expansion. Mr Hincks asked if he may relay this information back to the residents of Lower Portland and this was agreed to.

Matters Arising Out of Minutes

1. Mr Hincks reported that Mr Longworth and he had inspected the premises of Graham Price Pty Ltd and Mushroom Composters Pty Ltd on Saturday 1st July, 1989.

General Business

1. Mr Clifford reported that Mr Powis of University of Western Sydney - Hawkesbury has advised that the report will be finalised in approximately two (2) weeks and be available one (1) week after that.
2. Alderman Sledge stated that as an apology had been received from Mr Bowen who had been called out of Sydney at short notice, a report on the Legalities of Relocation was not available.

...../2.

.....2/

3. The following report was submitted by the Sub-Committee for identification of the new sites:-

MUSHROOM SITING SUB-COMMITTEE

Inspection on 9th June, 1989

Present - Committee members Clr H J Books (Ted), J Miller, G Price, J Heley and representatives from Lower Portland.

Five locations were inspected with a view to determination as to suitability of the locations in respect to area requirements, slope, soil conditions, relationship with adjacent features and area identified.

Available land follows the top of ridge with sandstone rock outcrops being visible throughout the locality.

Site 1 is located within the Public Reserve (Morans Rock) with entry via a bush track off the Putty Road approximately 1.4 km south of the Colo River bridge.

It is, therefore, proposed that no further consideration should be given to this location.

Site 2 is located off the Singleton Road with access via a track leading off the Putty Road just north of Blaxlands Ridge Road.

Access is through Portion 191 Parish of Meehan area 17.6 ha owned by C Singer and Landwill Pty Ltd. It would be necessary for the property to be acquired.

Although the land falls sharply from the ridge top to the adjacent creeks (Turnbolls arm to the south east) it is considered that a site of 4 ha could be identified within the area that could be developed on the basis of reasonable earthworks.

Site 3. Access was gained by a track leading off Blaxlands Ridge Road approximately 2.3 km from Singleton Road. This track branches into two leading north and north west respectively.

The site identified at the end of the northern track was classified as unsatisfactory as the area was far from level, there is significant rock outcrops with about 0.5 km of road construction required.

...../3.

The area to the north west was identified as suitable. It appeared that an area of up to 4 ha could easily be obtained for development. The ground appeared to have a greater depth of soils over the typical sandstone structure in the area.

Site 4. Portion 146 located at the intersection of Blaxlands Ridge Road and West Portland Road. As the land is private property, with a house erected thereon, the site was viewed from the road. Section of the land has been cleared. Concern was expressed that the site is too close to other houses with the first house about 0.5 km to the south along West Portland Road.

Site 5 is adjacent to Blaxlands Ridge Road about 0.5 - 0.9 km from Singleton Road. The area identified was just to the north of the ridge with noticeable cross fall and rock outcrops. It was the opinion that the site might be able to be adopted for mushroom composting with about 2 ha of land suitable for this purpose.

It should be noted that consideration was based on the ability of the site to contain a slab 110 m x 60 m for placement of the compost.

Water is not available with the nearest site suitable being the Colo River at least 6 km away from the sites identified.

Enquiry should also be made to Prospect Electricity concerning power.

Resolved on the motion of Messrs Tolson/Miller that site No. 4 along the ridge be further investigated upon consideration of the environmental assessment from University of Western Sydney - Hawkesbury.

Mr Hincks enquired whether the reduced number of sites would be sufficient for the relocation of the composting industry. Mr Tolson advised that the anticipated area of the sites is in excess of what is being utilised at this time. It may require more than one composter operating on the same site.

4. Alderman Sledge reported on discussions with Dr Fred Miller of La Trobe University on 27th June, 1989, and options available to the Committee.

Mr Heley stated that the short term option is the establishment of a new site. In the longer term perhaps to continue at their existing site and compost by tunnelling, but this will depend on the tolerance of residents. The preferred option is to relocate and use improved orthodox techniques.

Mr Tolson stated that his preferred option is to relocate and adopt improved techniques with reduced odour production.

Mr Price stated that he wishes further investigation of the proposed sites. He believes that he has reduced the odours emitted from his premises.

Further discussion on options to be held at next meeting following consideration of the report from University of Western Sydney - Hawkesbury.

5. Alderman Rotherham reported that the Roads and Traffic Authority proposes to construct a new bridge over the Colo River on Singleton Road in 1990. The bridge will be at a level of 12.4 metres which is approximately 8.0 metres above the existing deck level. Alderman Rotherham noted that the proposed bridge could alleviate the problems of access for any composter located on the other side of the Colo River.

Resolved on the motion of Alderman Sledge/Mr Miller that information be obtained from the Roads and Traffic Authority regarding the proposed bridge over the Colo River on Singleton Road.

6. Alderman Sledge referred to the pending, availability of the report from University of Western Sydney - Hawkesbury.

Resolved on the motion of Alderman Sledge/Mr Longworth that copies of the report from University of Western Sydney - Hawkesbury be distributed to members of this Committee prior to the next meeting, and that the report be kept confidential until after consideration by this Committee and Council.

Date of Next Meeting

Date of next meeting to be advised upon receipt of the report from University of Western Sydney - Hawkesbury.

Minutes of the Meeting of the Governor Phillip Park Committee held on 12th July, 1989, in the Aldermen's Room, Hawkesbury City Council at 7.30pm.

Present: Alderman W. Sledge, Chairperson; K. Davis and C. Walshaw (Peninsula Residents' Rep.); C. Ellison, (NSW Water Ski Assoc); C. Mayfield (UHPBC); G. Baldry, (Senior Health Surveyor); and C. Daley (Manager of Operations).

Apologies: Alderman L. Sheather.

The Minutes of the previous meeting held on 14th June, 1989, were adopted on a motion of C. Ellison, seconded by K. Davis.

Matters Arising

C. Mayfield of the Upper Hawkesbury Power Boat Club indicated the Club's concern regarding the 6.30pm closing time of the gate to the Park during the daylight saving period. However, after discussion it was agreed that the trial period would determine any need for adjustment.

C. Mayfield said he had been unable to contact Mr. Woods at this stage, regarding the operation of the gate under special circumstances.

Correspondence

- NSW Water Ski Association confirming proposed activities for Governor Phillip Park which were reported to the last meeting.

It was resolved that the correspondence be received on a motion by C. Mayfield, seconded by J. Tebbutt.

General Business

Consideration was then given to further general principles to be adopted for the development of the Park:-

1. Water skiing between South Creek and Windsor Bridge to be prohibited with appropriate international signage at -
 - i) the launching ramp
 - ii) the Park entrance
 - iii) the confluence of South Creek and the Hawkesbury River.
2. Appointment of the caretaker (contractor) as a Park Ranger with the power to control parking, boat speed and noise emission, if possible.

Minutes of the Gov. Phillip Park Committee - 12.7.89

3. A maximum of 20 power boat events to be staged at the Park per annum, this number to be reviewed in 12 months. Dates of proposed events are to be advertised as an annual programme in the local paper and at the Park. Events are not to be held on consecutive weekends. Alternate days are only to be considered for the Bridge to Bridge Ski Race.
4. All catering services to be used at events in the Park are to be advised to Council and annual inspections carried out (licensed).

Further General Business

- i) K. Davis stated that at a public meeting with the State Pollution Control Commission, Maritime Services Board, Council and others, held at the Governor Phillip Park, around September, 1987, noise levels were set at 105dba and 115dba at a distance of 30 metres for power boats and drag boats, respectively. The State Pollution Control Commission were going to review these levels.

Action - Letter to State Pollution Control Commission regarding current position with review of noise levels.

- ii) C. Ellison made an offer on behalf of the NSW Water Ski Association to supply electrical cable for future events at the Park. The cable was unrolled for last year's Bridge to Bridge Water Ski event and re-rolled at the finish. The cable would be supplied free of cost if Council could install it.

Action - Letter from the NSW Water Ski Association to Council outlining the offer.

- iii) An offer has been made by Alec York to plant Red Cedar trees within the Park.

Action - Offer be accepted and the trees be included in the landscaping design.

- iv) C. Mayfield relating to the Upper Hawkesbury Power Boat Club's concern that boats using the river during periods when the river level is above normal, may be causing damage to the river banks and suggested the use of chains across the top of the access roads to and from the ramp.
- v) C. Mayfield relayed the Upper Hawkesbury Power Boat Club's agreement to the proposal of an alternative access to Governor Phillip Park via a bridge over South Creek and thence to Pitt Town Bottoms Road.

Minutes of the Gov. Phillip Park Committee - 12.7.89

- vi) J. Tebbutt suggested that an alternative location for the ramp and associated facilities could be considered.

The meeting closed at 10pm.

Date of Next Meeting: Wednesday 9th August, 1989, at 7.30pm in the Aldermen's Room, Hawkesbury City Council.

Minutes of the Meeting of Management Executive Committee held on Monday, 17 July 1989 in the Council Chambers commencing at 10 am.

PRESENT: G. McCully, Town Clerk/General Manager; J. O'Grady, Manager of Environment & Building Services; R. Gilmore, Manager of Engineering Services; C. Daley, Manager of Operations; G. Falson, Manager of Town Planning; Julia Brown, Chief Librarian; L. Weatherstone, Manager of Financial & Administrative Services; D. Hagger, Finance Manager.

1. MATTERS ARISING FROM MINUTES OF PREVIOUS MEETING
 - Status Report on Computer Implementation: all computer hardware has now been delivered and conversion made for accounting and payroll. Conversion will be completed by the end of September.
 - Community Needs Survey: 819 responses were received and these will now be tabulated with a report for presentation to Council with the 1990 budget.
2. PROFESSIONAL CERTIFICATION SYSTEM - Department of Local Government advised that approval had been granted to: adoption of the Building Code of Australia: to amend the Local Government Act to provide for three building matters including the establishment of a professional certification system. [40.133]
3. RECYCLED PAPER - it is noted that the State Government is again considering the use of recycled paper. Experience in the past showed that there were problems with the material with various printers, including computer systems. The matter is to be further investigated by the Finance Manager with a costing to ascertain use by Council and costs involved. [40.134]
4. LOCAL COURT PROCEEDINGS - the Local Government Association advised of changed procedures following amendment to the Local Court (Civil Claims) Act. Solicitors for the Association advise that while Council staff can still continue to Act on behalf of Councils, there has been some concern expressed that the amendments are complex for non-legally qualified persons. Staff of Hawkesbury are to continue to handle matters where they feel competent and only seek assistance where this is considered necessary by the Department Head in consultation with the General Manager. [40.135]
5. DISCUSSION PAPER - PUBLIC LIBRARY SYSTEM - The Library Council distributed a discussion paper titled "Public Library Services: Who Pays for Them?". The paper addresses a number of issues setting out the background to the establishment of the Public Library system, the current position in legislation

and matters that could be considered in the establishment of "user pays" system. This is looking at providing basic services at a cost and some charge for value added services. There is to be a detailed report to Council so that a response can be forwarded to the Library Council in this matter. [40.136]

6. AMENDMENTS TO LOCAL GOVERNMENT ACT - the Department has advised amendments to the Act that allows Councils to delegate authority to their Town Clerk to write-off rates below a monetary level thus deleting the requirement that the opinion of the Auditor be obtained, prior to any rates being written off. The matter to be subject of a report to Council to amend delegations. [40.137]
7. OCCUPATIONAL HEALTH & SAFETY COMMITTEE - minutes of the Committee were noted with action required to have Council staff inoculated to protect them from "Hepatitis B". A list is to be prepared by Department Managers for those staff considered at risk and, accordingly, those persons to be invited to undergo the inoculation programme. [40.138]
8. VANDALISM - a report was produced regarding the problem of vandalism in the district with various initiatives proposed. Resolved to tabulate, as far as possible, actual incidences of vandalism locally and discuss this at the next Community Meeting with the Police. [40.139]
9. RECORDS MANAGEMENT SYSTEM - a detailed and extensive report on the Records Management System by the Working Party was produced with a recommendation of a modified return to hard-copy files with regular culling to have other than current matters on microfilm. It was noted the cost of proceeding to other technology and that on the advice of Computer Consultants would probably be two years before this could proceed. Report to be made to next Committee Meeting for adoption. [40.140]
10. PROFESSIONAL LIABILITY - reports concerning prosecutions lodged against Professional Engineers were discussed. The level of professional responsibility now required and the propensity for people to undergo litigation was discussed at length. It was noted that the situation be brought to the attention of all professional staff and appropriate action in the Risk Management Procedures. [40.141]
11. RESIDENTIAL SETBACK - report regarding the existing standard setback adopted by Council of 7.5 metres. It was noted that there were a number of instances where the building setback could be reduced significantly where this would not adversely

affect the streetscape. Details of the joint venture for more affordable housing were noted where there is a recommendation to have no front building line. Resolved that a report be prepared by the Deputy Manager of Town Planning, in consultation with the Development Unit, with a view to recommending to Council that there be zero building line for appropriate local roads, appropriate provision for the accommodation of cars, landscaping to soften building elevations and these to be included in a development control plan. [40.142]

12. LOCAL GOVERNMENT ASSOCIATION - FOR SALE SIGNS - advice from the Local Government Association regarding charges being implemented for real estate 'For Sale' signs in some Local Government areas. It was noted that 'For Sale' signs had been a problem however, agreement had been reached now with local real estate agents to restrict signs to private property and avoid public liability problems and to maintain size. Resolved that while there were some problems and, generally, these were handled on a day-to-day matter, it would not be cost efficient to look at setting and collecting any fees at this stage. [40.143]
13. SPEEDING OF PROPERTY SETTLEMENTS - a magazine article indicating the methods of increasing time over certificates relating to property dealings was noted. The article indicated that firms could pre-pay funds to Council and in other instances, for an increased fee, receive certificates at a reduced time delay. It was noted that certificates from Hawkesbury are at a reasonable time limit and that the charging of an increased fee would be to the detriment of the majority and lead to further delays for these people. At this time, and with little problems occurring in the certificate issue area, it was resolved that no further action be taken. [40.144]

G.M. McCully,
Town Clerk/General Manager

CORRESPONDENCE FOR INFORMATION

SECTION 7

1. BABLANA PTY. LTD. - DEVELOPMENT APPLICATION - EXTENSION OF
EXISTING BUILDING - KING ROAD, WILBERFORCE DA 102/89

The following letters received from Rabbi Raymond Apple, A.M., (Sydney Beth Din) and Bablana Pty Ltd refer to Item 18 of the Planning and Development Section in this business paper.

"We understand that application made to you by Bablana Proprietary Limited of King Road, Wilberforce, for approval of certain extensions is to be given fresh consideration by your Council next week and we write to urge a favourable result of these discussions.

A year ago when the Homebush abattoir was closed the Jewish community of the State was amongst those seriously inconvenienced. Homebush had provided facilities for Kosher killing for very many years and months of effort and anxiety led to the Jewish community finding no alternative venue until with the approval of the New South Wales Meat Authority, Bablana Proprietary Limited undertook to accommodate the needs of the kosher consumer at Wilberforce.

This entailed the installation of a special killing box specially designed and paid for by the Jewish community as well as certain extensions for which Bablana Proprietary Limited made themselves responsible.

The kosher killing facility which took so many months to re-establish is of utmost importance to orthodox Jews who rely on it as the only such facility in this State.

I would add that the many months of uncertainty in the second half of last year may well have led to some Jewish families becoming lax in their observance of the Jewish dietary laws and every effort is about to be made to try to bring such families back and indeed to increase the numbers of consumers who use only kosher meat.

As a result, if Wilberforce were no longer available to us, we would be placed in a totally impossible and intolerable position and for this reason we ask for your urgent assurance that approval will be granted for the extension to enable this basic religious requirement of a section of the citizens of New South Wales to be duly maintained."

"Report of Public Meeting - Wilberforce Abattoir 20th July, 1989.

In Attendance:-

M.T. Macpherson (Director Bablana Pty. Ltd.)
P.O'Brien (Manager Bablana Pty. Ltd.)
B. Hill (Accountant Bablana Pty. Ltd.)
Ald. R. Rotherham
Ald. T. Books
R. Clifford (Hawkesbury City Council)
D. Hayman (Hawkesbury Gazette)
J.B. Munel (Ebenezer)
Mr. & Mrs. Hawkins (King Road, Wilberforce)
Mr. & Mrs. Burns (King Road, Wilberforce)
Mrs. Kruger (David Street, Wilberforce)
Mr. & Mrs. Ferguson (Kurmond)
R. Mackenzie (Kurmond)

The purpose of the Meeting was to hear first hand the neighbours' complaints and, to where possible, eliminate and/or minimise the problems.

A summary of matters causing concern over a period 25/5/89-14/7/89 was presented to the Meeting by Mr. Burns, King Road Wilberforce.

The troublesome areas were:-

- (A) Compressor - This has now been rectified. No complaints since 24th June 1989.
- (B) Unloading of livestock - Our immediate investigation reveals that the very late truck arrivals come from Bathurst saleyards where there is only 2 loading dumps and it is very often 7-8 p.m. when the trucks are loaded, with a 4-5 hour drive. We will endeavour to minimise this problem and where possible hold our unloading until after 5 a.m.
- (C) General Noise - Loud talking, falling beef hooks etc. are a management problem and will be dealt with immediately.

We believe the meeting was very successful and that should our neighbours have cause for complaint in the future, they know that the matter will be addressed by the Management."

2. DR. JOHN GRIFFIN, CITY MANAGER, KEILOR COUNCIL, VICTORIA -
REPORT ON PUBLIC PARTICIPATION IN LOCAL GOVERNMENT. P160-63;
G95-34

"Thank you for forwarding copies of your report on Public Participation in Local Government.

The Hawkesbury Shire Council is to be complimented on the initiative to research such an activity, which I consider to be the most important for any future successful operation of a local government authority.

The result has obviously come about by the involvement of capable people who have a commitment to the philosophy of 'better' local government through community participation.

I similarly share this view and recently undertook an Institute of Municipal Management Study Scholarship in the USA investigating the participation process. I have enclosed a copy of the report.

Your report will be a most useful reference document by my Council staff and the community as we enter our phase of community participation in the development of a City Plan."

3. THE HON. K. R. ROZZOLI, MEMBER FOR HAWKESBURY - FORWARDING
LETTER FROM THE HON. PETER COLLINS, M.P., MINISTER FOR THE ARTS -
FUNDING FOR LOCAL GOVERNMENT LIBRARIES. L125-1

Appreciating the difficult situation facing local libraries being brought to his attention and stating that the question of funding for public libraries in this year's budget discussions will be pursued.

4. INTERNATIONAL LITERACY YEAR SECRETARIAT - INTERNATIONAL
LITERACY YEAR. E 70

Advising that 1990 has been declared International Literacy Year and requesting Council's support and participation.

5. N BEARNS HAYES & E N BEARNS - XANADU LIFESTYLE, UPPER COLO.
DA368-87.

Thanking Council for its decision in rejecting the development application.

6. ALDERMAN R. WILLIAMS, MAYOR, BLUE MOUNTAINS CITY COUNCIL -
PROCLAMATION OF THE CITY OF HAWKESBURY. S205-26

Congratulating Council upon the recent proclamation of the City of Hawkesbury which clearly reflects the enormous growth and development of the Hawkesbury area.

7. CAPTAIN B. L. SWAN, RAN, COMMANDING OFFICER, HMAS NIRIMBA,
QUAKERS HILL - SHIRE BALL. C40-5

Thanking Council for the invitation to the Shire Ball and the continuation of the long standing and cordial bonds between the Hawkesbury Shire and HMAS Nirimba.

8. THE HON. K. R. ROZZOLI, M.P. MEMBER FOR HAWKESBURY -
ELECTRIFICATION AND CONTINUED OPERATION OF RICHMOND/RIVERSTONE
RAILWAY LINE. R185-8

Thanking Council for its strong support for the continued operation and improvement of the line as an essential method of public transport for the existing and future residents of the district. Again placing on record his total support for the continued operation of a rail link to the Hawkesbury area.

9. MICHAEL ROSSER, KURRAJONG HEIGHTS - CROSSING OVER WHEENY
CREEK AT COMLERoy ROAD. B27-18

Referring to letter in Hawkesbury Gazette on 19 July and asking Council to give immediate attention to the problem raised.

The correspondent has been advised as follows:

"Reference is made to your letter of 19 July regarding construction of a crossing over Wheeny Creek at Comleroy Road.

Council did consider the matter with its road programme earlier in the year however, it was decided that the priority for the works did not substantiate inclusion in the current programme.

You will appreciate that Council has the responsibility for over 1,000 km of road, a great deal of which is unsealed. The problem which the crossing will place on the Bush Fire Brigades is well appreciated by Council however, in the circumstances it was considered that at this time the works could be deferred and reconsidered with the next programme.

The contents of your correspondence will be made known to Council."

10. CHIEF INSPECTOR G.D. PEACOCK, PATROL COMMANDER,
WINDSOR POLICE. A5:P176, 5206

"On 27 June 1989 Police were alerted to the discovery of an unattended motor car in good condition, secured on a track about 50 metres off Comleroy Road, Kurrajong. Inquiries established that the occupant had been reported missing at Penrith Police Station two days earlier and fears were held for that person's well being.

A search was necessary of the surrounding area and Police resources at that particular time were extremely limited.

The local State Emergency Services were requested to provide volunteers to carry out the search. Four volunteers were supplied at short notice and the body of a young man was found shortly afterwards. The immediate response of the State Emergency Services enabled the search to be carried out before dark and Police inquiries completed on the one day, which could not have been achieved otherwise.

The response provided on this occasion was another example of the support provided to local Police by the State Emergency Services and I would like to express my appreciation for their efforts."

(S.C. The appreciation of the Patrol Commander has been forwarded to the State Emergency Services volunteers with Council's best wishes and acknowledgement of the benefit they provide to the community.)

11. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - ASSOCIATION'S FINANCIAL STATEMENTS - 1989. C44-2

Enclosing copy of the financial statements for the Association for the year ended 31 December, 1989, together with a report from the Treasurer.

These documents may be perused, upon request.

12. EAST KURRAJONG SCHOOL OF ARTS - DONATION. D64

Requesting a donation from Council for the amount of \$251.13 which is equivalent to the 1989 rates.

An audited statement of Income and Expenditure was provided which detailed as at 30th June, 1988, the School of Arts held current assets to the value of \$5564.69 represented by bank deposits.

(T.C In the past Council has made a donation for rates and it is felt this support should be continued. Provision has been made in the 1989 estimates for reimbursement of rates and payment has been made.)

13. LOCAL GOVERNMENT ASSOCIATION OF NSW - STREAMLINED ROAD FUNDING ARRANGEMENTS. R190, G95

Advising of an historic agreement that was signed to provide for more effective planning, equitable financing and streamlined administrative arrangements in the joint management of the Classified Roads System by Councils and the State Government.

14. WINGECARRIBEE SHIRE COUNCIL - RENEWAL OF MEMBERSHIP
WITH THE NEW SOUTH WALES COUNCIL OF TOURIST ASSOCIATIONS.
T220-1

Expressing concern that the organisation which represents tourist associations to the New South Wales Tourism Commission and other State and Federal bodies, is so poorly represented by Council elected members.

Stating that Council has resolved to make representations to Local Government elected members throughout the State for greater representation of the CTA Executive.

15. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS -
FUNDING FOR PUBLIC LIBRARIES. L125-1, G95-11

Referring to Council's letter dated 10th April, 1989, seeking WSROC's support for an increase in the per capita subsidy for public libraries from \$1.80 to \$2.15 and in special grant funding from \$2m to \$3m.

Forwarding copies of letters sent to the Premier, the Hon. N Greiner, MP, the Minister for the Arts, the Hon. P Collins, MP, and the Minister for Local Government and Minister for Planning, the Hon. D Day MP, supporting Council's request.

16. SEDGWICK ABRAHAMS PTY LTD - HAWKESBURY'S ELEVATION
TO CITY STATUS. C50-A

Stating that Hawkesbury is one of the most flourishing and fastest growing areas in the Sydney region and in their view City status was long overdue.

17. HAWKESBURY LOCAL DISTRICT PLAYGROUPS - "WE WELCOME
CHILDREN" PROMOTIONAL STICKER. L125, C43-5

Referring to the recent award of a "We Welcome Children" Promotional Sticker made to the Windsor Branch of the Hawkesbury Shire Council Library by the Playgroup Council of Australia. This award was made following a recommendation by the Hawkesbury District Zone on the nomination of the McGraths Hill Playgroup.

18. LOCAL GOVERNMENT ASSOCIATION - PUBLIC PARTICIPATION.
P160-63

Congratulating Council for supporting and distributing the report summary so widely throughout New South Wales.

19. R.F. ROZZOLI, SECRETARY - RICHMOND LITERARY
INSTITUTE. A5, S197-5

Thanking Council for their donation.

20. THE HON. DAVID HAY, MINISTER FOR LOCAL GOVERNMENT
AND MINISTER FOR PLANNING - SAND EXTRACTION AT PITT TOWN.
E78-5

Advising that a meeting with the Department of Minerals and Energy and Council was arranged by the Department of Planning and held on 7th March, 1989 to discuss extraction at Pitt Town.

From this meeting a Working Party was established and first met on 26th May.

21. BOB MOORE, CHAIRMAN - RICHMOND EX-SERVICEMEN'S CLUB
LIMITED. A5

Thanking Council for the invitation to the St John of God Hospital which was a successful event.

22. COMMANDER J.W. FIRTH, RAN, ACTING COMMANDING OFFICER
-HMAS NIRIMBA QUAKERS HILL. A5

Expressing appreciation for the opportunity to participate in the Re-enactment and Unveiling.

Congratulating Council on a successful event.

23. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NEW
SOUTH WALES - GENERAL CIRCULAR NO. 9/1989. C44/2

1. Cutbacks to Services funded by the Department of Family and Community Services
2. Country Public Libraries Conference - Communique
3. Statement of Accounts
4. Exemptions from Noxious Weeds Roadside Control Spraying Programme
5. Nuclear Energy
6. Operation of Jet Skis
7. National Soil Conservation Program
8. Environmental Planning & Assessment (Amendment) Act 1989
9. Distribution of General Circulars to Elected Members
10. News Bulletins within Councils
11. Independent Commission Against Corruption
12. Council Contact For Industrial Relations
13. Award Restructuring
14. Transport Industry - Sanitary and Garbage (State) Award

OTHER REPORTS