PWA SEC

Hawkesbury City Council

BUSINESS PAPER

Ordinary Meeting 12 DEC 1989

NOTICE OF MOTION

ORDINARY MEETING - 12TH DECEMBER, 1989

By Alderman H.J.M.Books:

Council establish a Committee to prepare a programme of celebration and other appropriate activities for the Bicentennial of the establishment of the town of Windsor to occur in 1994.

Committee to comprise members of :

Council, Hawkesbury Historical Society, Windsor & District Chamber of Commerce, RAAF, NSW Police, Ministers' Fraternal, Schools, Tourism Hawkesbury, appropriate representatives from the community.

(Note by Alderman Books -

While the celebration is some time off, experience has shown that it takes a considerable deal of time and organisation to prepare an appropriate programme of events to ensure success. Accordingly, I recommend that the Committee be established at this time and some allocation be made in the 1991 budget.)

(File C40/19)

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Minutes of the Special Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor on 13th November, 1989 commencing at 7.30 p.m.

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

Alderman Bazeley arrived at the meeting at 7.42 p.m. and Alderman Mackay arrived at 7.50 p.m.

An apology for absence was received from Alderman R.F.Rotherham.

445 RESOLVED on the motion of Alderman Sheather seconded by Alderman Gibson that the apology be accepted.

CONSIDERATION OF 1990 ESTIMATES OF INCOME AND EXPENDITURE - ALL FUNDS. E77/8 [50.718]

446 MOVED by Alderman Michael seconded by Alderman Stubbs that the 1990 Estimates of Income and Expenditure, as presented, be adopted.

An amendment was moved by Alderman Sheather seconded by Alderman Sledge that the 1990 Estimates of Income and Expenditure, as presented, be adopted. That the Section 504 Expenditure for the Sister City expenditure be increased to an amount of $10,989 (ten thousand nine hundred and eighty nine dollars), that the amount of $1,000 (one thousand dollars) allocated for festooning be removed and that the sum of $1,000 (one thousand dollars) be added to Donations allowing an allocation of $3,500 (three thousand five hundred dollars) for Donations.

Alderman Bazeley arrived at this stage the time being 7.42 p.m.

Alderman Mackay arrived at this stage the time being 7.50 p.m.

The amendment was lost.

The motion was then put and carried.

The meeting terminated at 8.10 p.m.

Submitted to and confirmed at the meeting of Council held on 12th December, 1989.

_____Mayor

This is Page of the SPECIAL NO. 14 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 13TH NOVEMBER, 1989.

Town Clerk/General Manager Mayor

Minutes of the Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 14th November, 1989, commencing at 7.30 p.m.

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

The Reverend John Butler representing the Hawkesbury Ministers Fraternal read the opening prayer at the commencement of the meeting.

SECTION 1 - MINUTES OF MEETINGS

CONFIRMATION OF MINUTES

447 RESOLVED on the motion of Alderman Books seconded by Alderman Rotherham that the Minutes of the Ordinary Meeting of Council held on 3rd October, 1989, having been circulated amongst the members of Council, be confirmed.

448 RESOLVED on the motion of Alderman Gibson seconded by Alderman Denne that the Minutes of the Special Meeting of Council held on 26th October, 1989, having been circulated amongst the members of Council, be confirmed.

449 RESOLVED on the motion of Alderman Books seconded by Alderman Sheather that the Minutes of the Special Meeting of Council held on 31st October, 1989, having been circulated amongst the members of Council, be confirmed.

MAYORAL MINUTES

1. CURRAN REPORT - RESTRUCTURING OF SYDNEY COUNTY COUNCIL L128 [50.719]

450 RESOLVED on the motion of Alderman Horrex seconded by Alderman Gibson that Council support the Local Government Association in its opposition to the proposals contained within the Curran Report.

2. 1989 SISTER CITIES CONVENTION. C48/4 [50.720]

451 RESOLVED on the motion of Alderman Gibson seconded by Alderman Rotherham that Standing Orders be suspended to allow a presentation to be made to the Council by representatives of the Hawkesbury City Sister City Association.

Mrs.J.Peare, Chairperson, accompanied by Mrs.Y. Whalan, Miss K.Kelland and Mrs.M.Sheather, members of the Hawkesbury City Sister City Association, then presented to the Council the 1989 National A.S.C.A. Award for Community Involvement which was awarded to the Hawkesbury City Sister City Association at the 1989 Convention at Shepparton.

The Mayor congratulated Mrs. Peare, the Committee Members and the former Chairperson, Mrs. Carole Burrell, for their magnificent effort.

452 RESOLVED on the motion of Alderman Sheather seconded by Alderman Michael that Standing Orders be resumed.

453 RESOLVED on the motion of Alderman Horrex seconded by Alderman Rotherham that Council offer its sincerest congratulations for the hard work and energy put into compiling and organising the programme and to the Association for the compilation of its presentation which brought about the winning of this major award.

3. WINDSOR PUBLIC SCHOOL, S196/25 [50.721]

454 RESOLVED on the motion of Alderman Horrex seconded by Alderman Rotherham that Council support the decision of the Member for Hawkesbury and the many concerned residents in seeking the retention of the school, and prior to any consideration being given to its closure, for consultation with all concerned.

SECTION 2 - NOTICE OF MOTION

By Alderman R.P.Stubbs (625/202;H105) [50.722]

The Manager of Town Planning advised the Council, in respect to Item 10 of the Town Clerk/General Manager's Report - Page 27 - Planning - The Cannon House - Richmond Park, Windsor Street, Richmond, that the report was written on the basis of a promised letter from the Department of Planning which unfortunately has not been received, also it has been indicated that a letter quite to the contrary would be received and that letter, he understands, will say that the Heritage Branch of the Department of Planning will not recommend that the cannons be located in Richmond Park unless and until a Plan of Management is prepared for their consideration and their adoption.

The Manager of Town Planning pointed out that the Plan of Management has been submitted for some time and was prepared and submitted to the

Heritage Branch some 12/18 months ago and to date to his knowledge no formal response has been received from the Branch. The Manager of Town Planning stated that, with this being the situation, he would have to change the recommendation so that it would be for "information purposes only".

455 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Sledge that, should the Heritage Council fail to approve the locating of the cannons in Richmond Park, consideration be given to discussions on the possibility of locating them on the RAAF Base, Richmond, whilst keeping them in the ownership of Council.

456 RESOLVED on the motion of Alderman Michael seconded by Alderman Denne that an approach be made to the appropriate Minister to challenge the decision, at this stage, that has been made by the Heritage Council in regard to the location of the cannons in Richmond Park.

SECTION 3 - REPORT OF GENERAL PURPOSE COMMITTEE

SECTION 2 - PLANNING & DEVELOPMENT

ITEM 18 - O'MARA CONCRETE PTY.LTD. - ESTABLISHMENT OF A CONCRETE BATCHING PLANT AND ASSOCIATED FACILITIES - LOTS 37 & 38 DP 263025 FAIREY ROAD, SOUTH WINDSOR. DA225/89 [50.723]

457 RESOLVED on the motion of Alderman Michael seconded by Alderman Gibson that the application be not approved for the following reasons :

1. The proposal would cause an unacceptable increase in local dust emissions particularly as there are two already approved concrete batching plants in the locality.

2. The proposal would have a deleterious effect on the local road system in terms of traffic congestion and road damage.

3. The prevailing winds are such that would cause dust to interfere with nearby industrial uses that rely on clean air for their economic survival.

4. The proposal is not in the public interest.

ITEM 25 - SUBDIVISION IN THE BILPIN/BERAMBING/MOUNTAIN LAGOON AREAS. L5/89 [50.724]

458 MOVED by Alderman Michael seconded by Alderman Gibson that this matter be further investigated with a view to subdivisions down to 10 (ten) hectare lots being approved.

An amendment was moved by Alderman Sledge seconded by Alderman Rotherham that :

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

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

The amendment was lost.

The motion was then put and carried.

ITEM 26 - LOCAL AREA TRAFFIC MANAGEMENT STUDY - WINDSOR TOWN CENTRE. P160-36 [50.725]

459 MOVED by Alderman Books seconded by Alderman Gibson :

A. That the information in the Local Area Traffic Management Study be received.

B. A roundabout be provided at the intersection of George and Bridge Streets with the cost of works to be funded by the Roads and Traffic Authority.

C. The Roads and Traffic Authority be requested to undertake periodic checks of the right turn facility from Bridge Street into Macquarie Street to ensure that queued traffic clears in one movement.

D. A right turn arrow be provided for traffic turning right from George Street into Richmond Road, the cost of such work to be funded by the Roads and Traffic Authority.

E. A 2 (two) hour time limit be imposed on parking in that section of The Terrace between Bridge Street and Fitzgerald Street, and that consideration be given to the issue of residents' vehicular parking stickers and this matter be further reported to Council.

F. Further investigations be undertaken into the provision of off-street parking in the Windsor Town Centre.

G. If The Terrace is to be closed at the intersection with Bridge Street, the cost of such works be funded by the Roads and Traffic Authority.

H. That Council adhere to its previous decision to open The Terrace at its point of present closure at Hollands Paddock and that a report be prepared on traffic control devices which might be required.

An amendment was moved by Alderman Rotherham seconded by Alderman Sledge :

A. That the information in the Local Area Traffic Management Study be received.

B. That the Bridge Street/The Terrace intersection be monitored on a quarterly basis and reported to Council as required.

C. A roundabout be provided at the intersection of George/Bridge Streets with the cost of works to be funded by the Roads and Traffic Authority.

D. The Roads and Traffic Authority be requested to undertake periodic checks of the right turn facility from Bridge Street into Macquarie Street to ensure that queued traffic clears in one movement.

E. A right turn arrow be provided for traffic turning right from George Street into Richmond Road, the cost of such work to be funded by the Roads and Traffic Authority.

F. A 2 (two) hour time limit be imposed on parking in that section of The Terrace adjacent to Howe Park, and that consideration be given to the issue of residents' vehicular parking stickers and this matter be further reported to Council.

G. Further investigations be undertaken into the provision of off-street parking in the Windsor Town Centre.

The amendment was lost.

The motion was then put and carried.

Alderman Sledge asked that her name be recorded as being against the motion.

ITEM 28 - MUSHROOM COMPOSTING INDUSTRY A10/2,3655(W),13871-1(C),3132(W),3399(W) [50,526]

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

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

460 AN AMENDMENT was moved by Alderman Sledge seconded by Alderman Sheather that :

1. Council not exercise its powers under Section 289(b) of the Local Government Act, in respect of Elf Mushrooms, Lot 3 DP 610341 Mulgrave Road, Mulgrave, at this time.

2. Council not exercise its powers under Section 289(b) of the Local Government Act in respect of Mrs.L.Clark, Lot 11 DP 713095 Pebbly Hill Road, Cattai, at this time.

3. Having received complaints in relation to the emission of fumes being offensive odours emanating from premises Lot 6 RP 2166, No. 100 Pitt Town Road, McGraths Hill, which fumes create an inconvenience materially interfering with the ordinary comfort physically of human existence in the locality so as to constitute a public nuisance, and having invited and considered representations from Graham Price Pty.Ltd., being the owner and occupier of the above premises, Council exercise its powers under Section 289(b) of the Local Government Act, 1919, as amended, and direct that the emission of offensive fumes from the above premises be prohibited within a period of 12 (twelve) months and that the public nuisance herein before referred to be abated within a period of 12 (twelve) months.

4. Having received complaints in relation to the emission of fumes being offensive odours emanating from premises Lot 262 DP 751665

Sackville Road, Ebenezer, which fumes create an inconvenience materially interfering with the ordinary comfort physically of human existence in the locality so as to constitute a public nuisance, and having invited and considered representations from Mushroom Composters Pty.Ltd., being the owner and occupier of the above premises, Council exercise its powers under Section 289(b) of the Local Government Act, 1919, as amended, and direct that the emission of offensive fumes from the above premises be prohibited within a period of 12 (twelve) months and that the public nuisance herein before referred to be abated within a period of 12 (twelve) months.

5. Council adopt the Siting Committee's recommendation at the meeting held on the 20/9/89.

6. Should a site within the City of Hawkesbury be identified by a composter, or any other suitably qualified person involved in the industry, as worthwhile of investigation and the composter indicate his willingness to undertake the full cost of an appropriate environmental impact statement of its findings, then the Council consider any such case and appropriate support be given. This support to include arrangements for expediting applications including consultations with appropriate agencies and authorities and technical assistance where possible.

The amendment was carried.

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

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

ITEM 32 - DISCOUNT DEPARTMENT STORE AND ANCILLARY RETAILING, RICHMOND, LEP 8/89

Alderman Rotherham declared an interest in this matter.

SECTION 3 - FINANCE

ITEM 3 - ACQUISITION OF LAND - MARKET TOWN - NORTH RICHMOND P160/21

Alderman Denne declared an interest in this matter.

461 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Gibson that the Report of the General Purpose Committee Meeting held on 31st October, 1989, as recorded on Pages 1 to 31 of the Minutes of the General Purpose Committee Meeting, be adopted with the exception of :

SECTION 2 - PLANNING & DEVELOPMENT

Item 18 - O'Mara Concrete Pty.Ltd. - Establishment of a Concrete Batching Plant and Associated Facilities - Lots 37 & 38 DP 263025 Fairey Road, South Windsor. DA225/89 [50.723]

Item 25 - Subdivision in the Bilpin/Berambing/Mountain Lagoon Areas. L5/89 [50.724]

Item 26 - Local Area Traffic Management Study - Windsor Town Centre P160-36 [50.725]

Item 28 - Mushroom Composting Industry A10/2.3655(W).13871-1(C).3132(W).3399(W) [50.526]

which have already been considered by Council - Minutes Nos. 457, 458, 459 and 460.

SECTION 4 - REPORTS FOR DETERMINATION

FINANCE AND ADMINISTRATION

1. STAFF MATTERS. S1/8P [50.527]

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

This is Page of the Minutes of the ORDINARY NO. 10 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 14TH NOVEMBER, 1989.

Town Clerk/General Manager Mayor

2. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. 205/26, S88/121, S88/75 [50.528]

463 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Gibson that the Seal of Council be affixed to the following documents:

Certificate	-	Commemorative Certificate of the Proclamation of attaining City Status.
Bank Guarantees	-	Bonding road and drainage works for $13,900 (thirteen thousand, nine hundred dollars) - Subdivision Lot 2 DP 775394 Drift and Castlereagh Roads, Richmond.
Cancellation of Easement	-	Subdivision - King Road, Hawkins Place and George Road, Wilberforce. Existing drainage easement to be extinguished as a new drainage easement is to be created in conjunction with the subdivision of the land.

3. REVIEW OF LOCAL CONTROLLER APPOINTMENT. S206 [50.529]

464 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that Mr. Peter Minturn be nominated for the position of Controller of Local State Emergency Services and Civil Defence organisation.

4. THE ROYAL NEW SOUTH WALES INSTITUTE FOR DEAF AND BLIND CHILDREN. A7 [50.530]

465 RESOLVED on the motion of Alderman Mackay seconded by Alderman Stubbs that approval be granted to the Institute to call on its regular donors throughout the Council area during 1990.

5. LOCAL GOVERNMENT ASSOCIATION OF NEW SOUTH WALES - CONTRIBUTIONS FROM COUNCIL. C50, L128, D64, H102 [50.531]

Moved by Alderman Michael seconded by Alderman Sledge that payment of the contributions be not approved.

The motion was lost.

466 RESOLVED on the motion of by Alderman Bazeley seconded by Alderman Stubbs that the amounts be paid as a contribution towards legal costs incurred by the Councils.

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6. FEES AND CHARGES - 1990. F80, E77/5 [50.532]

467 RESOLVED on the motion of Alderman Mackay seconded by Alderman Gibson that the proposed fees and charges for 1990, as presented, be adopted.

7. IMPLICATIONS OF URBAN CONSOLIDATION FOR PLANNING AND DELIVERY OF HUMAN SERVICES - WSROC. W275 [50.533]

468 RESOLVED on the motion of Alderman Gibson seconded by Alderman Sheather that Council provide $2,000 (two thousand) towards the study on the Implications of Urban Consolidation for the Planning and Delivery of Human Services and the amount be provided from working funds.

8. TELEPHONE SYSTEM. T216/1 [50.534]

469 RESOLVED on the motion of Alderman Sledge seconded by Alderman Sheather that authority be given to proceed with the upgrading of the existing PABX system at a cost of $13,412.67 (thirteen thousand four hundred and twelve dollars and sixty seven cents) with funds from the 1989 Capital Works Programme.

9. 2-WAY RADIO SYSTEM. R184, B27-1. [50.535]

470 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Gibson that a new base station be acquired and installed at an approximate cost of $6,500 (six thousand five hundred dollars) with funding from the Sewerage Fund.

10. REQUEST FOR LIGHTING. E74/1, S198 [50.536]

471 RESOLVED on the motion of Alderman Denne seconded by Alderman Bazeley that St. Matthew's Church, Windsor, be advised of the works that will be undertaken in McQuade Park following the discussions with the Police and that hopefully this will reduce the amount of vandalism in the locality.

That St.Matthew's Church and the Hawkesbury Christian Centre both be advised that Council is not in a position to provide security lighting including monthly charges for private properties due to the significant cost of lighting and the number of requests that are being received throughout the City area.

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11. BLIGH PARK. P160-46-D [50.537]

472 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that purchase be made of those lands defined as Open Space and part Residential adjacent to Berger Road and within the draft L.E.P. 1989 for the extension of Bligh Park, including

- R. & L. Ryan - Lot 25 DP 27136 - Purchase Price $225,000 (two hundred and twenty five thousand dollars)
- M. & V. Carty - Pt. Lot 26 DP 27136 - Purchase Price $190.000 (one hundred and ninety thousand dollars)
- J. Reed - Pt. Lot 27 DP 27136 - Purchase Price $182,750 (one hundred and eighty two thousand seven hundred and fifty dollars)
- R. Janzen - Pt. Lot 28 DP 27136 - Purchase Price $170,000 (one hundred and seventy thousand dollars)

That all costs involved be funded from the Bligh Park Estate Joint Venture.

All documents to be signed under the Seal of Council.

ENGINEERING

1. CONSTRUCTION OF CAR PARK - NORTH RICHMOND SHOPPING CENTRE. DA 883/88 [50.538]

Alderman Denne declared an interest in this matter.

Item 7 of the Town Clerk/General Manager's Supplementary Report - Engineering - was considered at this stage.

473 RESOLVED on the motion of Alderman Gibson seconded by Alderman Benson that the development consent for the extension to the shopping centre (DA 883/88 consent date 20.4.89) be amended as follows :

Condition 11 - Construction of Council's car park, laybacks and footway crossings in accordance with Drawing No. SW 1A and associated landscaping.

Condition 12 - Payment of an amount of $118,000 (one hundred and eighteen thousand dollars) being a contribution in lieu of car parking not

provided onsite based on $5,500 (five thousand five hundred dollars) per space and accounting for the works within Condition 11 above and Condition 9.

2. RICHMOND EX SERVICEMEN'S CRICKET CLUB - RICHMOND PARK -MARKET DAY. 625/202 [50.539]

474 RESOLVED on the motion of Alderman Sledge seconded by Alderman Bazeley that approval be granted to Richmond Ex-Servicemen's Cricket Club for use of Richmond Park on 9 December, 1989, for a fund raising market day, subject to compliance with the following standard conditions:

1. the club obtaining a Public Liability Policy.
2. noise levels being kept to a reasonable level, and
3. the area being left clean and tidy upon completion of the proposed function.

3. WINDSOR CHAMBER OF COMMERCE - MCQUADE PARK - CAROLS BY CANDLELIGHT. 625/203 [50.540]

475 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that approval be granted to the application by Windsor Chamber of Commerce for use of McQuade Park on Saturday, 16 December, 1989, with Council to supply/erect portable staging as well as provide additional rubbish receptacles at a cost of $900 (nine hundred).

4. W.S.R.O.C. GROUP APPRENTICES. W275/9 [50.541]

476 RESOLVED on the motion of Alderman Sledge seconded by Alderman Gibson that:

1. The report on the operation of the WSROC Group Apprentices Scheme be received.

2. A prize to the value of $50.00 (fifty dollars) be provided for the best apprentice in 1989, working or residing within the Hawkesbury City, employed in the scheme.

5. PROSPECT ELECTRICITY - STREET LIGHTING, BLIGH PARK. E74/1 [50.542]

477 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Gibson that the street lighting proposal by Prospect Electricity for the erection of thirteen (13) street lights as shown on plan No. B110985/A in Precinct P22, Bligh Park at an annual charge of $1,162.72 (one thousand one hundred and sixty two dollars and seventy two cents) be approved.

6. OPERATION CORDNERS CORNER. F84/5 [50.543]

478 RESOLVED on the motion of Alderman Gibson seconded by Alderman Books that:

a)	Sand removed by dredging process plus royalty payment of $1.20 from 1.10.89 and $1.50 from 1.10.90	$1.24 per tonne (one dollar and twenty four cents)
b)	Soil from Council land	$2.90 per tonne (two dollars and ninety cents)

HEALTH AND BUILDING

1. HAWKESBURY FITNESS CENTRE. P179/1/1 [50.544]

479 MOVED by Alderman Books seconded by Alderman Denne that :

(a) The Council adopt in principle the design and features of the Hawkesbury Fitness Centre as presented by Robert Pont, Architect, with the view to commissioning working drawings and calling tenders for construction, when sufficient additional funding has been acquired.

(b) That Council appoint a Fitness Centre Finance Advisory Committee to make recommendations on appropriate funding to Council.

The Committee to comprise:-

Two Aldermen
One member of each of the two Swimming Clubs
Manager of Environmental and Building Services

The Committee to have the power to co-opt assistance from specialised groups or persons as required.

An amendment was moved by Alderman Bazeley seconded by Alderman Rotherham that prior to consideration of the adoption of the design and features of the Hawkesbury Fitness Centre, Council's Committee :

1. Conduct a survey of potential demand for the proposed Fitness Centre and the facilities;

2. Define the impact of any proposed facilities on existing facilities;

3. The expected cost of operating the proposed Centre.

The amendment was lost.

The motion was then put and carried.

Nominations were called for membership of the Hawkesbury Fitness Centre Advisory Committee, with Aldermen Books, Mackay and Bazeley being nominated.

480 RESOLVED on the motion of Alderman Michael seconded by Alderman Sledge that voting be by show of hands.

The result of the voting was :

Alderman Mackay	...	11
Alderman Books	...	10
Alderman Bazeley	...	3

The Mayor declared Alderman Books and Alderman Mackay elected as the Council representation on the Fitness Centre Finance Advisory Committee.

PLANNING

1. SUBDIVISION APPLICATION SUPPORTED UNDER STATE ENVIRONMENTAL PLANNING POLICY NO.1 - PORTION 50, MOUNTAIN LAGOON ROAD, MOUNTAIN LAGOON - OWNER: P & D ENS. S89-72 [50.545]

481 RESOLVED on the motion of Alderman Gibson seconded by Alderman Denne that the application to subdivide Portion 50, Parish of Wheeny into 2 allotments generally in accordance with the plan submitted be refused for the reason that it has not been supported by the Director of the Department of Planning pursuant to State Environmental Planning Policy No. 1.

Town Clerk/General Manager Mayor

2. SUBDIVISION APPLICATION SUPPORTED UNDER STATE ENVIRONMENTAL PLANNING POLICY NO.1 - PORTION 22, PARISH OF BURRALOW, PITTMANS ROAD, KURRAJONG HEIGHTS - OWNER: W & V OGG. S89-57 [50,546]

482 RESOLVED on the motion of Alderman Gibson seconded by Alderman Michael that the application to subdivide Portion 22, Parish of Burralow into 3 allotments generally in accordance with the plan submitted be refused for the reason that it has not been supported by the Director of the Department of Planning pursuant to State Environmental Planning Policy No. 1.

3. PITT TOWN SAND WORKING PARTY - PLAN OF MANAGEMENT. E78-5 [50,547]

483 RESOLVED on the motion of Alderman Denne seconded by Alderman Benson that the Minister for Local Government and the Minister for Planning, the Hon. David Hay be advised of Council's concerns regarding the delay in finalisation of the plan of management.

4. MUIR & CASTLES - PAYMENT OF OUTSTANDING LEGAL COSTS - UNAUTHORISED DOG KENNELS - UWORRA ROAD, WILBERFORCE. DA 43-86 [50,548]

484 RESOLVED on the motion of Alderman Sledge seconded by Alderman Mackay that Messrs. Malcolm McDonald, Solicitors be advised that Council is willing to defer settlement of outstanding costs in this matter pending the sale of the property or for a maximum period of six months expiring on 8th March 1989, whichever occurs first. Further that the unauthorised dogs and kennel structures be similarly removed upon sale of the property or within a maximum period of six months expiring on 8th March 1989, whichever occurs first. That no further extension of time will be authorised.

5. REZONING TO PERMIT 1 HECTARE SUBDIVISION ALONG PART OF RACECOURSE ROAD AND RICKABY STREET, CLARENDON. L10/87 [50,549]

485 MOVED by Alderman Mackay seconded by Alderman Stubbs that a draft local environmental plan be prepared for the land highlighted on the map by dark edging, to permit, subject to a number of controls, subdivision into lots with a minimum area of 1 (one) hectare and that the Director's delegate issue a Section 65 certificate to allow the plan to be placed on public exhibition.

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Town Clerk/General Manager Mayor

An amendment was moved by Alderman Sheather seconded by Alderman Denne that a site inspection be carried out.

The amendment was lost.

The motion was then put and carried.

6. SUBDIVISION APPLICATION FOR 3 LOT SUBDIVISION, LOT 10 DP 591038, MITCHELL ROAD, PITT TOWN - OWNER, P & S WOOD - APPLICANT, A W STARR, S89/146 [50.550]

486 RESOLVED on the motion of Alderman Gibson seconded by Alderman Mackay that:

1. The application be referred to the Secretary of the Department of Mineral Resources and Energy requesting the Secretary's concurrence to enable the subdivision to proceed.
2. Upon receipt of the concurrence of the Secretary of the Department of Mineral Resources and Energy, the application be determined under delegated authority.

7. THE AUSTRALIAN MODEL CODE FOR RESIDENTIAL DEVELOPMENT - MODEL CODE TASK FORCE OF THE JOINT VENTURE FOR MORE AFFORDABLE HOUSING. P160 [50.551]

487 RESOLVED on the motion of Alderman Gibson seconded by Alderman Mackay that:

A. The information in respect of the report on the Australian Model Code for residential development be received.

B. Relevant control elements proposed in the code be examined in detail for suitability for incorporation into the Council's existing Planning Instruments and policies.

8. DEVELOPMENT OF RIVERSIDE OAKS GOLF COURSE/TOURIST RESORT - BAULKHAM HILLS SHIRE COUNCIL. P160 [50.552]

488 RESOLVED on the motion of Alderman Mackay seconded by Alderman Gibson that the contents of this report form the basis of a submission to Baulkham Hills Shire Council.

This is Page of the Minutes of the ORDINARY NO. 10 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 14TH NOVEMBER, 1989.

Town Clerk/General Manager Mayor

9. BAULKHAM HILLS SHIRE DRAFT LOCAL ENVIRONMENTAL PLAN, 1989. P160 [50.553]

489 RESOLVED on the motion of Alderman Gibson seconded by Alderman Bazeley that Baulkham Hills Shire Council be advised that Council has no objection to the gazettal of their Draft Local Environmental Plan as exhibited.

10. THE CANNON HOUSE, RICHMOND PARK, WINDSOR STREET, RICHMOND. H105 [50.554]

490 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Bazeley that the information be received.

SECTION 5 - REPORTS FOR INFORMATION [50.555]

1. AUSTRALIANA PIONEER VILLAGE. C51-54
2. COMMUNITY SERVICES REPORT - OCTOBER, 1989. C45
3. CERTIFICATE AS TO THE STATE OF ACCOUNTS WORK. A115
4. SPRING GARDEN COMPETITION. C46/1
5. PUBLIC WORKS. S205/3/A
6. BLIGH PARK ESTATE - PROGRESS OF WORKS. P160/46
7. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW - FILLING OF CASUAL VACANCY AT ANNUAL CONFERENCE. W271
8. TREE PRESERVATION ORDER APPLICATIONS. P160/30
9. DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY. P160/33
10. BUILDING APPLICATIONS. B25
11. REPORTS REQUESTED BY COUNCIL. C50-1

Alderman Sledge pointed out in respect of Report No. 11 in relation to the first report requested on Page 23 - Reports Requested by Council - Noise & Environmental Pollution Committee Redevelopment of present sites of Hawkesbury Hospital and Windsor Public School - this is not applicable and was changed to further consultation with the P. & C. of the School and not for the Hospital.

Alderman Stubbs stated that the last item on Page 23 should read "Brennans Dam Road" and not "Bandon Road".

Town Clerk/General Manager Mayor

Alderman Mackay pointed out that on Page 4 of the Reports for Information - Community Arts Officer's Report - Item B - the heading should read "Friends of the Hawkesbury Art Collection" and not "Finances of the Hawkesbury Art Collection".

491 RESOLVED on the motion of Alderman Mackay seconded by Aldermen Denne that the Reports in this section be received, subject to the above amendments.

SECTION 6 - REPORTS OF COMMITTEES

GOVERNOR PHILLIP PARK COMMITTEE MEETING - 9TH AUGUST, 1989 [50.556]

492 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that the Minutes of the Meeting of the Governor Phillip Park Committee held on 9th August, 1989 as recorded on Page 1 of the Minutes, be adopted.

HAWKESBURY FITNESS CENTRE PLANNING COMMITTEE MEETING - 21ST SEPTEMBER, 1989 [50.557]

493 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that the Minutes of the Meeting of the Hawkesbury Fitness Centre Planning Committee held on 21st September, 1989 as recorded on Page 1 of the Minutes, be adopted.

MUSHROOM COMPOSTING INDUSTRY COMMITTEE MEETING - 4TH OCTOBER, 1989 [50.558]

494 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that the Minutes of the Meeting of the Mushroom Composting Industry Committee held on 4th October, 1989, as recorded on Pages 1 to 3 of the Minutes, be adopted.

MUSHROOM COMPOSTING INDUSTRY SITING COMMITTEE MEETING - 4TH OCTOBER, 1989. [50.559]

495 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that the Minutes of the Meeting of the Mushroom Composting Industry Siting Committee Meeting held on 4th October, 1989, as recorded on Pages 1 and 2 of the Minutes, be adopted.

MANAGEMENT EXECUTIVE COMMITTEE MEETING - 16TH/18TH OCTOBER, 1989 [50.560]

496 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that the Minutes of the Meeting of the Management Executive Committee held on 16th/18th October, 1989, as recorded on Pages 1 and 2 of the Minutes, be adopted.

HERITAGE ADVISORY COMMITTEE MEETING - 18TH OCTOBER, 1989 [50.561]

497 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that the Minutes of the Meeting of the Heritage Advisory Committee held on 18th October, 1989, as recorded on Pages 1 to 3 of the Minutes, be adopted.

SECTION 7 - CORRESPONDENCE FOR INFORMATION [50.562]

1. HAWKESBURY DISTRICT HOSPITAL AUXILIARY - DONATION. D64
2. 1ST GROSE VALE SCOUT GROUP - DONATION. D64
3. DAVID HAY, MINISTER FOR LOCAL GOVERNMENT AND MINISTER FOR PLANNING - PROPOSED PRISON. P160-47-A
4. DAVID HAY, MINISTER FOR LOCAL GOVERNMENT AND MINISTER FOR PLANNING - CONTRIBUTIONS PAYABLE TO THE NSW BOARD OF FIRE COMMISSIONERS. B27-8, B27-9
5. TED PICKERING, MLC, MINISTER FOR POLICE AND EMERGENCY SERVICES - NSW RESCUE AND EMERGENCY SERVICES. S206
6. GLOSSODIA COMMUNITY CENTRE MANAGEMENT COMMITTEE - APPRECIATION. C51/47
7. DEPARTMENT OF LOCAL GOVERNMENT - CIRCULAR NO. 89/32 - AMALGAMATION OF LIKE FUNDS. C44-1, S195-6, R186

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8. L G MACDONALD & CO - INTERIM AUDIT TO 30TH JUNE, 1989. A8-1

The Town Clerk/General Manager tabled the report.

9. PETER COLLINS, MP, MINISTER FOR THE ARTS - PUBLIC LIBRARY FUNDING. L125-1
10. DR TERRY METHERELL, MP, MINISTER FOR EDUCATION AND YOUTH AFFAIRS. L125
11. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NEW SOUTH WALES -GENERAL CIRCULAR NO. 12/1989. C44-2
12. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS NEW SOUTH WALES - GENERAL CIRCULAR NO. 13/1989. C44-2
13. WINDSOR AND DISTRICT CHAMBER OF COMMERCE - RE-OPENING THE TERRACE. P160-36
14. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NEW SOUTH WALES -SPECIAL CIRCULAR 94/89 - FEES AND CHARGES. C44-2
15. DEPARTMENT OF LOCAL GOVERNMENT - CIRCULAR NO. 89/34 - PROCLAMATION OF COMMENCEMENT OF LOCAL GOVERNMENT [BORROWING] AMENDMENT ACT - AMENDMENTS TO ORDINANCE NO. 24 (LOANS). C44-1, B23
16. KRISTIAN STOREK, AUSTRALIAN JUVENILE HOCKEY TEAM 1989 -APPRECIATION. A5
17. G P R HUNTER - APPRECIATION. D64
18. SOUTH WINDSOR GLEE CLUB - APPRECIATION. D64
19. GOVERNMENT INFORMATION SERVICE - REPORT TO THE NSW GOVERNMENT BY THE NSW BICENTENNIAL COUNCIL. C40-13
20. DANA FARRELL - APPRECIATION. L125-7
21. TELECOM AUSTRALIA - BLIGH PARK DEVELOPMENT. P160/46/D
22. PROSPECT ELECTRICITY - ELECTRICITY ALLOCATION FOR NEW ROADS. E74
23. HAWKESBURY RACE CLUB - POULTRY PAVILION - CLARENDON DA 129/89
24. RESULTS OF ELECTIONS. C50-2, E74
25. THE HON. KEVIN ROZZOLI, M.P. SPEAKER, MEMBER FOR HAWKESBURY -PITT TOWN SAND WORKING PARTY. E78-5
26. NSW PUBLIC WORKS DEPARTMENT - IRRIGATION TRENCHES - FREEMANS REACH, HAWKESBURY RIVER. R188.
27. McDONELL MOFFITT DOWLING TAYLER - KURRAJONG RESTAURANT - COST APPLICATION. DA 609/87

This is Page of the Minutes of the ORDINARY NO. 10 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 14TH NOVEMBER, 1989.

Town Clerk/General Manager Mayor

498 RESOLVED on the motion of Alderman Books seconded by Alderman Stubbs that the correspondence in this section be received and appropriate replies forwarded where necessary.

SECTION 8 - OTHER REPORTS [50.563]

499 RESOLVED on the motion of Alderman Michael seconded by Alderman Gibson that the reports in this section be received.

SECTION 9 - SUPPLEMENTARY REPORTS

REPORTS FOR DETERMINATION

FINANCE AND ADMINISTRATION

12. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. S88/99 [50.564]

500 RESOLVED on the motion of Alderman Mackay seconded by Alderman Gibson that the Seal of Council be affixed to the following document:

Easements	-	Documents associated with creation and cancellation of drainage easements and subdivision of Lot 2 DP 554590, Lot 12 DP 606968 and Lots 1, 2, 3 and 4 DP 26515 Bells Line of Road, Kurmond.

ENGINEERING

7. CONSTRUCTION OF CAR PARK - NORTH RICHMOND SHOPPING CENTRE. DA 883/88

See Minute No. 473.

This is Page of the Minutes of the ORDINARY NO. 10 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 14TH NOVEMBER, 1989.

Town Clerk/General Manager Mayor

REPORTS FOR INFORMATION [50.565]

12. SEPP NO. 1 SUBDIVISION - PORTION 50, MOUNTAIN LAGOON ROAD, MOUNTAIN LAGOON - OWNER: P & D ENS. S89-72.
13. PROPOSED ESTABLISHMENT OF CONCRETE BATCHING PLANT BY O'MARA CONCRETE PTY. LTD., FAIREY ROAD, SOUTH WINDSOR. DA225/89.

501 RESOLVED on the motion of Alderman Mackay seconded by Alderman Gibson that the reports in this section be received.

QUESTIONS WITHOUT NOTICE [50.566]

Alderman Mackay stated that residents have been informed by Council of a proposal near Glossodia to have a commercial feed lot on a block of land which may have had an operation on there which was not approved in the beginning and sought comment from the Manager of Town Planning.

The Manager of Town Planning stated that there is an application for a feed lot on a allotment in Spinks Road near its intersection with Kurmond Road and this is land which Council is presently taking action against the landowner for an unauthorised animal establishment.

Alderman Sledge sought current information regarding the basketball court at Clarendon.

The Manager of Financial & Administrative Services advised that the draft lease has been prepared and forwarded to the Department of Lands and to the Basketball Association. It is understood that next week the Department will be forwarding a letter to the Council to advise what the Department's requirements are. The Department has given consent in principle to the development of the complex generally and once that Council has responded to the requests, then progress will take place in having the Company incorporated. It is anticipated that early February, 1990 the first bricks will start to be laid for the construction of the building.

Alderman Sledge stated that she had received complaints about trucks travelling along Greenway Crescent as early as 4.30 a.m. and asked if Council could do anything about this matter.

The Manager of Engineering Services stated that he would look into the matter. Council has received some correspondence in this regard which

will be placed before the next Committee Meeting. He undertook to make further enquiries.

Alderman Books stated that he had received a phone call from a Mr. Barnes of Wilberforce about the noise from the abattoir and asked what is happening regarding Council's resolution to clean the place up.

The Manager of Environment & Building Services stated that the operator was advised of Council's resolution and he made some approaches to the Deputy Manager of Environment & Building Services regarding an interview to discuss what avenues would be open to him to maintain the operation with regard to the unauthorised buildings that Council resolved should be removed. They were unable to agree to a date in the immediate future. The management of the establishment kept procrastinating to the extent that there was no alternative but to serve notice on him under the Local Government Act requiring the removal of the premises. The Manager of Environment & Building Services undertook to follow the matter up.

Alderman Gibson referred to the potholes on Freemans Reach Road near the proposed restaurant at the turn off to the bridge first turn to the left.

Alderman Gibson stated that he had received a lot of complaints about the septic pumpout service. He stated that he had looked at six that are totally overflowing and had not received a service for up to four weeks. He stated that he had spoken to the foreman who advised that they were waiting on a new truck.

Alderman Sheather stated that there is a fuel spill opposite Pitt Town Ferry Road, just as you leave Wilberforce on the right. He stated that there is a section about 20/30 metres long where the tar is coming up through the metal and needs investigation.

QUESTIONS FROM THE GALLERY [50,567]

The Mayor then invited Questions from the Gallery.

Mr.Jack Morris referred to the application for breeding kennels at Bilpin, and asked when the on site inspection of the property would be carried out.

The Mayor advised that it is proposed initially for the 28th November and if the Committee runs out of time on that date, it is intended to conduct

the inspection on the 30th November. It will certainly be achieved before the next Ordinary Meeting of Council.

The meeting terminated at 11.40 p.m.

Submitted to and confirmed at the meeting of Council held on 12th December, 1989.

_____Mayor.

This is Page of the Minutes of the ORDINARY NO. 10 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 14TH NOVEMBER, 1989.

Town Clerk/General Manager Mayor

REPORT OF GENERAL PURPOSE COMMITTEE MEETING

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REPORT OF GENERAL PURPOSE COMMITTEE

SECTION 3

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 28th November, 1989, commencing at 9.30 a.m.

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

Apologies for absence were received from Aldermen P.E.Gibson and W.J.Mackay and from Aldermen R.C.Bazeley and H.J.M.Books who would be arriving late, and were accepted.

Alderman Bazeley arrived at the meeting at 10.00 a.m. Alderman Books arrived at the meeting at 6.00 p.m. at the inspection of Item 11 - Planning and Development Section - A.O'Grady - Proposed Town House Development, Lot B, Section 3, No. 51 Bosworth Street, Richmond.

SECTION 1 - WORKS

COMMITTEE'S RECOMMENDATION

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

ITEM 1: (File 665) [1.441]

SUBJECT: PUBLIC TELEPHONE LOCATIONS - BLIGH PARK ESTATE

REPORT (M.E.S.)

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

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

Recommendation

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

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 625-205) [1.442]

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

REPORT (M.E.S.)

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

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

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

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

Recommendation

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File E74/1) [1.443]

SUBJECT: PROSPECT ELECTRICITY - STREETLIGHTING

REPORT (M.E.S.)

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

Recommendation

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File S200/22, S200/7) [1.444]

SUBJECT: SEWERAGE HEADWORKS - PROGRESS REPORT

REPORT (M.E.S.)

1. Bligh Park

a) Catchment 'M' -

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

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

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

b) Pump Station 'N' -

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

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

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

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

2. Mulgrave Industrial Sewerage Scheme

a) Headworks -

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

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

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

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

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

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

b) Reticulation -

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

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

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

c) Conclusion -

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

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

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

Recommendation

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File R190/2, R190/4) [1.445]

SUBJECT: 1988 KERB AND GUTTER AND DRAINAGE LOANWORKS PROGRAMME

REPORT (M.E.S.)

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

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

Savings have been made at Charles Street, McGraths Hill, Grose Vale Road pavement reconstruction, Freemans Road, Agnes Banks and Old Stock Route Road sealing that will allow for the programme to be finalised. The savings were achieved through cement stabilisation of the road pavement and works in Charles Street, McGraths Hill undertaken in conjunction with adjacent development.

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

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

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

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

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

1988 Kerb & Gutter and Drainage Loanworks Programme

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

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

Recommendation

That the following funds be transferred from the following projects -

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

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File E74/1) [1.446]

SUBJECT: PROSPECT ELECTRICITY. IMPROVED STREETLIGHTING TO DEERUBBUN PARK.

REPORT (M.E.S.)

Forwarding a proposal streetlighting scheme on Cornwallis Road adjacent to Deerubbun Park, involving the erection of two (2) 400 watt high pressure floodlights connected to the street lighting scheme at an annual charge of $624. A capital contribution of $680.00 is required.

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

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

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

Recommendation

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

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File 665-1359, 665-740) [1.447]

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

REPORT (M.E.S.)

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

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

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

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

Interval	Tabletops (Turf)	Articulated Vehicles	Tippers (Sand/soil)	Others	Total
Friday 17.11.89					
5-6am	6	3	-	2	11
6-7am	6	6	8	4	24
		Note 8 Movements out			
7-8am	7	4	6	1	18
8-9am	3	2	18	1	24
Total	22	15	32	8	77
Tuesday 21.11.89					
5-6am	1	2	1	-	4
6-7am	2	7	6	5	20
		Note 5 Movements out			
7-8am	9	11	4	4	28
8-9am	5	3	6	2	16
Total	17	23	17	11	68

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

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

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

Recommendation

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

Alderman Bazeley returned to the meeting at this stage, the time being 7.28 p.m.
Alderman Stubbs returned to the meeting at this stage, the time being 7.30 p.m.

Mr.Ian Doak and Mr. Frank Paull addressed the Committee as objectors.

COMMITTEE'S RECOMMENDATION

DISCUSSIONS BE HELD with the operator of Cordners Corner in order to establish a starting time not before 7.00 a.m.

ITEM 8: (File 3.03381) [1.448]

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

REPORT (M.E.S.)

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

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

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

Recommendation

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

Mr.Delaporte was available to answer questions, if required.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File 625-16) [1.449]

SUBJECT: UPPER COLO RESERVE

REPORT (M.E.S.)

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

" 1. There are loud drunken parties almost every weekend often continuing till 4 or 5am.

2. Cars are driven around the reserve at high speed day and night endangering the lives of those who desire to camp quietly, tearing up the grass and preventing any peaceful enjoyment of the area.

3. Trail bikes race around similarly, and despite the small sign prohibiting them, they are frequently tormenting visitors.

4. The narrow winding roads in the area become a nightmare for local residents at the weekend as cars and four wheel drives race along them far in excess of any sensible speed for such roads.

5. Local residents require permission to cut down any tree over 20 feet and yet visitors to the reserve come with their chain saws and chop up the bush indiscriminately, this includes the chopping of trees on our land.

6. Rubbish is thrown about everywhere. There are often broken beer bottles and cans all over the beaches and in the river, discarded paper and plastic wrappings blow into our property and beer bottles are chucked over our fence requiring much cleaning up on our part.

7. Some visitors to the reserve are threatened both with aggressive behaviour and with weapons. A Sydney doctor who has camped there on a couple of occasions was threatened with a knife and is willing to testify to this.

8. We often hear sounds like gunshots, this is very frightening for both the animal and human inhabitants of the valley.

9. We have had boys bombarding our house with oranges from our orchard which is both annoying and intimidating.

10. Our fence has been cut in several places and has been completely pulled down in the section from the river up the hill for about 50 metres. We feel that its repair must be the Council's responsibility since it was the Council's guests who did the damage.

11. This is an area of high fire danger and borders the Wollemi National Park. Many campers on the reserve ignore total fire bans which is highly dangerous for us and the National Park.

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

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

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

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

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

This matter requires your urgent attention, things will only get worse as the summer holidays approach and the local residents are very keen to avert a disaster, restore their peaceful existences, which is after all their right and once again feel safe on the roads and beaches of the beautiful Colo Valley."

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

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

Recommendation

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

COMMITTEE'S RECOMMENDATION

EXPRESSIONS OF INTEREST be invited for the leasing or management of the Upper Colo Reserve and that Council be authorised to take appropriate action over the summer holidays to restrict as appropriate vehicular access to the Reserve.

ITEM 10: (File F84/11, F84/12) [1.450]

SUBJECT: FLOOD MITIGATION

REPORT (M.E.S.)

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

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

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

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

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

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

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

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

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

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

The programme will now be revised as follows:-

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

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

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

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

Recommendation

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

That the grant for flood mitigation maintenance works be accepted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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

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

APOLOGIES: Mr. G. Hatch, Ministry of Transport

CONFIRMATION OF MINUTES:

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

DEVELOPMENT APPLICATIONS

ITEM 1: (File DA242/89) [1.451]

APPLICANT: NORTH RICHMOND HOTEL

LAND & LOCATION: BELLS LINE OF ROAD, NORTH RICHMOND

SUBJECT: EXTENSIONS TO EXISTING HOTEL AND ERECTION OF A BOTTLE SHOP

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

1. Provision of road widening for left turn entry from Bells Line of Road and provision of road widening to provide a passing lane for vehicles turning right into the entrance from Bells Line of Road.

2. Relocation of the child's play area and rearrangement of the bottle shop to minimise the conflict between vehicle movement and pedestrian movements between the main building, the car park and the child's play area.

3. Provision of parking spaces in accordance with the guidelines and construction of the entrance off Bells Line of Road accordingly, with separation between the entry and exit as determined necessary.

4. That "No Standing" restrictions be provided in Bells Line of Road for the full frontage of the development and on the northern side to allow for vehicles to pass a vehicle waiting to make a right turn into the car park. Payment of the full cost to be a condition of development.

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

Committee's Recommendation

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

ITEM 2: (File DA352/89) [1.452]

APPLICANT: BP SERVICE STATION

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

SUBJECT: MODIFICATION OF EXISTING SERVICE STATION

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

Committee's Recommendation

That the consideration of the application be deferred.

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

CORRESPONDENCE

ITEM 3: (File 665-2316) [1.453]

CORRESPONDENT: RICHMOND PRIMARY SCHOOL

SUBJECT: PEDESTRIAN CROSSING - WINDSOR STREET, RICHMOND

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

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

Committee's Recommendation

That the matter be referred to the Roads & Traffic Authority with the Committee supporting the provision of additional facilities at the crossing in the form of the facilities provided at children's crossings outside schools as a supplementary safety measure.

ITEM 4: (File 665-731) [1.454]

CORRESPONDENT: WINDSOR BOWLING CLUB

SUBJECT: McQUADE PARK, WINDSOR

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

Committee's Recommendation

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

ITEM 5: (File R190/10) [1.455]

CORRESPONDENT: LOWER PORTLAND PARENTS & CITIZENS ASSOCIATION

SUBJECT: SCHOOL CHILDREN WARNING SIGNS

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

Committee's Recommendation

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

ITEM 6: (File 665-518) [1.456]

CORRESPONDENT: PITT TOWN PROGRESS ASSOCIATION

SUBJECT: PARKING RESTRICTIONS - ELDON STREET, PITT TOWN

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

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

Association advised that if vehicles are parked contrary to the traffic regulations, that the local police should be contacted to take appropriate action.

Committee's Recommendation

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

ITEM 7: (File 665-212, 665-2306) [1.457]

CORRESPONDENT: MR. P. JAMIESON

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

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

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

a) Steep descent in Wattle Street, near No. 24.

b) Curve and intersection sign Wattle Street near No. 10.

c) Curve and intersection sign Bowen Mountain Road on uphill approach to Wattle Street.

d) "Give Way" line or road pavement at intersection to be renewed.

Committee's Recommendation

a) That a steep descent sign be provided in Wattle Street located to the north east of No.24 with a curve and intersection sign erected near No.24 Wattle Street.

b) That a curve and intersection sign be provided in Bowen Mountain Road on the uphill approach to Wattle Street.

c) That the "Give Way" line on the road pavement at the intersection be renewed.

d) That a reflective chevron sign be erected at the intersection opposite Wattle Street.

ITEM 8: (File T225) [1.458]

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: BIKEWAY - McGRATHS HILL FLATS

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

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

ITEM 9: (File 665-243, DA352/89) [1.459]

CORRESPONDENT: KURMOND PUBLIC SCHOOL P&C ASSOCIATION

SUBJECT: PEDESTRIAN FACILITIES - BELLS LINE OF ROAD

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

Committee's Recommendation

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

Date of the Next Meeting

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

The meeting terminated at 11.36am

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 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.

Rec 20-12-89

ITEM 1:	(File DA 379/89) [10.525]
APPLICANT:	PROSPECT ELECTRICITY
DEVELOPMENT APPLICATION:	ELECTRICITY ZONE SUB-STATION
OWNER:	PROSPECT ELECTRICITY
LAND & LOCATION:	LOT 7 DP 786671 PECKS ROAD, NORTH RICHMOND
AREA:	6,625.M^2
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - SPECIAL USES 5(A)
ADVERTISING:	ADVERTISED TO ADJOINING OWNERS. NO SUBMISSIONS WERE RECEIVED
DATE RECEIVED:	25TH OCTOBER, 1989

REPORT (M.T.P.)

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

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

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

Statutory Situation

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

Public Notification

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

Planning Report

This zone sub-station is required to service the newly developed residential areas within North Richmond. The application nominates that the existing stand of eucalypt trees are to be preserved and may help screen the substation at the rear from O'Dea Place.

This application is recommended for approval, subject to conditions.

Recommendation

The application be approved, subject to the following conditions:

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

Alderman Denne declared an interest in this matter.

Mr.Charles Howard was available to answer questions, if required.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Ron 28/12/89

ITEM 2:	(File DA 357/89) [10.526]
APPLICANT:	J LEE
DEVELOPMENT APPLICATION:	PROFESSIONAL CONSULTING ROOM
OWNER:	J & J LEE
LAND & LOCATION:	LOT 23 DP 709025, NO. 3 SIRIUS ROAD, BLIGH PARK
AREA:	663.4M^2
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RESIDENTIAL 2(A) b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RESIDENTIAL 2(A)
ADVERTISING:	ADVERTISED, WITH ONE SUBMISSION BEING RECEIVED
DATE RECEIVED:	4 OCTOBER, 1989

REPORT (M.T.P.)

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

Statutory Situation

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

Public Notification

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

Planning Report

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

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

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

The application is recommended for approval, subject to conditions.

Recommendation

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

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File DA 368/89) [10.527]
APPLICANT: R S BOURKE
DEVELOPMENT APPLICATION: ERECTION OF TWO STORAGE SHEDS GENERALLY IN ACCORDANCE WITH THE PLANS PREPARED BY MICHAEL

	FAINE AND ASSOCIATES AND DATED SEPTEMBER, 1989
OWNER:	R S BOURKE
LAND & LOCATION:	LOT 21 DP 3516 SERPENTINE LANE, BOWEN MOUNTAIN
AREA:	3.27 HECTARES
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RURAL 1(B1) ESCARPMENT PRESERVATION b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - ENVIRONMENTAL PROTECTION 7(D) (SCENIC)
ADVERTISING:	NOT REQUIRED UNDER COUNCIL'S ADVERTISING POLICY
DATE RECEIVED:	19 OCTOBER, 1989

REPORT (M.T.P.)

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

This development application is in response to the Court Order.

Statutory Situation

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

Assessment of the Application

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

1. Adequate retaining walls have not been constructed to stabilise excavated/cut areas of the site.

2. Portions of the footings are bearing on unrestrained and non-compacted filled ground.

3. Timber framework generally does not comply with Australian Standard 1684-1979, "SAA Timber Framing Code".

4. Termite shields/ant cappings have not been fitted on top of piers.

5. A minimum space of 200mm has not been provided in all locations between the floor framework and finished ground level, and in some portions timber framework is in contact with the ground.

6. A "chemical W.C." requiring on-site burial of night soil cannot be approved in a night soil scavenging district.

7. All liquid wastes arising from the sheds are not drained to an approved septic tank system.

8. Approved sheet flooring and wall linings have not been fitted in the "Washroom".

9. Protective balustrades/guards have not been fitted along the side of verandahs/paths which are more than 1m above the finished level of the adjoining ground.

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

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

Recommendation

That the application be refused for the following reasons:

1. The existing storage sheds cannot be adequately upgraded to satisfy the requirements of Ordinance 70 of the Local Government Act, 1919.

2. Not all external finishes of the development comply with Clause 33 of Hawkesbury Local Environmental Plan, 1984.

3. The proposal is not in the public interest.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: Ron 30/12/89 (File DA 371/89) [10.528]
APPLICANT: S & V AGIUS
DEVELOPMENT APPLICATION: CATTLE FEEDLOT OPERATION
OWNER: S & V AGIUS
LAND & LOCATION: LOT 3 DP 708201 SPINKS ROAD, GLOSSODIA
AREA: 8.02 HECTARES

ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RURAL 1(B1) ENVIRONMENTAL PROTECTION AREA b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RURAL 1(B)
ADVERTISING:	18 SEPARATE SUBMISSIONS RECEIVED
DATE RECEIVED:	18 OCTOBER, 1989

REPORT (M.T.P.)

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

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

Statutory Situation

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

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

Public Submissions

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

a) The current feedlot produces offensive odours following biochemical breakdown of solid animal waste, in addition to the high concentration of excreted water within the feedlot.

b) The parcel of land is subject to poor agricultural land management practices in terms of soil erosion, inadequate vegetative pasture cover and overstocking within the feedlot.

c) The current feedlot operation provides inadequate provision for on-site treatment and disposal of solid animal waste and excreted water. This inadequate on-site treatment and disposal of waste water and solid waste poses eutrophication problems or contamination risks within Currency Creek, plus produces the offensive odours from anaerobic decomposition processes.

d) Poor animal husbandry practices.

e) Increased incidence and population of flies and vermin in correlation with the current feedlot operation.

f) Dust emissions.

g) Unaesthetic and visual impact of current feedlot and its detrimental effect on the locality.

h) Feedlot orientated disease problems and associated issues.

Planning Report

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

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

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

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

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

In accordance with SPCC standards, a sequence of processes are required for the control and treatment of liquid wastes from feedlot developments. This process involves the diversion of contaminated up-slope run-off away from the feedlot in order to minimise the quantity of contaminated run-off requiring treatment. As a minimum, this drainage diversion system must cope with a peak flow rate resulting from a storm with an average recurrence interval of 20 years. This run-off is then collected within a sedimentation basin to remove suspended solid material, prior to storage of effluent within a retention basin. This retention basin acts as a temporary storage area pending land disposal and provides partial treatment. The effluent is disposed of from the retention basin by a spray or surface irrigation system to the land disposal areas within the subject land.

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

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

In this regard, the offensive odour problem is exacerbated from the amount of solid waste produced from the current approximate 110 head feedlot. The SPCC cattle feedlot guidelines indicate that an individual steer of approximately 450 kilograms in weight may generate approximately 21 kilograms of solid waste per day. Accordingly, this figure indicates that 2,310 kilograms (or 2.3 tonnes) of solid waste may be produced per week or 840 tonnes per annum. This figure is supported in principle by the SPCC guidelines which nominate that solid waste products are in the order of 1.3 tonnes per head of cattle per annum.

Should Council ultimately support this application, a condition of consent should be imposed requiring compliance with SPCC standards and requirements in respect to provision of a waste management plan/system for the satisfactory diversion of

uncontaminated upslope run-off, collection of excreted water and contaminated run-off by a channel drainage system into the lower dam as a retention/sedimentation basin. This retention basin should make provision for aeration/oxidation mechanisms in order to allow oxidation by the aerobic process and the associated speed-up in waste water treatment, prior to land dispersal. However, the current dam is inadequate to cope with excessive run-off overflows and hence, a second lower dam would be required to guarantee no contaminant/liquid waste run-off or seepage within the lower portion of land or into Currency Creek. This additional dam would require continual drainage by approved spray irrigation or off-site tanker truck removal practices in order to mitigate run-off issues.

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

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

Summary

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

Recommendation

That the application be refused for the following reasons:

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

Mr.P.Ryman addressed the Committee as an objector.

Mr.Agius, the applicant/owner addressed the Committee.

A video of the site was shown to the Committee.

COMMITTEE'S RECOMMENDATION

THE COMMITTEE INSPECT the site.

The Committee inspected the site at 5.30 p.m. and was addressed by the applicant and numerous objectors. The Aldermen present at the inspection were Aldermen Horrex, Bazeley, Benson, Denne, Michael, Sheather and Sledge.

THAT CONSIDERATION OF the application be deferred to allow discussions to take place between the applicant, the Manager of Town Planning and the Manager of Environment and Building Services.

ITEM 5:	(File DA 349/89) [10.529]
APPLICANT:	JOANNE AMBROSE
DEVELOPMENT APPLICATION:	HOME OCCUPATION - BEAUTICIAN
OWNER:	J AMBROSE
LAND & LOCATION:	LOT 1 DP 535139, NO. 18 MORAY STREET, RICHMOND
AREA:	560M^2
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RESIDENTIAL 2(A) b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RESIDENTIAL 2(A)
ADVERTISING:	ADJOINING OWNERS NOTIFIED WITH NO SUBMISSIONS BEING RECEIVED
DATE RECEIVED:	3 OCTOBER, 1989

REPORT (M.T.P.)

The Proposal

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

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

Statutory Position

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

Planning Assessment

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

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

Recommendation

That the application be approved subject to the following conditions:

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

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

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: Ehr - 20/11/89 (File DA 365/89) [10.530]
APPLICANT: CATCH 400 PTY LTD
DEVELOPMENT APPLICATION: CONVERSION OF LOWER FLOOR OF EXISTING OFFICE BUILDING TO PROVIDE ADDITIONAL OFFICE SPACE ASSOCIATED WITH THE EXISTING ROAD TRANSPORT TERMINAL
OWNER: CATCH 400 PTY LTD
LAND & LOCATION: LOT 2 DP 229135, COMMERCIAL ROAD, VINEYARD
AREA: 2.211 HECTARES
ZONING: a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RURAL 1(C)
b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RURAL 1(C)

ADVERTISING: ADJOINING OWNERS NOTIFIED WITH NO SUBMISSIONS BEING RECEIVED

DATE RECEIVED: 10 OCTOBER, 1989

REPORT (M.T.P.)

Background

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

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

The Proposal

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

Statutory Situation

Clause 52 of the Environmental Planning and Assessment Regulations, 1980, allows existing uses to be altered, provided the floor space of the building does not increase by more than 10 percent. As the proposal only involves converting existing storage space to office space, the application is one which Council can consider.

Planning Assessment

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

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

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

Recommendation

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

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7:	(File DA 318/89) [10.531]
APPLICANT: Karel 20/12/89	FABIMA PTY LTD
DEVELOPMENT APPLICATION:	FIRST USE OF SHOP FOR THE PURPOSE OF A RESTAURANT/ NIGHTCLUB
OWNER:	MR & MRS S & G BARBARO AND MR & MRS A & E PANTALONE
LAND & LOCATION:	LOT 1 DP 533450, CNR GEORGE AND NEW STREETS, WINDSOR
AREA:	2,864M^2
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - GENERAL BUSINESS 3(A) b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - GENERAL BUSINESS 3(A)
ADVERTISING:	ADJOINING OWNERS NOTIFIED WITH 29 SUBMISSIONS BEING RECEIVED.
DATE RECEIVED:	24 AUGUST, 1989

REPORT (M.T.P.)

The Proposal

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

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

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

> "A few points are laid out herein as to why we feel the Council should be in favour of this application:
>
> 1. Windsor and surrounding areas have no such venue of this type, which attracts revenue and people to the community.
>
> 2. The building, we feel that you would have to agree, is more than suitable for the proposed venue.
>
> 3. It's zoning, of commercial 3A means it is acceptable for the proposed application.
>
> 4. No expense or expertise are to be spared in making this building comply with all the laws laid out for the sound pollution.
>
> 5. Adequate parking and access to public transport are in place.
>
> 6. It is proposed that in times of a large patronage of the venue, that more than adequate security will be provided for the car parking area and the actual building by security personnel, this also minimising any exterior noise that might arise.
>
> 7. Strict dress codes will be implemented to assure that the club's high standards of its patrons are met.
>
> 8. Identification as to the age of patrons will also be a strict requirement.
>
> 9. It is also proposed to operate the restaurant for luncheons, etc, to provide the service felt necessary for this end of Windsor.
>
> 10. We feel that Windsor as a growing area, on the majority as to our market research, welcomes such a venue. As it can only enhance the Shire's ability to retain its wealth within the Shire, as opposed to forcing people to leave the Shire because of lack of suitable venues of this kind."

Statutory Situation

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

Public Notification

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

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

Noise Consultant's Report

The preliminary acoustical assessment submitted by James Madden Cooper Atkins Pty Limited indicates that the premises could be soundproofed to meet State Pollution Control Commission's requirements. The report does not cover the issue of reducing the noise associated with people leaving the premises in the early hours of the morning.

Planning Assessment

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

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

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

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

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

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

Recommendation

That the application be refused for the following reasons:

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

Item 24 of the Supplementary Report was dealt with in conjunction with Item 7 above.

Mrs.C.Harris, the applicant addressed the Committee.

Mrs. Chapman and Mr. Cook addressed the Committee as objectors to the applicaiton.

COMMITTEE'S RECOMMENDATION

THAT THE APPLICATION be refused for the following reasons:

1. The proposal will have a detrimental effect on adjoining residential development.

2. The proposal will detract from the existing and likely future amenity of the area.

3. Not in the public interest.

THAT THE CORRESPONDENCE from Chief Inspector Peacock be received and considered by the Committee in determination of the development application.

ITEM 8:	(File S89/98) [10.532]
APPLICANT:	D. MATTHEWS & ASSOC.
DEVELOPMENT APPLICATION:	SUBDIVISION TO CREATE 5 LOTS GENERALLY IN ACCORDANCE WITH THE PLAN SUBMITTED BY McKINLAY MORGAN & ASSOCIATES PTY. LTD. AND DATED 20TH NOVEMBER, 1989.
OWNER:	R & B WEATHERSTONE
LAND & LOCATION:	LOT 5 DP 778197 BUCKINGHAM STREET, PITT TOWN
AREA:	39.85HA
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RURAL 1(a3). ENVIRONMENTAL PROTECTION b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1987 - ENVIRONMENTAL PROTECTION (SCENIC) 7(d1)
ADVERTISING:	NOT REQUIRED UNDER COUNCIL'S POLICY
DATE RECEIVED:	21ST NOVEMBER, 1989

REPORT (M.T.P.)

Background

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

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

application is also supported by a master plan showing the ultimate subdivision of the land into lots of approximately 0.5 ha.

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

Statutory Situation

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

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

> "We make reference to our subdivision application over the above mentioned property and subsequent discussions regarding the problems associated with the proposed sand mining activities to the north.
>
> Enclosed is our sketch of the revised lot layout, and we ask that Council amend our application and consider under SEPP 1, a transfer of development rights to create four lots fronting Buckingham Street..."

Planning Assessment

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

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

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

In terms of the ultimate development of the land and the area containing the sand resource to the north, it is considered that a minimum area of 0.4 ha is reasonable for rural-residential development. Accordingly the two lots which are indicated as having an area of 0.36 ha should be increased in area to a minimum of 0.4 ha. The applicants have advised that they would have no objection to this. All of the proposed lots are either above the 1 in 100 year flood frequency level or contain sufficient area for the erection of a dwelling above this level.

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

Recommendation

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9:	(File DA 242/89) [10.533]
APPLICANT:	TRALTEF PTY LTD
DEVELOPMENT APPLICATION:	EXTENSIONS TO EXISTING HOTEL AND THE ERECTION OF A FREE-STANDING BOTTLE SHOP
OWNER:	TRALTEF PTY LTD
LAND & LOCATION:	LOTS 1, 2 and 3 DP 797511, NO. 71 BELLS LINE OF ROAD, NORTH RICHMOND
AREA:	4,774M^2
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - SPECIAL BUSINESS 3(B1) b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - SPECIAL BUSINESS 3(B)
ADVERTISING:	NOT REQUIRED UNDER COUNCIL'S POLICY
DATE RECEIVED:	30 JUNE, 1989

REPORT (M.T.P.)

Background

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

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

1. That entry/exit be combined off Bells Line of Road in the approximate position of the proposed 'in only' driveway as shown on the plan of the application.

2. That detailed plans be supplied showing a deceleration lane for traffic entering the site off Bells Line of Road (heading west). Also, a passing lane may be required on the other side of Bells Line of Road for traffic heading east.

3. That revised car parking plans be provided to suit the revised entry/exit arrangement.

4. If the bottle shop is to be retained in the current location, then traffic is to be one-way only into Pitt Lane (ie, out only).

5. That consideration be given to the relocation of the bottle shop to provide a minimum 30 metres queuing length off Pitt Lane, with two-way traffic to and from Pitt Lane.

Current Application

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

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

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

Local Traffic Committee Referral

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

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

Statutory Situation

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

Planning Assessment

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

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

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

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

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

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

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

2. Relocation of the drive-through facility so that it is at right angles to Bells Line of Road. This deletes the need for an access road between the bottle shop and the hotel.

3. Relocation of the children's play area to between the beer garden and the bottle shop.

4. Provision of an access and loading bay for liquor trucks between the Bells Line of Road frontage and the bottle shop.

5. Provision of 73 car parking spaces on the site.

6. Provision of a pedestrian-proof fence along the Bells Line of Road frontage between the hotel and the new accessway.

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

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

Recommendation

A. That the applicant's State Environmental Planning Policy No. 1 objection to the minimum setback requirements in Hawkesbury Local Environmental Plan 1984 be supported.

B. That the application be approved subject to the following conditions:

1. Development being carried out in accordance with the plan dated October, 1989, as amended in red.
2-18. Standard conditions (DAs) 11, 16 (6) (six), 17, 18 (delete "sewer"), 20, 31, 32, 33, 34, 38, 40, 50 (73) (seventy three), 61, 70, 73, 80, 100.
19. Construction of concrete kerb and gutter and sealed road shoulder with the footway area formed in earth over the frontage of the land to Bells Line of Road, where not already provided.
20. Construction of a concrete path paving along Bells Line of Road from the car park entrance to connect to the existing path paving fronting the building.
21. Construction of retaining walls where necessary, to contain existing or proposed fill clear of adjoining properties.
22. The bull-nosed awning of the covered beer garden is to be replaced with a skillion awning.
23. Compliance with the requirements of the Road and Traffic Authority in regard to the provision of road widening on both sides on Bells Line of Road to enable safe ingress and egress to the Bells Line of Road entry/exit.

24. "NO STANDING" signs shall be provided on both sides of Bells Line of Road for the full frontage of the site. Details to be approved by the Road and Traffic Authority.
25. Lots 1, 2, and 3 DP 797511 are to be consolidated into one lot. Documentary evidence of registration of the consolidating plan is to be submitted to Council prior to occupation of the additions to the hotel or the bottle shop.

Mr.Matthews addressed the Committee as an objector.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10:	(File DA 247/89) [10.534]
APPLICANT:	J & S TOURISH PTY LTD AND ISTRONA PTY LTD
DEVELOPMENT APPLICATION:	ERECTION OF A DUAL OCCUPANCY GENERALLY IN ACCORDANCE WITH THE AMENDED PLANS DATED SEPTEMBER, 1989
OWNER:	J & S TOURISH PTY LTD
LAND & LOCATION:	PART LOT 82, SECTION E, CHURCH STREET, SOUTH WINDSOR
AREA:	506M^2
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RESIDENTIAL 2(A) ENVIRONMENTAL PROTECTION AREA b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RESIDENTIAL 2(A)
ADVERTISING:	ADJOINING OWNERS NOTIFIED OF ORIGINAL APPLICATION WITH ONE SUBMISSION BEING RECEIVED. ADJOINING OWNERS WERE ALSO ADVISED OF AMENDED APPLICATION, AND NO OBJECTIONS WERE RECEIVED
DATE RECEIVED:	16 JUNE, 1989

REPORT (M.T.P.)

The Proposal

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

Statutory Situation

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

Public Notification

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

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

Planning Assessment

Provisions of any Planning Instrument

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

Character/Design Quality/Amenity

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

Privacy and Sunlight

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

Access and Parking

The applicant proposes to erect a double carport, only 3.785 metres from Church Street. This is to ensure that all vehicular access is provided from Church Street, and the front dwelling has adequate private open space. Given that Council's

Medium Density Development Control Plan permits a zero building line for garages and carports, and there have been no objections raised to the carport's location, such a proposal is considered reasonable.

Recommendation

A. That the applicant's SEPP No. 1 objection to the maximum floor space ratio for dual occupancy development be supported.

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

1-7. Standard conditions (DAs) 1 ($3,000) (three thousand), 20, 31, 61, 70, 101 and 104.
8. Construction of Council's standard residential footway and layback crossing to suit the access to the site with a minimum width of 6 (six) metres.
9. The construction of full width sealed road pavement over the frontage of the site to Church Street where not already provided together with any such works as are necessary to make this construction effective.
10. Construction of roadworks are not to commence until 3 (three) copies of the plan and specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
11. Construction of the proposed structure shall be in accordance with the requirements of Ordinance 70 for a Class II building of Type 3 construction.
12. Details of proposed fencing are to be submitted with the building application.
13. Consideration is to be given to the use of different colours and/or textures to "break up" the expanse of brickwork in the northern and southern elevations of the building.

C. That the adjoining landowner who made a submission on the proposed development be advised of Council's decision and its reasons as outlined in this report.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File DA 284/89) [10.535]
APPLICANT: ALEX O'GRADY
DEVELOPMENT APPLICATION: PROPOSED TOWN HOUSE DEVELOPMENT
OWNER: A SHADDICK, G BAKER, E & W DUNSTAN, C & J GEORGE AND TATHRA NURSERIES PTY LTD
LAND & LOCATION: LOT B, SECTION 3, NO. 51 BOSWORTH STREET, RICHMOND
AREA: 2,355M^2

ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - RESIDENTIAL 2(A) b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RESIDENTIAL 2(A)
ADVERTISING:	ADJOINING OWNERS WERE NOTIFIED. AN OBJECTION WAS RECEIVED FROM MRS J ANDERSON AND SUBMISSION RECEIVED FROM MR G EDDS
DATE RECEIVED:	10 AUGUST, 1989

REPORT (M.T.P.)

Introduction

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

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

The Land

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

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

The Proposal & Planning Assessment

The new development will comprise six 2-bedroom and two 3-bedroom town houses. Whilst the majority of this new development is two storey, the location of a single storey 3-bedroom town house at the eastern and western end of the development reduces the impact of this on the historic building. Notwithstanding that the plan submitted with the application illustrates a 4.3 metre wide accessway for the proposed town houses, it is considered that this should be widened to a minimum of 6 metres to facilitate two-way traffic. The proposal basically satisfies the provisions of the Medium Density Development Control Plan.

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

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

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

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

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

Comments from Adjoining Owners

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

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

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

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

1. *The overall development density and proposal has merit. However, several issues require further consideration and/or clarification:*
   a) *The proposal recommends demolition of significant historic fabric which is the subject of a Section 130 order and an item within Council's Schedule 11.*
   b) *The positioning of significant landscape elements are in error.*
   c) *The architectural representation of the significant historic building is inaccurately represented.*
   d) *The proposed new town house development does not compliment the historic form of the original building, nor the scale and proportions of neighbouring properties.*

2. *No information has been provided for the future use of the existing historic fabric, nor has any parking or other consideration been made. We are of the opinion that Council must request further detailed information on both the historic building and the new town house development prior to considering the matter.*

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

Conclusion

It is considered that the application should be supported as the proposed town houses generally conform with Council's Medium Density Development Control Plan and the land has been zoned for this purpose for a number of years.

Furthermore, the proposal will facilitate the conservation of the historic building in that, following completion of the conservation plan, appropriate recommendations, will be implemented by the applicant. The applicant's willingness to bear both the cost of preparation of the conservation plan, as well as undertake any necessary conservation works for a building substantially affected by road widening, is thus supported.

Recommendation

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

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

Mr.A.O'Grady addressed the Committee.

Alderman Bazeley arrived at the meeting at this stage, the time being 10.00 a.m.

Mrs. Jones addressed the Committee as an objector.

A video of the site was shown to the Committee.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

The Committee inspected the site at 6.15 p.m. The Aldermen present at the inspection were Aldermen Bazeley, Benson, Books, Denne, Michael, Sheather and Sledge. Alderman Books joined the Committee at this stage.

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

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

Elizabeth - 28/11/89

ITEM 12:	(File DA 393/89) [10.536]
APPLICANT:	AURORA MEANDER SCHOOL
DEVELOPMENT APPLICATION:	ENCLOSURE OF EXISTING WEATHER PAVILION TO PROVIDE FOR TEMPORARY CLASSROOM
OWNER:	AURORA MEANDER SCHOOL
LAND & LOCATION:	LOT 1 DP 204940, MOUNTAIN AVENUE, YARRAMUNDI.
AREA:	3.840 HA.
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENT PLAN 1984 - RURAL 1(b1) ENVIRONMENTAL PROTECTION AREA b) DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - ENVIRONMENTAL PROTECTION 7(d) (SCENIC)
ADVERTISING:	ADJOINING OWNERS NOTIFIED IN ACCORDANCE WITH COUNCIL'S ADVERTISING POLICY
DATE RECEIVED:	1ST NOVEMBER, 1989.

REPORT (M.T.P.)

Background

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

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

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

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

Proposal

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

> "We are now placed, at Aurora Meander, with a very pleasing expansion of enrolments for next year without having a completed new classroom to facilitate this expansion. Therefore, we are forced to consider temporary

accommodation for one class until the new classroom is available, as our existing building cannot cope with our anticipated numbers of students. For this reason, I wish to apply, on behalf of the School, to amend our Development Application in regard to completion of the proposed weather pavilion. Permit No.170/89. I believe that if we were permitted to fully enclose the weather pavilion and given Council approval to use this building as a temporary classroom, the needs of our students would be met in the short term. As already stated, our priority is to complete the existing Development Application and the weather pavilion in an integral part of this. The temporary nature of this amendment is emphasised ...
It is now unlikely that the new classroom could be completed by the start of the academic year, even if the negotiations with the bank were successfully concluded tomorrow. The utilisation of the weather pavilion as a temporary classroom is seen as our only alternative."

Public Notification

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

Comment

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

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

Recommendation

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

Mrs.Y.Sievers addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT THE APPLICANT be advised that Council may well support the application to enclose the weather pavilion as a temporary classroom subject to it being reconverted to a weather pavilion on completion of the new classroom.

ITEM 13: (File DA 199/88) [10.537]

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

REPORT (M.T.P.)

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

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

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

Recommendation

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

Item 23 of the Supplementary Report was considered in conjunction with Item 13 above.

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION from Bradfield & Scott, Solicitors, on behalf of Mrs.Wright be received and the deferment granted in consideration of the matter be endorsed.

ITEM 14: (File P161-2) [10.538]

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

(REPORT M.T.P.)

Introduction

Council's meeting of 14th November, 1989 resolved that, "a report be brought forward to Council on the possibility of tiered parking on the Kable/Macquarie Street existing car park". This carpark is the most popular in the commercial area

because of its proximity to the Mall and high level of accessibility. It contains 125 spaces and is frequently full on peak trading days despite the imposition of 1 hour and 2 hour time restrictions.

Constraints

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

* the location of the Kentucky Fried Chicken Store;

* the need to maintain a curtilage around the historic building at the corner of Fitzgerald Street and Macquarie Street (No. 49, the former Methodist Parsonage);

* maintaining truck access to the rear of the shops fronting the mall;

* the need to minimise the bulk of any structure.

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

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

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

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

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

Costings

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

Conclusion

While the carpark is accessible and centrally located, there are a number of major constraints to the provision of tiered parking. These include the provision of curtilages around No. 49 Macquarie Street and the Kentucky Fried Chicken store. In addition, provision would need to be made for truck access to the rear of the shops fronting the Mall. The net result is that a tiered carpark would result in an increase in parking of less than half of that currently available.

The visibility of the site from Macquarie Street also dictates that some consideration be given to reducing the bulk of a tiered carpark. This could be accomplished by reducing the level of the ground floor carpark at considerable expense or increasing the setback from Macquarie Street which may result in a decrease in the parking yield. For these reasons a tiered carpark on this site is not favoured.

Recommendation

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

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION in the report concerning the feasibility of tiered parking on the car park at the corner of Kable Street and Macquarie Street be received.

COUNCIL RECONSIDER DEVELOPMENT of tiered parking on the Kable Street/The Terrace existing car park and that a further report on all aspects of the proposal be brought before Council.

ITEM 15: (File P160/8) [10.539] Alice - 2012-89

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

REPORT (M.T.P.)

Introduction

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

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

In the Policy,

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

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

Relationship to Other Planning Instruments

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

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

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

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

The major points to note in this table are:

(a) That upon gazettal, Hawkesbury LEP 1989 will allow medium density development in all residential zones in line with SEPP 28; and

(b) That medium density development will not be permitted in any special use zones under Hawkesbury LEP 1989 contrary to SEPP 28.

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

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

OTHER FEATURES OF THE POLICY

Development Control Codes

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

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

Public Involvement

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

EXEMPTIONS

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

a) the land is unsuitable for town house or villa house development due to one or more of the following factors:
   - environmental risk or hazard;
   - water catchment area or wetland;
   - offensive or hazardous activities;
   - high levels of pollution;
   - inadequate physical services;
   - unique natural environment;
   - item of the environmental heritage; or

b) existing plans and codes for the area are capable of satisfying the aims of the policy. (This may include draft plans which have been submitted to the Department of Planning for final determination and gazettal.)

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

To ensure a combination of statutory control and development guidelines which best represents Hawkesbury's own objectives, but which nevertheless takes into account the State Government's urban consolidation policy, it is considered desirable that Council seek an exemption from SEPP No. 28 for its residential zones for the following reasons:

1. Council's draft Local Environmental Plan, 1989, and adopted development control plan for medium density housing together satisfy the aims and objectives of the Policy, ie,

   (a) Hawkesbury LEP 1989 will allow with Council's consent medium density development in all residential zones.
   (b) Council's development control plan for medium density housing addresses those design issues outlined in the Policy.

2. Council's current advertising policy for medium density development is operating satisfactorily and the need to advertise such development for 30 days is considered unnecessary.

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

Recommendation

That:

1. The information regarding State Environmental Planning Policy No. 28 - Town Houses and Villa Houses be received.

2. A submission be made to the Department of Planning regarding State Environmental Planning Policy No. 28 seeking the following:

   (a) exemption from the Policy for all residential zones within the City of Hawkesbury; and

   (b) adoption of Council's development control code for medium density housing as a development control code for such development in its special use zones.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 16: (File DA 334/89) [10.540] WP 28/12/ & then Phil

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

REPORT (M.T.P.)

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

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

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

The Committee inspected the site at 4.00 p.m. and was addressed by Mr. Dingle (landowner), Mrs. Morris (applicant) and numerous objectors.

The Aldermen present at the inspection were Aldermen Horrex, Bazeley, Benson, Denne, Michael, Sheather and Sledge.

COMMITTEE'S RECOMMENDATION

THAT THE APPLICATION be refused for the following reasons :

1. The proposal is incompatible with surrounding land uses.
2. The proposal is an overdevelopment of the site.
3. The proposal would cause an unacceptable noise nuisance in the locality.
4. The proposal is not in the public interest.

ITEM 17: (File H105/12) [10.541] Rec - 20/12/89

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

REPORT (M.T.P.)

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

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

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

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

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

Recommendation

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 18: Item 20/12/89 (File 3837-2(W), DA 129/89) [10.542]

SUBJECT: POULTRY PAVILION ON HAWKESBURY RACE CLUB

REPORT (M.T.P.)

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

> "I refer to the General Purpose Committee - Planning and Development meeting held in Council Chambers on the 29th August 1989 and the contents of the business paper, in particular, to the Poultry Pavilion situated on the Hawkesbury Race Club property.
>
> As there is a great discrepancy between the information contained in my letter and the statements made verbally to the Committee by Mr. George Rhodes, I would have thought that the Council would see fit to initiate an investigation as to who was supplying the correct information. This, to me,

became more important in view of the report on the subject carried in the Gazette of Wednesday, 13th September 1989, copy of which is enclosed.

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

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

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

19th May 1988

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

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

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

18th November 1988

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

20th December 1988 - POULTRY PAVILION - 3A

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

21st February 1989 - POULTRY PAVILION - 3A

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

21st March, 1989 - POULTRY PAVILION - 3A

The Chairman reported on action taken by the H.D.A.A. to lodge a development application to Council to enable the dismantling and removal.

A tender has been let and removal will be completed by the second week in April 1989.

18th April 1989 - POULTRY PAVILION - 3B

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

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

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

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

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

Recommendation

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 19: (File P160) [10.543]

SUBJECT: DEVELOPMENT PROPOSALS - ADVERTISING AND INSPECTION PROCEDURES

REPORT (M.T.P)

Where Council's policy requires development applications to be notified to adjoining and adjacent landowners, there has occasionally been complaints received

from landowners further afield who feel that they may be affected by the proposal, and who request that they also be notified to give them an opportunity to object.

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

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

Recommendation

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 20: (File L9/87) [10.544] Richard 28/12/89.

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

REPORT (M.T.P.)

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

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

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

> "... We have expended huge sums of money on the development of our property with a view of working that property as a farm upon my retirement. The introduction of a Rural/Residential Strata Title development will detract from these aims...
>
> The proposed main access road to the development runs adjacent to our southern boundary and the change from a single property access road to the main access road for 122 rural properties will greatly increase the traffic flow and impinge upon our privacy. Because of the lack of infrastructure in the area it would be normal to assume that most of the families who take up residence will be at least two car families. This means that there would be at least 122 cars departing each morning and returning each night, in addition there would be the additional day time traffic necessary to transport children to school or school buses and return, the normal shopping traffic and soon this would amount to some 1000 journeys per day.
>
> ... introduction of recreational facilities to the site will even further increase the traffic flow and the resultant problems.
>
> ... an additional 500 people into the area, ... will detract from the rural lifestyle that my wife and I enjoy at this time. ... additional pressure on the almost non-existent infrastructure of the community; shops will be necessary, as will child minding centres and schools; all of these will have a cumulative effect upon the current rural lifestyle.
>
> ... Sewerage Treatment Works at the rear of our property will also impinge upon our quality of life."

The submission by K. Pullen is as follows:-

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

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

Mr. Kaines' submission raises a concern in relation to the incomplete research in the applicant's documentation and consultant's reports; the undesirability of drawing water from the Nepean River which is polluted; the probability of additional pollution as a result of the development; soil erosion; additional traffic and indicating that Hawkesbury Road is already "... a racetrack"; the exacerbation of an already inadequate education and police facilities for the locality; the isolation of the community in times of flood. Mr. Kaines further indicates that an acceptable alternative plan would be to subdivide the land into ten 15 acre blocks.

He concludes by saying "... that instead of having a suburb spring up overnight in rural Yarramundi ... the alternative plan (10-15 acre lots) is a simple but every effective and efficient compromise between development and rural serenity which will do even more to enhance the reputation of the Hawkesbury Valley as the area to live and thus ultimately will be far more beneficial for Hawkesbury City than the present proposed development".

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

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

The applicants in their submission argue that the proposal falls within the category of having a redeeming feature, i.e., the holding within a body corporate of a major portion of the land for common purposes for grazing and passive recreation, the provision of a community centre, 3-hole golf course, 3 tennis courts and an equestrian centre. The difficulty, of course, is determining the extent of the "bonus" lots above normal entitlements as a consequence of providing the "redeeming features". From the applicants' own submission the recreational facilities are anticipated to cost in the order of $345,000. It was previously argued in the Town Planner's submission to Council that the expenditure of $345,000 was a small price to pay for the additional lot yield, i.e., 122 lots compared to 21 as would be allowable under the 10 ha. provisions in both Hawkesbury Local Environmental Plan, 1984, and Draft Hawkesbury Local Environmental Plan, 1989. To be consistent with previous Council decisions, e.g., "Diamond Hill", Peel's land on Comleroy Road and even "The Islands" proposal, would require either significantly more "up front" infrastructure aimed at community benefit or a substantial reduction in lot numbers.

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

One of the requirements of the rezoning process is for Council to consider submissions received as a result of the exhibition of the draft plan. The support by Council up to the exhibition stage is to indicate that there is a "prima facie"

case for the rezoning to be further considered and, hence, placed on exhibition to gain the community's views. It is at this stage, i.e., Council's resolution leading to a submission to the Department of Planning, pursuant to Section 68 of the Act, that Council determines its final "in principle" support or not.

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

Recommendation

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

Item 25 of the Supplementary Report was dealt with in conjunction with Item 20 above.

Mr.David Matthews addressed the Committee.

Mr.E.Smallman, Mr. R.Cornish and Mr.H.Kaines addressed the Committee as objectors.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL NOT proceed further with the Draft Local Environmental Plan at this time and that the Department of Planning be advised that Council will further consider the Nepean Park matter after it has determined a revised rural subdivision strategy for the City.

ITEM 21: Item 20/11/89 File DA 878/88; S89/110) [10.545]

SUBJECT: REGIONAL STUD FARM - PROPOSED STRATA SUBDIVISION

REPORT (M.T.P.)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5. 'Fragmentation of viable agricultural land;'

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

6. 'Not in the public interest.'

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

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

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

Recommendation

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

Mr.B.McKinlay addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 22: (S195/5) [10.546] TC 20-12-89

SUBJECT: SULLAGE DISPOSAL PONDS, BLAXLANDS RIDGE

REPORT (T.C.)

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

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

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

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

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

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

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

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

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

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

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

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 23: (File DA 199/89) [10.547]

SUBJECT: MRS. F. WRIGHT, CLAREMONT CRESCENT, WINDSOR. - ENCROACHMENT

REPORT (M.T.P.)

The Committee is referred to Item 13 on page 30 of the Planning and Development Section. Bradfield & Scott, Solicitors, have written on behalf of Mrs. Wright requesting a deferral of Council consideration on the matter, to allow a reasonable time to undertake appropriate searches and enquiries, so that they may prepare a submission on Mrs. Wright's behalf.

The deferment has been agreed to.

Recommendation

That the information from Bradfield & Scott, Solicitors, on behalf of Mrs. Wright be received and the deferment granted in consideration of the matter be endorsed.

COMMITTEE'S RECOMMENDATION

See Item 13.

ITEM 24: (File DA 318/89) [10.548] KARL 27/12/89

SUBJECT: FABIMA PTY. LTD. - PROPOSED RESTAURANT/ NIGHTCLUB - CORNER GEORGE AND NEW STREETS, WINDSOR.

REPORT (M.T.P.)

The Committee is referred to Item 7 on page 12 of the Planning and Development Section. The following letter from Chief Inspector G.D. Peacock of Windsor Police has been received in relation to the proposal:-

> "... the following information is supplied. It might be noted that a portion of the information provided may not be admissible in evidence at a court convened to determine such application.
>
> It is accepted that developments of this nature, which provide a particular form of entertainment to the public, are a normal expectation of natural area growth.
>
> The comments supplied are offered in a constructive manner and without prejudice, to illustrate policing difficulties which could be anticipated if this development is approved.
>
> 1. NOISE
>
> Whilst it may be possible to adequately noise proof the existing building, community complaints of noise will relate to patrons arriving and departing from the premises and the use of motor vehicles. The location of the development site is in the vicinity of a residential area which houses a predominantly elderly community.
>
> 2. EXISTING AND FUTURE AMENITY
>
> It is considered that the proposed use of the building is not compatible with the overall character of that area and the building environment. The type of entertainment proposed would not be conducive to or of benefit to the immediate community.

3. POLICE RESOURCES

From past experience, it has been found that 'night-club' style premises of the type applied for, generate a need for a high profile Police presence and response to breaches of the peace. Police resources in this patrol are already limited and an additional demand on these scarce resources from the proposed development would certainly raise the question of whether or not public safety might be jeopardised. Staff increases would negate this objection.

4. TRAFFIC

The lack of public transport, especially at late hours, would also impact on the traffic flow/volume on the narrow surrounding streets and existing volume. It would be reasonable to expect that the majority of the drivers of these vehicles would be in their youth, therefore the repose of the residents could be at risk.

5. LICENSING AND REQUIREMENT

There have been recent changes to the legal trading hours of Hotelier's licenses which means that within a 1500 metre radius of the proposed development, there are six licensed hotels, capable of serving alcoholic beverages and food, to 3.00 am in the morning. Within the Hawkesbury City area, there are numerous hotels and licensed restaurants that now have entertainment authorisations under the Liquor Act, that are capable of providing live entertainment of any description, and which are suitably equipped and located. Further, this does not include the Registered Clubs in the area."

Recommendation

That the correspondence from Chief Inspector Peacock be received and considered by the Committee in determination of the development application.

COMMITTEE'S RECOMMENDATION

See Item 7.

28/11/89

ITEM 25: (File L9/87) [10.549]

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

REPORT (M.T.P.)

The Committee is referred to Item 20 on page 41 of the Planning and Development Section. Two additional letters have been received objecting to the proposal, being from R.B. Lowndes and D. Adam, both residents of Yarramundi.

The points raised in these additional two submissions are similar to those already reported in the business paper.

Recommendation

That the objections from R.B. Lowndes and D. Adam be received and considered by Council in its determination of the Draft Local Environmental Plan.

COMMITTEE'S RECOMMENDATION

See Item 20.

OUTSTANDING INSPECTIONS.

KARL 20-12-89

ITEM 26 : (File DA 177/89) [10.550]

SUBJECT : S. & H. SPARGO - APPLICATION TO ESTABLISH DOG KENNELS - LOT 4, DP 241309 BLAXLANDS RIDGE ROAD, EAST KURRAJONG.

The Committee inspected the site at 3.00 p.m. Aldermen present at the inspection were Aldermen Horrex, Bazeley, Benson, Denne, Michael, Sheather and Sledge.

COMMITTEE'S RECOMMENDATION.

THAT CONSENT BE granted for the keeping and breeding of 8 (eight) dogs subject to the following conditions :

1-10. Standard Conditions (Development) 31, 32, 33, 39, 100, 101, 110 (8) [eight] adult), 111, 112 and 114.

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

12. No boarding activities are to be carried out on the subject premises. Should such a use occur, a separate development application should be submitted to Council for consideration.

13. Final siting of the kennels to be to the satisfaction of the Manager of Town Planning.

Approval

ITEM 27: (File DA 319/89) [10.551}

SUBJECT: BODEN INVESTMENTS PTY. LTD. - OPERATION OF A PRIVATE TIP TO FILL THE SUBJECT LAND TO IMPROVE THE AGRICULTURAL USE OF THE SITE - PORTIONS 190, 192, 194, 224 & PT. 225 & LOT 1, DP 58667 MULGRAVE ROAD, MULGRAVE.

The Committee inspected the site at 6.30 p.m. Aldermen present at the inspection were Aldermen Bazeley, Benson, Books, Denne, Michael, Sheather and Sledge.

COMMITTEE'S RECOMMENDATION

A. CONSIDERATION OF THE APPLICATION be deferred for further discussions between the Manager of Environment & Building Services, the Manager of Town Planning and the applicant.

B. The current unauthorised land fill be brought to the attention of the applicant and he be advised that the state of the land is unsatisfactory and is to be rectified prior to further consideration of the proposal.

SECTION 3 - FINANCE

ACCOUNTS PAID

COMMITTEE'S RECOMMENDATION

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

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

STATEMENT OF BANK BALANCES, INVESTMENTS AND FORM 2

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

ITEM 1: (File 509-807(W)) [20.267]

SUBJECT: EXEMPTION FROM RATING - CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

REPORT (T.C.)

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

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

i. Any Church or other building being used or occupied for public worship.

ii. Any building used or occupied for the purpose of religious teaching or training.

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

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

General Rates	$ 848.90
Interest Charges	$ 155.47
	$1004.37

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

Recommendation

That the Church of Jesus Christ of Latter Day Saints be granted exemption from rating in accordance with Section 132 (1)(h) of the Local Government Act, 1919 and further that rates and charges totalling (nine hundred and eighty three dollars and fifteen cents) $983.15 be written off in respect of the 1988 rating year.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File D64, C45-18) [20.268]

SUBJECT: COLO WILDERNESS MOBILE RESOURCE UNIT - DONATION

REPORT (T.C.)

Correspondence has been received from the Colo Wilderness Mobile Resource Unit requesting financial assistance to meet ongoing operating expenses.

An audited income and expenditure statement was supplied which detailed as at 31st December, 1988, the Mobile Resource Unit had current assets to the value of $22,032.71 represented by bank deposits. However, it should be noted that this amount includes $4,000 for accrued leave liability and $7,558 subsidy payments for the Vacation Centre and Pre-school operations during first term in 1989.

Revised estimates of income and expenditure for the current year provided by the Unit reflect an estimated deficit on operations of $599. The Unit has also provided their proposed budget for 1990 which indicates a deficit on operations of $3,064, although additional fundraising activities will be undertaken in an effort to improve this position.

The Unit has advised this deficit is in spite of the reduction in the hours of employment of all staff. The Unit's Co-ordinator's hours have been reduced by eight hours a week and the Pre-school Director's hours reduced by two and one half hours per week. All other staff have been transferred to casual employees from a permanent part-time basis. This has been necessary as a result of F.A.C.S.

funding and Pre-school Subsidies being frozen at the 1989 level. This is despite increases in wages and the requirement for the Committee to make contributions towards superannuation for all employees.

It is considered that, in view of the valuable service offered to residents of outlying areas, and the previous close relationship to Council prior to the Unit's incorporation, that a donation of $2,000 be made. A donation to the Unit would need to be made from Section 504 and since this vote has been fully committed, a further allocation would decrease the estimated surplus for the year.

Recommendation

That a donation of $2,000 (two thousand) be made to the Colo Wilderness Mobile Resource Unit.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE [20.269]

Alderman Sledge asked for a report on establishing a suitable area in the Kurrajong area for a recycling depot.

The Town Clerk/General Manager stated that the matter had been raised at the last Management Executive Committee Meeting and the suggestion had been made that Council combined the Tidy Towns, Alderman Sheather's motion on tree planting and recycling and that Council look at all areas within the City and the establishment of local committees that will look after those matters. He advised that there will be a report to the meeting of Council on 30th January concerning those items.

Alderman Books stated that there is a drainage cover in Argyle Street between Church and Cox Streets on the northern side of that section of Argyle Street, which is badly broken and there is a piece of angle iron protruding. He stated that it is quite dangerous.

Alderman Benson drew the Council's attention to an article in the paper on Sunday relating to an environmental and open space fund that is being created by the Government and asked if Council is in a position to investigate this matter.

The Mayor advised that Council will be receiving a letter from a Kurrajong Heights group suggesting that Council should support the group on the acquisition of Cherry Park.

Alderman Denne asked the present situation regarding the provision of sewerage for Keda Circuit.

The Manager of Engineering Services stated that the Council's resolution was conveyed to the Water Board.

Alderman Denne asked if a further letter could be forwarded to the Board in this regard.

Alderman Denne stated that she had received a number of representations regarding Pecks Road in reference to the change in traffic flow, mainly because of the new subdivisions. She stated that unfortunately the traffic flow is building up and asked if the Traffic Authority could consider placing a counter on the road in order that Council may know exactly what the flow is.

The Manager of Engineering Services stated that the traffic count would have to be undertaken by Council and this would be arranged.

Alderman Denne stated that vehicles are cutting the corner of Pecks Road and Grose Vale Road, and asked if a barrier could be installed, whether it be a very narrow median strip or one of the old fashioned silent cops, or even a small roundabout.

The Manager of Engineering Services suggested that this matter be referred to th Local Traffic Committee.

Alderman Denne again referred to the provision of a right hand turn from Grose Vale Road into Bells Line of Road and asked if the Traffic Authority could be asked when this would be provided.

The Manager of Engineering Services undertook to take this matter up with the Roads and Traffic Authority to see if the installation could be expedited.

Alderman Denne again referred to Pitt Lane and the urgency in having this work carried out. Alderman Denne asked how long will it be before this is put back to the correct way that Council wanted it to be done.

The Manager of Engineering Services advised that the structural works required to alter the kerbing and guttering are programmed for December.

Alderman Sheather referred to the new subdivision at the end of Pecks Road and a road which went through the edge of a dam. He referred to the compaction of the dam and the housing blocks alongside and stated that the Manager of Engineering Services indicated that he would check on the plans to see whether they were marked or not.

The Manager of Engineering Services stated that one of the dams that was on the edge of the subdivision has been removed and the drainage works completed. In doing these works, filling works were carried out and fill was placed in accordance with accepted practices and geotechnical tests taken as the work was done so the information will be available for intending purchasers who wish to build on the land.

Alderman Sheather asked about the possibility of Telecom putting public telphones at Bowen Mountain.

The Mayor stated that this question would be investigated.

Alderman Sledge asked if the Local Traffic Committee could investigate the possibility of an 80 kph limit in Cedar Ridge Road.

The meeting terminated at 8.22 p.m.

REPORTS FOR DETERMINATION

SECTION 4

FINANCE AND ADMINISTRATION

1. STAFF MATTERS. S1/8P

The following resignations have been received:-

Mr Mark Way, Printing and Stationery, Administration effective 1st December, 1989

Mr Russ Mitchell, Works Staff, Engineering effective 22nd December, 1989. Mr Mitchell has been employed by Council since 23rd June, 1958, a period of $31^{1}/_{2}$ years.

IT IS RECOMMENDED THAT the resignations be received and references under Seal be issued.

2. WESTPOOL - CONFERENCE - SANTA BARBARA, U.S.A. I112/21

Westpool has written to Council as follows:

"In 1990, PARMA, the Californian equivalent of the National body PRIMA, is to hold its Conference on 6th-9th February in Santa Barbara, USA.

PARMA is an association of all Public Agencies in California. There are in excess of 500 members to PARMA and there will be over 450 attending the next Conference.

PARMA consolidates on various Risk Management issues and assists in developing certification standards and management policy for the administration and management of pools. The United States is the home of Insurance Pooling and a great deal can be learnt.

Westpool at its Annual General Meeting last Monday, 20th November, 1989 resolved to send two delegates, namely Roy Newsome of Liverpool City Council who is the Chairman of the Management Committee, and Cliff Haynes of Penrith City Council who is the Secretary of the Executive Committee to the PARMA Conference in 1990.

I have enclosed a copy of the draft itinerary of the PARMA Conference. Some meetings are still being confirmed so this itinerary is likely to vary, but it is an indication of the meetings that are being arranged.

Should your Council wish to send a representative to the Conference, please contact me."

Westpool is a joint insurance operation of a number of Western Sydney Councils. Last year two representatives were sent to America. This year it is proposed to send a further two.

It is considered that this is more than sufficient representation and that it is not justified to send any other representatives at Westpool's cost.

IT IS RECOMMENDED THAT Westpool be advised Council considers attendance at conferences should only occur where there is an adopted and justified programme and further, that there is no justification to send more than two representatives at Westpool's cost to the PRIMA Conference in February 1990.

3. SAFE PEDESTRIAN ACCESS TO SCHOOLS. C44-2

The Department of Local Government has written advising that the Federation of Parents and Citizens Association has informed the Minister that at its 1989 Conference it resolved to pursue as an urgent priority, the matter of ensuring safe pedestrian access to schools. The advice continues as follows:

"While the Federation appreciates that the term 'safe pedestrian access' can be interpreted in various ways it has no objection to a variety of interpretations so long as the pedestrian access represents a safe means of access to and from a school for all members of the school community to use.

The Federation points out that schools are public institutions with very special needs and characteristics and believes that councils should be particularly mindful of their responsibilities in the matter.

While the Minister has agreed to the request of the Federation that he bring the matter to the attention of councils, he has also informed it that other authorities may be involved and many issues would fall within the province of Local Traffic Committees.

The Minister has, therefore, suggested that problems with access to particular schools be canvassed locally through Parents and Citizens Associations."

One of the recent instances which has occurred involving safe access to schools is the development of the Hawkesbury High School and Freemans Reach Public School. Observations of the area during times of students entering and leaving the schools indicate the totally inadequate provision of footpaving and road construction with the High School's development. This has been a matter that has been taken up with both the Department of Education and the Department of Planning.

For some time there have been representations regarding pedestrian access from North Richmond to Colo High School and it is considered that this matter should also be taken up with the Department.

IT IS RECOMMENDED THAT the Department of Local Government be advised, in relation to safe pedestrian access to schools, that Council has had a recent experience with the development of Hawkesbury High Shool where there is totally inadequate provision made for the construction of roadway and footpaving to the school and that notwithstanding representations by Council, the Department of Education would not agree to further work which is considered essential in terms of safe pedestrian access. Further, the Department be requested to make representations on Council's behalf in this particular instance.

Representations also be made regarding the need for safe pedestrian access from the residential area of North Richmond to Colo High School.

4. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. C51-7-B, S88-103

IT IS RECOMMENDED THAT the Seal of Council be affixed to the following documents:-

1) Bank Guarantee - S89/59 -Bonding of concrete drive and entrance for $8600 (eight thousand six hundred) - Subdivision Lot 3 DP 500717, Old Bells Line of Road, Kurrajong.

2) Bank Guarantee - S88/86 - Bonding of Sewerage Pumping Station for $140,000 (one hundred and forty thousand) -Subdivision Lot 2 DP 618564, Pitt Town Road, McGraths Hill.

3) Lease - Mr B Greentree - 141 March Street, Richmond.

4) Bank Guarantee - S88/115 - Bonding road, drainage and sewer works for $26,500 (twenty six thousand five hundred) - Subdivision Lot 121 DP 732327 Claremont Crescent, Windsor.

5. ENQUIRY INTO PUBLIC SECTOR TENDERING AND CONTRACTING IN NEW SOUTH WALES. T230

In October, 1988, the Premier asked the Standing Committee on State Development to enquire into tendering and contracting arrangements in the New South Wales public sector, including Local Government. The report on the Local Government area has been tabled in Parliament and a copy forwarded to Council. Also, there is a discussion paper which includes the results of a survey of all Councils and Government Agencies involved.

The enquiry concluded that tendering and contracting by Local Government Councils in New South Wales has shown the situation is generally satisfactory but there are a number of procedural matters which require correction. Specifically, in this regard, they recommended the issuing by the Department of Local Government of "Guidelines" on Local Government tendering and contracting procedures.

It is of interest that the Committee found the Australian preference provision of the Local Government Act had very little effect, that it was confusing and time-consuming to administer and that the costs of administration far outweighed the benefits to Australian industry and, accordingly, recommended that this provision be repealed.

Summary of the recommendations is as follows:

- That Ordinance 23 of the Local Government Act continue to govern tendering and contracting by Local Government Councils.

- After full consultation with Local Government representatives, the Department of Local Government develop a system for allowing an increase in the tender threshold for approved Councils.

- Tender threshold be indexed annually to the nearest $1,000.

- The Ordinance be amended to provide appropriate penalties for persons not observing its provisions.

- That the Department of Local Government, in conjunction with the Local Government Associations, look to issuing a handbook on tendering and contracting for Local Government. The handbook to be based on existing documents and expanded in due course to include advice on such matters as contract administration, professional services and minor projects. Further, that there be a check-list for preparing routine Local Government tenders with appropriate cross-references to the tendering handbook.

- That Section 517A of the Local Government and Clause 19 of Ordinance 23 be repealed (Preference for Goods.)

- The Department advise Councils of the benefits of advertising tenders in the metropolitan press and urging them to do so for substantial tenders. (This Council advertises all tenders in the metropolitan press and on the day that other Councils advertise.)

- The Department of Local Government take immediate steps to ensure computerisation of Local Government tenders is co-ordinated with that of the State Government.

- The Department advise all Councils that the prices of tenders should be made public, where practicable, and that the written report to Council about a specific tender should be made available, upon request, to the person or corporation that submitted their tender.
  (This has always been the case with this Council.)

IT IS RECOMMENDED THAT Council advise the Standing Committee on State Development that it concurs and supports its recommendations regarding Local Government tendering and contracting however, feels the Committee should reconsider some appropriate inclusion for preference for Australian goods.

6. RICHMOND AND DISTRICT CHAMBER OF COMMERCE - 1989 CHRISTMAS PROMOTIONAL ACTIVITIES. D64

Advising that the Chamber, once again, plans to undertake a substantial Christmas promotion and referring to Council's previous financial assistance.

In previous years Council has contributed on a dollar for dollar basis subsidy to the cost of the promotion and township decoration for Christmas to a maximum of $1000. Provision has been made in the 1989 Estimates for a donation of $1000.

IT IS RECOMMENDED THAT a financial contribution be made to the Richmond and District Chamber of Commerce on a dollar for dollar basis up to a maximum cost of $1000 (One Thousand Dollars) to assist in the 1989 Christmas promotion and Township Decoration.

7. COMMONWEALTH BANK OF AUSTRALIA - RENEWAL OF LOANS, B23-36

Offering Council a renewal loan of $242,000 repayable over four years by half-yearly instalments of $23,176.65 based on a twelve year repayment period, at an interest rate of 16.2% per annum for principal outstanding on a loan maturing on 1st January, 1990.

The loan offered repays a loan of $300,000 borrowed in 1974 on a thirty year repayment basis, and was renewable after fifteen years.

The Bank is prepared to consider renegotiation of the amount outstanding at the expiration of the initial four year period.

IT IS RECOMMENDED THAT the offer be accepted and the Seal of Council be affixed to the mortgage documents.

8. COMMONWEALTH BANK OF AUSTRALIA - RENEWAL OF LOANS, B23-36

Offering Council a renewal loan of $1,478,000 repayable over four years by half-yearly instalments of $168,048.85 based on an eight year repayment period, at an interest rate of 16.2% per annum for principal outstanding on loans of $132,000, $1,245,000 and $101,000, maturing on 1st January, 1990.

The loan offered repays loans of $156,000, $1,500,000 and $120,000 borrowed in 1986 on a twelve year repayment basis, and were renewable after four years.

The Bank is prepared to consider renegotiation of the amount outstanding at the expiration of the initial four year period.

IT IS RECOMMENDED THAT the offer be accepted and the Seal of Council be affixed to the mortgage documents.

9. RENEWAL OF COUNCIL'S WORKERS COMPENSATION SELF INSURERS LICENCE, I112/2

Notification was received from the Workers Compensation and Rehabilitation Authority that Council's renewal application for a Workers Compensation Self Insurers Licence had been successful and offered renewal subject to certain conditions for a further 12 months from the 30th November, 1989.

The Conditions attaching to the licence were identical to previous years.

IT IS RECOMMENDED THAT Council renew the Licence to self insure for Workers Compensation for a further 12 (twelve) months from the 30th November, 1989.

10. HAWKESBURY DISTRICT CONCERT BAND - FINANCIAL ASSISTANCE, C51/3.

The Concert Band has written to Council requesting a donation of $250, which was the cost of the cleaning and setting up charge for the use of the Windsor Function Centre for their annual concert on 3 December 1989.

It has been Council's practice in the past to purchase musical instruments or provide financial assistance to the major bands and orchestras in the area up to $1,000. The Concert Band has not requested any other financial assistance from Council in the current year and it is, therefore, felt that the donation of the cleaning and setting up charge is appropriate support for their fundraising activities. Funds are available from the vote provided for donations to bands and orchestras in the 1989 Budget.

IT IS RECOMMENDED that the Hawkesbury District Concert Band be advised that Council has paid the cleaning and setting up charge for the use of the Windsor Function Centre on 3 December 1989 as a donation to their Organisation.

11. FIRE FIGHTING EQUIPMENT. B27

Kurrajong Heights and Oakville Brigades have Isuzu diesel tankers with VM diesel powered fire-fighting pumps. Both Brigades have expressed concern at the suitability of the diesel pump motor supplied with the fire tankers.

The Kurrajong Heights Brigade has conducted operational trials and found that the motor lacks the performance to sustain the output to drive the pump under the maximum load required during serious fire situations. This is experienced in either water delivery or drafting and is clearly demonstrated by a substantial drop in motor revolution far in excess of that recommended by the manufacturers specifications.

Performance trials were undertaken by the Bush Fire Council after several of these motors were severely damaged during fire fighting operations in other areas. These trials led to the motor being de-rated and each Brigade given specific instructions by

the Bush Fire Council staff on the operational techniques to be employed so as to avoid overloading of the pump motor.

The Fire Control Officer envisages further problems when Bush Fire personnel other than those specifically trained in the use of the pump, are called upon to operate these pumps in large scale fire fighting activities. It would be likely under these circumstances for the motor to be placed under stress, possibly resulting in extensive damage. More importantly, he reports, the safety of fire crews working in bushland areas may be jeopardised should the pump fail.

Both the Kurrajong Heights and Oakville tankers are required to provide for village protection, road transport and industrial support as well as cover bushland/grassland fire fighting roles and must, therefore, operate at maximum efficiency.

On this basis he recommends that action be undertaken, as a matter of urgency, to have the motors on both tankers replaced with a 34 hp Ruggerini at a conversion cost for both tankers of $10,000. The existing VM motors could be offered for tender to offset the cost involved.

At this stage it is recommended that Council undertake the action to have the motors changed with funds from the loan programme and that representations be made to the Bush Fire Council for reimbursement of the money.

IT IS RECOMMENDED THAT the sum of $10,000 (ten thousand dollars) be voted from the loan borrowing programme to enable the diesel pump motors in the Kurrajong Heights and Oakville fire tenders to be changed. However, that there be representations to the Bush Fire Council to seek reimbursement of the funds.

12. LOAN BORROWING PROGRAMME 1989/90. B23/9

In the 1989 estimates, Council adopted a loan borrowing programme of $1,400,000. The Minister has now advised that he has determined a borrowing limit for Hawkesbury of $950,000 for the 1989/90 financial year.

The Minister also advises that the overall allocation of $178,550 million represents a reduction of 9.6% on the amount allowed for in the 1988/89 financial year and brings to 37.8% the reduction to the programme over the last four years. In the circumstances, the total allocation is $69.35 million or 27.9% less than the requirements submitted by Council.

The following indicates the loan borrowing programme as proposed by Council and the approval given by the Minister.

	Adopted by Council	Approval Given
Acquisition of property	200,000	200,000
Drainage, kerb & guttering	200,000	200,000
Park improvements	150,000	150,000
Road construction	170,000	170,000
The Terrace, opening of closure	230,000	230,000
Car park construction	200,000	-
Building works	207,000	-
Bush Fire Station, Glossodia	22,000	-
Bush fire equipment	21,000	-
	$1,400,000	$950,000

In the letter of approval the Minister indicates that if Council finds its allocation insufficient it may make a submission requesting an additional allocation and, in doing so, detail the works proposed to be undertaken. Any additional allocation would be entirely dependent upon the funds becoming available.

Some works had been undertaken in expectation of the programme being approved and particularly as it was a significant reduction on borrowings as proposed in previous years. The works undertaken and the expenditures committed to date include: Glossodia Bush Fire Station (building is under construction and will require an allocation of $24,000), purchase of bush fire equipment (this included the new fire ground radio system and the total of $21,000 will be expended), building works (plans and specifications for the Museum extensions $3,500, works on Toxana $4,100). This totals $52,600 which will need to be taken from the approved programme and, at the same time, works could not proceed on those items now not approved.

The following comments are made regarding the approved allocation: the $200,000 for acquisition of property is the minimum required with Council resolutions for purchases exceeding this amount particularly for car parking at Richmond and North Richmond. Of the $200,000 allocated for drainage, kerb & guttering, the following amounts are required to complete current works:

- Chestnut Drive	$45,000
- Kable Street footpaving	$ 9,000
- King Road, Wilberforce drainage	$ 6,000
- Golden Valley Drive at new public School site	$ 2,000
	$62,000

Additional works are required in Grand Parade, Glossodia involving drainage, kerb & guttering and road shoulder work estimated at $52,000. This leaves $86,000 for allocation of which $60,200 is recommended to be used for road construction.

The road construction allocation of $170,000, Council has re-adopted a programme exceeding this in the amount of $230,200. The works resolved are as follows:

- Level Crossing Road	$30,000
- Kentucky Drive	$85,200
- Chestnut Drive	$45,000
- Wheeny Creek Crossing	$20,000
- The Driftway	$50,000
	$230,200

It is recommended that the additional $60,200 be taken from the drainage, kerb & guttering programme leaving only $25,800 for allocation.

The amount of $230,000 allocated for the reconstruction of The Terrace is based on an estimate some time ago and, accordingly, is the minimum allocation that can be provided for those works.

From the last programme of works there were allocations to upgrade the Yarramundi Bush Fire Station and construct one at Ebenezer. There is a need for additional funds of $8,000 at Yarramundi and $2,000 at Ebenezer. In this Business Paper there is a report indicating the need to alter diesel pumps on 2 fire tankers in the sum of $10,000. This amount would also need to come from this programme.

No programme has been adopted for parks improvements at this stage and, accordingly, it is recommended that the $150,000 be reduced by $62,600 to cover for the expenditure to date on the bush fire stations, bush fire equipment and minor building works that have been undertaken. In addition, the $10,000 is required for fire fighting pumps indicated above. This would leave an allocation of $77,400 for parks improvements.

The two major areas not receiving funding are car park construction and building works. Car park construction funds were for construction of a car park at the corner of Grose Vale Road and Riverview Street, North Richmond, major repairs on Hollands Paddock car park and works required on Woodhills car park. The building works allocation included major funding for the extension of the Museum building and State Emergency Services Headquarters in Windsor. At this stage both works will have to be curtailed until funds become available at some time in the future.

IT IS RECOMMENDED THAT Council seek the Minister's approval to re-allocate the loan programme as approved as follows:

Acquisition of property (two hundred thousand dollars)	200,000
Drainage, kerb & guttering (one hundred & thirty nine thousand eight hundred dollars)	139,800
Park improvements (seventy seven thousand four hundred dollars)	77,400
Road construction (two hundred & thirty thousand two hundred dollars)	230,200
The Terrace, opening of closure (two hundred & thirty thousand dollars)	230,000
Bush Fire Station & essential equipment (sixty five thousand dollars)	65,000
Building works (seven thousand six hundred dollars)	7,600
(nine hundred & fifty thousand dollars)	$950,000

Further, that Council seek to have the additional $450,000 (four hundred and fifty thousand dollars) allocated by the Minister when the programme is reviewed.

13. FRAIL AGED AND DISABLED. C45-39

The Hawkesbury Home and Community Care Forum has written and sought Council support in its efforts to identify gaps in services and to find cost beneficial solutions for improving services for the frail aged and disabled. There have been discussions with them recently concerning a request for Council to engage a worker in this area. The Forum has concurred with a proposal that the gaps in current service and what services are required should be identified prior to any further action including employment of a staff member.

IT IS RECOMMENDED THAT Council make representations to the Department of Family and Community Services and the Minister seeking support for a programme to identify gaps in services to the frail aged and disabled within the Hawkesbury area and that they look at proposing solutions for providing or improving existing services.

ENGINEERING

1. STIMULUS EARLY INTERVENTION GROUP. 625/202

Requesting use of Richmond Park on Saturday, 10th March, 1990, for a fundraising fete.

The application is supported subject to compliance with those conditions listed below.

IT IS RECOMMENDED THAT approval be granted to the application by Stimulus Early Intervention Group for a fundraising fete to be held at Richmond Park on Saturday, 10th March, 1990, subject to the following standard conditions:

1. The Group obtaining a Public Liability Policy for an adequate amount.

2. Noise levels being kept to a reasonable level.

3. The area being left clean and tidy upon completion of that function.

2. HAWKESBURY VALLEY RUGBY CLUB, WINDSOR - DON'T WORRY OVAL - VINTAGE/CLASSIC CAR DISPLAY. 625-203

Requesting permission on behalf of both that Club and the Chrysler Restorers Club of Australia (N.S.W.) to hold a classic/vintage car display at Don't Worry Oval on Sunday 22 April, 1990, 10.00am - 4.00pm. Purpose of function: Fundraising/Tourist Promotion.

Services will be in progress at St. Matthews Church at 10.00am, however, it is considered sufficient parking is available to accommodate both functions. In addition, the Club intends to erect a refreshment tent, and in this regard attention is drawn to Council's prior resolution not to permit erection of such structures within McQuade Park. On this occasion, having regard to the object of the Club's function it is considered that Council may wish to make an exception on this occasion. The application is supported subject to compliance with those standard conditions listed below.

IT IS RECOMMENDED THAT approval be granted to the application by Hawkesbury Valley Rugby Club, Windsor and the Chrysler Restorers Club of Australia (N.S.W.) to hold a classic/vintage car display including erection of a tent at Don't Worry Oval on Sunday 22nd April, 1990, subject to compliance with the following standard conditions:

i. the area to be left clean and tidy upon completion of the function;

ii. no amplifying equipment of any description to be used during the course of the function.

iii. the organisation holding a Public Liability Policy against accident or damage.

3. MACQUARIE TOWNS FESTIVAL COMMITTEE INC. - MACQUARIE TOWNS FESTIVAL, RICHMOND PARK, 625/202

Requesting exclusive use of Richmond Park, including oval, on Saturday 13 October, 1990, to conduct its annual Open Air Fair. Prior to that function, a street parade, traversing the following route is to be held - from Chapel Street, proceed along Windsor Street to East Market Street, right into East Market Street, right into March Street thence move into Richmond Park just before West Market Street.

The above function is an annual event and is supported subject to the Committee obtaining concurrence of the Roads and Traffic Authority in respect of roads under its control and Police approval for the Parade. The Secretary of the Hawkesbury District Cricket Association has indicated that there will be no problem in respect of scheduling matches around this event so as to allow use of the park.

IT IS RECOMMENDED THAT approval be granted to the Macquarie Towns Festival Committee Inc. to conduct a street parade traversing the above route and for use of Richmond Park to conduct an Open Air Fair on Saturday 13 October, 1990, subject to the Committee obtaining concurrence of the Roads and Traffic Authority to use of those roads falling under the control of that Authority and approval of the NSW Police for holding of the street parade.

4. BLIGH PARK ESTATE - PRECINCT 20 STREET LIGHTING, E74/1

Council has received notification from Prospect Electricity advising that approval has been given for the installation of thirty nine (39) street lights in accordance with Plan No. B110443A in Precinct 20, Bligh Park, at an annual charge of $3,488.16 based on present day rates.

IT IS RECOMMENDED THAT the street lighting proposal by Prospect Electricity for the erection of thirty nine (39) street lights as shown on Plan B110443A in Precinct 20 Bligh Park at an annual charge of $3,488.16 (three thousand four hundred and eighty eight dollars and sixteen cents) be approved.

5. BLIGH PARK ESTATE - CLOSURE BY RESUMPTION OF PART OF THORLEY ROAD. 665-2022, P160/46/D

Council has received notification from the Department of Housing requesting Council's concurrence to the proposed closure by resumption of a section of Thorley Road adjacent to Precincts 24 and 28 Bligh Park as shown in red on a copy of DP789156.

The Department has also requested Council to waive its claim for compensation and agree to the resumption for the nominal sum of $1.00 as the subject land will ultimately be dedicated as public reserve under the control of Council.

The subject portion of Thorley Road is presently unconstructed and is not required for any road purposes within the Bligh Park Development. The road resumption and subsequent transfer to Council as public reserve is not considered to disadvantage Council's interests in any way. Accordingly, it is proposed to recommend acceptance of the Department's proposal.

IT IS RECOMMENDED THAT the proposal by the Department of Housing to resume a portion of Thorley Road adjacent to Precincts 24 and 28, Bligh Park for the nominal sum of $1.00 (one dollar) be accepted.

6. HEAVY VEHICLE TRAFFIC - MOSES STREET/GREENWAY CRESCENT, WINDSOR. 665-1359, 665-740.

Further to the report to the General Purpose Committee Meeting concerning traffic along Moses Street in the early hours of the morning, the matter has been taken up with the operator at Cordners Corner, Mr. John Gough.

Mr. Gough has advised that he has contacted one of the petitioners and suggests that the following action be taken and would be an acceptable alternative to the residents in Moses Street.

1. Erection of signs in Moses Street advising truck drivers that traffic to the sand pit is not to gain access to the pit via Moses Street and Greenway Crescent prior to 7am.

2. Distribution of letters by him to his major customers advising them of Council's requirement and requesting that they take action to have their drivers adhere to the requirements for access to the pit.

Mr. Gough advised that alteration of the starting time to 7am would have a significant effect on the viability of the operation and further, that there is no traffic to the pit at the weekends.

IT IS RECOMMENDED THAT signs be erected in Moses Street, advising truck drivers to use alternative access to the Cordners Corner operation prior to 7am and that the operator, Mr. J. Gough be requested to take strict measures to direct drivers to the pit by an alternative route to Moses Street prior to 7am.

7. 1988/89 KERB & GUTTER AND DRAINAGE WORKS PROGRAMME, R190/2, R190/4

Work under the programme is now well advanced, with the sealing of the pavement in Dorothy Street, Freemans Reach completed recently.

Further, as has been discussed on a number of occasions, there is an urgent need for upgrading of all the streets through Glossodia with work undertaken in Grand Parade, Golden Valley Drive and programmed for Chestnut Drive to date.

At Grand Parade to provide kerb and gutter, it was necessary to provide longitudinal drainage, together with excavation of the road shoulder and placement of pavement material to provide for sealing of the road shoulder in accordance with the usual practice of the Council following kerb and gutter construction, such that the cost of the work significantly exceeded the funds allocated. Use was made of specialist outside firms for the three major elements of the project with the final cost exceeding the funds allocated by $51,582.

The overall cost of the works is $147,875 and an indication of the significant funds that will be necessary to complete the upgrading of the streets to the accepted residential standards through the village.

It will be necessary to provide the additional funds from the 1989/1990 loan allocation of $200,000 for Kerb & Gutter and Drainage.

IT IS RECOMMENDED THAT an allocation of $51,582 (fifty one thousand five hundred and eighty two dollars) be voted for Kerb & Gutter including sealing of the road shoulder in Grand Parade, Glossodia in the 1989/90 loan fund allocation for Kerb & Gutter and Drainage Works.

8. AMENITIES BUILDING - RESERVE WETHERILL CRESCENT, BLIGH PARK. 625-246, DA 313/89.

Further to the report to the meeting of 3rd October, 1989, a further claim has been lodged on Council by the successful tenderer, Reefton Pty Ltd in respect to price increases submitted by their sub-contractors.

The claim has been lodged on the basis that current practice in the building industry is that the prices only remain firm for one month.

Discussions have been held with the contractor regarding verification of the material price increase, time for completion of fourteen weeks on the basis of onsite work to commence as soon as business recommences in the New Year.

The contractor now seeks the following increases:-

Roofer	-	$387
Plumber	-	$240
Total		$627

The contract price will therefore increase from $108,516.50 to $109,143.50.

The price is substantially below the next lowest tender and action to readvertise, in addition to further delay would see a further increase in price.

IT IS RECOMMENDED THAT the tender of Reefton Pty Ltd for the construction of the amenities building for the reserve in Wetherill Crescent, Bligh Park be amended to $109,143.50 (one hundred and nine thousand one hundred and forty three dollars and fifty cents) for completion of all works in accordance with the plans and specification.

9. TENDERS - ATTENDANT GOVERNOR PHILLIP PARK RECREATION AREA AND BOAT RAMP. 625-205

Tenders were invited for the supply of equipment and duties associated with the operation of the boat launching ramp and maintenance of lawns, gardens and tree planting at Governor Phillip Park, Windsor for a twelve month period.

Two tenders were received as follows:-

A. Sheather, Lot 1 Sackville Road, Ebenezer	$29,950.00
G. Pratt, 394 Terrace Road, Freemans Reach	$34,542.00

Discussion has been held with the lowest tenderer regarding assurances for supply of the equipment and performance of duties.

The works require liaison with the public and sporting bodies using the area and need for good communication and public relations. An amount of $36,600 has been provided on the 1990 Estimates.

IT IS RECOMMENDED THAT the tender of A. Sheather for the duties of Attendant and maintenance works at Governor Phillip Park Recreation Area and Boat Ramp for the sum of $29,950 (twenty nine thousand nine hundred and fifty dollars) for a period of 12 (twelve) months be accepted.

10. HAWKESBURY NETBALL COURTS, SOUTH WINDSOR. 625-207

Quotations were invited for the provision of an asphaltic concrete surface over the two concrete courts at the netball centre at South Windsor Park.

Only one quotation has been received as follows, from Court-Craft (Aust) Pty Ltd.

-	Supply and place 32mm AC5 hotmix to court areas	$12,660
-	Lay acrylic resurfacer wear coat to goal areas (additional to specification) Lay filler coat of acrylic resurfacer and two coats fortified flexipave over court areas and mark lines	$ 7,470
-	Repairs to court No.5 where surface damaged by tree roots	$ 340
	Total	$20,470

This firm has undertaken the resurfacing of the tennis courts at North Richmond and Freemans Reach.

An allocation of $14,650 was provided in the 1989 Park Improvement Programme for the project.

It is proposed that an additional amount of $6,000 be allocated to the project in the 1990 Programme (an amount of $150,000 has been allocated in the 89/90 loan allocation).

IT IS RECOMMENDED THAT the quotation from Court-Craft (Aust) Pty Ltd in the sum of $20,470 (twenty thousand four hundred and seventy dollars) for the placement of an asphaltic concrete surface on the two concrete courts at South Windsor Park, complete with "color cote" surface be accepted.

That an amount of $6,000 (six thousand dollars) be allocated from the 1989/90 loan allocation for Park Improvements to the project.

11. ROAD CLOSURE AND PURCHASE APPLICATION - LOT 5 PANORAMA CRESCENT, FREEMANS REACH. 3575C, R190-13

Over a period of time, negotiations have been held between Council and Ms L Maruca, the owner of Lot 5 DP 219848 Panorama Crescent, Freemans Reach, for the closure and purchase of the lane and road widening adjoining Lot 5.

In accordance with Council's policy, the road closure application was advertised in the Hawkesbury Gazette, allowing objections to the proposal to be received within twenty-one (21) days of the advertisement. The advertising period ended on 31st August, 1988, and no objections were received.

Council, at its Ordinary Meeting of 9th February, 1988, resolved to sell the road widening and rear land adjacent to Lots 1-4 and the proposal was advertised in the Government Gazette on 1st July, 1988.

Council's valuer has advised that a fair and reasonable value for the land would be $18,000 and Ms Maruca has agreed to this figure.

IT IS RECOMMENDED THAT:

1. The section of laneway at the rear and side of Lot 5 DP 219848 and the road widening at the front of Lot 5 Panorama Crescent, Freemans Reach be closed and sold to Ms L Maruca for a purchase price of $18,000 (eighteen thousand), subject to:

   a) receipt of an agreement from Ms Maruca to consolidate the closed lane and road and Lot 5 into one lot; and
   b) the applicant bearing all legal costs of such consolidation.

2. The Common Seal of Council be affixed to the necessary documents.

12. OPERATIONS DEPOT - BULK OIL STORAGE. C51/22

To take advantage of bulk purchasing of commonly used oils for Council's vehicle and plant fleet, it is proposed to install two bulk oil storage tanks at the operations depot.

An offer has been made by Castrol Australia, which currently supplies oil to Council, to supply one 2000 litre and one 1600 litre tank valued at $1,910 free of charge on the basis that only Castrol products are used from the tanks for a period of three years. At the end of the three year period, the equipment becomes the property of Council.

If the agreement was to be terminated by Council, it would be necessary to pay the portion of the total value of the equipment on the basis of the unexpired term of the agreement.

IT IS RECOMMENDED THAT the offer by Castrol Australia for the supply of 2 (two) bulk oil storage tanks be accepted and the agreement be completed under the Seal of Council.

13. REGIONAL ROAD PROGRAMME. G95, R190

As reported previously, a grant of $346,000 has been received for works on proposed regional roads. This is the same level of funding as that provided for the 1988/89 Main Roads Maintenance and Improvement Programme, which covered 44kms of sealed road and 48kms of unsealed road.

The proposed funding levels for the 1989/90 maintenance programme is shown below:-

Road	From	To	Amount
Saunders Rd	Pitt Town Rd	Old Stock Route Rd	2800
Old Stock Route Rd	Saunders Rd	Scheyville Rd	1200
Scheyville Rd	Old Stock Route Rd	Neich Rd	19400
Neich Rd	Scheyville Rd	Boundary Rd	2100
Freemans Reach Rd	Wilberforce Rd	Gorricks Lane	17900
Gorricks Lane	Freemans Reach Rd	Kurmond Rd	4200
Kurmond Rd	Gorricks Lane	Creek Ridge Rd	500
Creek Ridge Rd	Kurmond Rd	Spinks Rd	8700
Spinks Rd	FULL LENGTH		15900
Kurmond Rd	Spinks Rd	Wire Lane	500
Wire Lane	Kurmond Rd	Terrace Rd	4000

Terrace Rd	Wire Lane	Bells Line of Rd	16800
King/Sackville Rd	Putty Rd	Sackville Ferry	40000
St. Albans Rd	Webbs Creek Ferry	Bucketty	87200
Grose Vale Rd	Bells Line Of Rd	Old Bells Line of Rd	28400
Old Bells Line of Rd	Grose Vale Rd	Bells Line of Rd	2700
Percival St	Richmond Rd	RAAF Base Entrance	3200
Lennox St	Castlereagh Rd	East Market St	2100
March St	East Market St	Bourke St	2700
Argyle St	Macquarie St	Fairey Rd	3200
Fairey Rd	Argyle St	Mileham St	3500
Mileham St	Fairey Rd	Brabyn St	500
Brabyn St	Mileham St	Macquarie St	500
Comleroy Rd	Bells Line of Rd	Blaxlands Ridge Rd	19400
Blaxlands Ridge Rd	Comleroy Rd	Putty Rd	26600
Bandon Rd	Windsor Rd	Riverstone Pde	3600
Londonderry Rd	Lennox St	The Driftway	12400

		TOTAL	$330,000

Maintenance works included in this programme are bitumen patching, shoulder grading, attention to verges, drainage and roadside furnishings. The allocations provided have been determined on the basis of maintaining the roads to sound engineering practice, taking into consideration current pavement condition and traffic usage.

It can be seen that, to maintain these regional roads to the level required, will account for almost the entire grant and any necessary improvement items, ie bitumen resealing, gravel resheets, reconstruction works etc will have to be funded from Council sources.

It is considered that the following improvement (reseal) programme is essential to maintain the existing infrastructure:

Road		Amount
Londonderry Road	0.9km to 1.52km from Lennox Street	7,500
St Albans Road	1.5km to 1.8km from Webbs Creek Ferry	3,100
St Albans Road	3.9km to 4.9km from Webbs Creek Ferry	10,200
Comleroy Road	6.1km to 7.0km from Bells Line of Road	9,200
Blaxlands Ridge Road	1.3km to 3.0km from Comleroy Road	17,300
Saunders Road	Pitt Town Road to Old Stock Route Road	9,900
Creek Ridge Road	2.3km from Kurmond Road	26,400
Spinks Road	0.2km to 1.7km from Creek Ridge Road	17,200
Terrace Road	400m from Wire Lane	4,100

Terrace Road	0.7km to 1.7km from Wire Lane	10,200
Sackville Road	5.6km to 6.4km from King Road	8,100
Sackville Road	6.6km to 7.1km from King Road	5,100
	Total	$128,300

In view of the obvious shortfall in funding for essential maintenance and improvement of the regional road network, representations should be made for an increase in the level of funding for the 1990/91 programme, with funds being indexed to take into account inflationary trends.

IT IS RECOMMENDED THAT:

1. The 1989/90 maintenance and improvement programmes be adopted.

2. The amount of $112,300 (one hundred and twelve thousand, three hundred) be voted from maintenance funds to cover the shortfall in funding to allow the improvement programme to be carried out.

3. That representations be made to the Roads and Traffic Authority to increase the funding for the regional road system, with such funding to be indexed against inflation.

14. DOUGLAS FARM ROAD BRIDGE. R190, 665-414, B24

Work on the replacement of Douglas Farm Road Bridge with a multi-cell pipe culvert has been completed, however, there has been considerable over-expenditure on the project.

When the original estimate was prepared, it was based on the assumption that the creek bed would consist of sandstone which was evident downstream from the structure. When the remains of the timber bridge were removed, it was found that the creek bed consisted of silt and decayed timber and consequently excavation to a depth of 2.5-3m was necessary with the excavated material being replaced by sandstone to form a suitable base.

Due to the confined area, the silt had to be double-handled which also added extra cost to the work. The formation of the headwalls on the pipes was an extremely labour-intensive operation, as the sandbags which became part of the formwork had to be rebuilt on several occasions due to trucks delivering building materials pushing them out of place.

Whilst the original estimate for the work may have been low, it is felt that the adverse conditions encountered when work had commenced was the major contributor to the ultimate cost of the job. In undertaking the above approach, emphasis was given to restoring the road to traffic as soon as possible and providing a structure that will provide service for many years.

IT IS RECOMMENDED THAT the report on the over-expenditure on the Douglas Farm Road Bridge replacement be received and the additional funds required for the work be voted from the 1989/90 road construction programme.

15. BRIDGE - WHEENY CREEK, COMLEROY ROAD, B27/15

Further to the report to the General Purpose Committee on 31st October, 1989, concerning the provision of a rock matrix causeway to provide for heavy vehicles and the concern as to the condition of the timber structure, further deterioration to the bridge timbers as reported hereunder is such that the bridge must be closed to vehicular traffic.

Upper Colo Abutment

Pile cap missing over upstream pile. Girder supported on timber bed log (sand base) and timber pyramid to underside of girder.

Pier Upper Colo Side

Pile downstream side badly worn and cracked at top. Pile cap on Upper Colo side worn away.

Corbel under second girder from downstream side broken in half in both directions, with 25% of timber fallen away. Girder precariously supported.

Corbel under third girder from downstream side badly split.

Corbel under fourth girder (upstream side) crushed and broken not supporting fully girder on centre span of bridge.

Pier Kurrajong Side

Half pile cap missing at upstream girder. Three corbels being under girders 1, 2 and 4 from downstream side have large pipe through centre.

Kurrajong Abutment

Upstream side pile split with timber around circumference broken away.

Abutment sheeting thin with many gaps evident.

Decking - Large number of timbers require replacement (about 40%).

Kerb logs undersized generally cracked with two steel bolts missing.

The bridge does not provide direct access to homes, there being one unoccupied property just across the bridge.

Comleroy Road is used as the route between Kurrajong and Upper Colo in preference to Blaxlands Ridge Road and Singleton Road. The bridge has during past floods, allowed the people at Upper Colo access back to North Richmond, a day or two earlier during the flood regression stage and when storm or flood damage has closed Upper Colo Road to traffic.

Notwithstanding these constraints and the need for further funds to either rebuild the bridge or upgrade the causeway, the removal of the structure altogether, is in the interests of public safety.

The bridge mainly, is being used as access for tourists into the National Park, further requiring positive steps to be taken to protect the public from an accident through disregard of signage or making an attempt to cross the bridge without the ability to appreciate the state the bridge has reached.

IT IS RECOMMENDED THAT the timber bridge at Wheeny Creek, Comleroy Road, be closed and dismantled.

HEALTH AND BUILDING

1. PORTER & ASSOC.-V- HORNSBY SHIRE COUNCIL & OTHERS. B25

Advice has been received from Council's Solicitor regarding the judgement in this case which has major implications for all Local Authorities in the administration of building approvals.

The case concerned proceedings in the Land and Environment Court seeking a declaration that the Council's decision to grant approval to construct a dwelling on Dangar Island is null and void and that the owners be restrained from taking any steps to construct or complete the dwelling.

Mr Justice Cripps ruled in favour of the applicant against the Council and that by virtue of the combined operation of Sections 313(1)(a) and 312A of the Local Government Act 1919, Councils are under an obligation to notify adjoining owners of building applications in order that they may inspect the plans and make submissions to the Council before building approval is given or refused. According to the advice received all applications, including those which will not greatly affect neighbours, must nevertheless be notified to adjoining owners and any applications which it is assessed will have some impact must be advised to owners of those properties which it is assessed may be affected.

It has been held previously that "adjoining premises" include those which share a common boundary and those opposite. Depending on the layout of the subdivision this can amount to a significant number of owners in respect of every application.

To implement such a policy would involve the additional necessary procedures.

- Identify all adjoining properties on maps/plans
- Access computer and identify adjoining property ownership details
- Prepare and post standard type letters to adjoining owners
- Record and process additional outgoing and incoming correspondence, microfilm etc.
- Assist counter enquiries to inspect plans etc.
- Processing of submissions, correlation with building application and consideration.
- Reply to submissions received.

Apart from the extra labour costs, additional costs would be involved in stationery and postage charges. There would obviously be increased delays in issuing permits resulting in additional construction costs in many cases.

There have been objections received to approvals given in only three cases that can be recalled in the previous ten years despite the many thousands of applications processed during this time. In these circumstances it would seem unnecessary to require such elaborate procedures involving very significant costs (estimated at in excess of $80,000 per annum in our case) and further delays to applicants. It is believed that to comply with what might now be regarded as the requirements of the Act will place significant burden on all Local Government Authorities particularly those with high levels of building activity. It is believed that representations should be made to the Local Government and Shires Associations outlining the additional costs and delay implications envisaged with the view to the matter being taken up with the Department of Local Government to determine appropriate levels of notification in regard to building approvals.

IT IS RECOMMENDED THAT

(a) the report be received and
(b) representations be made to the Local Government and Shires Associations requesting the matter be taken up with the Department of Local Government to identify appropriate levels of notification required by Sections 313 and 312A of the Local Government Act.

2. WORK EXPERIENCE PROGRAMME, S205

Council may be aware that the Bachelor of Applied Science (Environmental Health) course, which is conducted at the University of Western Sydney, Hawkesbury, provides the degree level qualification for Health and Building Surveying.

Part of the requirements of the course is a twelve month period of work experience, during the student's third year, working full time with a Local Authority or appropriate Government Agency, for which third year trainee award salary is applied. (Currently $340:80 per week). As the course, of necessity, is largely theoretical this period of practical experience is important to the student and has proven to be worthwhile to those many Councils and Government Departments which have taken part.

Application has been received from an eligible student, Christopher Tame of Richmond, to undertake his work experience with this Council during 1990. All students must undertake a particular project or study associated with the profession

during the work experience year and it is proposed that Christopher be engaged to specialise in evaluating procedures and necessary or desirable changes in solid waste management.

This important and topical subject will cover all aspects of solid waste management including:-

Collection	-	suitable equipment
	-	cost control
	-	crew safety
	-	noise intrusion
	-	convenience to users
Disposal	-	Evaluation of various methods e.g. land fill, incineration, composting, new methods such as "Neutralysis"
	-	Long and short term environmental effects.
Waste Minimisation	-	Evaluation of methods to and advantages of reducing waste stream.
Recycling	-	Evaluation of suitable methods to encourage recycling and maintain effective cost control particularly in an area such as Hawkesbury City.

It is proposed that Mr Tame's salary be paid from the Garbage Account Reserve, where there are sufficient funds available.

IT IS RECOMMENDED THAT Council participate in the work experience programme for Bachelor of applied Science (Environmental Health) students and that Mr Christopher Tame be engaged for this purpose during 1990 to carry out specialised research of procedures and trends in solid waste management as outlined, with all costs from garbage fund reserve.

PLANNING

Ron 28/12/89

1. NO.3 SIRIUS ROAD, BLIGH PARK - PROFESSIONAL CONSULTING ROOM. DA 357/89

Council is referred to Item 2 of the Planning and Development section of the General Purpose Committee.

Correspondence has been received from the applicant requesting an alteration of hours of operation and also approval for an additional medical practitioner.

In respect of the hours of operation, it is considered that the applicant's request is reasonable and is contained within the altered recommendation.

In respect of the additional medical practitioner, Council is advised that its Development Control Plan for Car Parking provides for three offstreet car parking spaces for a single practitioner, this generally being on the basis of a space being required for the practitioner, a receptionist and a patient. For two practitioners, it is considered that a minimum of five, and preferably six, spaces should be required and these cannot be provided on site in a satisfactory manner.

IT IS RECOMMENDED THAT the application be approved in accordance with Conditions 1-8 and 10-11, as recommended by the Committee, with Condition 9 to read as follows:-

> "9. The hours of operation shall be confined to between 8.30am and 8pm Mondays to Fridays and 8.30 to 12.30 pm Saturdays, with no work being carried out on Sundays."

It is further recommended that the applicant be advised that Council does not believe it appropriate for two practitioners to operate from the premises as there is not considered to be sufficient off street car parking and nor can it be provided in a satisfactory manner.

Elizabeth 28/12/89

2. AURORA MEANDER SCHOOL - ENCLOSURE OF EXISTING WEATHER PAVILION TO PROVIDE FOR TEMPORARY CLASSROOM - MOUNTAIN AVENUE, YARRAMUNDI. DA 393/89

At the General Purpose Committee meeting of 28th November, 1989, Council considered an application to fully enclose an existing weather pavilion on Lot 1 DP 204940, Mountain Avenue, Yarramundi, for use as a temporary classroom.

Adjoining owners were advised of the proposed development, and two submissions have now been received from Mr and Mrs T A Mukauskas and Mr and Mrs D Matheson.

Mr and Mrs T A Mukauskas' submission is reproduced, in part, below:

> *There are a few facts which need to be pointed out:-*
>
> *(2) The building (ie weather pavilion) was half built without prior plans or approval by Council. A close inspection of this structure which has been standing in the weather for years would not pass a building inspection.*
>
> *(3) The original development (plans) have no classrooms of any kind in the top section of the property . . . This was to safeguard the privacy of adjoining property owners.*
>
> *(4) The Council approved the original application subject to six conditions being completed within six months of approval date. Twelve months have passed and still none of these conditions have been completed.*
>
> *We feel it would be unfair for the Council to approve such a major alteration to the original development when the applicant cannot perform the original conditions.*
>
> *We would also like to bring to your attention that the applicant has already had a tradesman commence work on the structure prior to any approval from the Council . . .*
>
> *We call on the Council to look over the bad track record of the applicant and reassess not only the application for this structure but the application for the whole development, as the applicant obviously does not have financial support or the knowledge to proceed with such a development."*

Mr and Mrs D Matheson's submission raises additional concerns:

> *"At two Council meetings and a subsequent on-site meeting which was attended by all members of Council, the next-door neighbours of Aurora Meander expressed serious and genuine concerns relating to the noise that this school would generate. On all three occasions Aurora Meander gave both the Council members and the neighbours unqualified guarantees that there would be only a minimum of noise based on the fact that the area where the "wet-weather" shed is constructed would be used as a playground nor would any classroom be constructed in this area. This area was only to be used to grow vegetables.*

They clearly stated that the only classroom activities would be confined to the house which already existed near the roadway and the proposed new school which was shown at the rear of the property on the submitted plans . . .

As another means of minimising noise to the adjoining properties, Aurora Meander also undertook . . . to construct an earth wall along the full distance of their western boundary fence. This still has not been completed.

It was only after these guarantees were given at the on-site meeting that Council approved the school.

The reason given by Aurora Meander for this change of usage is that it is unable to house its new enrolments. I would have thought that if it did not have the accommodation . . . then the original enrolment request would have been rejected. This would have been the procedure in the standard education system . . .

I would ask that Council on this occasion consider the neighbours and the promises that were made to them and adhere to the conditions it set down and completely reject Aurora Meander's submission."

Comment

Although the applicant has made efforts to satisfy the outstanding conditions of the original consent for the primary/high school, it is still considered undesirable at this time to give support to the use of the weather pavilion for a temporary classroom. Any approval could lead to further delay in developing the site and hence complying with all outstanding conditions. Therefore, consent for the proposal should not be granted until such time as the remaining conditions of the original consent have been satisfied.

These conditions include:

2. Immediate construction of a bus turning circle to the requirements of the Manager of Engineering Services. This will include the provision of the necessary layback and construction of the road shoulder.

3. Immediate provision of a constructed off-street parking area in accordance with the regulations of Council's Code for Off-Street Parking.

5. Immediate provision of an aerated septic system and subsequent upgrading of such a system to cater for future stages.

14. An earth mound to be incorporated in the landscaping area on the western side of the access road with a further earth mound and landscaping to be provided on the eastern side of the playing field, to the satisfaction of the Manager of Environment and Building Services.

Council should be aware that whilst a time restriction can be imposed on the temporary use of the building as a classroom, if the permanent classrooms are not completed by the expiry of this period, then Council would be in a difficult position to stop the temporary use, as additional students would then be without a classroom.

IT IS RECOMMENDED THAT development consent to use the existing weather pavilion on Lot 1 DP 204940, Mountain Avenue, Yarramundi, as a temporary classroom be withheld until such time as all relevant outstanding conditions on the original consent have been satisfied.

Further, upon compliance with these conditions, that development consent be granted subject to the following conditions:

1-3. Standard conditions (DAs) 31 (for the temporary classroom), 100 and 102.
4. The existing weather pavilion shall only be used as a temporary classroom for a period of 12 (twelve) months.

EW 28/12/

3. ARNDELL COLLEGE LTD - ESTABLISHMENT OF A SCHOOL - LOT 16, DP 259650, THRELKELD DRIVE, CATTAI. DA 402/89

Council is in receipt of an application seeking consent to establish a school on land in Threlkeld Drive, Cattai involving:

- the erection of two portable classrooms (7.6m x 9m x 2.7m each) and a toilet block (7.6m x 6m x 2.4m); and

- the use of an historic homestead and barn on the site, known as "Macquarie Retreat".

It is proposed that part of the dwelling will be used for an infants classroom, kitchen/canteen, staff room, store room and offices; while the barn will be used as a craft classroom and wet weather area.

The school is proposed to be located on the property for a maximum period of three years.

After this period, the College expects to relocate to a site in Scheyville. The applicant advises that:

"A submission has been lodged with the NSW Government for the lease and option to purchase a portion of the site owned by the State Government at Scheyville. Our submission has been discussed by the State Cabinet Sub Committee for Urban Planning. A positive response to our submission is anticipated."

The school will cater for approximately 50 children and employ four full time teachers. The college will initially begin with grades Kinder to Year 7, expanding to Year 12 at a later stage.

The setting down and picking up of children by car will be carried out on the property with buses using the turning area at the end of Threlkeld Drive.

"Macquarie Retreat" is classified as an item of environmental heritage under Schedule 11 of Hawkesbury Local Environmental Plan, 1984. The applicant however does not propose to carry out any structural alterations to either the house or barn.

Although the property is subject to flooding, the portable classrooms and toilet block will be located on land above the 1 in 100 year flood frequency level (ie 15.2m A.H.D.). The historic homestead and barn are also located on flood free land.

Although adjoining owners have been advised of the proposal, the exhibition period does not finish until 12th December, 1989. As such Council is unable to determine the application at tonight's meeting. The applicant has however indicated that as the College proposes to begin the 1990 school year on Monday, 29th January, a decision in early February will be too late.

Therefore to assist the College, whilst still ensuring ample opportunity for adjoining owners to comment on the proposed development should they wish, it is considered desirable that the application be determined under delegated authority should no objections be received.

IT IS RECOMMENDED THAT should no objections be received to the proposed school on lot 16, DP 259650, Threlkeld Drive, Cattai, the application be determined under delegated authority.

4. FACTORY UNITS - CORNER OF CHARLES AND WILLIAM STREETS, NORTH RICHMOND. DA 264/88; BA 229/89

At its meeting of 13th December, 1988, Council approved of alterations and extensions to an existing factory building to create factory units, subject to a number

of conditions, including a condition requiring an existing vehicular entrance from Charles Street to be redesigned to provide for pedestrian access only. The reason for this condition was to ensure that parking was directed to the car park required as another condition of consent to the rear of the building. The car parking is in the process of being constructed and the units are nearing completion. The applicant now requests an amendment of the condition of consent concerning access from Charles Street to enable an additional eight car parking spaces to be provided.

The proposed access to these eight car parking spaces does not provide access to the factory units and, as such, cannot be used for loading purposes. On the basis of the proposed eight spaces being additional to the parking commitment required because of the factory units and, as it would reduce the incidence of on street parking for visitors to the premises for short stay durations, it is considered that Council should approve of alteration of the conditions to allow the additional parking.

The building is nearing completion and the applicant has been co-operative and agreed to suggestions for improving the aesthetics of the building, including the provision of an awning along the Charles Street frontage which was not previously required. The applicant has also agreed to reduce the profile of the next unit to be constructed which will further enhance the site beyond the drawings approved by Council.

IT IS RECOMMENDED THAT Council alter Condition 16 of Development Consent No.752/1988 to enable the provision of a further off street parking area with access from Charles Street to cater for an additional 8 (eight) vehicles.

Glenn 20-12-89

5. PROPOSED INDUSTRIAL REZONING OF FORMER T.A.F.E. SITE - MILEHAM STREET, SOUTH WINDSOR. P160

Correspondence has been received from the Property Services Group of the New South Wales Government requesting Council's support to a draft local environmental plan to rezone the land from its current Special Uses 5(a) to a Light Industrial 4(b) zone.

The site has an area of 4.058 hectares and, whilst previously set aside for educational uses for a T.A.F.E. site, is now not required and is considered surplus public land.

Attached with the submission is a statement of effects as a consequence of the proposal. The submission indicates:-

> "... There are two potential use options for the site that reflect the current surrounding land uses;

(a) Residential - this use would mirror the existing uses across Mileham Street from the site. However, the site is not particularly attractive for residential uses and ... industrial uses bound the site on the eastern and northern boundary.

(b) Industrial - given the site is bordered by light industrial uses and the current zone allowing TAFE would have seen the erection of industrial type buildings an industrial zone is favoured for the site.

... the site has been declared surplus and will therefore not be utilised for State Government purposes. The alternative uses as mentioned previously are varied and should a zone change be refused by Hawkesbury Council, action under alternate planning policies may be warranted."

Notwithstanding the implied threat concerning use of alternative planning policies, it is considered that the land is suitable for light industrial development as it abuts an existing general industrial area and is provided with all the services necessary to enable such development to take place.

However, as the land is opposite a residential area, it is considered that any industrial development of the land should follow from a Development Control Plan which will set appropriate guidelines for landscaping, building styles and possibly hours of operation, etc.

IT IS RECOMMENDED THAT Council prepare a Draft Local Environmental Plan to rezone the land to Light Industrial 4(b) and that the Department of Planning be advised that an environmental study prior to exhibition of the plan is not considered to be necessary.

Ron 28/11/89

6. S & V AGIUS - CATTLE FEEDLOT - SPINKS ROAD, GLOSSODIA DA 371/89

Whilst the recommendation of the Committee, that further discussions should take place with the applicant prior to determination of the proposal, is noted, it is considered little can be achieved so as to satisfactorily resolve nuisance arising from odour, flies and appearance.

The matters of pollution and land degradation could possibly be alleviated by the keeping of the cattle on a concrete slab designed with a drainage system to collect liquid wastes in a holding tank, with such wastes to be pumped out by an effluent

removal tanker and the solid wastes to be scooped up and removed daily from site. However, this still does not overcome the odour and fly nuisance factor and the appearance.

In discussions with Mr. Agius he has indicated that he does not believe it necessary to provide a concrete slab and drainage system, etc. and that he considers his present mode of operation to be satisfactory. He says that cattle would be prone to slip on concrete and that there would be too much additional work associated with cleaning, etc. and that more water would be required than presently used.

Council will be aware, from its Committee inspection, that there was a pole framed shelter under construction within the middle of the feedlot. This has not received the necessary building approval and, additionally, the large agricultural shed on the land has not been painted or treated in a non-reflective tone, in accordance with the conditions of a previous building approval.

Whilst the State Pollution Control Commission requirements of a 5 kilometre buffer around feedlots may be onerous for feedlots of the size of Mr. Agius', it is considered that a significant greater buffer is required than that existing and it would appear that, notwithstanding the rural zoning, the lot size and configuration in the locality would determine that feedlots are not a suitable land use.

IT IS RECOMMENDED THAT the recommendation to the Committee be adopted by Council.

20/12-89

7. EXTENSION OF HOURS OF OPERATION - FAMILY ENTERTAINMENT CENTRE - WEST MARKET STREET, RICHMOND. DA 206/89

Council at its Ordinary Meeting of June 1989 approved Shop 1, No.9 West Market Street, Richmond, for purpose of a Family Entertainment Centre subject to a number of conditions. One of these conditions related to the hours of operation and is as follows:-

"The hours of operation shall not exceed:

Monday to Friday	3pm to 9pm
Saturday (School and Public Holidays)	10am to 10pm
Sunday	10am to 7pm"

The variation that the applicants are now seeking is to extend the trading hours by one hour on Thursday and Friday evenings to 10pm and to open one hour earlier on Saturdays at 9.00am. The proposed new hours are as follows:-

Monday to Wednesday	3pm to 9pm
Thursday to Friday	3pm to 10pm
Saturday	9am to 10pm
Sunday	10am to 7pm
School Holidays/Public Holidays	10am to 10pm

The applicants' request to extend the hours of operation by one hour on Thursday and Friday evenings and to open one hour earlier on Saturdays at 9.00 a.m. is supported, in that the extension of hours of operation will not lead to a decrease in the amenity of the business area. Council has received no complaints or submissions in relation to the existing Family Entertainment Centre since it opened in June 1989.

IT IS RECOMMENDED THAT the application for extension of hours be approved and that Condition 7 of Consent No.206/89 be amended to read:-

7. The hours of operation shall not exceed -

Monday to Wednesday	3pm to 9pm
Thursday to Friday	3pm to 10pm
Saturday	9am to 10pm
Sunday	10am to 7pm
School Holidays/Public Holidays	10am to 10pm

LIBRARY

1. INTERNATIONAL LITERACY YEAR AND THE LITERACY COLLECTIONS. L125/14

The U.N. has declared 1990 to be International Literacy Year (ILY) and Australia is promoting it as Reading 1990. In 1990 the library will promote its two literacy collections. The one for adults was established in 1981 but has now undergone major revamping in consultation with the Hawkesbury Adult Literacy Group. The children's literacy collection is newly established and was funded by a State Government Special Grant.

The importance and need for such collections is highlighted by the results from a national survey of adult literacy in English which indicated that 38% of Australians cannot calculate change from a $5 lunch order, 1 in 10 cannot find the expiry date on a driver's licence, and 3 in 4 cannot identify the issues in a newspaper article about technology. Of the 800,000 who cast invalid votes in the last federal election, the Electoral Commission estimated that up to half could be directly related to inability to understand instructions on ballot papers.

Functional literacy describes the ability to read and write, well enough in order to accomplish simple everyday tasks, lack of this level affects workers in performing tasks and can be a factor in occupational accidents where instructions or safety warnings are not understood.

The New South Wales Education and Youth Affairs Secretariat has established a Task Force on International Literacy Year in NSW. One of the objectives is to increase the commitment of business and industry to increasing work place literacy levels. In order to highlight the importance of literacy locally, liaison with the local Hawkesbury Adult Literacy Group and relevant TAFE officers has been developed to a high level during the last 18 months.

It is now intended to broaden this involvement by inviting representatives of local businesses and industry to participate in a programme that will include:

* increased use of the adult literacy collection in the work place.
* promotion of "plain English" communication in the work place through workshops.
* providing tutors and students with an opportunity to produce literacy material.

It is also proposed to launch the collections in April 1990 at a date to be decided in consultation with the Minister's office and to invite the Minister for Education to officiate at this occasion.

IT IS RECOMMENDED THAT the Minister for Education be invited to officially launch both the Adult and Children's Literacy Collections in April, 1990.

1. REPRESENTATION ON PROFESSIONAL BODIES. S1/8P

The Deputy Manager of Environment and Building Services, Ray Clifford, has recently been elected Vice-President of the New South Wales Division of the Australian Institute of Health Surveyors for the forthcoming year. He has also been elected to the Committee of Management of the Health and Building Surveyors Association of New South Wales and the Australian Institute of Building Surveyors. It is a pleasure to see staff involved in their professional associations and while this requires some work time for involvement at meetings, it can only assist in benefitting professions, the individual and the industry as a whole.

Congratulations have been passed on to Ray on his election.

2. COMMUNITY SERVICES REPORT. C45

A. CO-ORDINATOR'S REPORT

a) Local Government and Community Development Conference

The Federal Minister for Local Government, presented the keynote address to the 3rd National Conference. In examining the role of Local Government the following observations were made;-

> *"while there are Councils throughout Australia not yet fully committed to involvement in a range of community services, the extent and innovation within Local Government is impressive. Local Government has begun the difficult task of clearly defining its role as advocate, planner, co-ordinator, community developer and supporter of an increasingly complex system of community services".*

Three main issues were raised by the Minister;-

i. How can human services operate effectively within Council's corporate structure whilst not losing sight of the contribution made by community development processes?

The challenge is to ensure a community development approach to all Councils programmes - to ensure residents are given the opportunity to participate in the planning of new developments.

ii. How can co-ordinated planning really take place within the community and between organisations at the local level?
A major thrust of the conference was towards support for joint planning between neighbouring Councils and through regional organisations of Councils.

iii. How can there be improved relationships between the three spheres of Government?

In a move away from "closed bureaucracies" Senator Reynolds sees more efficient and effective partnerships developing between the three spheres of Government.

In looking ahead, Professor Richard Blandy, Director of the National Institute of Labour Studies at Flinders University, sees in Local Government a structure which will remain effective. His address was under the title "New Beliefs, Future Visions and Economic Opportunities".

In the move to a post-industrial society, characterised by decentralisation and a rejection of big Government, Local Government has an emphasis on small communities, is democratic, responsive and close to the community. He suggests that there are few economies of scale in any growth beyond a community of 20,000 people. He also sees the move towards regional confederations to put forward agreed objectives, along with Councils at a local level becoming more participative with a high degree of input from local communities.

b) Public Transport in Western Sydney

W.S.R.O.C. conducted a Seminar on this subject on 24th November, 1989.

Development of the north-west Sector will add to Western Sydney's normal growth pattern by introducing in the initial stage an additional 80,000 residents to the Parklea - Rouse Hill area.

It appears that apart from electrification of the Riverstone - Richmond Rail link, and some station upgrading, no provision will be made for additional Government funded public transport. The Windsor Road and Old Windsor Road routes will be expected to carry private bus services as well as increasing motor vehicle traffic.

Preliminary 1988 population estimates from the Australian Bureau of Statistics place the population of the area covered by W.S.R.O.C. Councils at 1,076,100; out of the total Sydney population of 3,594,350. This represents 29.9%.

Apart from the rail services to 44 stations (15%) of the Sydney total of 294, there is no Government transport service. Government buses operate only as west as Concord. There are of course no ferry services.

c) Children's Services

Advertisements by Family Day Care for additional carers have resulted in an encouraging response. There is an increasing need for carers in the Bligh Park area with the population growth taking place.

Vacation Care Centres at Bligh Park and Richmond have again been heavily booked. The principal users are families where either both parents are working or single parent families, where that parent is working.

Annual budgets for Long Day Care Centres have been forwarded to the Commonwealth for approval. Fee increases were restricted to 5% despite no increase in NSW Government Salary Subsidies. In all budgets, provision has been made for building maintenance and repairs. Operating licences have been kept up to date with regular inspections carried out by the NSW Department of Family and Community Services. All Centres are fully booked with considerable waiting lists for children under three years of age.

B. COMMUNITY ARTS OFFICER'S REPORT

Macquarie Towns Festival

A meeting of the Festival Committee was held on 22nd November and preliminary bookings and programme for 1990 were discussed. Negotiations have begun with the Ars Nova Chamber Orchestra for a performance. Letters have been prepared for possible Parade, Open Air Fair and Music in the Park participants with dates and relevant details.

Focus On Ageing Week 6-13 May, 1990

After consultation with individuals and groups, the free concert and afternoon tea was found to be the most requested and popular event in the week. As is Council's normal practice, the NSW Government Office on the Ageing has been requested to pay the performance fees ($850) for the Concert.

The Programme at this stage is:-

Wednesday 9th May - Free Concert and Afternoon Tea, Windsor Function Centre from 1.30pm.

Friday 11th May - possible social function at Senior Citizens Centre, Richmond.

7th-11th May - musical programmes for Nursing Homes and Day Care Centres.

Local sponsorship to assist with cost of afternoon tea will be sought.

"Windsor Group" Book Launch

A book by Mr Roderick Shaw, based on the valuable artistic and historic exhibition held as part of the Bicentenary Celebrations, will be launched at Windsor Function Centre on 13th December from 6pm-9pm.

3. 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.

Applicant/Land	Type of Development	Date Received	Date Approved
P S Graham Lot 1 DP 508894 Bells Line of Road Kurrajong Heights	Subdivision S89/83	13.06.89	08.11.89
R J Buchan Lot 666 DP 775033 31 Fullerton Cres Bligh Park	Duplex DA 331/89	08.09.89	08.11.89
J Lockrey Lot 151 DP 614705 Ti-Tree Place Wilberforce	Erection of 15 Factory Units & Caretakers dwelling DA 346/89	22.09.89	09.11.89
HC & JR Deayton Lot 5, DP 787262 Aspinall Place Mulgrave	Erection of Factory & Office DA 360/89	06.10.89	09.11.89
LR & KJ Cola Lot 4 DP 623859 Shepherd Lane Freemans Reach	Dwelling DA 341/89	22.09.89	09.11.89

M Walsh Lot 1 DP 745036 5 Thompson Square Windsor	Professional Consulting Rooms DA 261/89	18.07.89	09.11.89
Riverstone Meat Co. Lot 102, DP 788786 Richmond Road South Windsor	Rural Workers Dwelling DA 358/89	06.10.89	09.11.89
K D Stuart Lots 1 & 2 DP 730014 Sackville Road Wilberforce	Boundary Adjustment S89/137	25.08.89	14.11.89
Harvest Const. P/L Lot 711 DP 777657 Neptune Crescent Bligh Park	Subdivision S89/153	03.10.89	17.11.89
Endeavour Homes P/L Lot 1045 DP 788674 Marsden Crescent Bligh Park	Subdivision S89/160	17.10.89	22.10.89
John Bowden & Co Lots 23 & 24 DP 192412 Branders Lane North Richmond	Boundary Adjustment S89/165	18.10.89	23.11.89
Endeavour Homes P/L Lot 751 DP 777651 Guardian Crescent Bligh Park	Subdivision S89/161	17.10.89	23.11.89
Endeavour Homes P/L Lot 776 DP 778220 Neptune Crescent Bligh Park	Subdivision S89/164	17.10.89	23.11.89
M W Bull Lot 2 DP 245536 Hanover Street Wilberforce	Subdivision S89/156	10.10.89	23.11.89

Demafe P/L Lot 4 DP 788448 Cnr Railway Road Nth & Hudson Place Mulgrave	Subdivision S89/167	20.10.89	23.11.89
C Kiehne Lot 2 DP 777933 Park Road Vineyard	Erection of Factory DA 372/89	19.10.89	23.11.89
Bennetts Real Estate Lot 16 DP 25564 14 Florence Avenue Kurrajong	Subdivision S89/103	24.07.89	23.11.89
G Brackenreg Lot 3 DP 230735 East Kurrajong Road East Kurrajong	Subdivision S89/129	16.08.89	23.11.89
W & G Lambiris Lot 8 DP 235303 Railway Road North Mulgrave	Three Factory Units DA 345/89	26.09.89	23.11.89
DC & MJ Livingstone Lot 8 DP 251795 135 Francis Street Richmond	Erection of 1.8m high paled & lapped timber fenceline DA 376/89	23.10.89	23.11.89
M & L Davies Lot 319 DP 700714 7 Owen Place South Windsor	Dual Occupancy DA 374/89	11.10.89	23.11.89
Bennett Real Estate Lot A DP 155498 Warks Hill Road Kurrajong Height	Subdivision S89/171	24.10.89	24.11.89
North Western Surveys Lot 101 & 102 DP 789265 Lot 1 DP 709569 Lot 2 DP 775133 Lot 179 DP 709568	Subdivision S89/154	11.10.89	24.11.89

Mountain View Close & Hermitage Road Kurrajong			
The Association of the Francescan Order of Friars, Minor Lot 108 Wollombi Road St. Albans	Erection of 3 additional buildings DA 362/89	6.10.89	24.11.89
Berela Pastoral Co Lots 201 & 202 DP 712230 Pitt Town Ferry Rd Wilberforce	Shed DA 215/89	06.06.89	28.11.89
R Cheung Lot 357 DP 723527 Cnr Colonial & Sirius Road Bligh Park	Chinese Restaurant DA 386/89	27.10.89	28.11.89
T Kavetsos Lot 357 DP 723627 Colonial Drive Bligh Park	Takeaway Food DA 353/89	3.10.89	28.11.89
Comm. of Australia Lot C DP 417823 Old Pitt Town Road Oakville	Subdivision S89/7	26.09.89	28.11.89

4. SCHOOL PRESENTATIONS - CITIZENSHIP AWARDS. S196, D64

To recognise the contribution made by students as citizens of this City, Council previously adopted a policy whereby a Citizenship Award in the form of books would be presented to a student at each School, in lieu of the previous practice of a cash donation towards the School.

The 34 Schools within the City were contacted and advised of Council's change of policy and invited to participate in this project. The following Schools accepted Council's offer and the name of the student to receive the award is also indicated:-

Colo Heights Public School	Clarissa Greenhalgh
Colo High School	Becky Stone
Comleroy Road Public School	Amy Livingstone
Glossodia Public School	Joanne Gacka
Kurrajong Public School	Emily Vermeulen
Lower Portland Public School	Katie Crismale
Maraylya Public School	Melissa Stephens
Oakville Public School	Beth Little
Richmond High School	Suzie Dean
Richmond Public School	Tammy Rukin
St. Mathews School	Julie Hassall
St. Monicas School	Denise Chircop
Wilberforce Public School	Melanie Rodda
Windsor High School	Lainie Emerson
Windsor Public School	Dee-Ann Heath
Windsor South Public School	Melanie Underwood
Wisemans Ferry Public School	Scott Godfrey

5. CHIEF LIBRARIAN'S REPORT - DECEMBER, 1989. L125-9

HOUSEBOUND LIBRARY SERVICE GET-TO-GETHER

It is customary for the Housebound Library Service at this time each year to hold an Annual Get-together. This year's function was held on Wednesday 29th November at the Windsor Function Centre.

Hawkesbury Community Transport provided buses to convey 90 children from South Windsor School, residents from Kurrajong Nursing Home, Hawkesbury Village and Housebound members from within the City who otherwise would not have been able to attend.

Members from South Windsor Glee Club and the Over 50's Education and Service Group provided the labour behind the provision of light refreshments.

The aim of the concert was to "share an experience" between the old and the young and to broaden young people's understanding of the process of ageing. Judging from the response this was clearly achieved.

6. ESTABLISHMENT OF DOG KENNELS FOR BOARDING AND BREEDING - LOT 4 DP 210461 BELLS LINE OF ROAD, BILPIN. DA 334/89

Council at its General Purpose Meeting on 31st October, 1989, considered a development application for the purpose of boarding and breeding dogs at the above property. Since that meeting, Council has received numerous letters and a petition numbering 70 signatories to the proposal. Reasons for objection are similar to those outlined within the report dated 31st October, 1989.

7. REGIONAL STUD FARM - PROPOSED STRATA SUBDIVISION, DA 878/88; S89/110

Council is referred to Item 21 in the Planning and Development Section of the General Purpose Committee in this business paper. The following correspondence from McKinlay Morgan & Associates Pty. Ltd. has been received:-

> "Reference is made to the recent Committee Meeting of Council held on 28th November 1989.
>
> At this meeting concern was expressed by several Aldermen in regard to the expectation of occupation of the stable/loft building by the respective owners.
>
> Whilst this structure is considered to be a matter of detail, rather than principle, Council concern is appreciated. Whilst an endeavour was made in the application to promote the architectural style of such development, these buildings are only to be used for agricultural purposes, and as indicated if this style of structure were to create that expectation of occupation the matter requires rectification.
>
> The applicant has requested that we make representation on his behalf, to delete the form of structure proposed for each entitlement, and that an alternative to this structure and facilities be provided as follows:
>
> > 'A brick and masonry block building of "low set" design be erected for each entitlement. This building shall provide accommodation for four horses, a tack room/store and be equipped with hand washing facilities.
> >
> > Toilet and shower facilities shall be provided for each entitlement, on a common usage basis within the existing residential structure.'

8. PUBLIC WORKS. S205/3/A

ROAD RECONSTRUCTION

MR 181 St. Albans Road

Restoration work has been continued at the slips adjacent to the Macdonald river with installation of drainage pipes, a subsoil drainage system, and building up of the formation back to former levels over the full pavement width.

Hermitage Road

Stabilisation of both the base and surface source with the sealing of the pavement at the western, or Mill Road end.

Kurmond Road

Work has been undertaken - Ch. 5.1-6.15, 6.9-7.1 and 7.4-7.75 to reconstruct the pavement by cement stabilisation. Installation of kerb and gutter between Graeme Place and Creek Ridge Road in preparation for further pavement reconstruction has been attended to.

KERB AND GUTTER CONSTRUCTION

Dorothy Street, Freemans Reach

Reconstruction and sealing of the pavement full width completes the upgrading of the street.

OTHER WORKS

Gravel Strengthening of Road Shoulders

Work has been completed on Scheyville Road, is in progress on Terrace Road and has now been commenced on Spinks Road. The programme is estimated at 74% of funds authorised.
Crossing Wheeny Creek, Comleroy Road.

Installation of the rock mattress and construction of the approaches to provide a crossing for heavy vehicles.

ROAD RESEALING

Application of flush seal, Mountain Lagoon Road 2-4km from main road. Glenidol Road, Oakville, Stahls Road to Hanckel Road, Lt. Bowen Road, Bunya Crescent to end and Bellbird Crescent, Bowen Mountain.

Pavement preparation has continued, with reseals in Kurmond Road and Scheyville Road programmed for completion prior to Christmas.

MAINTENANCE

Work has included grading of MR181 St. Albans Road and Settlers Road.

Overhaul of the Lower Portland Ferry is in progress. An engine failure to the replacement unit resulted in no service at Lower Portland for a number of days.

BUILDINGS

Brickwork and roofs for the bushfire stations at Ebenezer, Glossodia and Yarramundi have been completed with fitting out and drainage work proceeding.

SEWERAGE

McGraths Hill Wastewater Plant

Average Daily Flow November 2199kl/day.

The Imhoff tank was emptied with removal of the build up of rubbish in the bottom of the tank that had affected sludge removal.

Pipework on the dosing syphons has been replaced.

The distributor arms have been lifted back onto one of the trickling filters with upgrading of the drive mechanism proceeding.

South Windsor Waste Water Plant

Average Daily Flow November 1339kl/day.

Repairs have been undertaken to the Ferric Chloride dosing pump and the dissolved oxygen probe.

Pump Stations

Completion of the overhaul of the pump from "J" station, Pitt Town.

Wear rings in the motors at "D" station Harris Street have been replaced.

Sewer Mains

Attention to clear one mainline blockage and three chokes on Council property. Cleaning of lines in Cox Street, McQuade Avenue and Bell Street, Windsor to remove root build-up and debris.

9. PROPOSED ROUNDABOUT AND ASSOCIATED TRAFFIC WORKS, THOMPSON SQUARE, WINDSOR. 665-2021

The Heritage Council of New South Wales has advised the Roads and Traffic Authority of approval to the Authority's application for the works subject to the following condition:-

> That the Roads and Traffic Authority retain the services of a suitably qualified tree expert to oversee works affecting trees, in particular affecting the Silky Oak tree in Bridge Street to which note 2 on the plan refers.

The plan approved is as previously displayed to Council.

10. CHANGES TO THE OCCUPATIONAL HEALTH AND SAFETY ACT, S205-44-A

On 23rd June, 1989 the Occupational Health and Safety (First Aid) Regulations 1989 was gazetted.

This regulation requires Council before 1st January, 1990, to have first aid kits installed in all work places, plant and vehicles. The kits come in three sizes and the size of the kit that needs to be installed depends on the number of staff working in that area.

It is anticipated that Council will need to purchase the following kits:

A Class	2	@	$203.55	=	$ 407.10
B Class	15	@	$132.25	=	$1983.75
C Class	120	@	$ 14.24	=	$1708.80
					$4099.65

11. AUSTRALIANA PIONEER VILLAGE. C51-54

Set out below are the financial details relating to the operations of the Australian Pioneer Village for the month of November, 1989.

Income

	November	
Gate Takings	$ 7,485.00	
Other (incl. rental and filming activities	$ 915.00	
		$ 8,400.00
Less Costs Providing Income		
Entertainment	$ 5,468.00	
Special Purpose Advertising	$ 1,651.00	
		$ 7,119.00
Nett Total Income		$ 1,281.00

Overheads

Feed/Animal Hire	833.00	
Promotion	3,083.00	
Service and Administration Costs	1,209.00	
Buildings - Maintenance and Repair	1,375.00	
Grounds - Maintenance and Repair	2,458.00	
Attendants Wages	2,757.00	
Train Maintenance	83.00	
Printing of Stationery	417.00	
		$12,215.00
Nett Loss		$10,934.00

Attendances for the month of November were:

Adults	533
Children	1,233

Pensioners	227
Disabled	55
	2,048

Whilst it is encouraging to note that attendances were approximately 600 greater than in the same month last year, the month of November is traditionally a period when attendances are low due to the fact that it is a prelude to the holiday season and also many schools are involved with their own end of year activities. Furthermore, during the month, attendances were also affected by inclement weather, and industrial matters including the petrol strike and the teachers' strike.

The Village featured in a video film made by the Commonwealth Bank, and there was also coverage on Channel 10 news featuring the newly hatched emus. Other publicity during the month of November included, publications in the "Live and Learn" section of the Sydney Morning Herald and editorials in the various weekly suburban Advertisers.

Extensive maintenance works have been carried out in the Village, particularly restoration of the river bank. The Village staff have been assisted by the Community Service Workers from Windsor in this project, and numerous compliments have been received regarding the beauty of the grounds.

The Village will be closed from the 18th - 25th December inclusive, for the traditional Christmas break. The public will be notified through advertisements in various publications, and the park will re-open on Boxing Day, 26th December.

Negotiations have been carried out for the addition of paddle boats as an added attraction to the park. The operator will pay a set percentage of income to the Village as rent, and undertake his own insurance coverage. The 10 new paddle boats should be operative from early January, 1990 for the Schools holiday season.

Tenant meetings, involving all the shopkeepers continue to provide valuable information for the park management. These meetings discuss any problems being experienced by the tenants and supply ideas for promotional activities. The new tenants of the Oxboro Inn have been warmly received, and have provided a positive input to the Village.

The Village Friends Society has also been active during the month, various fundraising activities have been organised, and several working bees have been proposed for the new year. The Village Friends have received two donations during the month, including a chaff cutter and a printing press. The Friends intend to carry out maintenance works on the printing press to get it into working order.

12. NATIONAL REVIEW OF LOCAL GOVERNMENT LABOUR MARKETS. S205

The National Review of Local Government Labour Markets was established by the Local Government Ministers Conference comprising Commonwealth, State and Northern Territory Ministers responsible for Local Government in late 1986. The Review was a joint Commonwealth and State/Northern Territory project and was established for a number of reasons - perceived shortages in some occupations - concerns expressed at lack of recognition by the larger States of qualifications held by professionals from smaller States - Commonwealth was keen to obtain a better overview of the industry in view of its investment in tied and untied grants to Local Government.

The major aims of the Review were:

- to recommend steps to improve the supply of skilled labour to meet the needs of Local Government and,
- to identify ways in which Local Government can improve its employment practices so there are better career opportunities, more meaningful and rewarding jobs and higher productivity.

The Final Report has now been received with major issues identified for action being:

- **improving flexibility** - employees should be able to move between occupations, from industry to industry, Council to Council and between States. Improved flexibility will give Councils access to a broader range of skills, increase capacity and a more satisfied, productive workforce.

- **award restructuring** - with some 600 job classifications in Local Government it is clear that rigidity and segmentation is preventing Councils adapting to meet today's conditions. Many workers do not have a clear career path, pay scales are often unrelated to significant changes in skill levels and gender-based gradings are just some of the current weaknesses.

- **education and training** - research undertaken by the Review found that: only 43.5% of Councils provide formal on-the-job training - 91.8% provided informal on-the-job training - the most inhibiting factor to certain forms of training was distance and - metropolitan Councils were inhibited by cost constraints.

- **human resource development** - there is a strong inter-relationship between personnel practices, equal employment opportunities and the merit principle. A systematic approach to these issues is needed in Local Government.

- **occupational shortages** - Review research was able to quantify the widely recognised problem of occupational shortages. A nationwide survey found that 54.7% of Councils had general difficulty in recruiting labour in specified categories. In order the professions with the most difficulty were Accountants, Civil Engineers, Building Surveyors, Building Inspectors, Town Planners, Overseers and Plant Operators.

The reports states that Councils in developed and fringe metropolitan areas experience difficulties in recruiting labour almost double the rate of the national average. It recommends an increased effort in education and training is needed to overcome some of these difficulties.

- **statutory positions** - statutory certification for many Local Government positions is questionable in this day and age. The 1989 Local Government Ministers Conference agreed that each State would review statutory positions with a view to reducing their number.

The report states that if Local Government is to survive in its present form during the first half of the 1990's, it is essential it takes up the challenges identified in the work undertaken by the Review. If it does not, Local Government will face great difficulties recruiting and retraining its greatest asset, a skilled workforce.

Recommended actions by Councils are as follows:

- develop a co-operative approach to award restructuring within the Council workplace
- increase the number of traineeships available within Local Government
- increase funding for on-the-job and off-the-job training
- adopt a co-operative approach to education and training with the appropriate institutions
- encourage joint arrangements between Councils for providing education and training in remote areas
- ensure the implementation of general principles relating to personnel practices including equal employment opportunity and the merit principle at the local level
- adopt a management policy which is consultative particularly in regard to human resource development

The report will be considered in detail by senior staff at Management Executive Meetings early in the new year with a further report to Council recommending action.

13. SUBMISSION SEEKING EXTENSION OF THE METROPOLITAN (02) TELEPHONE ZONE. T216

Council at its meeting of 14th November, 1989, considered a report in regard to an initiative of Wyong Shire Council in seeking the support of Councils servicing local government areas on the fringe of the Sydney metropolitan area and not included in the (02) telephone zone, in preparing a joint submission to Telecom Australia seeking an extension of the (02) zone to include their respective areas.

Council agreed to support the proposal through providing administrative support for the preparation of the submission and to make the necessary representations. On the 29th November, the inaugural meeting of the Interim Working Party was held for the purpose of considering and developing appropriate action plans. The Senior Administration Officer being a member of the six (6) person working party attended the meeting at which the following strategies were adopted.

ACTION PLANS

Time Frame	- Activity
December - January, 31st	- Each Council prepare individual submissions with representatives from the area ie Chambers of Commerce, business and individuals being invited to contribute to the submission. (Press releases and correspondence to appropriate organisations in this regard have been prepared).
1st February - 1st March	- The Interim Working Party will peruse the individual submissions with a view to merging the contents into a single submission.
	- Consider and develop action plans for promoting the issue and seeking exposure including establishing a committee to make the necessary representations. This committee will ideally comprise Local Members of Parliament and Aldermen/Councillors with Council having the opportunity to nominate a representative.

- **occupational shortages** - Review research was able to quantify the widely recognised problem of occupational shortages. A nationwide survey found that 54.7% of Councils had general difficulty in recruiting labour in specified categories. In order the professions with the most difficulty were Accountants, Civil Engineers, Building Surveyors, Building Inspectors, Town Planners, Overseers and Plant Operators.

The reports states that Councils in developed and fringe metropolitan areas experience difficulties in recruiting labour almost double the rate of the national average. It recommends an increased effort in education and training is needed to overcome some of these difficulties.

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- encourage joint arrangements between Councils for providing education and training in remote areas
- ensure the implementation of general principles relating to personnel practices including equal employment opportunity and the merit principle at the local level
- adopt a management policy which is consultative particularly in regard to human resource development

The report will be considered in detail by senior staff at Management Executive Meetings early in the new year with a further report to Council recommending action.

31st March	-	Joint submission to be completed. Action plans for promoting the issue to be implemented. (It should be noted that a Federal Election must be held by May, 1990 and it will be an opportune time to approach candidates and seek their support on the issue.)
July 1990	-	Working party to review the results of the campaign.

The working party intends seeking financial support from businesses and the community in funding the campaign, ie costs incurred for representations, producing submissions and promotional material etc and approaches will be made shortly in this regard.

14. MEASURING PUBLIC LIBRARY EFFECTIVENESS. L125/2

Measuring effectiveness is one of the issues in justifying any service and with regard to educational-recreational functions, has been studied in some depth for the last 20 years. Within the library profession, standards for input have been developed, studies of use and users, and measurable objectives and output measures, all aimed at describing the value or 'goodness' of the library.

A recent national study in the United States has challenged some of the current indicators and it is worth noting the results of this study.

257 indicators related to the effectiveness of public libraries were identified and collapsed into 61 broader indicators.

Across the 7 groups surveyed within the 84 public libraries randomly selected there was a response rate of 89.8% overall, with local officials and community leaders responding at a rate of better than 80%. The 7 groups were library managers/directors, library staff, trustees, users, friends of the library, local officials and community leaders.

The top 6 indicators consistently in the top 10 in each of the 7 groups were:

> Staff helpfulness, Services suited to the community, Range of materials, Range of services, Convenience of hours, Materials quality.

It is significant that within the profession these 6 indicators do not have clear and widely shared measures developed. There are measures for some aspects but not for these indicators as stated in the list of 61.

The Public Libraries Department has established a Working Group and it has been indicated that the Council is prepared to participate in the development and testing of revised measures, for which there will be no cost involved.

15. PRICE LANE AGNES BANKS 3729-4602; 3729-4603; 3729-4604; 3729-4605; 3726-4607; 3729-4609; 3729-461; 3729-4611

In 1982 Statements of Claim were served on Council as fourth defendant in respect to dwellings erected at Lots 2, 3, 4, 5, 7, 8, 9 and 10, DP 259040 Price Lane, Agnes Banks. The other defendants being D.J. Attrill & Son (Consulting) Pty. Ltd., Engineer: Alex Norris, Architect: Gooding Construction and Design Pty Ltd., Builder, and Francis Edmund Salmond, developer/vendor.

The dwellings are three bedroom brick veneer with tile roof and slab on ground floors and were approved in 1979 with construction being completed in 1980. A Statement of Claim was not received for the dwelling erected on Lot 6.

The Statements of Claim were identical, alleging defects which included:-

1) Failure to acquaint with local knowledge in relation to foundations and footings;

2) failure to adequately test the materials comprising the foundations;

3) the site was not excavated to a depth sufficient to support the load of the building;

4) suitable footings were not provided;

5) a proper and safe roofwater and house drainage system was not designed;

6) the subsoil is not drained;

7) an adequate system to regrade the sites and to provide outlets to prevent any accumulation of water beneath the buildings was not designed;

8) the floors are not capable of carrying the dead and live loads imposed;

9) a proper and adequate and safe frame and roof structure is not provided and the roof is not water proof;

10) the external walls allowed water penetration;

11) the bathroom floor is not impervious;

12) the bathrooms are not flashed.

A total of $75,000 plus interest was claimed by each plaintiff for loss and damage.

Council's insurer at the time, Government Insurance Office of NSW had consultants fully assess the Statements of Claim and the dwellings and following interviews with Council's staff, allowed the matters to run to a hearing before an Arbitrator of the Supreme Court.

Whilst the edge beams of the reinforced concrete slab did not comply with the Structural Engineer's design, it was maintained by Council's staff and agreed by the insurer and its consultants, that considering the extent of non-compliance, the slab was interfered with after Council's inspection and prior to pouring of concrete. In any case only one dwelling had indications of minor brickwork cracking, being an indication of insufficient footings.

Inspections of the dwellings were conducted and reports prepared by Geotechnical and Structural Engineers, builders and building consultants for both the plaintiffs and defendants prior to the matter being heard in 1987, all containing differing and conflicting advice.

The case by the Government Insurance Office of NSW was extremely well presented and negated much of the evidence given by the plaintiffs' witnesses. The consultant for the Government Insurance Office of NSW tendered evidence which included:-

- "Examination of the exterior of each cottage for evidence of distress or abnormal structural behaviour disclosed nothing indicative of failure of the floor slabs, reaction of the bearing stratum, or distress of walls".

- "The brickwork to the left of the rear entry door below the sidelight window to Lot 8 has been damaged from impact and is able to be rocked as a panel. There is no fault in the original construction giving rise to this damage".

- "The measured thickness of the reinforcing steel wire is 6.2mm which corresponds with F62 mesh as called for on the structural drawing".

- There is no evidence of dampness inside cottages which arises from blocked cavities".

"It is not usual or likely that a Council inspector would have reason to excavate around the edge of a concrete slab after it has been placed unless there was evidence of a structural abnormality such as cracking or deflection or visibly defective quality concrete".

"The polyethylene film used beneath the slabs is in conformity with the specification and is a permissible material".

"There is evidence of several of the cottages of failure to carry out routine maintenance".

The Arbitrator handed down his decision in October 1988 which was appealed by the plaintiffs, who were not satisfied with his determinations. The appeals were heard in June 1989 with the Judge awarding General Damages in some instances, however decreasing the amount of interest awarded. The Judge entered the same amounts by way of general damages against the other defendants.

The Judge awarded the following amounts, plus interest, against Council. These damages and legal costs are payable by the Government Insurance Office of NSW.

Lot 2	$9,687.00
Lot 3	$6,972.00
Lot 4	$7,670.00
Lot 9	$9,567.00
Lot 10	$10,500.00

Higher amounts were awarded against the second, third and fifth defendants.

The Government Insurance Office of NSW considered appealing the Judge's award on both a point of law and the amount, however, it was decided to accept the award as any improved position which may be achieved would be most likely offset by a cross appeal and also the costs associated therewith.

16. TREE PRESERVATION ORDER APPLICATIONS. P160/30

The following determinations have been made under application of Tree Preservation Orders.

Applicant	Reason/Request	Determination
Mr D. Gentle Lot 100 Mitchell Drive Glossodia	Remove 5 trees to erect a cottage 27.9.89 - 3.11.89	Approved subject to conditions

Mr & Mrs W Beehag 123 George Street Wilberforce	Remove 3 Gum trees for swimming pool construction 26.10.89 - 9.11.89	Approved
Mr J Timmony Lot 9 Tennyson Road North Richmond	Remove 2 trees for dam site 24.10.89 - 30.10.89	Approved
Mr D & Mrs S Gail 8 Howell Crescent South Windsor	Remove 2 dead trees and trim 5 others - danger to homes 19.10.89 - 2.11.89	Approved
Ms C Sultana Lot 48 Saunders Road Oakville	Remove 1 large tree blocking visibility from driveway 26.10.89 - 8.11.89	Not approved
Mr I Smith 31 Hanckel Road Oakville	Remove 5 dead Gum trees danger to dwelling 26.10.89 - 9.11.89	Approved
Ms R Kidd Lot 2 Bells Line of Road Kurmond	Lop 1 tree for safety to dwelling 26.10.89 - 9.11.89	Approved
Jandus Holdings P/L Lot C Bell Road Grose Vale	Selective clearing for fire prevention and vermin eradication 2.11.89 - 14.11.89	Approved subject to conditions
Mrs J. Milnes 25 Rifle Range Road Bligh Park	Remove 2 dead Eucalyptus trees 31.10.89 - 3.11.89	Approved

17. COUNCIL'S SERVICES - CHRISTMAS/NEW YEAR C50

The following is the schedule for Council operated services over the forthcoming holiday period.

- Vehicular ferries: Sackville, Lower Portland, Webbs Creek, Wisemans Ferry
  All services will operate as normal on all days.

- Swimming Centres: Both Centres at Windsor and Richmond will be closed Christmas Day only, open all other days.

- Waste Depots: Both Depots at South Windsor and East Kurrajong will be closed Christmas Day only, open all other days including Boxing Day and New Years Day.

- Garbage Service: The services due for Christmas Day and New Years Day will be provided on the Friday prior. The areas serviced are South Windsor, Bligh Park, Windsor and part of Richmond. There will be a letter box drop to all households affected to advise of the change. All other services will remain the same.

- Street Cleaning: Will be undertaken all days with the exception of Christmas Day and New Year's Day.

- Dog Pound: Closed Christmas Day, Boxing Day and New Years Day with telephone for after-hours emergencies (045)77.4435.

- Fire Control Office: Office will be open as per Council Offices with 24 hour telephone for any emergencies (045)75.1505.

- State Emergency Services: 24 hour telephone for all emergencies (045)77.6500.

- Sullage Service: Service will not operate on Christmas Day with the service for this day provided one day earlier on Christmas Eve, Sunday 24 December. Services provided as normal on all other days.

- Library: Both branches will operate normal hours with the exception of Sunday 24 and Sunday 31 December when the Windsor branch will not open. The Chief Librarian advises these days have very poor attendance and do not justify opening.

- Cemetery Office: Closed Christmas Day, Boxing Day and New Years Day.

- Council Offices: Closed Public Holidays, open all other days 8 am to 4.30 pm.

18. BUILDING APPLICATIONS B25

The following is a summary of building Applications received during the month of November, 1989. Applications received during November, 1988, shown in brackets.

No.		Type of Building	Estimated Value	
61	(88)	New Dwellings	$ 5,418,443	($ 6,531,251)
79	(85)	Additions to Dwellings	785,359	(711,209)
1	(2)	Residential Flat Buildings	560,000	(700,000)
6	(10)	New Buildings Other Than Residential	1,802,000	(2,609,000)
9	(6)	Additions to Buildings Other Than Residential	230,558	(263,000)
15	(30)	Swimming Pools	212,050	(285,613)
3	(6)	Additions to Dwelling - Dual Occupancy Unit	239,250	(398,900)
174	(227)		$ 9,247,660	($11,498,973)

Building Applications received up to the end of November, 1989. Approvals for the corresponding period during November, 1988, shown in brackets.

No.		Type of Building	Estimated Value	
591	(726)	New Dwellings	$53,640,668	($53,947,743)
775	(793)	Additions To Dwellings	9,458,576	(7,216,540)
9	(9)	Residential Flat Buildings	2,572,005	(1,840,000)
74	(59)	New Buildings Other Than Residential	25,843,748	(12,792,231)
47	(42)	Additions to Buildings Other Than Residential	3,156,120	(3,188,784)
145	(177)	Swimming Pools	1,895,931	(1,882,036)
73	(30)	Additions To Dwellings - Dual Occupancy Unit	7,539,289	(1,282,117)
1,714	(1,836)		$104,106,337	$82,149,451)

19. REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 12TH DECEMBER, 1989. C50-1

File Rep Date	Referred To	Subject	Comment
12 Jul 88	Strategy Plan MTP	Wisemans Ferry area	Report February GPC
12 Jul 88	Park & Street Bins MES	Investigation into installation of Sulo bins to replace existing bins	Report January GPC
13 Sep 88	Athletic Facility MES	Provision of facility including synthetic track	Report January GPC
11 Oct 88	Boundaries TC/GM	Possible changes	Report when investigations completed
13 Jun 89	Transfer of Lands TC/GM	Financial aspects of proposed transfer of lands - Dunford Investments Pty Ltd	Report when definite plan is prepared
13 June 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
11 Jul 89	Tuncoda Pty Ltd MTP	Aspects of road access, traffic management etc	Awaiting advice from applicant

File Rep Date	Subject Referred To		Comment
11 Jul 89	Floodwater Depth Gauges MES	Upper Colo Road, approaches to Bridge to Nowhere and Colo River at Upper Colo Reserve	Report January GPC
08 Aug 89	Skateboard Facility MES	Detailed Design - Ham Common Bicentenary Park	Report January GPC
08 Aug 89	Bike Rack MES	Area rear of Fifth Dimension, West Market Street, Richmond	Report January GPC
12 Sep 89	Extractive Industries MTP	Appropriate level of control in East Kurrajong Road Section 2	Meeting scheduled February
12 Sep 89	Tree Planting Programme MES	Planned areas, storage and maintenance	Report February GPC
12 Sep 89	Sporting Facilities MES	Existing Council sporting facilities and amenities and possible expansion to cover full use	Report January GPC
12 Sep 89	Parks Maintenance MES	Difference in costs - summer & winter mowing	Report February GPC

File Rep Date	Subject Referred To		Comment
12 Sep 89	Noise & Environmental Pollution Committee MTP	Redevelopment of present site Windsor Public School	Negotiations to take place with P & C Association
03 Oct 89	Brennans Dam Road MES	Sealing of other half of road from entrance to Church Building through to Windsor Road	Report January GPC
14 Nov 89	Windsor Town Centre MTP	Traffic Devices required Re-opening The Terrace	Waiting on advice from from R.T.A.
14 Nov 89	Proposed Sewerage Treatment Plant at Rouse Hill MES	Report on development	Report January GPC
14 Nov 89	Flood Plain Management Study MTP	Establishment of Committee	Report February GPC
14 Nov 89	Establishment of Committees in local communities MEBS	Incorporating Tidy Towns Awards, Recycling and Tree Planting	Report February Ord Meeting

IT IS RECOMMENDED THAT the reports in this section be received.

REPORTS OF COMMITTEES

MANAGEMENT EXECUTIVE COMMITTEE MEETING
held on 15th November, 1989

NOISE & ENVIRONMENTAL POLLUTION COMMITTEE MEETING
held on 23rd November, 1989

MINUTES OF THE MEETING OF THE MANAGEMENT EXECUTIVE COMMITTEE HELD ON 15 NOVEMBER, 1989 AT 10.30 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. ADVICE PROPOSED AMENDMENTS REGARDING REAL ESTATE ADVERTISING - advice that the Minister has approved an amendment to resolve the controversy over the regulation of certain real estate advertising. Briefly, the amendment will remove reference to the sale or letting of any place or premises from the definition of "commercial signed" and establish a new category for "real estate sign". The effect will be to exempt from Council fees any real estate sign - on residential or rural premises advertising the proposed sale or letting where the sign does not exceed 1.22 metres in length and 0.915 in height - on residential or rural premises advertising the proposed sale by auction where the sign does not exceed 1.83 metres in length and 1.22 metres and height - on commercial and industrial premises where the sign does not exceed 2.44 metres in length and 1.83 metres in height. Provided that any such sign which remains on the property more than 10 days after the date of settlement or letting of the property ceases to be exempted. [40.178]

2. OPTICAL DISC TECHNOLOGY - report was received regarding the use of optical disc technology by the Public Records Analyst, Massachusetts. It was noted that still some significant cost in operating this system including the transfer of information from disc to magnetic tape and then computer output microfilmed. The report concluded that the technology enhances administrative efficiency however, there was a need at present to weigh all options and proposed applications carefully to avoid a number of problems in the system. Investigations are continuing while maintaining the existing filing system with a view to implementing optical disc filing in 1991. [40.179]

3. PROPOSED STAFF REGRADINGS 1990 - the Committee considered the current classification and work of all staff and recommendations from Department Heads for the reclassification of staff as from the first pay period in February 1990. As a result the following reclassifications are recommended: S. McKeown, Assistant Finance Manager to Class 64 $687.50 per week; R. Dorrough, Cost Clerk to Class 31 $506.40 per week; V. Paddison, Revenue Clerk to Class 19 $453.30 per week; J. Forbes, Recovery Officer to Class 23 $469.60 per week; M. Ellis, Assistant Insurance Officer to Class 6 $340.80 per week; J. Moore, Senior Computer Operator to Class 16 $439.10 per week; J. Atkinson, Community Services Co-ordinator to Class 59 $652.40 per week; D. Crouch, Occasional Care Co-ordinator to Class 17 $43.80 per week;

W. Lawson, Child Development Officer to Class 23 $469.60 per week; M. Nichols, Local Studies Librarian to Class 21 $460.16 per week; M. Hausfield to Class 16 $439.10 per week; M. Pye, Secretary to Class 53 $614.20 per week; I. Russell, Tourist Officer to Class 27 $487.50 per week; G. Cook, Health Surveyor to District Health Surveyor Gr.2 in May 1990 $564.30 per week; H. Matulewicz, Health Surveyor to District Health Surveyor Gr.1 in May 1990 $554.30 per week; P. Lindsay, Health Surveyor to District Health Surveyor Gr.1 in February 1990 $554.30 per week; S. McLaughlin, Engineering Surveyor to Engineering Assistant Gr.2, 2nd Year $462.20 per week; R. Odewahn, Professional Engineer to Senior Engineer 4 $676.10 per week; G Rybacki, Technical Officer to Technician Gr.7 Class 24 $491.20 per week. [40.180]

4. APPLICATION FOR COURSE APPROVALS - staff made application to attend courses as approved courses for time and allowances with the following recommended for approval:
W. Lawson, Child Development Officer, Bachelor of Social Science, Charles Sturt University.
Ron Zwicker, Town Planner, Diploma in Business Study, University of New England.
Brian Malouf, Asst. Deputy Health Surveyor, Law Extension Course, University of Sydney. [40.181]

5. OCCUPATIONAL HEALTH & SAFETY COMMITTEE - noted that the Committee carried out inspections of the Operations Depot and review of new first aid regulations with these to be reported to Council. Employees to be circulated with advice regarding the correct procedure for reporting of injuries. [40.182]

6. SALARIES OF SECRETARIAL STAFF - the Personnel Officer is to undertake an assessment of the functions and appropriate gradings of the secretarial staff with a further report for salary classification. [40.183]

G.M. McCully,
Town Clerk/General Manager

NOISE AND ENVIRONMENTAL POLLUTION COMMITTEE

Minutes of the Noise and Environmental Pollution Committee held on 23rd November, 1989, at the Council Chambers, George Street, Windsor.

PRESENT

Maureen Davis (representing Windsor Primary School P & C), Garry Holloway, Bruce Simmons, Ray Clifford, Michael Coulter, Alderman Rex Stubbs, Squadron Leader Phil Williams, Lex Stewart.

1. APOLOGIES

Neville Rogan and Brent Powis.

2. BUSINESS ARISING FROM PREVIOUS MEETING

i) Reference was made to an outstanding report of the Noise and Environmental Pollution Committee regarding the redevelopment of the present sites of Hawkesbury Hospital and Windsor Public School. On the basis of a following recommendation concerning Windsor Public School, the Committee considers that the outstanding report on the redevelopment of Hawkesbury Hospital and Windsor Public School, dated 12th September, 1989, should be altered.

IT IS RECOMMENDED THAT the outstanding report listed for the Noise and Environmental Pollution Committee and dated 12th September, 1989, be amended to provide as follows:

"*1. That the heritage status of the main barracks building of the Hawkesbury Hospital be referred to the Heritage Committee of Council for appropriate action.*

2. Depending upon the recognition of the heritage status of the building, Council suggest to relevant government departments that an appropriate use of the existing Hawkesbury Hospital would be as government offices.

2. Maureen Davis addressed the meeting on behalf of the Windsor Public School Parents and Citizens Association. She advised that the Association was opposed to any relocation of the school as suggested in recent newspaper articles. Garry Holloway suggested that, instead of relocating the school, the major noise source should be relocated, ie traffic on Macquarie Street. It was suggested that the Windsor By-Pass should have a high priority.

IT IS RECOMMENDED THAT Council support continuation of the Windsor Public School at its current site as it is more cost-effective to provide noise attenuation than to relocate the school.

3. Ray Clifford advised of community recycling initiatives in Griffith and indicated that they would be the subject of a future report to Council.

IT IS RECOMMENDED THAT the information be received.

4. Ray Clifford advised the Committee of the absence of facilities for the removal of chloroflourocarbons (CFCs) in the Sydney region. The Committee was advised that approval had not been given to the disposal of refrigerators at the South Windsor Waste Depot until the CFCs had been removed. However, it was found that only one company carried out a recycling process and that this only related to particular products.

IT IS RECOMMENDED THAT the absence of facilities for the removal of CFCs be brought to the attention of the Minister for Environment, the State Pollution Control Commission, the Waste Management Authority, and the Litter Research Organisation. Further, these authorities be requested to investigate the provision of additional facilities for the removal of CFCs as a matter of priority.

5. Ray Clifford advised that he had written to the Roads and Traffic Authority and liaised with the Manager for Engineering Services regarding the new standard for road traffic noise.

IT IS RECOMMENDED THAT the information be received.

6. Ray Clifford advised that he would provide figures for the quantity of materials recycled through the South Windsor Waste Depot to the next meeting of the Committee.

IT IS RECOMMENDED THAT the information be received.

7. The Committee discussed the use of chemicals by Prospect Electricity for the control of regrowth beneath transmission lines.

IT IS RECOMMENDED THAT Prospect Electricity be requested to provide information on the chemicals used in regrowth control in the City of Hawkesbury.

8. Bruce Simmons commented on the strategy for the Hawkesbury Nepean River System which provides for a population of one million people. It was noted that planning should now be undertaken for the accommodation of two million people in western Sydney. This strategy should specify the type of waste water treatment plants and the method of disposal, eg irrigation, direct disposal into river systems etc.

IT IS RECOMMENDED THAT the Water Board be requested to advise on the status of planning for the accommodation of two million people in western Sydney.

9. The Committee's attention was directed to an article in the Sunday Telegraph of 22nd October, 1989, which canvassed a "proposal" to pump "millions of litres of Sydney's sewerage ... back towards the Western Suburbs in a $4.5 billion State Government plan to clean up Sydney's beaches and waterways".

The report was based on a report by US consultants, Camp, Dresser and McKee. It seems that the recommendations of this consultants' report have wholly or partly been included in a "special environment programme".

IT IS RECOMMENDED THAT Council request that the Water Board and the State Pollution Control Commission keep Council informed about any proposal to redirect treated effluent from the ocean outfalls to the Hawkesbury Nepean River System. Further, that the Water Board be requested to provide Council with a copy of the report by Camp, Dresser and McKee, as well as a copy of the "special environment programme".

10. The Committee's attention was directed to a report in the Sydney Morning Herald of 9th September, 1989, regarding a proposal by the Australian Mayoral Aviation Council (AMAC) to seek funding from the Federal Government for soundproofing of homes underneath aircraft flight paths. The report in the Sydney Morning Herald referred to a submission which was being forwarded to the Minister for Aviation Support, Mrs Kelly.

IT IS RECOMMENDED THAT Council write to the Australian Mayoral Aviation Council (AMAC) and request a copy of the submission to the Minister for Aviation Support, Mrs Kelly, and also background information on the membership and activities of AMAC.

11. Squadron Leader Phil Williams advised the Committee that there would likely be an abnormal amount of night flying by the RAAF between late January 1990 and March 1990 as a result of a backlog of training caused by the activities of "Air RAAF", namely the civilian shuttle services undertaken during the airline dispute.

Squadron Leader Williams also advised that the runway would be resurfaced from mid-December through to mid-January and, for this period, there would be no or very few aircraft movements.

IT IS RECOMMENDED THAT the RAAF be requested to consider a range of options for the mitigation of aircraft noise should there be an abnormal amount of night flying between January 1990 and March 1990, and that these options be tested by survey.

12. The Committee discussed the related problems of effluent disposal and water conservation. Lex Stewart indicated that the report by US consultants, Camp, Dresser and McKee, seemed to have an emphasis on sewerage disposal as against water conservation. Both of the issues would also seem to be inextricably related to the Board's rating policy.

IT IS RECOMMENDED THAT an invitation be issued to the Water Board to provide a representative to address the next meeting of the Committee on water conservation/sewerage management and rating, as well as the planning strategies for the accommodation of two million people in Western Sydney.

DATE OF NEXT MEETING

The date of the next meeting was set down for 7.30pm on Wednesday, 7th February, 1990, in the Council Chambers, George Street, Windsor.

CORRESPONDENCE FOR INFORMATION

SECTION 7

1. LIBRARY COUNCIL OF NEW SOUTH WALES - INCREASED FUNDING TO PUBLIC LIBRARIES. L125-1

Advising that the State Government funding to public libraries has been increased to provide an additional $3 million spread over three years. Stating that in the first year, 1989-90, there will be an increase of $1 million in Special Grant funds and this will be allotted to give high priority to the needs of country libraries. The Guidelines for Special grants have been amended accordingly and applications will be called in the next few weeks.

Advising of the results of the recent consultation with local government on the issue of user charges in public libraries. Indicating the vast majority of the responses supported the concept of basic public library services being free with the possibility of value added services being developed for which charges could be made. It is envisaged that guidelines to be included in the Regulations to the Act, will be developed to assist councils wishing to seek approval for the levying of charges for value-added services.

2. HAWKESBURY CITY SISTER CITY ASSOCIATION - CHANGES TO CONSTITUTION. C50-10

Seeking Council's concurrence to a change in its Constitution to allow for a Chairperson, Vice Chairperson, Secretary, Treasurer and Minutes Secretary (Council employee) on the Management Committee, with other Committee membership to be increased to eight persons, but that the quorum of Management Committee remain at five persons.

(T.C. - No objection is held to the changes in the Constitution.)

3. DEPARTMENT OF LOCAL GOVERNMENT - LIMITATION OF INCOME WHICH COUNCILS MAY DERIVE FROM GENERAL PURPOSE RATES AND GARBAGE CHARGES FOR 1909. C44-1, R186

Advising that the Government has decided that it will permit councils to increase their total general purpose rate income by up to a maximum of 7.3% beyond notional 1989 levels. Councils will also be permitted to increase their annual garbage removal service charges by up to a maximum of 7.3% beyond 1989 levels. Stating that councils are to calculate their total maximum permissible general purpose rate income for 1990 in accordance with the requirements of section 131A of the Local Government Act. Special conditions will apply to applications seeking Ministerial approval for a special increase in total general purpose rates income and/or an annual garbage removal service charge. Any councils making such an application will bring themselves within the Governments's performance review

system and will be subject to a financial and management review within the next 12 months.

4. DEPARTMENT OF TRANSPORT AND COMMUNICATIONS - VARIATION OF RADIO STATION'S SERVICE AREA. C45-11

Referring to its previous letter seeking Council's views on a proposal, submitted by Wesgo Ltd, the licensee of commercial radio station 2WS, to vary 2WS's service area to include areas of Central Sydney. Advising that the Minister has decided not to proceed with a variation to 2WS's service area on public interest and technical grounds.

5. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW - GENERAL CIRCULAR NO. 15. C44-2

1. New South Wales Tree Forum
2. Computerised Property Information Systems
3. Funding Cutbacks of the Department of Family and Community Services
4. Provision of Community information
5. Inquiry into Local Government rating
6. Sister Cities
7. Presidential Tour - 1989
8. Freedom of Information
9. Review of Dog Act 1966
10. Care, Control and Management of Crown Lands
11. General Circular 13, Item 15: Operation of B-Doubles
12. Local Road Funding Formulae
13. Shires Conference 1989 - Resolution 15
14. Shires Conference 1989 - Resolution 79
15. Shires Conference 1989 - Resolutions 90-98
16. Award Restructuring - Skills Analysis Project
17. Employee Superannuation Contributions Being Made by Employer
18. Dangerous Goods Legislation
19. Construction Safety Act, 1912 - Tradesperson Restricted Carpenters Falsework and Formwork Certificate of Competency
20. New South Wales Government Programme for Modernising Industrial Relations
21. The Australian Workplace Industrial Relations Survey (AWIRS)

6. McDONELL MOFFITT DOWLING TAYLER. 1122

Advising that as at 4 December, 1989, the Local Government Department of McDonell Moffitt Dowling Tayler is to become a division of Abbott Tout Russell Kennedy, Solicitors, and to be known as Dowling Tayler with Abbott Tout Russell Kennedy.

(T.C. - The firm has been engaged by Council for many years and provided excellent service. The company advises that the move will provide greater diversity of expertise in legal services.)

7. DAVID HAY, MINISTER FOR LOCAL GOVERNMENT AND MINISTER FOR PLANNING - SECTION 94 CONTRIBUTIONS. P160-61

Referring to Council's letter concerning the application of Section 94 contributions across adjoining Local Government boundaries. Advising that this is an issue being considered by Commissioner Simpson in his current Inquiry into Section 94 contributions. Assuring Council that its views will be kept in mind when the Commissioner's report is presented to him.

8. THE HON KEVIN ROZZOLI, MP, SPEAKER, MEMBER FOR HAWKESBURY - SUBSIDISATION OF SULLAGE PUMP-OUT COSTS. S195-6, S195

"I wish to acknowledge receipt of your letter of 14th November, 1989, enclosing a copy of a letter forwarded to the Hon. T. Moore, M.P. Minister for the Environment, seeking assistance in the implementation of a subsidised scheme to assist those persons on sullage pump-out, in particular, pensioners and other residents with qualified hardships.

I would be pleased to support your representations and will advise you of the outcome of my representations when they are to hand."

9. PAUL GIBSON, MP, STATE MEMBER FOR LONDONDERRY - SUBSIDISATION OF SULLAGE PUMP-OUT COSTS. P195-5

"Further to your letter dated 14 November, 1989, concerning the implementation of a subsidised scheme to assist residents who are experiencing difficulties with sullage pump-out costs. I wish to advise you that I have made personal representations on your behalf to the Hon. T.J. Moore, Minister for the Environment and Assistant Minister for Transport.

Just as soon as a reply is to hand I will be in touch with you again."

10. AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION - PRESS RELEASE. C48-1, R190

The Minister for Land Transport, Bob Brown, and Opposition spokesman, John Sharp, failed to win many votes from the 140 delegates to the recent Australian Local Government Association National Conference.

The Minister's suggestion that local Councils should look at increasing their cost recovery from local road users was not well received as the Commonwealth already collected more than $6 billion in petrol tax from motorists.

The link between better roads and fewer accidents and fatalities was also made by both politicians, who agreed there could be an 85% reduction in fatalities if upgrading and improvements were made to arterial roads.

11. BARNARDO'S AUSTRALIA - DONATION. D64

Requesting a donation towards the construction of a new Children's Family Centre at Cranebrook.

(T.C. - A donation of $100 has been made.)

12. HAWKESBURY WATER POLO ASSOCIATION - DONATION. D64

Requesting a donation towards the purchase of new aluminium goals.

(T.C. - A donation of $100 has been made.)

13. HAWKESBURY DISTRICT HOSPITAL. D64

Thanking Council for a donation of $100 towards its Annual Fundraising Appeal. Advising the amount of $15,000 was raised and enabled the purchase of a Cardiotocograph, used to monitor mother and baby during labour.

14. PROSPECT ELECTRICITY - ANNUAL REPORT. E74

Forwarding its 1988/89 Annual Report, which includes the following highlights:

- Nearly 15,000 new customers were connected in Prospect's area of supply, one of the major growth areas of Australia. Prospect was responsible for 85% of the electricity connections in Sydney's new subdivisions.

- An additional 402 distribution substations were connected to the system, with 327km of underground and 101km of overhead mains being added.

- Initiatives during the year included the decision to use Aerial Bundled Cable for all new low voltage overhead lines, the introduction of a new All-Day All-Night twin element electric water heater, and the launch of the Prospect Nightwatch security lighting service.

- $136.8 million was spent on the electricity supply system.

- Operating costs per customer fell more than 5% to $286 per customer.

- A 5.35% rate of return on gross fixed assets was achieved. This was 10% better than the stated objective.

- Staff to customer ratio was improved to 149:1.

- Awards of up to $1,000 were presented to staff for innovative ideas submitted to the Prospect Suggestion Scheme to improve productivity and reduce costs.

- A State Government tariff inquiry recommended electricity price increases from July 1, 1989, of between 5.5% and 6.5%, and Prospect was able to hold its increase to the minimum recommended level.

- A Performance Agreement was negotiated with the State Government for the 1989/90 financial year.

15. WESTPOOL - ANNUAL GENERAL MEETING. I112-21

Advising that at its Annual General Meeting held on 20th November, 1989 the following Office Bearers were appointed: Executive Committee, Chairman, Alderman L White, Fairfield City Council; Secretary, Mr C J Haynes, Penrith City Council; Management Committee, Chairman, Mr R Newsome, Liverpool City Council; Secretary, Mr J Abercrombie, Penrith City Council.

Also forwarding its Annual Report, and expressing appreciation for Council's contributions during its first year of operation.

16. RAAF. CLOSURE OF DIGHT STREET, RICHMOND. 665-421

Advising that the RAAF is required to close that part of Dight Street, Richmond which is owned by the Commonwealth of Australia for a period of 24 hours, to maintain Commonwealth ownership of the road.

This closure will occur from midnight 31st December, 1989, to midnight 1st January, 1990.

Also advising that the RAAF will make all arrangements for advertising the closure and the placing of appropriate warnings signs and barricades which will be manned by RAAF personnel.

17. PROSPECT ELECTRICITY - STREETLIGHTING. E74/1

Advising that approval has been given for the removal of five and the installation of five 50w MVF streetlights in Fairfield and Cambridge Avenues and vicinity, Windsor as shown on Plan No.110986/A.

Also advising that there will be no increase in the annual charge for the light.

18. PROSPECT ELECTRICITY, STREETLIGHTING - RICHMOND. E74/1

Advising that approval has been given for the removal of seven and installation of seven 50w MVF streetlights in Pitt Street and vicinity, Richmond as shown on Plan No.110447/A and that there will be no increase in the annual charge for the lights.

19. DEPARTMENT OF MAIN ROADS. 665-1927

Advising of the relocation of the 80kph speed signs on Putty Road to extend the speed limit a further 0.3km north of Creek Ridge Road.

20. PUBLIC WORKS DEPARTMENT. 1988/89 ANNUAL REPORT. R190

Forwarding a copy of the Department's 1988/1989 Annual Report.

21. DEPARTMENT OF LOCAL GOVERNMENT - MAXIMUM AMOUNT OF MINIMUM GENERAL RATES. C44-2

Advising that the Minister has approved a recommendation that the maximum amount which a council may determine as a minimum general rate be increased from the 1989 level of $220 to an amount of $236 in 1990. Stating that this increase will affect only those councils which set minimum general rates in 1989 that were less than or equal to the statutory $220 maximum under section 126(4)(a)(i). Also stating that section 126(4A) and 4(B) of the Local Government Act enables a council, at its own discretion, to levy a higher minimum general rate than the rate formally prescribed, subject to the restrictions advised on a previous Circular.

22. HAWKESBURY ADULT LITERACY GROUP - INTERNATIONAL LITERACY YEAR. L125/14

Forwarding a press release from Saturday 4th November Sydney Morning Herald in regard to the establishment of a Task Force on International Literacy Year in NSW.

23. BILPIN PUBLIC SCHOOL. S196/1

Thanking Council for the selection of trees and shrubs delivered to Bilpin Public School last term. Advising that all trees previously received have done well and add to the beauty of the playground.

24. ROADS & TRAFFIC AUTHORITY - SAFE SENIORS CAMPAIGN. R190

Advising of a "Safe Seniors" Campaign to be undertaken in 1990 to be launched by the Minister for Transport, Mr. Bruce Baird in February. Seeking Council assistance to support and promote the campaign which has segments for both pedestrians and drivers.

25. PAUL GIBSON, MP, STATE MEMBER FOR LONDONDERRY - SUBSIDISATION OF SULLAGE PUMP OUT COSTS. S195-5

Forwarding correspondence received from the Minister for the Environment, the Hon Tim Moore, MP, stating that the matter of the implementation of a scheme to subsidise sullage pump out costs to certain residents is being considered.

26. THE HON KEVIN ROZZOLI, MP, SPEAKER, MEMBER FOR HAWKESBURY - SURPLUS LAND OWNED BY THE WATER BOARD. M134

Acknowledging Council's letter regarding surplus land owned by the Water Board in Windsor. Agreeing with Council's proposals and the acquisition of all three sites by direct sale. Stating that his support will be expressed to the Minister.

IT IS RECOMMENDED THAT the correspondence in this section be received and appropriate replies forwarded where necessary.

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF TOURISM HAWKESBURY INC. HELD IN THE HAWKESBURY REGIONAL TOURIST INFORMATION CENTRE, VINEYARD, ON THURSDAY 19TH OCTOBER 1989 FROM 7.00 P.M.

PRESENT: Ron Perks, Chairman; Peter Auld, Ian Clayton, Russ Hodgskin, Lyndon Weatherstone (vice Garry McCully), Geoff Michael, Geoff Riley, Rex Stubbs, John Streckfuss.

APOLOGIES: Alex Hendrikson, Tony Williams.

MINUTES OF THE PREVIOUS MEETING held on the 21st September 1989 were taken as read and confirmed with two corrections, viz: Page 2 Line 32 add "erection" to read "the cost of erection, maintenance and replacement". Page 4 Line 18 for "Sunday 18th November" read "Saturday 18th November".

BUSINESS ARISING:

Russ Hodgskin requested further information regarding the choice of Australiana Pioneer Village as the venue for morning tea during the Foreign Correpondents' visit. The Managing Director advised that the choice had been made by Austrade from a list of alternatives including the Butterfly Farm.

REPORTS:

EXECUTIVE COMMITTEE REPORT was taken as read and received.

Matters reported: Presentation of a budget vs. actual financial statement on the Antique Affaire; performance appraisal of staff; budget review and stocktake plans; Melbourne promotions.

MANAGING DIRECTOR'S REPORT was taken as read and received.

HAWKESBURY REGIONAL TOURIST INFORMATION CENTRE OPERATIONS REPORT FOR SEPTEMBER, 1989.

SEPTEMBER, 1989.	1987	1988	1989	V A R I A T I O N 87-88	88-89	87-89
Visitors to Centre	4451	5830	5532	+31%	-5%	+24%
Coaches to Centre	42	37	39	-12%	+5%	-7%
Retail Stock (less $2)	N/A	N/A	606	N/A	N/A	N/A
Retail Stock (more $2)	3070	4088	3474	N/A	N/A	N/A
SUBTOTAL:	3070	4088	4080	+33%	-0.2%	+33%
Wholesale	417	190	293	-54%	+54%	-30%
Consignment	N/A	869	725	N/A	-17%	N/A
TOTAL SOUVENIR SALES:	3487	5147	5098	=48%	-1%	+46%

RESEARCH AND DEVELOPMENT COMMITTEE verbal report was presented by the Chairman, Peter Auld.

Tourist drive signage hardware has been received and successful tenderer will commence erection shortly.

Heritage walks booklet is now in typesetting. Department of Planning has confirmed that both Richmond and Windsor will be included in one booklet.

TREASURER'S REPORT was presented at the meeting by Ian Clayton using computer-generated data as requested by the Board from Peter Dunn & Co. The report (attached) was received.

GENERAL BUSINESS

1. Sydney's Hawkesbury - a guide for Visitors

A report indicating status of advertising space sales and anticipated production costs was present.

		$
Summary:	Sales confirmed:	22,890
	Cash in hand:	8,200
	Costs of production:	28,050

RESOLVED: That provided committed advertisers could be found to cover costs of production, publication should proceed.

2. Resignation of Russ Hodgskin as Director

The resignation was formally accepted with regret. Directors expressed thanks, disappointment and understanding.

3. Membership Renewal

The rate was a matter for concern. Desire to be listed in the directory section of the visitors' guide should be a strong incentive. Staff to make a final call to all tardy members.

4. Tourist Centre Restructure

Informal discussions within the Executive Committee regarding the possibility of reorganisation and restructure of the Tourist Centre operations were shared with the Board.

RESOLVED: That the Executive Committee examine the feasibility of leasing the souvenir sales area of Tourism Hawkesbury operations.

The Executive Committee invited any other interested Directors to join them in this task.

5. Antiques and Art Hawkesbury

The Managing Director reported that final invoices had been distributed to Antiques and Art Members and it was anticipated that the shortfall would be made up.

6. Airline Dispute

Geoff Michael described his unsatisfactory experience at Sydney's International Airport on return recently from the U.S.A. Lengthy delays to incoming tourists are a strong disincentive to visit Australia. Further the experience on domestic flights using international carriers has also been unsatisfactory with perfunctory processing of domestic travellers taking up valuable time of customs officers who might otherwise be more fruitfully employed reducing the length of delay for international travellers.

RESOLVED: That all State and Federal Members of Parliament be advised of the experience of one of our Directors; International visitors to Australia are not being given an appropriate welcome; and to raise the matter for consideration at the forthcoming NSW Tourism Conference.

MINUTES OF THE BOARD OF DIRECTORS OF TOURISM HAWKESBURY INCORPORATED, HELD AT THE HAWKESBURY REGIONAL TOURIST INFORMATION CENTRE, VINEYARD ON THURSDAY, 16TH NOVEMBER, 1989 FROM 7.00 P.M.

PRESENT: Ron Perks(Chairman), Peter Auld, Ian Clayton, Garry McCully, Geoff Michael, Alex Hendrikson, Geoff Riley, John Streckfuss, Sharon Davson (following election).

APOLOGIES: Rex Stubbs, Tony Williams, Ross Miller.

OBSERVERS: Lyndon Weatherstone, Sharon Davson (prior to election).

GUESTS: Julia Bilborough (The Rum Corps Resort), Maree George (Tourism Commission of NSW).

GUEST SPEAKERS:

Julia Bilborough - The Rum Corps Resort

Julia provided a report on her work in promoting the Rum Corps Resort since her appointment in mid May.

Julia stated she followed the usual learning curve in a new position, which, for her provided the delight of learning about the superb historical and geographical setting in which the property is placed.

She then set about the task of marketing to the incentive, getaway and corporate markets with the object of maintaining the week day conference strength (70%) and building up the weekend trade.

Julia indicated that she was seeking to develop ancillary activities in 1990 as a long term strategy to fill the non-conference period - commencing with an Australia Day Craft/Antiques/Australiana theme; she hoped to involve local people as much as possible. Julia also indicated that she valued the co-operative marketing opportunities which she had participated in with Tourism Hawkesbury Inc., The Blue Mountains Tourism Authority, The NSW Travel Centre and with Newmans Coaches(incentive market)

Questioned on the value of selling business through travel agencies, Julia said that the airline dispute had drawn agents' attention to the opportunities available by car just out of Sydney. Having lost significant overseas F.I.T.'s, agents were pushing the domestic accommodation market.

Maree George - Regional Manager, NSW Tourism Commisssion

Maree began by noting that the Tourism Commission had received good support for its holiday product being marketed in co-operation with Great Aussie Holidays through travel agents.

The Tourism Commission will conduct a number of familiarisations for agents in 1990.

The Co-Operative Marketing opportunities program for 1990 has recently been released, and all on the mailing list will receive their copies shortly.

The Tourism Development Register is a consolidated listing of all development from conceptual through to construction stages and provides a valuable resource for developers and consultants. The Hawkesbury City entries had been updated with the assistance of the development planner on that day.

MINUTES OF THE PREVIOUS MEETING held on 19th October, 1989 were taken as read and confirmed.

BUSINESS ARISING

The Chairman advised that the two vacancies on the Board of Directors were now able to be filled and at the same time structural deficiencies in members representations would be rectified.

RESOLVED:

1. To merge the previous two sectors (Entertainment and Attractions) into one entitled "Attractions", and to transfer Ron Perks to represent that sector;

2. To create a new sector entitled "Art, Crafts and Antiques" and to appoint Sharon Davson to represent that sector;

3. To appoint Ross Miller as Director to fill the vacancy created by the transfer of Ron Perks to the Attractions sector.

REPORTS:

EXECUTIVE COMMITTEE:

Minutes of the meeting of the Executive Commmittee held on Wednesday 1st November from 3.30 p.m.

1. The Executive Committee co-opted Geoff Riley for this meeting.

2. Executive considered a report from the Managing Director (attached) showing that sales of souvenirs are not reaping the organisation a nett profit.

3. Executive were also assisted in their thinking by a 3 scenerio set of projections produced by Peter Auld (attached).

4. In view of the overwhelming evidence that nothing in the present circumstances for any practicable effort in the next three years would alter the bottom-line contribution of souvenir sales to the ultimate achievement of Tourism Hawkesbury it was:

RESOLVED: To formulate a set of practical plans to offer the business of souvenir sales to a lessee/licencee/franchisee/ external to Tourism Hawkesbury.

Geoff Riley offered to prepare a set of draft plans for consideration by the Executive Committee.

Minutes of the Executive Committee of Tourism Hawkesbury held on Monday 6th November from 4.00 p.m.

1. Executive considered a set of draft proposals prepared by Geoff Riley (attached) allowing for the lease of a section of the Tourist Centre to a retail souvenir sales operation. Geoff apologised for his inability to attend the meeting.

RESOLVED:

1. To offer the sub-lease of approximately 30 sq.m. of space on the southern side of the Tourist Centre main area incorporating a rear access doorway and the present staff toilet facility as a retail sales outlet for souvenir products.

2. Terms of the sub-lease to include:

   2.1 3 years from 1 Jan 1989;

   2.2 Waiver of requirement to purchase goodwill in view of there being no renewal option;

   2.3 Requirement to purchase stock at value;

   2.4 Requirement to operate the business 9-5 seven days except Christmas Day;

2.5 Undertaking not to sell food and beverages in return for complimentary undertaking from the coffee-shop operators not to sell products other than food and beverages.

2.6 Consideration to be set at 10% of sales up to $ 90,000 reducing to 5% of sales over $ 90,000 built upon a base rental of $ 6,000 reflecting the current level of sales.

2.7 Undertaking to sell information booklets, maps and publications of Hawkesbury Shire Council and Tourism Hawkesbury Inc. - on a consignment basis if necessary.

Sales of Souvenirs at the Hawkesbury Regional Tourist Information Centre.

Retailing and wholesaling of souvenirs, maps, books and the like have been part of the operations of the Tourist Centre since opening in early 1986. Patterns of usage of the Centre have now been firmly established and a review of operations is appropriate.

With estimated operating loss at $17,000, sales would need to increase from $63,000 to $109,000 p.a. to reach breakeven. This could be achieved by an increase in visitor numbers to 82,000 or an increase in average sales per current visitor from $1.33 to $2.30.

COST/BENEFIT ANALYSIS

Costs of maintaining Sales operation

Using 1989 actual sales figures to 30th October and projections for November and December the following pattern of costs is evident:

	$
Interest or lost opportunity on value of stock-on-hand (Stocktake 11 Oct 1989) 15% on $ 30,151.54)	4,523
Loss of opportunity to lease business to outside operator incl. floor space lease $3,840 (340 sq. ft. @ $12) and interest on goodwill $2,250 ($15,000 @ 15%)	6,090
Labour: Salary of one person (conservative estimate) say Admin. Assistant (including on-costs)	30,825
TOTAL COSTS	41,438
INCOME FROM SALES	24,300
NET BENEFIT/(LOSS)	(17,138)

DISCUSSION

- Availability of souvenirs of the City of Hawkesbury for sale or gift was considered an essential part of the public relations function of the Tourist Centre when the operations of the Centre were directly controlled by Council. In part the projection of the image of the City is borne by the design and quality of such items. It might be argued that control of the design and purchase of these items for the City and for resale by Tourism Hawkesbury members should remain with Tourism Hawkesbury and this matter should not be overlooked in any review of sales.

- Stocks of these public relations items were assembled at the Centre in mass against future need without much thought being given to comparing stock-on-hand with periodic turnover. Pruning of stock items not considered saleable occurred at the time of transfer of operational control to Tourism Hawkesbury Inc. Excessive supply of some items considered saleable is a residual problem for Tourism Hawkesbury when considering

this review because they inflate the stock figures beyond what might be considered economically rational for the size of business.

- If the souvenir sales function of Tourism Hawkesbury could be successfully off-loaded the existing staff could be freed from the obligation to focus upon a second business and could concentrate upon the main game. This would provide undisturbed attention to telephone and face to face enquiry. Only one person would be needed on duty in the Tourist Centre at any time. Funds currently expressed as loss ($17,048) could be applied to employ expertise on short term basis and/or junior staff to train into the Industry.

- Downside matters include: loss of staff experience in retailing/wholesaling and consequent lack of rapport with Members; inability of Members retailing skills to be contributed; reduction of significant element in income lines of budget perhaps interpreted by others as self-help on the part of the industry; loss of an additional pair of hands in the team useful at times of peak load, and during leave periods.

STAFFING MATTERS:

The Managing Director reported that he had been approached by two staff members seeking to work normal hours Monday to Friday, but on a 9 day fortnight basis in line with other Council employees. Council representative Directors advised that rostered days off had been negotiated to gain significant benefits for ratepayers from Council staff.

RESOLVED:

Anything other than a 5 day week to be negiotiated with significant trade-offs. This to be approved by the Executive Committee.

TREASURER'S REPORT:

This was presented (see attached) at the meeting and received.

TOURISM HAWKESBURY INC

MANAGEMENT REPORT-FOURTH QUARTER 1989

TOURISM HAWKESBURY INC.

MANAGEMENT REPORT-FOURTH QUARTER 1989

EXPENSES	QUARTER 1 ACTUAL	QUARTER 1 BUDGET	QUARTER 2 ACTUAL	QUARTER 2 BUDGET	QUARTER 3 ACTUAL	QUARTER 3 BUDGET	OCTOBER ACTUAL	OCTOBER BUDGET	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	ANNUAL BUDGET
PURCHASES	10936	39150	-	40556	-	11151	-	3716	-	90857	44600
-CONSIGNMENT	-	-	2818	-	1891	-	776	-	5585	-	-
-OTHER	-	-	36805	-	9430	-	3006	-	49242	-	-
PROMOTIONS	1247	4200	-	18200	-	1800	-	600	-	24200	26000
-ANTIQUES & ART	-	-	1514	-	18153	-	-	-	19667	-	-
ADVERTISING	-	-	500	-	1845	-	225	-	2570	-	-
AUDIT	-	-	-	-	-	-	-	-	-	-	-
ACCOUNTANCY	-	-	-	-	-	-	-	-	-	-	-
BANK FEES	-	-	353	-	175	-	24	-	553	-	-
CLEANING	-	1590	1202	1590	1563	1590	-	530	2765	4770	6360
COMPUTER COSTS	-	-	-	-	498	-	24	-	522	-	-
CREDIT CARD CHARGES	-	-	-	-	37	-	-	-	37	-	-
ELECTRICITY	1666	2101	1628	2101	1581	2101	-	700	3209	6303	8404
ENTERTAINMENT	-	-	239	-	1275	-	-	-	1514	-	-
GENERAL	-	-	-	-	-	-	-	-	-	-	-
INSURANCE	-	-	-	1800	1245	-	-	-	1245	1800	1890
INTEREST	-	-	-	1500	2254	2250	-	-	2254	3750	-
MEMBERSHIP	-	-	-	-	875	-	-	-	875	-	-
MOTOR VEHICLE	-	-	-	-	967	-	-	282	967	-	-
MUSIC	-	-	144	-	144	-	-	-	288	-	-
PETTY CASH	-	-	969	-	1461	-	404	-	2834	-	-
POSTAGE,PRINT & STAT.	600	750	3990	750	1155	750	14	250	5161	2250	3000
PUBLICATIONS	-	11000	11328	11000	14245	11000	(43)	4000	25531	33000	45000
RENT	-	8975	-	8975	8975	8975	-	2991	8975	26925	35900
REPAIRS & MAINTENANCE	-	-	138	-	788	-	-	-	926	-	3392
TELEPHONE	1213	2663	1502	2663	1161	-	1010	888	3674	5326	10653
SUNDRY OTHER	3437	2041	-	2043	295	2043	-	3147	295	6127	37770
SALARY ON COSTS	11392	11392	-	11391	11392	-	-	3797	11392	22783	45567
WAGES	-	32548	-	32547	-	32547	-	10850	-	97642	130193
PETTY CASH FLOAT	-	-	500	-	-	-	-	-	500	-	-
TOTAL EXPENSES	30491	116410	63629	135116	81507	74207	5440	31751	150579	325733	398729
CAPITAL PURCHASES											
-EQUIPMENT	3781	10500	-	-	160	-	-	-	-	10500	10500
-PHOTOCOPIER	-	-	4940	-	-	-	-	-	4940	-	-
-FAIRY LIGHTS	-	-	-	-	2300	-	-	-	2300	-	-
-FAX.	-	-	-	-	3095	-	-	-	3095	-	-
-ROAD SIGN & BANNER	-	-	-	-	3246	-	-	-	3406	-	-
-COMPUTER	-	-	-	-	-	-	-	-	2670	-	-
TOTAL PURCHASES	3781	10500	4940	-	8801	-	-	-	16411	10500	10500
TOTAL EXPENDITURE	34272	126910	68569	135116	90308	74207	5440	31751	166990	336233	409229
CHEQUE ACCOUNT BALANCE			13342		(19317)		3613		3613		
INVESTMENT BALANCE			45500		65445		50445		50445		

TOURISM HAWKESBURY INC

MANAGEMENT REPORT-FOURTH QUARTER 1989

TOURISM HAWKESBURY INC

MANAGEMENT REPORT-FOURTH QUARTER 1989

	QUARTER 1		QUARTER 2		QUARTER 3		OCTOBER		YEAR TO DATE		ANNUAL
	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET
EXPENSES											
PURCHASES	10936	39150	-	40556	-	11151	-	3716	-	90857	44600
-CONSIGNMENT	-	-	2818	-	1891	-	776	-	5585	-	-
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INSURANCE	-	-	-	1800	1245	-	-	-	1245	1800	1850
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MEMBERSHIP	-	-	-	-	875	-	-	-	875	-	-
MOTOR VEHICLE	-	-	-	-	967	-	-	282	967	-	-
MUSIC	-	-	144	-	144	-	-	-	288	-	-
PETTY CASH	-	-	969	-	1461	-	404	-	2834	-	-
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-FAIRY LIGHTS	-	-	-	-	2300	-	-	-	2300	-	-
-FAX.	-	-	-	-	3095	-	-	-	3095	-	-
-ROAD SIGN & BANNER	-	-	-	-	3246	-	-	-	3406	-	-
-COMPUTER	-	-	-	-	-	-	-	-	2670	-	-
TOTAL PURCHASES	3781	10500	4940	-	8801	-	-	-	16411	10500	10500
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CHEQUE ACCOUNT BALANCE			13342		(18317)		3613		3613		
INVESTMENT BALANCE			45500		65445		50445		50445		

RESEARCH AND DEVELOPMENT COMMITTEEE REPORT:

MINUTES OF THE RESEARCH AND DEVELOPMENT COMMITTEE OF TOURISM HAWKESBURY INC. MEETING HELD AT THE TOURIST INFORMATION CENTRE, MCGRATHS HILL MONDAY 13TH NOVEMBER, 1989, COMMENCING 7.10PM

PRESENT: Peter Auld, Ted Brill, Bruce Pepper, Ron Perks, Ian Russell.

APOLOGIES: Jan Barkley, Ian Clayton.

The minutes of the last meeting (September) were taken as read.

BUSINESS ARISING:

1. Corrections to the Universal Guides "Hawkesbury Riverlands Street Directory and Tourist Map"

Following a request from the Board of Directors, the Committee has studied the map and has found the following mistakes-

A. Side showing predominantly Wollemi National Park & Parr Recreation Area.

- Wheelbarrow Creek Ridge Road is not shown. Should be inserted as it is an important cross country route.
- The bridge across the Colo River and the Hawkesbury River confluence is not shown, nor is the continuation to South Sydney Leagues Club and the road generally known as the Road to Nowhere.
- Cumberland Reach Road Reserve is not shown; there is touristic significance with the memorial to the last aboriginal in the area.
- The reserve at Sackville ferry is not shown - there is a shelter shed and facilities here. It appears on other maps but not on this one.
- Sackville Caravan Park is on the wrong side of the Ferry. It should be on Tizzana Road.
- St Thomas Church is misplaced. Should be where the "k" in "Sackville Reach" is.
- The picnic area on Tizzana Road does not exist.
- Tizzana Winery shown because of historic and touristic significance.
- Hawkesbury Waters Leisure Park is misplaced. Should be 1/2" higher. The road into the Park should also be shown.
- Kallawatta Park is misplaced. It is adjacent to the river past the Ebenezer Church.
- Coromandel Road must be shown to the Ebenezer Church.
- The reserve next to Ebenezer Church should be shown - it does have many picnickers using it.
- The Chain of Ponds Reserve should be shown.
- East Kurrajong Road Section 1 is not Bulli Road as shown.
- The expansive Maroota State Forest is not shown.
- Yengo National Park is not named.

- Wisemans Folly is not correctly positioned. Should be closer to Wisemans Ferry.

B. Side showing town map of Windsor.

- "i" sign at Bowman Cottage should be shown.
- "i" sign at Pitt Town Produce should be shown.
- Windsor Council depot has been relocated to Wilberforce.
- Hawkesbury Showground is not shown.
- The words "RAAF viewing area" should be added to Ham Common.
- Hawkesbury Agricultural College is now the University of Western Sydney, Hawkesbury Campus.
- Tebbutt Observatories must be added.
- Accommodation venues should be shown; especially where there is room.

C. General Comments

- The coloured tourist drives concept is not effective in its current format. Too many pages have to be turned to follow the drives.
  Side A of the map (as described above) shows more of the City in a single glance and would be better suited to the current format.
- Numbering on the yellow border is not sequential - numbers run 20,24,22,23,24 etc.

RESOLVED: That a letter be sent to Universal Guides detailing the changes to be made for the second edition. Further corrections should be addressed to Ian Russell for relay to Universal Guides.

2. Tourist Drives - Editorial

Discussion concerning the format of editorial content for sheets describing each tourist drive took place. Further discussion also occurred about the sale of a touring product.

RESOLVED: That a series of descriptions be written for each drive, using points of interest drawn from the framework including; scenery, architecture, culture, shopping and directions. A mud map will be included at the top of each description.

Further, the recently released Universal Guides map, and the soon to be published Windsor and Richmond Heritage Walks, should accompany the descriptive notes in a folder to be sold as a package at the tourist centre or outlets yet to be determined in Sydney and/or elsewhere for a price yet to be determined.

3. Visitor Survey

Content of the visitor survey is now finalised.

RESOLVED: To print fifty copies of the survey for distribution to chosen location as a pilot survey only.

The pilot will allow for the 'bugs to be ironed out' before printing and distribution of the full survey.

4. Tourist Attractions Signs

A verbal report was given on the status of this matter. To date, Tebbutt Observatories/Clock Museum are the only signs to be erected. Other operators are in various stages of implementing signs for their own operations.

5. Tourist Drives Signage

The location of sites has been marked for the contractor. All signs have now been delivered and the contractor will be commencing work shortly. Based on present knowledge these signs will be in place before end of the month.

6. Heritage Walks

The Department of Planning has received final copy of text. Maps produced by the Department have been forwarded to Tourism Hawkesbury for checking: the front cover of the publication has also been designed and approved. A mock up of the layout will be forwarded by the Department within the next week. Quotes for printing will be sought by the Department. Estimated completion time is one month.

There being no further business, the meeting closed at 9.25pm.

HAWKESBURY REGIONAL TOURIST INFORMATION CENTRE OPERATIONAL REPORT FOR OCTOBER, 1989.

OCTOBER, 1989.	1987	1988	1989	V A R I A T I O N 87-88	88-89	87-89
Visitors to Centre	4817	5120	4220	+6%	-17%	-12%
Coaches to Centre	52	45	46	-13%	+ 2%	-11%
Retail Stock (less $2)	N/A	N/A	537	N/A	N/A	N/A
Retail Stock (more $2)	3649	4293	3396	+17%	N/A	N/A
SUBTOTAL:	3649	4293	3933	+18%	- 8%	+8%
Wholesale	951	803	646	-16%	-20%	-32%
Consignment	82	1994	1200	2331%	-40%	+1363%
TOTAL SOUVENIR SALES:	4682	7090	5779	+51%	-19%	+23%

GENERAL BUSINESS:

1. Lease of Tourist Centre

The draft of a lease for the Tourist Centre was distributed to Directors with the Business Paper for consideration.

RESOLVED: The lease instrument to be executed by the Executive Committee subject to advice of the Corporation's solicitor.

2. Finalising the Antiques and Art Affaire

The Chairman reported there were several unresolved matters regarding the Affaire which remain so, largely because a full meeting of the Antiques and Art Hawkesbury has not been possible for several months. There is indecision as to the expectation of the chosen charity for the Affaire: Stimulus, The Early Intervention Centre for Children.

Perusal of the minutes of the meetings of Antiques and Art Hawkesbury gives little assistance. There is no clear definition of the relationship than that Stimulus is the chosen charity. It was considered important to make an immediate distribution of funds to Stimulus.

RESOLVED: To pass on a cheque representing 80% of available funds from the Antiques and Art Hawkesbury account to Stimulus.

3. 'Fairy' Lights

Alex Hendrikson reported that Windsor and District Chamber of Commerce would like to hire a set of lights for display in Windsor Mall.

RESOLVED: That Tourism Hawkesbury Inc. provide a second set of lights for display in Windsor Mall by Windsor and Distict Chamber of Commerce at no charge.

4. Caravan Parks

The condition of caravan parks in the City has been brought to the notice of the Executive Committee. Several complaints as to cleanliness, security, and value-for-tariff have been received recently.

RESOLVED: That a letter be written to the proprietors indicating the nature of the complaints and seeking explanation. Further, the visitors guide carry the NRMA rating for all accommodation sector members.

5. Australian Hotels Association

A letter seeking suitable nominees for the 1990 Tourism Awards was presented and referred to the Director, Accommodation Sector,(Geoff Riley) for report to the next meeting.

6. Inbound Tourism Organisation of Australia (ITOA)

RESOLVED: That Ian Clayton attend the Annual General Meeting of ITOA as the Tourism Hawkesbury Inc. delegate.

7. Strategic Planning

The restructuring events described above in these minutes suggested the need for Tourism Hawkesbury Inc. to prepare a plan for the development of the industry.

RESOLVED: That the January meeting of the Board of Directors be an extended meeting, and that it address the need for a strategic plan.

TOURISM HAWKESBURY INC FINANCIAL MODEL

Date : 13-Nov File : T1
Scenerio : Continue as current

	1989 BUDGET	1990 BUDGET	1991	1992	1993
INCOME					
Commission	4,320	0	0	0	0
Sales	61,812	60,000	66,000	72,600	79,860
Advertising	44,600	45,000	48,600	52,488	56,687
Rental T/R	15,900	19,100	20,628	22,278	24,060
Rental Aud	5,000	5,000	5,200	5,408	5,624
Membership	16,350	17,250	20,700	24,840	29,808
Members Cont/Spec. Promotions		60,000	60,000	60,000	60,000
Other	1,800	4,000	4,320	4,666	5,039
Wages	130,193	150,000	156,000	162,240	168,730
Loan From Council		0	0	0	0
Trust funds from Council		0	0	0	0
Contribution from Council	137,604	118,000	123,694	130,524	138,959
Interest		1,250	1,250	1,250	1,250
TOTAL INCOME	417,579	479,600	506,392	536,294	570,017
EXPENDITURE					
Wages	130,193	150,000	156,000	162,240	168,730
Salary on costs	45,567	52,000	54,444	56,622	58,887
Stock Purchase	44,600	45,000	54,000	64,800	77,760
Car expenses	3,392	3,500	3,780	4,082	4,409
Cleaning	6,360	7,000	7,560	8,165	8,818
Insurance	1,890	1,500	1,620	1,750	1,890
Electricity	8,404	8,500	9,180	9,914	10,708
Telephone	10,653	8,000	8,640	9,331	10,078
Postage	3,000	3,200	3,456	3,732	4,031
Publications	45,000	48,000	51,840	55,987	60,466
Promotions	26,000	17,000	18,360	19,829	21,415
rent	35,900	35,900	38,772	41,874	45,224
Council Services	33,000	10,000	10,000	10,000	10,000
Sundries	4,770	2,500	2,700	2,916	3,149
Equipment	10,500	10,500	8,400	6,720	5,376
Stock Acquisition		0	0	0	0
Stationery		3,000	3,240	3,499	3,779
Interest on w/c		9,000	9,000	9,000	9,000
Special Promotions		60,000	60,000	60,000	60,000
Audit		2,000	2,160	2,333	2,519
Staff Training		3,000	3,240	3,499	3,779
TOTAL EXPENDITURE	409,229	479,600	506,392	536,294	570,017
OPERATING INCOME	8,350	0	0	0	0

TOURISM HAWKESBURY INC FINANCIAL MODEL

Date : 13-Nov File : T2

SCENERIO: Reduce staff by 1 & reduce function to information delivery onl
Rent space to operator for souvenier sales

	1989 BUDGET	1990 BUDGET	1991	1992	1993
INCOME					
Commission	4,320	0	0	0	0
Sales	61,812	60,000	0	0	0
Advertising	44,600	45,000	48,600	52,488	56,687
Rental T/R	15,900	19,100	20,628	22,278	24,060
Rental Aud	5,000	5,000	10,400	16,016	21,857
Membership	16,350	17,250	20,700	24,840	29,808
Members Cont/Spec. Promotions		60,000	60,000	60,000	60,000
Other	1,800	4,000	4,320	4,666	5,039
Wages	130,193	150,000	130,000	135,200	140,608
Loan From Council		0	0	0	0
Trust funds from Council		0	0	0	0
Contribution from Council	137,604	118,000	116,920	109,279	106,012
Interest		1,250	1,250	1,250	1,250
TOTAL INCOME	417,579	479,600	412,818	426,017	445,321
EXPENDITURE					
Wages	130,193	150,000	130,000	135,200	140,608
Salary on costs	45,567	52,000	45,370	47,185	49,072
Stock Purchase	44,600	45,000	0	0	0
Car expenses	3,392	3,500	3,780	4,082	4,409
Cleaning	6,360	7,000	7,560	8,165	8,818
Insurance	1,890	1,500	1,620	1,750	1,890
Electricity	8,404	8,500	9,180	9,914	10,708
Telephone	10,653	8,000	8,640	9,331	10,078
Postage	3,000	3,200	3,456	3,732	4,031
Publications	45,000	48,000	51,840	55,987	60,466
Promotions	26,000	17,000	18,360	19,829	21,415
rent	35,900	35,900	38,772	41,874	45,224
Council Services	33,000	10,000	10,000	10,000	10,000
Sundries	4,770	2,500	2,700	2,916	3,149
Equipment	10,500	10,500	8,400	6,720	5,376
Stock Acquisition		0	0	0	0
Stationery		3,000	3,240	3,499	3,779
Interest on w/c		9,000	4,500	0	0
Special Promotions		60,000	60,000	60,000	60,000
Audit		2,000	2,160	2,333	2,519
Staff Training		3,000	3,240	3,499	3,779
TOTAL EXPENDITURE	409,229	479,600	412,818	426,017	445,321
OPERATING INCOME	8,350	0	0	0	0

TOURISM HAWKESBURY INC FINANCIAL MODEL

Date : 13-Nov File : T3

SCENERIO : Staff level as current but optimise functions
New senior staffer to run souvenier section completely - use outsider to accommodate peaks. Optimise weekend staff

****

	1989 BUDGET	1990 BUDGET	1991	1992	1993
INCOME					
Commission	4,320	0	0	0	0
Sales	61,812	60,000	72,000	86,400	103,680
Advertising	44,600	45,000	48,600	52,488	56,687
Rental T/R	15,900	19,100	20,628	22,278	24,060
Rental Aud	5,000	5,000	5,200	5,408	5,624
Membership	16,350	17,250	20,700	24,840	29,808
Members Cont/Spec. Promotions		60,000	60,000	60,000	60,000
Other	1,800	4,000	4,320	4,666	5,039
Wages	130,193	150,000	156,000	162,240	168,730
Loan From Council		0	0	0	0
Trust funds from Council		0	0	0	0
Contribution from Council	137,604	118,000	113,194	106,374	97,274
Interest		1,250	1,250	1,250	1,250
TOTAL INCOME	417,579	479,600	501,892	525,944	552,152
EXPENDITURE					
Wages	130,193	150,000	156,000	162,240	168,730
Salary on costs	45,567	52,000	54,444	56,622	58,887
Stock Purchase	44,600	45,000	49,500	54,450	59,895
Car expenses	3,392	3,500	3,780	4,082	4,409
Cleaning	6,360	7,000	7,560	8,165	8,818
Insurance	1,890	1,500	1,620	1,750	1,890
Electricity	8,404	8,500	9,180	9,914	10,708
Telephone	10,653	8,000	8,640	9,331	10,078
Postage	3,000	3,200	3,456	3,732	4,031
Publications	45,000	48,000	51,840	55,987	60,466
Promotions	26,000	17,000	18,360	19,829	21,415
rent	35,900	35,900	38,772	41,874	45,224
Council Services	33,000	10,000	10,000	10,000	10,000
Sundries	4,770	2,500	2,700	2,916	3,149
Equipment	10,500	10,500	8,400	6,720	5,376
Stock Acquisition		0	0	0	0
Stationery		3,000	3,240	3,499	3,779
Interest on w/c		9,000	9,000	9,000	9,000
Special Promotions		60,000	60,000	60,000	60,000
Audit		2,000	2,160	2,333	2,519
Staff Training		3,000	3,240	3,499	3,779
TOTAL EXPENDITURE	409,229	479,600	501,892	525,944	552,152
OPERATING INCOME	8,350	0	0	0	0

Phone: Windsor (045) 77-3626
Richmond (045) 78-1166

Colonial Motels Pty. Ltd.

54-58 George Street, Windsor, N.S.W. 2756
March Street, Richmond 2753

John,

The following notes and suggestions follow on from our discussions of last night -

I put forward the following for determinatio:-

SUBJECT - LEASE OF RETAIL BUSINESS OF TOURISM HAWKESBURY.

The Retail Business:

Consists of all sales excepting those of the Food and Beverage Area and will be specifically outlined in the Lease.

The Business consists of these areas for condideration -

(1) Shop space and stocks.

The Space (a) Should be partitioned to ensure security of stock for the Tenant.

(b) Fixtures and fittings - should be charged out at replacement less 25% to leasee.

(c) Stock - To be purchased at "Cost" prior to handover.

(d) Goodwill - minimal - suggest no goodwill at entry point, thereby allowing Tourism Hawkesbury to terminate Lease (if required) at no penalty.

(2) The Lease (a) Lease to be for a three year period with option of renewal at Tourism Hawkesbury discretion.

(b) Lease to be for $7,200 per annum and be indexed annually OR

(b1) Lease to be $7,200 p.a. plus 10% of all turnover which exceeds $60,000 p.a. OR

(b2) Lease to be based on 10% of all turnover annually - paid in advance each quarter on a Base of $60,000. Adjustment to occur at the end of each financial year.

(3) The type of retailer required.

(a) A small multi store retailer would be suitable for example Auss Shop.

(b) An individual who has had management experience working for a multi-store retailer would be acceptable.

In Summary: I recommend we consider option b2 which gives both the Leasee and the Leasor the best advantages of future growth, and should attract the type of Retailer who we wish to support the Centre.

MINUTES OF THE EXECUTIVE COMMITTEE ANNUAL GENERAL MEETING OF WESTPOOL HELD ON MONDAY, 20TH NOVEMBER, 1989 HELD AT BLACKTOWN CITY COUNCIL

PRESENT: Penrith City Council - Alderman B King, Mayor
- Alderman K Dwyer
- Mr C Haynes, Director of Finance and Administration

Blue Mountains City Council - Mr R Fennell, Town Clerk
- Mr C Gregg, Director of Env., Health & Development Services

Liverpool City Council - Alderman G Lucas
- Mr D Mead, Town Clerk
- Mr R Newsome, Deputy Town Clerk

Blacktown City Council - Alderman R Sinclair, Mayor
- Mr D Johnson, Town Clerk

Fairfield City Council - Alderman L White, Mayor
Mr T Barnes, Town Clerk

Hawkesbury City Council - Alderman J Horrex, Mayor
- Mr L Weatherstone, Dep Town Clerk

Sedwick Abrahams Pty Ltd - Mr P Mathews
- Mr R Abrahams

The meeting commenced at 11.25 a.m.

Item No. 1 - Apologies

Blue Mountains City Council - Alderman R Williams, Mayor

Item No. 2 - Election of Chairman to the Executive Committee

Alderman K Dwyer, Chairman, called for nominations for Chairman of the Executive Committee in accordance with the Deed of Agreement.

Nominations were received from Alderman L White, Mayor of Fairfield City Council and Alderman R Sinclair, Mayor of Blacktown City Council.

RESOLVED that the method of election be Open Voting.

MOVED Alderman B King SECONDED Alderman L White.

Alderman L White received 6 votes.
Alderman R Sinclair received 5 votes.

Alderman K Dwyer declared Alderman L White Chairman for the next 12 months.

Item No. 3 - Election of Secretary to the Executive Committee.

Chairman L White called for nominations for the position of Secretary to the Executive Committee.

A nomination was received from C Haynes.

As no further nominations were received, the Chairman declared Mr C Haynes elected to the position of Secretary for the next 12 months.

Item No. 4 - Confirmation of Previous Executive Committee Meeting of 23rd October, 1989

MOVED R Sinclair SECONDED R Fennell.

Item No. 5 - Matters Arising out of the Previous Meeting

Mr R Fennell enquired as to whether Auburn Municipal Concil had accepted the invitation to join the Pool.

The Fund Manager advised that a verbal response had been received from the Town Clerk of Auburn who advised that the Council will not be joining the Pool in 1990.

RESOLVED that a letter be forwarded to Auburn Municipal Council noting their decision not to join Westpool in 1990 and advising that they would be prepared to provide a quotation for the following year.

MOVED T Barnes SECONDED D Mead.

Item No. 6 - Professional Indemnity Cover

Mr Haynes referred to the advice from Mr Kevin Gibbons of Phillips Fox, Solicitors, attached to the Agenda and advised that he was concerned that the amendments to the Deed and Memorandum of Cover did not protect Aldermen from a genuine third party claim. Subsequently that advice was reviewed and copies were distributed at the meeting.

RESOLVED that:

1. The amendments be adopted, subject to a seven (7) days moritorium to allow comment from any member of the Executive.

2. If any members cannot accept the amendments within that period, the matter be referred to the next Executive meeting.

3. If the amendments are acceptable by all members, the Deed and Memorandum of Cover should be amended subject to concurrence by Phillips Fox that the amendments can take effect from 1st November, 1989.

MOVED D Mead SECONDED T Barnes.

Item No. 7

(a) The Annual Report for the year ended 31st October, 1989.

(b) The revenue and expenditure accounts for the year ended 31st October, 1989.

(c) The balance sheet for the year ended 31st October, 1989.

(d) Standard Clause to be inserted in Memorandum of Cover.

RESOLVED that:

a. The above reports be received and adopted.

b. The annual reports be distributed to all members of each Council and each elected member and various other parties.

c. Cliff Haynes, Peter Mathews, Roy Newsome and Col Gregg be congratulated in putting together the annual reports.

d. An appreciation be extended to Alderman Kevin Dwyer for his work as Chairman throughout 1989.

e. The Fund Managers be thanked for their efforts in 1989.

MOVED T Barnes SECONDED R Fennell.

Kelly Matter - The Fund Manager advised that a letter had been received from Alderman Kelly's Solicitors seeking copies of documentation relating to Westpool.

RESOLVED that the Chairman and Secretary be authorised to provide any necessary documents upon the advice of Phillips Fox and that the matter be reported to the next meeting.

MOVED T Barnes SECONDED D Mead.

Mr Mead enquired as to what advice had been received concerning the inclusion in the Memorandum of Cover of standard clause to ensure that the Memorandum of Cover was consistent with the excess layer conditions set down by the Underwriter.

The Funds Manager advised that he was awaiting advice from Phillips Fox.

Item No. 8 - PARMA Conference, February 1990 - Report by Fund Manager

The Fund Manager reports that:-

PARMA PUBLIC AGENCY RISK MANAGEMENT ASSOCIATION CONFERENCE, FEBURARY 1990, SANTA BARBARA.

RESOLVED that:

1. The Chairman of the Management Committee, Mr R Newsome, and the Secretary of the Executive Committee, Mr C Haynes, represent Westpool at the Conference.

2. Westpool meet the travel, accommodation and out-of-pocket expenses of the representatives and that an itinerary be submitted to the Chairman for approval.

3. Westpool inform each Council of the Conference and issue an invitation to Councils to send a representative.

MOVED David Mead SECONDED Alderman B King.

GENERAL BUSINESS

1. Premsure Annual General Meeting

The Secretary advised that an invitation has been received for the Chairman and a representative to the Annual General Meeting of Premsure, where the Hon D Hay will be present.

2. Skateboard Video

The Chairman of the Management Committee, Roy Newsome, advised that an additional $5,000 is required to complete the production of the video and to provide enough copies to be distributed.

It is intended that Westpool will recover some cost as a result of the marketing of the video.

The launching of the project is to be held at Fairfield on 11th December, 1989.

RESOLVED that an additional $5,000 be made available to this project.

MOVED R Fennell SECONDED R Sinclair.

3. Fund Manager's Report - Claims

The Fund Manager advised that the Management Committee has authorised a third party claim in the name of PAPASINOS for the amount of $2,876.70 which includes the deductible. Council, Blacktown City Council.

4. Chairman of the Management Committee

The Executive Committee note the election of Chairman of the Management Committee, Mr Roy Newsome.

5. Secretary to the Management Committee

The Executive Committee note the election of Secretary to the Management Committee, Mr John Abercrombie.

6. Risk Management Seminar - Frank James of REMIF

As a result of the previous Executive meeting relating to the visit by Fred E James and Elizabeth Ruddington of Redwood Empire Municipal Fund, the Fund Manager advises that a date has been set for 27th April, 1990 to arrange a seminar to be held at the Sunnybrook Hotel. Westpool is to invite the members of Premsure and any other Councils wishing to participate.

RESOLVED that the Chairman, Secretary and Fund Manager be authorised to arrange and promote the conference throughout New South Wales.

MOVED D Mead SECONDED G Lucas.

7. Welcome by Mayor of Blacktown, Alderman Sinclair

The Mayor of Blacktown welcomed all delegates to Blacktown and expressed his appreciation to all who had been involved in Westpool during its formation and initial year. Alderman Sinclair then invited all representatives to share in the hospitality offered by Blacktown City Council.

8. Next Meeting

The next meeting of the Executive Committee of Westpool has been set down for Monday, 29th January, 1990 at 10.30 a.m. at Liverpool City Council.

C J Haynes
Secretary

MINUTES OF THE MACQUARIE TOWNS FESTIVAL COMMITTEE MEETING HELD IN THE ALDERMEN'S ROOM, HAWKESBURY CITY COUNCIL CHAMBERS AT 8PM ON 22ND NOVEMBER, 1989.

PRESENT: Alderman R. Stubbs (in chair), Alderman G. Michael, A. Hendrikson, P. Gardner, H. Smith and E. Manning.

APOLOGIES: Alderman W. Mackay, C. Daley, E. Taylor.

Apologies were accepted on the motion of Alderman Michael, seconded A. Hendrikson.

Minutes of the previous meeting were adopted on motion of Alderman Michael, seconded P. Gardner.

BUSINESS ARISING FROM MINUTES

Executive Officer will contact Inspector of schools in January.

TREASURER'S REPORT

The bank statement of 31st October, 1989 shows a balance in the cheque account of $6542.41. Since that time the following cheques have been drawn -

596595	SES donation	$ 200.00
596596	St John Ambulance	$ 50.00
596597	N Cusack (electricity)	$ 210.00
596598	ribbons, banners	$ 385.80

In addition a cheque for $4.50 is required to reimburse for calligraphy costs.

This leaves a total of $5692.11 in the cheque account and $4673.63 in the savings investment account. It is recommended that when the Council allocation is made, an executive meeting should be called to decide upon the amount to be placed on fixed deposit with the Commonwealth Bank.

Payments of $20.00 site fee from Hawkesbury District Band and $123.60 from Rotoract (advertisement placed on our account in Festival feature) are yet to be received.

Books are ready for auditor with these two exceptions.

A motion for the payment of $210.00 to N Cusack for electricity connection and $4.50 reimbursement for calligraphy was moved by Alderman Michael, seconded A. Hendrikson.

CORRESPONDENCE

In -

From Windsor CWA
From Flt Lt Worrall (RAAF Band) re Music in the Park
Windsor Chamber of Commerce - congratulations

Out -

To Hawkesbury City Council, request use of parks
Hawkesbury Rotoract
Hawkesbury SES
St John Ambulance
Engineer's Enquiry Clerk - re use of parks

Discussions on Flt Lt Worrall's suggestions for Music in the Park were held.

It was decided to request that enquiries be made from SES re their "luminous sticks" used at Music in the Park.

The correspondence was received on the motion of H. Smith, seconded P. Gardner.

EXECUTIVE OFFICER'S REPORT

Draft estimates are attached. Payment of clerical assistance and a second stage for "fill-in" acts during "Music in the Park" and attendance at Adelaide Festival of the Arts has been allowed for.

Electricity for lighting and sound for the second stage could be a problem and needs to be investigated early in the year.

Heather Smith has kindly put me in touch with the Adelaide Festival Theatre Manager, David Whitney, and outdoors events Manager, Steve Brown. During the first week of the Festival, 4 large musical outdoor events will be presented, and many smaller popular street entertainments. I request that the Committee consider paying my airfare (or travelling expenses if by car) and accommodation expenses. I will be responsible for cost of theatre tickets and living expenses. Annual leave for the period will be taken.

Grose Vale Scouts have requested that they again sell sausage sandwiches etc. at the Open Air Fair. There have been several enquiries for craft stalls.

John Sands, of Ars Nova Orchestra has contacted me again and the Orchestra is willing to perform at St Matthews on Sunday 14th October at 3pm with Shane Porteous performing a poetry reading to Vaughan Williams' "Lark Ascending". This should ensure a capacity audience. They are asking no fee, just the cost of bus hire and tea and coffee provided when they arrive. I will contact Rev Butler and John Sands will meet with both of us.

AUSTRALIA DAY

The Australia Day celebrations will be held on Friday 26th January at Australiana Village. Unfortunately, most people will take the opportunity of making this a long weekend.

The yarn-telling and damper-making competitions will be held, with the yarn-telling divided into under 12 and 13 (and up to 100).

Bases for the trophies for this year were made last year, and the Australiana Village emus are supplying eggs for mounting. The competitions are as follows:

Yarn-telling (2 categories)
Damper-making
Best Australian costume (2 categories)(1 trophy donated by Marg Clarke)

The Friends of the Village and St John Ambulance are running two events - a billycart race (under 12 years) and "The Great Australian Dunny Race".

Letters to organisations have been sent to encourage participation in these competitions. A bush band and other attractions have been booked.

Letters will be sent to all Parade, Open Air Fair participants, the RAAF Band and others involved to inform them of next year's dates (13th October - Parade and Open Air Fair; 20th October - Music in the Park) during this week. A jazz band is being booked as one of the Music in the Park acts.

A motion to send the executive officer to the Adelaide Festival of the Arts was moved Alderman Michael, seconded H. Smith and unaminously agreed to. It was agreed to pay travelling expenses, accommodation and theatre tickets.

It was suggested that weekly advertisements in the newspaper leading to the Festival time be investigated.

Schools are to be asked to include Festival details in their newsletters.

The possibility of hot-air balloon demonstrations and breakfast be investigated.

The Rum Corps Barracks social director, Julia Bilborough, has advised the Tourism Committee that the Rum Corps will be holding Australia Day activities. The Executive Officer is to contact her.

The next meeting will be Wednesday January, 24th.

HAWKESBURY CITY COUNCIL

BUSINESS PAPER

SPECIAL MEETING - TUESDAY, 19TH DECEMBER, 1989

PLEASE NOTE - VENUE - WINDSOR FUNCTION CENTRE

TOWN CLERK/GENERAL MANAGER'S REPORT

SPECIAL MEETING - 19TH DECEMBER, 1989

Mayor and Aldermen:

1. PROPOSED SCHOOL THRELKELD DRIVE - ARNDELL COLLEGE. DA 402/89

APPLICANT:	Arndell College Ltd.
DEVELOPMENT APPLICATION:	Establishment of a School generally in accordance with the plans submitted with the application.
OWNER:	Liyabi Pty. Ltd.
LAND & LOCATION:	Lot 16 DP 259650, Threlkeld Drive, Cattai.
ZONING:	a) Hawkesbury Local Environmental Plan, 1984: Part Rural 1(b) and Part Rural 1(a3) Environmental Protection Area. b) Draft Hawkesbury Local Environmental Plan, 1989: Part Rural 1(c) and Part Environmental Protection 7(d1)(Scenic)
ADVERTISING:	Adjoining owners were advised of the proposal with three submissions being received:- one objection from Mr. G. Lees and two letters of support from Rev. R.S. Arndell (owner of the site) and Mr. G. & Mrs. M. Barber.
DATE RECEIVED:	10th November, 1989.

Introduction

Council is referred to the Town Clerk/General Manager's report presented to the Ordinary Meeting of 12th December, 1989, regarding this matter, which is reproduced in part below.

The Proposal

"Council is in receipt of an application seeking consent to establish a school on land in Threlkeld Drive, Cattai involving:

- the erection of two portable classrooms (7.6m x 9m x 2.7m each) and a toilet block (7.6m x 6m x 2.4m); and
- the use of an historic homestead and barn on the site, known as 'Macquarie Retreat'.

It is proposed that part of the dwelling will be used for an infants classroom, kitchen/canteen, staff room, store room and offices; while the barn will be used as a craft classroom and wet weather area.

The school is proposed to be located on the property for a maximum period of three years.

After this period, the College expects to relocate to a site in Scheyville. The applicant advises that:

> 'A submission has been lodged with the NSW Government for the lease and option to purchase a portion of the site owned by the State Government at Scheyville. Our submission has been discussed by the State Cabinet Sub Committee for Urban Planning. A positive response to our submission is anticipated.'

The school will cater for approximately 50 children and employ four full time teachers. The college will initially begin with grades Kinder to Year 7, expanding to Year 12 at a later stage.

The setting down and picking up of children by car will be carried out on the property with buses using the turning area at the end of Threlkeld Drive."

Statutory Situation

The subject land is zoned part Rural 1(b) and part Rural 1(a3) under the provisions of Hawkesbury Local Environmental Plan, 1984, both of which permit educational establishments with Council's consent. The site is also classified as an item of environmental heritage under Schedule 11 of the plan.

The application has been referred to the Regional Traffic Committee pursuant to State Environmental Planning Policy No.11. The Committee's comments have not yet been received.

Public Notification

Adjoining owners were notified of the proposal with three submissions being received. One objection was received from Mr. G. Lees, who lives immediately south of the subject site. Mr. Lees' concerns are as follows:

- unsightly portable buildings positioned in the middle of what is now unspoilt farmland will drastically mar the scenic quality of the landscape;
- "Macquarie Retreat" is classified by the National Trust as part of the Hawkesbury area's heritage and to place portable buildings on the site would be contrary to this classification;
- no provision has been made for the disposal of wastes on the site. This is particularly important given that the site is adjacent to Cattai Creek and the proposal has the potential to pollute the creek;
- traffic in Threlkeld Drive will increase to around 40 to 50 cars and this together with a bus service will cause severe noise and dust pollution as the driveway into the site runs adjacent to our house and is unsealed;

- whilst the college only proposes to operate from the site for a period of three years, this period could be extended for many years, leading to further portable buildings being located on the site.

Two letters of support have also been received from Rev. R.S. Arndell and Mr. & Mrs. Barber. Rev. Arndell states:

> " ... this application would be entirely in keeping with the unique historic and environmental values of this find old property ... I would like to express my full support for the concept of a Christian College for the Hawkesbury District to supplement the work being done by the public schools in the area ..."

Mr. & Mrs. Barber believe the school " ... will enhance the environment as the Hawkesbury area has been in need of a Christian school for some time."

Planning Assessment

Temporary nature of the development

The applicant has indicated that the school will be located on the property for a maximum period of three years. Following this, the college will be relocated to a site in Scheyville. However, no commitment has been made by the Stage Government on the Scheyville site and, even if ultimately approved, it seems unlikely that land will be available in three years time, particularly due to servicing and the recent announcement of use of the land for housing. Consequently, the proposed school may become one of a more permanent nature, and with this in mind, any conditions of approval should reflect this permanency.

(Council is reminded of the problems associated with the temporary use of buildings in relation to the Aurora Meander School in Mountain Avenue, Yarramundi.)

Traffic/Access and Parking

Under the provisions of State Environmental Planning Policy No.11, the application requires referral to the Regional Traffic Committee. Although Council cannot issue consent to the application until the Committee's comments are received, it is likely that no objection will be raised to the proposal subject to compliance with certain conditions. These conditions together with any conditions Council may require, should form part of any development consent should the proposal be approved.

The applicant has indicated that the setting down and picking up of children by car will be carried out on the property. To ensure that dust does not create a problem for nearby residents, the access drive should be constructed of compacted crushed rock, and maintained at all times during the school's operation or alternatively constructed and sealed.

Further, it is proposed that buses use the turning area at the end of Threlkeld Drive. Threlkeld Drive, being a cul-de-sac, has a low traffic volume and whilst the school is certain to result in additional traffic, including buses, this is not considered to be

beyond the capacity of the road. However, further maintenance of the road would be required during the life of the college and in this regard, a contribution towards such maintenance is considered necessary.

Waste disposal and provision of water

Although no indication has been given by the applicant, the disposal of effluent can be satisfactorily carried out through the use of an aerated septic system, with spray irrigation onto gardens and open space areas, or by pump out system. The former option is considered to be the most practical.

In regard to water, a total capacity of 100,000 litres would need to be provided on the site, with at least 10,000 litres being potable.

Scenic Quality/Amenity

Whilst it is recognised that the portable buildings will affect the scenic quality of the site, this effect could be minimised by providing appropriate landscaping along the southern and western sides of these buildings, i.e., advanced, quick growing trees and shrubs. Such landscaping is considered justified in the circumstances given that the buildings are likely to be located on the land for a period of three years.

Further, although there will be some noise generated by the school, particularly as a consequence of children playing, this is not likely to be noise of an unreasonable level given the distance to surrounding dwellings and the "buffering" effect of existing landscaping and that which would be required as a result of Council requirements.

Flooding

Although the property is subject to flooding, the portable classrooms and toilet block will be located on land above the 1 in 100 year flood frequency level (i.e. 15.2 metres A.H.D.) and raised so that the floor level will be at the 16.0 metre contour level. The historic homestead and barn are also located on flood free land.

Heritage Significance of Property

"Macquarie Retreat" is classified as an item of environmental heritage under Schedule 11 of Hawkesbury Local Environmental Plan, 1984. The applicant has indicated that only the external verandah of the dwelling is to be painted, with floorboards being replaced and electrical work being carried out in the barn.

The external verandah of the dwelling is a later extension of the building and has already been painted.

As there will be no structural alterations to either the homestead or barn, it is not considered that the item itself will be adversely affected.

The effect of portable classrooms will have an adverse effect on the curtilage of the building, however, this is not considered to warrant refusal due to the temporary nature of their location.

Summary

The granting of approval for temporary school sites is not favoured as often the availability of funds for relocation to a permanent site is not ultimately available.

Aurora Meander is an example of a private school with limited available funding which has not been able to keep pace with their anticipated building program.

Even the Government High School at Freemans Reach was relocated many years after the original anticipated date.

This causes dissatisfaction with local citizens who may have raised no objection because of the limited tenure but who become objectors as the time is exceeded.

The proposal will increase traffic to a significant degree above that currently existing. While the road, with maintenance, is capable of containing such traffic, it does have an effect on the quite area amenity.

The report does not address the adequacy of the site for permanent use. The applicant should be advised that approval for temporary use is not necessarily a precursor to a later permanent use.

It is noted that the application was only received on 10th November, 1989 and since that time and before any consideration by the Council, the school has been advertising in the local press and enrolments invited.

Should Council wish to approve the application the following recommendation is suggested.

"A. That the application be approved subject to compliance with the following conditions:

1. Submission of a building application, plans and specifications complying with Ordinance 70. In regard to the proposed multipurpose area/building and craft classroom, approved floors and internal wall and ceiling linings shall be provided to the satisfaction of the Manager of Environment and Buildings Services, details of which shall be lodged with the Building Application.
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. 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.

4. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
5. 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 Premises Code.
6. An adequate onsite area for parking is to be constructed with an all weather pavement to the satisfaction of the Manager of Engineering Services.
7. 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 and to include preservation of the orchard and screen planting along the western boundary.
8. Landscaping shall be maintained to Council's satisfaction.
9. 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.
10. 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.
11. Provision of an aerated septic system and subsequent upgrading of such a system to cater for further expansion of the school.
12. Provision of on site water storage to the requirements of the Manager of Environment and Building Services. In this regard, a total capacity of 100,000 litres is to be provided on site, with at least 10,000 litres being potable.
13. The floor levels of the portable buildings to be at or above 15.2 metres, Australian Height Datum.
14. Construction of a sealed access drive with a compacted crushed rock pavement a minimum of 150mm deep. The access drive is to be a minimum of 5 metres wide and is to be maintained for the life of the development. Construction and maintenance is to be to the satisfaction of the Manager of Environment and Building Services.
15. Compliance with the requirements of the Regional Traffic Committee.
16. The school is to cease operation and all temporary buildings, etc. are to be removed from site by 1st February, 1993.
17. Prior to commencement of any work on the site, notification of the Heritage Council of NSW, is required pursuant to Section 132 of the Heritage Act, 1977. Evidence of such notification and the response of the Heritage Council is to be forwarded to Council prior to commencement of work.
18. Surfacing of the turning circle at the entrance gate with an asphaltic concrete overlay to the requirements of the Manager of Engineering Services.
19. Payment of a contribution of $1094 per year towards maintenance of the access road from Cattai Road indexed at 6.5% per year. Such payment to be made by 28th February each year and commencing on 28th February, 1990.

B. That consent be withheld until advice is received from the Regional Traffic Committee in respect of Condition No.15.

IT IS RECOMMENDED THAT the applicant be advised that Council does not favour the development of a temporary school on the site due to the impact on the local road system; the impact on the local amenity of the area; the likely continuation of the school and lack of any definite permanent site. Further, that Council would reconsider the matter should a definite commitment to time and an ultimate permanent site be given.

2. ESTABLISHMENT OF DOG KENNELS - LOT 4 DP 210461 BELLS LINE OF ROAD, BILPIN - APPLICANT J. & V. MORRIS. DA 334/89

This matter was referred to Council's General Purpose Committee meeting of 31st October, 1989, where the following was recommended to the Committee:-

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

1-17 Standard Conditions (DAs) 31, 32, 33, 35, 39, 40, 50(4)(delete "sealed"), 70, 73, 100, 101, 102, 110 (160), 111, 112, 114 & 115.

18. Provision of septic tank application, such installation is to be to the satisfaction of the Manager of Environment and Building Services.

19. Provision of a slow vehicle lane to the southern approach to the entrance to the subject property 3.0 (three point zero) metres wide for a length of 70.0 (seventy point zero) metres. Construction is to be to the requirements of the Manager of Engineering Services and is to include any conditions that the Roads and Traffic may apply.

20. Construction of a sealed rural type access to the requirements of the Manager of Engineering Services.

21. The proposed dwelling is to be approved prior to commencement of construction of the kennels and is to be completed and occupied prior to utilisation of the kennels.

22. No additional works are to be undertaken on the site without Council approval."

Since the original report to Council on this matter, there has been a number of additional letters of objection and a petition of objectors containing approximately 70 (seventy) signatures.

The applicant has now written as follows:-

"Both my wife and I would like to thank you and your Aldermen for the on-site inspection at Lot 4 Bells Line of Road Bilpin, last Tuesday 28 November 1989.

Further to that inspection I believe it to be appropriate to draw to your attention the land contours, land mounds and buildings that will assist in effectively reducing the noise that might issue from the kennels.

Another aspect which is of concern to us is the issue of the number of visitors to the property. As I am sure you will appreciate the people leaving dogs for boarding and those selecting puppies would be at the highest number some 4 to 5 people per week.

Mention was made of the effect of 'scatter guns' firing during the 'Bat' season. As each kennel will have music playing at all times and this has a most soothing effect on the dogs, we believe that this will counteract the firing noise.

We have taken the opportunity of enclosing some documents which we believe are self explanatory."

The documents referred to in the above letter are letters from the following:-

- R.W. Naylor & Associates, Veterinary Surgeons indicating that the Morris' have attended the surgery for approximately 20 years and that, in their opinion, very few people have exhibited the diligence, thoughtfulness and capacity to run a breeding kennel as have the Morris' and, further indicating that they have exceptional rapport with their animals, that they are mindful of hygienic practices and that their present kennels are constructed of brick, are sound-proofed and always maintained in a clean and hygienic fashion.

- D.McGregor an adjoining neighbour of the Morris' current establishment indicating they have lived next door for 4 (four) years and that notwithstanding the kennel existence that the tranquil setting of the locality is maintained.

- J.C. Kershaw an adjoining neighbour for the past 20 (twenty) years indicating that the Morris' are respectable, courteous and intelligent people who operate an impressive breeding kennel and that they have never once had cause to complain.

- An additional 2 (two) letters from Margaret Vance, M.B.E., and J.Ross Edwards, providing character references for the Morris and particularly indicating the high quality of their current kennel establishment.

The applicants, in discussions with Council officers, have indicated their preparedness to provide, in addition to that landscaping proposed, an earth berm to further alleviate possible noise emissions and it is considered that this also should form a condition of Council's consent.

The kennel proposal generally accords with Council's recently adopted Development Control Plan for Dog Kennels. With the standard required of that control plan in addition to those conditions to be imposed it is considered to be a reasonable development and one which Council should approve.

IT IS RECOMMENDED THAT development consent be granted for 160 (one hundred and sixty) dogs for 'Boarding and Breeding' subject to the following conditions:

1-17 Standard Conditions (DAs) 31, 32, 33, 35, 39, 40, 50(4)(delete "sealed"), 70, 73, 100, 101, 102, 110 (160), 111, 112, 114 & 115.

18. Provision of septic tank application, such installation is to be to the satisfaction of the Manager of Environment and Building Services.

19. Provision of a slow vehicle lane to the southern approach to the entrance to the subject property 3.0 (three point zero) metres wide for a length of 70.0 (seventy point zero) metres. Construction is to be to the requirements of the Manager of Engineering Services.

20. Construction of a sealed rural type access to the requirements of the Manager of Engineering Services.

21. The proposed dwelling is to be approved prior to commencement of construction of the kennels and is to be completed and occupied prior to utilisation of the kennels.

22. No additional works are to be undertaken on the site without Council approval.

23. An earth mound be provided adjacent to the kennel structures with the final positioning to be to the satisfaction of the Manager of Town Planning.

3. PROPOSED ADDITIONAL CAR PARKING - INDUSTRIAL DEVELOPMENT - CORNER CHARLES AND WILLIAMS STREETS, NORTH RICHMOND. DA 264/88

This matter was reported to Council's meeting of 12th December, 1989. In the report it was indicated that the proposed access to the eight car parking spaces does not provide access to the factory units and, as such, cannot be used for loading purposes. On the basis of the proposed eight spaces being additional to the parking commitment required because of the factory units and, as it would reduce the incidence of onstreet parking for visitors to the premises for short stay durations, it was considered that Council should approve of alterations to the conditions to allow the additional parking.

It was additionally indicated that the building is nearing completion and the applicant has been co-operative and agreed to suggestions for improving the aesthetics of the building, including the provision of an awning along the Charles and William Street frontages, which was not previously required by Council. The applicant has also agreed to reduce the profile of the next unit to be constructed which will further enhance the site beyond the drawings approved.

The applicant has now written as follows:-

"I understand that the Council has concern with the proposed car parking

to the Charles Street frontage of my development which is nearing completion at North Richmond.

Let me assure the Council that there is adequate provision made for landscaping and that I am happy to comply with whatever landscaping provisions Council may reasonably require. With regard to the concern about the possibility of the car parking spaces being used for loading, I emphasise that the loading facilities have been provided to the rear of the building and that the accesses from Charles Street are only normal office access points and are not capable of receiving goods deliveries. In regard to the concern that the proposed spaces may be used for all day parking, I consider that the regulation by the industrialists who will be occupying the factory units would be sufficient to ensure that employees, etc, park to the rear of the building, thus allowing the front parking spaces to be available for short stay duration. However, I am prepared to erect a sign or have painted upon the paving in suitable wording an indication that these spaces are for customers only.

I am sure Council will appreciate that the development of this site has not been undertaken under ideal circumstances as it incorporated an old building within the development. However I am sure that Council will agree with me that I have enhanced the site considerably compared to its previous dilapidated state and assure Council that I wish the development to be commercially successful. I realise that this success can only be enhanced by an aesthetically pleasing building and one which has an adequate supply of car parking and appropriate landscaping."

IT IS RECOMMENDED THAT Council alter Condition 16 of Development Consent No.752/1988 to enable the provision of a further off street parking area with access from Charles Street to cater for an additional 8 (eight) vehicles and that landscaping be undertaken to the satisfaction of the Manager of Town Planning.

4. NOTICES OF MOTION. C50

The following matters have been raised by members, for action, relating to Notices of Motion. Since this Council was elected in September, 1987, there have been 61 Notices of Motion passed and action has been undertaken on all.

Following is the list of Notices of Motion and an indication of the action taken.

20 October, 1987

1. **That a report be prepared for consideration by Council on the introduction Ridings for the 1991 Election of Councillors in the Shire of Hawkesbury.**

   The report was prepared and considered by Council.

2. **That all non-resident ratepayers be notified in writing of the need to claim place on the Non-Resident Roll in order to vote at future Council Elections, this notice to be mailed with future rate notices.**

   This resolution refers to future elections.

3. **That a full report be prepared for consideration by Council on the re-opening of The Terrace, Windsor. Further that the cost of such works be included in the Estimates, and that The Terrace at the intersection of New Street, Windsor be re-opened to the new alignment as soon as possible, and all the necessary legal and statutory matters be put into effect to allow traffic to flow in either direction without restriction.**

   Reported to General Purpose Committee 31 October, 1987.

4. **That Chairmanship of General Purpose Committees - Works and Development - be made available to any member of Council so elected by Council.**

   Matter for Council.

5. **That the fence at the rear of the Museum in Thompson Square, when replaced, be relocated so as to include the vacant land fronting Baker Street. Further that landscaping be undertaken on this land including a pathway to the Museum entrance.**

   Inspection carried out, other works will be undertaken with extension of Museum.

6. **That further to Council's consideration of its report for the provision of reticulated sewerage to Glossodia, Freemans Reach and Wilberforce, a deputation be sought to appropriate State and Federal Government agencies and Ministers seeking funding of the project. In seeking the deputation, the seriousness of public health risk in the area be made known. Further the deputation comprise the President, interested Councillors, the Shire Clerk/General Manager and appropriate senior staff.**

Letters forwarded and replies advised.

7. **That consideration be given to the use of a "Product of Hawkesbury Shire" (or similar) logo, possibly licensed by Council or the Tourism Authority, as a means of promoting the Shire and its products.**

Referred to Tourism Board for consideration.

10 November, 1987

8. **That Council reaffirm the role of its Community Services Consultative Committee, that is:**

   i. **Act as an advisory body on matters affecting community development;**

   ii. **Discuss community development matters raised by individuals or groups, determine priorities and forward recommendations through the Shire Clerk to Council;**

   iii. **Utilise the results of social surveys and determine priorities for community development; and**

   iv. **Advise on aspects of social welfare plans to ensure that maximum benefit is gained for residents of the Shire; with the addition of -**

   v. **Discuss and make recommendations on matters referred to it by Council.**

Became policy of Council.

9. **That Council confer with appropriate State and Federal Government Departments on the feasibility of subsidisation of sullage removal payments for appropriate voluntary means testing of low income families in non-sewered areas.**

Letters forwarded and replies advised.

10. **That all quoted amounts and valuations in Council's General Purpose Committee Works Section and Development Section be wholly accurate, and expressed in both numerals and letters.**

Now Council policy.

11. **That Council approach State and Federal Governments to ensure that a fairer amount of petrol tax and levy monies be returned to Hawkesbury Shire Council for roadworks.**

Letter forwarded.

8 December 1987

12. **That Council establish a committee to investigate the feasibility of the future development of hostel and nursing home accommodation for the aged residents of the Hawkesbury Shire. Further that all interested and involved community groups, Council and State and Federal Government Departments participate.**

    Council advised of action taken by State to resolve this matter at similar time of Council resolution.

13. **That Council seek the re-introduction of a National Sewage Backlog Programme financially supported by the Federal Government to service areas without reticulated sewerage and particularly where there are environmental and public health problems. Further the support of WSROC and the Local Government and Shires Associations be sought. Support should also be sought from Councils who are affected with the same problems with a view to a deputation to the relevant Federal Minister and that this Council allocate the appropriate members of management, senior staff and interested Councillors.**

    Letter forwarded.

9 February, 1988.

14. **That Council make a formal inspection tour of the Macdonald Valley to view recent flood damage and meet with residents to discuss the future of the Valley. Further that Mr. Ian Robinson be an invited guest on the tour.**

    Inspection carried out.

15. **That in view of the danger to other road users and the severe noise nuisance to local residents caused by a minority of After Dark Room patrons, Council write to Inspector Peacock of Windsor Police seeking police assistance in the control of patrons leaving "The After Dark Room", West Market Street, Richmond, particularly between the hours of 2.30 am to 4.00 am Saturday (i.e. the Friday night crowd).**

    Letter forwarded.

16. **That Council invite the five Wilberforce Public School children to have supporting residents lodge a development application for a BMX track at Wilberforce.**

    Carried out.

17. **That Council obtain from North Sydney Municipal Council details of their 1987 referenda held in conjunction with the 1987 Local Government Elections as to:**
    i. questions asked;
    ii. methodology used;

iii. answers obtained;
iv. evaluation of an overall referenda.

Two letters were forwarded and reply received.

18. That Council appoint a committee of six to include the Shire President, four Councillors and the Shire Clerk; to investigate and report to Council with recommendations as to a revised policy on urban/rural land subdivisons (development and subdivision approvals), having regard to:

i. fairness of conditions to applicants;
ii. consistency of treatment with all applicants;
iii. delegation procedures for approvals,
with Councillors Bazeley, Books, Rotherham and Sheather being appointed the Committee.

Committee appointed and policy adopted.

8 March, 1988.

19. That Council approach the Department of Main Roads seeking improvement to the ferry service at Webbs Creek during periods of high usage, namely public holidays and school holidays. That this improvement include consideration of a larger ferry being made available at this location, duplication of the services or some method of signposting that will reduce traffic volume.

Discussion with Department held.

20. That a report be prepared with a view to establishing a policy on the clearing of land and its subsequent uses.

Reported.

21. That Council advertise seeking expressions of interest in the development of Council's medium density residential land in Castlereagh Road opposite the Richmond High School.

Completed.

12 April, 1989.

22. That the Hawkesbury Community Services Consultative Committee's Report 'Community Buildings - Provision, Management and Use' (November, 1967) received by Council on 8 December, 1987, be adopted and its recommendations become Council's Policy on Provision, Management and Use of Community Buildings, viz:

1. **The care, control and management of Council buildings used for community purposes, be vested in Community Management Committees and that those Committees be encouraged to become incorporated as soon as possible under the Associations Incorporation Act.**

2. **That the constitution of Incorporations provide for Council representation on Management Committees, at the discretion of Council;**

3. **That the funding of improvements to community buildings should wherever possible, be carried out from within the resources of the Community Management Committees;**

4. **That the multiple use of Council-owned community buildings be implemented to maximise the use of existing facilities;**

5. **That before any application for provision of a new community building is considered by Council, the possibility of joint use of existing buildings be fully examined.**

FURTHER THAT

6. **Council Officers enter into discussion with Management Committees to explain Council's policy on care, control and management of buildings used for community purposes;**

7. **The Hawkesbury Community Services Consultative Committee investigate the possibility of joint ownership use and specific purpose use of properties held in the ownership of the Department of Education, religious organisations and other levels of government such as Scouts, Guides and Brownies, and report to Council as soon as possible.**

Completed.

23. **That Council make urgent representations by deputation to the various State Ministers:**
   i. **To put the Ministers 'in the picture' as to the desperate plight of local government in New South Wales as to funding; burden of Departmental controls; etc.**

   ii. **To present to the Ministers our 'shopping list' of vital necessities to at lease maintain the existing infrastructure of the Shire;**

   iii. **To seek assurances that any request/requirement of State Departments are adequately funded.**

Letter forwarded.

10 May, 1988

24. **That a report be prepared on possible extension of Old Stock Route Road, Pitt Town, to the north to provide flood-free access to Pitt Town. Further that the report investigate making Old Stock Route Road flood free from Windsor Road right through to Cattai Road as a separate stage.**

Reported.

25. **That Council make urgent representations to the relevant Minister/s for total State funding for bitumen resealing and relevant construction works necessary for Main Road '181' Macdonald Valley.**

Letter forwarded.

26. **That a document be prepared for Council's consideration at its next Ordinary Meeting on 14 June directed towards the calling of expressions of interest for sale and/or lease of Australian Pioneer Village based on:**

a. **The ongoing conservation of the existing Village buildings and contents.**

b. **Operations based on the theme of the Village but allowing a feasible approach to include other operations.**

c. **Submissions indicating position for existing staff and franchise/operators.**

Completed.

27. **That the Shire Clerk bring forward a report to Council on improved utilisation of the Council Chambers and Councillors' Room in terms of:**

i. **Layout;**
ii. **Seating;**
iii. **Other furnishings;**
iv. **Usage by other than Council Meetings and Councillors.**

Completed.

28. **That Council's business papers have plans, sketches or diagrams accompany all reports where such plans, sketches or diagrams assist business paper users to readily identify subject areas; proximity of objectors and supporters to proposals; and any other feature that confirms the adage "A picture is worth a thousand words".**

Council Policy.

29. **That Council advertise in the "Hawkesbury Gazette" all development consents on a regular reporting basis indicating facilities approved; site title particulars; site address; application number and consent date; so that due notice under Section 104A of the Environmental Planning & Assessment Act, 1979, is given by Council.**

Council policy.

14 June, 1988

30. That Council request the Department of Main Roads to reassess the question of flood free access to that area of the Shire west of the Hawkesbury River based on the current priority for the high level Nepean Bridge and therefore limited improvement that the Grose River Bridge would offer and to include consideration of a plan prepared by myself some time ago indicating an overall flood free ring road system around the major urban areas of the Shire. That this ring road would have the addition of removing heavy and sometimes hazardous traffic from the urban areas.

Completed.

31. That Council consider road maintenance, road construction and ancillary facility construction as a high priority of Council's expenditure during the 1989 to 1991 period within the Shire.

Considered in 1990 Budget.

32. That:

1. This Council express concern that the State Government has reduced the amount for roads needs from $180 million as promised to $100 million.

2. The President make urgent representations to the Premier seeking determination of Council's application for flood damage to roads. (It is now several weeks and Council has had no response since it lodged it application).

3. Council advise WSROC of its support of the study on Urban Local Roads Needs and requests that it be brought to the attention of all Western Sydney Parliamentarians and that the State Government be requested to provide the catch-up funds proposed to Councils in the west.

Letter forwarded.

33. That the Shire Engineer bring forward, prior to the preparation of the 1989 Estimates, an updated road priority works plan detailing:

i. The current categories of roads that are the responsibilities of Council;
ii. What road standards are aimed for within each category;
iii. The need or otherwise of altering road standard aims for some roads given the continuing reduction of State and Federal funds for roads;

iv. **The criteria used to decide the priority of one roadwork against another roadwork (eg. traffic volumes, road base conditions, accident record, etc.);**

v. **The weighting given to each criteria in deciding priorities.**

Report to Council.

9 August, 1988.

34. **That Council, by invitation, form a Committee to prepare a plan of management for Governor Phillip Park. The plan to then be submitted to Council for final determination. The Planning Committee to comprise;**

2 Councillors
2 Council staff, being the Deputy Shire Engineer and the Deputy Shire Health Surveyor
2 Local Residents
A representative from the Upper Hawkesbury Power Boat Club
A representative from the NSW Water Ski Association, and
Mr. John Tebbutt, as representative of a tourism operation and a large landowner in the area

The Committee to invite specific visitors including those from Government agencies or other residents, as required from time to time.

The plan to be finalised by the end of 1988.

Committee established.

35. **That Council make urgent representations to appropriate State Government Ministers and Departments to enable dredging works to take place that will:**

1. **enable farmers in Freemans Reach of the Hawkesbury River to have satisfactory water pumping facilities;**
2. **reduce the impact of the river's flow during flooding on the bank along the Windsor township generally between Rickabys Creek and Windsor Wharf.**

Further that the Shire Engineer submit a report on the proposal prior to representations being made.

Action taken.

36. **That the appropriate Minister and the Water Board be requested to advise the following:**

- **the position of Warragamba Dam in relation to flood mitigation**
- **the effect that Warragamba Dam has had on flooding in the Nepean/Hawkesbury since its construction and, specifically, its effect on the floods of 1988**

- **if the Dam does not and is not to have a flood mitigation role what, if any, are the Government's proposals to reduce the effect of flooding of the Nepean/Hawkesbury system?**

Following the response, that the Council make appropriate representations for increased flood mitigation protection of the Hawkesbury particularly in relation to the flooding of the agricultural flats and the district road communication.

Letter forwarded.

13 September, 1988.

37. That a report be prepared with the objective of providing an athletic facility including synthetic track within the Shire. The report consider facility required, those in surrounding areas, level of community use, cost/funding and location.

Proposal being designed as part of Bligh Park development.

38. That a plan be prepared for the future development of Council owned land Glossodia, known as the Woodbury Estate. Such a plan to consider uses including recreation, community facilities, commercial and residential.

Following its consideration by Council the plan to be exhibited for public comment.

Initial investigation complete. Awaiting final details of sewerage design.

11 October, 1989.

39. That Council request flood mitigation funding to enable channel clearing and desnagging of Redbank Creek within the village area of North Richmond and including that area to its confluence with the Hawkesbury River. Should funds not be available from this source then Council consider placing the works in the 1989 Works Programme.

Reported.

40. That Joseph Street, Richmond, be placed on the list for consideration for construction in the 1989 road construction programme.

Reported.

41. That Council support the Hawkesbury Nepean Gaol Reaction Group in its opposition to the proposed gaol at Daruk. That Council sees the area as better suited for urban development similar to that occurring at Bligh Park. Further, that before any such proposal as a gaol proceed, there should be a full social and environmental impact statement addressing the question, with associated consultation with the Local Government bodies involved (Penrith City and Hawkesbury Shire) and the local community, particularly

those residents of the adjoining areas of Londonderry and Bligh Park.

Completed.

42. **That Council bring to the attention of the Minister for Planning, its concerns at the inadequacy of current statutory fees for Section 149 Certificates and Development Applications and request that the Minister urgently review these fees and bring them in line with the real cost of their processing.**

Completed.

43. **That Council make representations to the State Government, Local Government Association of NSW and WSROC seeking to have the financial responsibility for street lighting being assumed by the Electricity Authority.**

Request forwarded.

44. **That Council request the Department of Local Government and the Minister to upgrade Council's status to that of the City of Hawkesbury.**

Completed.

14 March, 1989.

45. **That an assessment be made of Council's current car parking contribution rate for commercial development and a report be put before Council on the cost of providing car parking spaces as compared to the rate.**

Completed.

46. **That the New South Wales Local Government & Shires Associations be requested to review its implementation of policies involving roads funding by State and Federal Governments so that new initiatives may be pursued by Associations to ensure that local roads are adequately maintained.**

Letter forwarded.

11 April, 1989

47. **That a Rating Review Committee be appointed consisting of the full Council and the Shire Clerk/General Manager or his nominee, with the following terms of reference:**

    1. **Broadly, to investigate the current rating structure in New South Wales and, specifically, Hawkesbury with a view of shifting/broadening the rating base on a more equitable basis.**

2. To investigate and report on the use of general, special, local and other differential rates and how they could be utilised within the rating structure of Hawkesbury.

3. To investigate and report on the possibility of raising the minimum rate.

4. To investigate and report on the various incentive schemes for early payment of rates.

5. To evaluate the efficiency of rate collection procedures for the existing rating structures within the Shire.

and further -

A. That the Committee prioritise Items 3 & 4 and report to Council prior to July 31st, 1989.

B. That the Committee seek the widest possible views on rate restructuring including informal meetings of Councillors before bringing firm recommendations to the Council.

48. That indicators be designed and erected as quickly as possible at both ends of Windsor Mall directing shoppers to commercial premises especially those in arcades. The indicator should be capable of including advertising space and opening times. Commercial proprietors would lease indicator space from Council.

Carried out.

9 May, 1989

49. That Council advise the Premier, the Minister responsible for the Water Board and the Local Members for Hawkesbury and Londonderry of the need for a reticulated sewerage strategy for the Hawkesbury/Nepean River System and including the non-reticulated urban areas within the Hawkesbury Shire. It is noted that this type of strategy has been developed for the Blue Mountains. That the Council has still not received a a response to its significant offer to undertake reticulated sewerage for the areas of Glossodia, Freemans Reach and Wilberforce. That some areas that will be charged with the proposed environmental levy are already paying levies in the form of loan repayments for water and sewerage works and in a large number of cases substantial unsubsidised pumpout charges. Accordingly, the Government be requested to review the levy for the Hawkesbury area and requested to assist in the preparation of an overall sewerage strategy for the Hawkesbury/Nepean System and urgent consideration to Council's proposal for the Glossodia/Wilberforce/Freemans Reach sewerage system.

Carried out.

50. **That Council foster the singing of Australia's National Anthem at appropriate Council functions so that our community is encouraged to accept and regard "Advance Australia Fair" as our national song.**

Council policy.

13 June, 1989

51. **That the role of the Noise and Environmental Pollution Committee be expanded to include consideration of environmental pollution.**

Carried out.

11 July, 1989

52. **That Council seek support from the Roads and 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.**

Support of Member subject to discussion.

53. **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.

Carried out.

8 August, 1989

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

Council policy.

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

Council policy.

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

Study done by Joint Venture to be reported to Council.

12 September, 1989

57. That Council request appropriate Officers from the Roads and Traffic Authority, the New South Wales Police Department and the State Pollution Control Commission to meet jointly with Council Officers to determine an appropriate level of control of the extractive industries in East Kurrajong Road, Section 2, and subsequent report by the Manager of Town Planning to Council.

Carried out.

58. That the Town Clerk bring forward a report:

1. On planned areas to be made available for residents or organisations for a tree planting program in appropriate areas.

2. How Council may support such programs in relation to supply or storage of such trees and possible machinery in planting and maintenance.

Being considered by MANEX and reported to Council.

59. That the Town Clerk forward a report on the existing Council's sporting facilities and their amenities, and the possible expansion of sporting areas and the facilities that might be needed to cover their full use.

Investigation being undertaken.

60. That the Save the Rail Action Committee Progress Report be received.

Carried out.

61. That a monetary figure be included in the Estimates with details of the training to be undertaken within the year.

Completed.

IT IS RECOMMENDED THAT the information regarding action on Notices of Motion be received.

HAWKESBURY SHIRE COUNCIL

Council Chambers, George Street, Windsor N.S.W. 2756

All communications to be addressed to The Shire Clerk
Office Hours: Monday-Friday 8.00 am to 4.30 pm

Phone: (045) 87 7000
Facsimile: (045) 77 6512
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December 14, 1989.

A SPECIAL MEETING of Council will be held in the **MACQUARIE ROOM AT THE WINDSOR FUNCTION CENTRE** on TUESDAY, 19TH DECEMBER, 1989 commencing at 3.00 p.m. for the transaction of the following business :

Inspection of -

1. Proposed School - Cattai
2. Proposed Kennels - Bilpin
3. Development - Charles & William Streets, North Richmond

and **FURTHER COMMENCING AT 7.00 P.M.** to resolve the above matters and to consider action on Notices of Motion.

Your attendance would be appreciated.

Yours faithfully,

G.M.McCully,
Town Clerk/General Manager