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Hawkesbury City Council

BUSINESS PAPER

Ordinary Meeting 13 FEB 1990

MINUTES OF MEETINGS

SPECIAL MEETING HELD ON 12TH DECEMBER, 1989

ORDINARY MEETING HELD ON 12TH DECEMBER, 1989

SPECIAL MEETING HELD ON 19TH DECEMBER, 1989

SPECIAL MEETING HELD ON 19TH DECEMBER, 1989

Minutes of the Special Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor on 12th December, 1989 commencing at 7.35 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 Sledge arrived at the meeting at 7.40 p.m.

Pastor Marilyn Nikoloff representing the Hawkesbury Ministers Fraternal read the opening prayer at the commencement of the meeting.

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

502 RESOLVED on the motion of Alderman Gibson seconded by Alderman Michael that the apology be accepted.

MAKING OF RATES AND FIXING OF CHARGES FOR 1990. R186 [50.568]
TOWN CLERK/GENERAL MANAGER'S REPORT.

503 RESOLVED on the motion of Alderman Michael seconded by Alderman Stubbs that :

A. GENERAL RATES AND RURAL RATES

WHEREAS the Estimates of Income and Expenditure of the General Fund for the year commencing 1st January, 1990 were adopted on 13th November, 1989 and WHEREAS such Estimates were advertised in the Hawkesbury Gazette on 22nd November, 1989 it is HEREBY RESOLVED to make and levy a General Rate of one point four two five eight cents (1.4258c) in the dollar and a Rural Rate of nought point nine six nine five cents (0.9695c) in the dollar for the year 1990 on the land value of all rateable land within the City subject to a minimum amount of two hundred and thirty six dollars ($236.00) per assessment.

B. NORTH RICHMOND SEWERAGE LOCAL RATE

WHEREAS the Estimates of Income and Expenditure for the North Richmond Sewerage Local Rate for the year commencing 1st January, 1990 were adopted by Council on 13th November, 1989, and WHEREAS such Estimates including a notice of a proposal to make and levy a local rate in connection therewith were advertised in the Hawkesbury Gazette on 22nd November, 1989, IT IS HEREBY RESOLVED That a North Richmond Sewerage Local Rate of nought point nought nought one cent (0.001c) in the dollar on the Land Value

of all rateable land in the North Richmond Sewerage Benefit Area as advertised in the Windsor and Richmond Gazette on 18th December, 1974 and defined by Resolution Number 584 of 9th December, 1974 together with that portion of the area defined by Resolution Number 170 of 23rd March 1981 and notified in the Windsor and Richmond Gazette on 25th February, 1981 be now made for the year 1990 for the purpose of repaying loans of $950,000 raised for the purpose of paying The Water Board in accordance with the terms of the agreement between the said Board and Colo Shire Council dated 10th June, 1977 provided for carrying out certain sewerage works in the town of North Richmond and for the purpose of meeting administrative costs less

surplus, if any, paid by The Water Board of collectable income of the said Board, subject to a minimum amount of two hundred and fifty dollars ($250.00) per assessment.

C. GLOSSODIA/FREEMANS REACH WATER SUPPLY LOCAL RATE

WHEREAS the Estimates of Income and Expenditure for the Glossodia/Freemans Reach Water Supply Local Rate for the year commencing 1st January, 1990 were adopted by Council on 13th November, 1989, AND WHEREAS such Estimates including a Notice of Proposal to make and levy a Local Rate were advertised in the Hawkesbury Gazette on 22nd November, 1989, IT IS HEREBY RESOLVED that a Glossodia/Freemans Reach Water Supply Local Rate of nought point nought nought one cent (0.001c) in the dollar on the Land Value of all rateable land defined by Resolution Number 170 of 23rd March, 1981 and notified in the Windsor and Richmond Gazette on 25th February, 1981 together with that portion of area defined by Resolution Number 2 of 10th February, 1983, and notified in the Windsor and Richmond Gazette on 22nd December, 1982, be now made for the year 1990 for the purpose of repayment with interest any debt incurred or loan raised for the purpose of paying The Water Board the sum of $1,764,350 in accordance with the terms of the agreement between the said Board and Colo Shire Council dated 26th November, 1980 provided for the works required to provide water facilities to the Glossodia/Freemans Reach Area, and for the purpose of meeting administrative costs less surplus, if any, paid by The Water Board of collectable income of the said Board, subject to a minimum amount of two hundred and eight dollars ($208.00) per assessment.

D. RACECOURSE ROAD WATER SUPPLY LOCAL RATE

WHEREAS the Estimates of Income and Expenditure for the Racecourse Road Water Supply Local Rate for the year commencing 1st January, 1990, were adopted by Council on 13th November, 1989, and WHEREAS such Estimates, including a notice of proposal to make and levy a local rate in connection therewith were advertised in the Hawkesbury Gazette on 22nd November, 1989, IT IS HEREBY RESOLVED THAT a Racecourse Road Water Supply Local Rate of nought point nought nought one cent (0.001c) in the dollar on the

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Town Clerk/General Manager Mayor

Land Value of all that rateable land within the area defined by Resolution Number 44 on 29th January, 1980, be now made for the year 1990 for the purpose of repaying a loan of $25,500 and administration charges and in the opinion of Council for the special benefit of the area defined as aforesaid subject to a minimum amount of one hundred and seventy five dollars ($175.00) per assessment.

E. WINDSOR SEWERAGE LOCAL RATE

WHEREAS the Estimates of Income and Expenditure of the Sewerage Local Fund for the year commencing 1st January, 1990, were adopted by Council on 13th November, 1989, AND WHEREAS such Estimates, including a notice of a proposal to make and levy a local rate in connection therewith were advertised in the Hawkesbury Gazette on 22nd November, 1989, IT IS HEREBY RESOLVED THAT a Windsor Sewerage Local Rate of nought point seven nought six eight cents (0.7068c) in the dollar on the Land Value of all rateable land to the Sewerage Local Rate in pursuance of Section 379 of the Local Government Act, 1919 subject to a minimum amount of two hundred and twenty four dollars ($224.00) connected and two hundred and nineteen dollars ($219.00) not connected for each separate parcel of land be now made for the year 1990.

F. INDUSTRIAL SEWERAGE LOCAL LOAN RATE

WHEREAS the Council has raised loans of $83,862 for the purpose of the provision of funds to meet the cost of construction of sewers and works connected therewith AND WHEREAS the said loans are attached to the Sewerage Local Fund AND WHEREAS the Council is required by the mortgage deeds in connection with the loans to repay to the lender during 1990 an amount of ten thousand one hundred and twenty five dollars ($10,125.00) in repayment of principal and in payment of interest in respect of the said loans and for the purpose of meeting administrative costs AND WHEREAS in the opinion of the Council the loan works are of special benefit to the portion of the City defined by Resolution Number 691 dated 8th December, 1971 AND WHEREAS the Estimates of Income and Expenditure in the Sewerage Fund for the year commencing 1st January, 1990, were adopted by Council on 13th November, 1989, AND WHEREAS such Estimates including a notice of proposal to make and levy a Local Loan Rate which is sufficient to yield an amount of thirteen thousand one hundred and twenty five dollars ($13,125.00) were advertised in the Hawkesbury Gazette on 22nd November, 1989, IT IS HEREBY RESOLVED THAT a Local Loan Rate of nought point one nine six nine cents (0.1969c) in the dollar be now made for the year 1990 on the Land Value of all rateable land within the portion of the area defined by Resolution Number 691 of Windsor Municipal Council on 8th December, 1971 and advertised in the Windsor and Richmond Gazette on 15th December, 1971.

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Town Clerk/General Manager Mayor

G. PITT TOWN SEWERAGE LOCAL RATE

WHEREAS the Council has raised loans of $400,000 for the purpose of the provision of funds to meet the cost of construction of sewers and works connected therewith AND WHEREAS the said loans are attached to the Sewerage Local Fund AND WHEREAS the Council is required by the mortgage deeds in connection with the loans to repay to the lender during 1990 an amount of sixty four thousand one hundred and forty six dollars ($64,146) in repayment of principal and payment of interest in respect of the said loans AND WHEREAS in the opinion of the Council the loan works are of special benefit to the portion of the City defined by Resolution Number 170 of 23rd March, 1981 and advertised in the Windsor and Richmond Gazette dated 25th February, 1981 AND WHEREAS the Estimates of Income and Expenditure in the Sewerage Fund for the year commencing 1st January, 1990, were adopted by Council on 13th November, 1989, AND WHEREAS such Estimates including a notice of proposal to make and levy a Local Loan Rate which is sufficient to yield an amount of forty six thousand nine hundred and five dollars ($46,905) were advertised in the Hawkesbury Gazette on 22nd November, 1989, IT IS HEREBY RESOLVED THAT a Local Loan Rate of nought point nought nought nought two cents (0.0002c) in the dollar be now made for the year 1990 on the Land Value of all rateable land within the area subject to a minimum amount of two hundred and sixty five dollars ($265.00) per assessment.

H. CLARENDON SEWERAGE LOCAL RATE

WHEREAS the Council has raised loans of $250,000 for the purpose of the provision of funds to meet the cost of construction of sewers and works connected therewith AND WHEREAS the said loans are attached to the Sewerage Local Fund AND WHEREAS the Council is required by the mortgage deeds in connection with loans to repay to the lender during 1990 an amount of forty thousand, six hundred and sixty five dollars ($40,665) in repayment of principal and payment of interest in respect of the said loans AND WHEREAS in the opinion of the Council the loan works are of special benefit to the portion of the City defined by Resolution Number 2 of 10th January, 1984 and notified by advertisement in the Hawkesbury Gazette on 19th December, 1983 and WHEREAS the Estimates of Income and Expenditure in the Sewerage Fund for the year commencing 1st January, 1990 were adopted by Council on 13th November, 1989, AND WHEREAS such Estimates including a notice of proposal to make and levy a local loan rate which is sufficient to yield an amount of twelve thousand seven hundred and seventy five dollars ($12,775) were advertised in the Hawkesbury Gazette on 22nd November, 1989 IT IS HEREBY RESOLVED THAT a local loan rate of one point four nine four cents in the dollar (1.494c) be now made for the year 1990 on the Land Value of all rateable land within the area subject to a minimum amount of two hundred and sixty five dollars ($265) per assessment.

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Town Clerk/General Manager Mayor

I. GREENWAY/CLAREMONT CRESCENT LOCAL RATE

WHEREAS the Council has raised loans of $132,665 for the purpose of the provision of funds to meet the cost of construction of sewers and works connected therewith AND WHEREAS the said loans are attached to the Sewerage Local Fund AND WHEREAS the Council is required by the mortgage deeds in connection with loans to repay to the lender during 1990 an amount of twenty seven thousand six hundred and nineteen dollars ($27,619) in repayment of principal and payment of interest in respect of the said loans AND WHEREAS in the opinion of the Council the loan works are of special benefit to the portion of the City defined by Resolution Number 206 of 13th May, 1986, and notified by advertisement in the Hawkesbury Gazette on 30th November, 1988 AND WHEREAS the Estimates of Income and Expenditure in the Sewerage Fund for the year commencing 1st January, 1990 were adopted by Council on 13th November, 1989 AND WHEREAS such Estimates including a notice of proposal to make and levy a local loan rate which is sufficient to yield an amount of six thousand six hundred and twenty five dollars ($6,625) were advertised in the Hawkesbury Gazette on 22nd November, 1989, IT IS HEREBY RESOLVED THAT a local loan rate of nought point nought nought nought one cents (0.0001c) in the dollar be now made for the year 1990 on the Land Value of all rateable land within the area subject to a minimum amount of two hundred and sixty five dollars ($265.00) per assessment.

J. EXTRA CHARGES ON OVERDUE RATES

IT IS HEREBY RESOLVED THAT for the purpose of calculating the extra charges on overdue rates in accordance with Section 158(2) of the Local Government Act, 1919, Council make the interest charge for 1990 twenty one (21.00) per centum per annum simple interest.

IT IS HEREBY RESOLVED THAT the Rates made for the year commencing 1st January, 1990 be levied by the service of rate notices in compliance with Section 139 of the Local Government Act, 1919, and the Ordinance made thereunder and the Town Clerk/General Manager be and is hereby authorised to prepare and serve such notice for and on behalf of Council.

K. GARBAGE SERVICE CHARGES

IT IS HEREBY RESOLVED THAT for the purpose of upkeep, working and maintenance of a garbage disposal service the Council make, for the year commencing 1st January, 1990 in the defined Scavenging Districts a garbage disposal charge of one hundred dollars and eighty eight cents ($100.88) per annum for a once weekly two hundred and forty (240) litre wastecart service.

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Town Clerk/General Manager Mayor

IT IS HEREBY RESOLVED THAT a refund of part of the yearly charge for the garbage services in the defined scavenging districts shall only be made where the property is vacant for a period of not less than three (3) months. Premises in the commercial and industrial areas are limited to one two hundred and forty (240) litre wastecart.

L. SULLAGE COLLECTION CHARGES

IT IS HEREBY RESOLVED THAT for the purpose of upkeep, working and maintenance of a sullage collection service, the Council make for the year commencing 1st January, 1990, a sullage disposal charge of four hundred and ninety nine dollars seventy two cents ($499.72) per annum for a fortnightly service AND FURTHER and for each additional sullage collection service a charge be made of nineteen dollars and twenty two cents ($19.22) per service.

IT IS HEREBY RESOLVED THAT for the purpose of providing an emergency sullage collection service outside the normal collection hours of 7.00am to 6.00pm Monday to Saturday inclusive, the Council make for the year commencing 1st January, 1990, a charge of fifty eight dollars and twenty five cents ($58.25) per service.

IT IS HEREBY RESOLVED THAT for the purpose of providing a sullage collection service to commercial properties, the Council make for the year commencing 1st January, 1990, a charge of nine dollars and thirty two cents ($9.32) per one thousand (1000) litres collected.

IT IS HEREBY RESOLVED THAT for the purpose of providing a routine maintenance of septic tanks for the removal of sludge and solids, the Council make for the year commencing 1st January, 1990, a charge of one hundred and four dollars and eighty five cents ($104.85) per service.

IT IS HEREBY RESOLVED THAT for the purpose of providing a final clean-out sullage collection service (in conjunction with sewer connection) the Council make for the year commencing 1st January, 1990, a charge of ninety nine dollars ($99.00) per service.

IT IS HEREBY RESOLVED THAT a refund of part of the yearly charge for the sullage collection service shall only be made where the property is vacant for a period of not less than three (3) months.

M. CHARGES TO BE ADDED TO THE RATE NOTICES

THAT charges fixed for the removal of garbage be added to the rate notices in accordance with the provisions of Section 167(5) of the Local Government Act, 1919 as amended.

THAT charges fixed for the removal of sullage be added to the rate notices.

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Town Clerk/General Manager Mayor

N. SEWERAGE SERVICES TO NON-RATEABLE LAND

THAT charges for sewerage services rendered in respect of land not rateable under Part XIV of the Local Government Act, 1919, as amended, be made in accordance with the provisions of Ordinance 46.

O. LEVY AS COMBINED RATES

THAT the rates applying in the respective areas be levied as Combined Rates.

P. VOTING OF EXPENDITURE

THAT the amounts shown as estimated expenditure for 1990 in the Estimates of Income and Expenditure of all funds adopted by Council on 13th November, 1989 be now voted for expenditure on the items set out therein.

The meeting terminated at 7.45 p.m.

Submitted to and confirmed at the meeting of Council held on the 13th February, 1990.

. . . . . Mayor.

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Town Clerk/General Manager Mayor

Minutes of the Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 12th December, 1989, commencing at 7.45 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.

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

504 RESOLVED on the motion of Alderman Bazeley seconded by Alderman Sheather that the apology be accepted.

SECTION 1 - MINUTES OF MEETINGS

CONFIRMATION OF MINUTES

505 RESOLVED on the motion of Alderman Gibson seconded by Alderman Sheather that the Minutes of the Special Meeting of Council held on 13th November, 1989, having been circulated amongst the members of Council, be confirmed.

506 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that the Minutes of the Ordinary Meeting of Council held on 14th November, 1989, having been circulated amongst the members of Council, be confirmed.

MAYORAL MINUTES

1. CATCHMENT MANAGEMENT. H100/4 [50.569]

507 RESOLVED on the motion of Alderman Horrex seconded by Alderman Gibson that Council seek the support of the Mayors and Presidents of the Member Councils with a view to gaining their representations to their appropriate members of Parliament. Further that Council write to the appropriate Ministers with a view to maintaining the newly re-structured organisation.

2. HAWKESBURY - ADVISORY BODY. P160 [50.570]

508 RESOLVED on the motion of Alderman Horrex seconded by Alderman Sheather that the information be received.

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3. OPEN SPACE STRATEGY. P160 [50.571]

509 RESOLVED on the motion of Alderman Horrex seconded by Alderman Sledge that Council nominate for acquisition in the Government's Open Space Strategy the property known as Cherry Park, Kurrajong Heights and accordingly advise the landowner and, the area of South Creek proposed to be developed for Wetlands as a major improvement of water quality in the waterways.

SECTION 2 - NOTICE OF MOTION

By Alderman H.J.M.Books C40/19 [50.572]

510 RESOLVED on the motion of Alderman Books seconded by Alderman Sledge that 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. The 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.

SECTION 3 - REPORT OF GENERAL PURPOSE COMMITTEE

SECTION 2 - PLANNING & DEVELOPMENT

ITEM 2 - J LEE - PROFESSIONAL CONSULTING ROOM - LOT 23 DP 709025, NO. 3 SIRIUS ROAD, BLIGH PARK. DA 357/89

See Minute No. 546.

ITEM 4 - S & V AGIUS - CATTLE FEEDLOT OPERATION - LOT 3 DP 708201 SPINKS ROAD, GLOSSODIA. DA 371/89 [50.573]

511 RESOLVED on the motion of Alderman Mackay seconded by Alderman Books that the application be refused for the following reasons :

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

ITEM 7 - FABIMA PTY LTD - FIRST USE OF SHOP FOR PURPOSE OF A RESTAURANT/NIGHTCLUB - LOT 1 DP 533450, CNR. GEORGE & NEW STREETS, WINDSOR. DA 318/89 [50.574]

512 MOVED on the motion of Alderman Sledge seconded by Alderman Gibson 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.

An amendment was moved by Alderman Bazeley seconded by Alderman Michael that the applicant address :

1. The social impact of the proposed night club by way of the social impact study;

2. The noise impact from both within and the surrounds of the Club including car arrival, departure and parking;

prior to any further consideration of the application by Council.

The amendment was lost.

The motion was then put and carried.

ITEM 12 - AURORA MEANDER SCHOOL - ENCLOSURE OF EXISTING WEATHER PAVILION TO PROVIDE FOR TEMPORARY CLASSROOM - LOT 1 DP 204940 MOUNTAIN AVENUE, YARRAMUNDI. DA 393/89

See Minute No. 547.

ITEM 16 - DEVELOPMENT APPLICATION - ESTABLISHMENT OF DOG KENNELS FOR BOARDING AND BREEDING, LOT 4 DP 210461, BELLS LINE OF ROAD, BILPIN. APPLICANT : J & V MORRIS DA 334/89 [50.575]

Moved by Alderman Michael seconded by Alderman Denne that the application be approved.

The Manager of Town Planning advised that late this afternoon there were additional items of correspondence submitted on this matter - one from the land owner, Mr.Dingle which he understood all Aldermen have received a copy - another one was a letter from the applicant briefly bringing to Council's attention that the land contours and mounds proposed would effectively reduce the noise that might issue from the kennels, that the number of visitors per week would be no more than 4 to 5 and that the kennels would have piped music so that the dogs would probably not hear the scare guns and correspondingly would not bark. Additional letters have been submitted by the applicant, character letters in support - one from R.W.Naylor & Associates, Veterinarian Surgeon stating that he has been the vet for the particular kennels for some 20 years and has had the highest regard for the applicant. Other letters are from adjoining land owners stating that they have been aware of the kennels for over 20 years and similarly have no problems from where the kennels are at the moment.

513 AN AMENDMENT was moved by Alderman Mackay seconded by Alderman Sledge that a further inspection be carried out.

The amendment was carried.

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

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 12TH DECEMBER, 1989.

Town Clerk/General Manager Mayor

ITEM 20 - DRAFT LOCAL ENVIRONMENTAL PLAN - NEPEAN PARK, YARRAMUNDI L9/87 [50.576]

514 RESOLVED on the motion of Alderman Bazeley seconded by Alderman Gibson that Council support the rezoning of Lot 2 in plan of subdivision of Lot 6, DP 4161 and Lot 8, DP 13446 known as the Nepean Park Yarramundi to create 122 allotments for the purpose of rural/residential recreational development.

Further that :

1. Council submit the draft LEP to the Department of Planning pursuant to Section 68 of the Environmental Planning and Assessment Act.

2. If approved by the Minister consideration of contributions (Section 94 and otherwise) be recommended to and determined by Council upon receipt of any development application.

515 RESOLVED on the motion of Alderman Sheather seconded by Alderman Stubbs that the Report of the General Purpose Committee Meeting held on 28th November, 1989 as recorded on Pages 1 to 24 ofthe Minutes of the General Purpose Committee Meeting, be adopted, with the exception of :

Section 2 - Planning & Development

Item 2 - J Lee - Professional Consulting Room - Lot 23 DP 709025, No. 3 Sirius Road, Bligh Park DA 357/89 [10.526]

Item 4 - S & V Agius - Cattle Feedlot Operation - Lot 3 DP 708201 Spinks Road, Glossodia. DA 371/89 [50.573]

Item 12 - Aurora Meander School - Enclosure of Existing Weather Pavilion to Provide for Temporary Classroom - Lot 1 DP 204940, Mountain Avenue, Yarramundi. DA 393/89 [10.536]

Item 16 - Development Application - Establishment of Dog Kennels for Boarding and Breeding, Lot 4 DP 210461, Bells Line of Road, Bilpin. Applicant : J & V Morris DA 334/89 [50.575]

Item 20 - Draft Local Environmental Plan - Nepean Park, Yarramundi, L9/87 [50.576]

which have already been considered by Council - Minutes Nos. 511, 513, 514, 546 and 547.

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Town Clerk/General Manager Mayor

SECTION 4 - REPORTS FOR DETERMINATION

FINANCE AND ADMINISTRATION

1. STAFF MATTERS. S1/8P [50.577]

516 RESOLVED on the motion of Alderman Mackay seconded by Alderman Stubbs that the resignations be received and references under Seal be issued.

2. WESTPOOL - CONFERENCE - SANTA BARBARA, U.S.A. I112/21 [50.578]

517 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Sledge 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 [50.579]

518 RESOLVED on the motion of Alderman Denne seconded by Alderman Sheather 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 [50.580]

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

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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 [50.581]

520 RESOLVED on the motion of Alderman Mackay seconded by Alderman Stubbs 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 [50.582]

521 RESOLVED on the motion of Alderman Denne seconded by Alderman Gibson 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 [50.583]

522 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Mackay that the offer be accepted and the Seal of Council be affixed to the mortgage documents.

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8. COMMONWEALTH BANK OF AUSTRALIA - RENEWAL OF LOANS. B23-36 [50,584]

523 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Denne 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 [50,585]

524 RESOLVED on the motion of Alderman Gibson seconded by Alderman Books 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. [50,586]

525 RESOLVED on the motion of Alderman Gibson seconded by Alderman Books 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 [50,587]

526 RESOLVED on the motion of Alderman Gibson seconded by Alderman Denne 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 [50,588]

527 MOVED on the motion of Alderman Gibson seconded by Alderman Books 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.

An amendment was moved by Alderman Michael seconded by Alderman Sledge that the $230,000 (two hundred and thirty thousand dollars) in the recommendation for The Terrace opening be deleted and that included in it be $200,000 (two hundred thousand dollars) for car parking and $30,000 (thirty thousand dollars) for the park improvement programme, still making a total of $950,000 (nine hundred and fifty thousand dollars).

The amendment was lost.

The motion was then put and carried.

Alderman Michael asked that his name be recorded on the grounds of the high percentage on the one particular item that he mentioned.

13. FRAIL AGED AND DISABLED. C45-39 [50,589]

528 RESOLVED on the motion of Alderman Denne seconded by Alderman Gibson 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 [50.590]

529 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Mackay 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 [50.591]

530 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs 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 [50.592]

531 RESOLVED on the motion of Alderman Gibson seconded by Alderman Mackay 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 [50.593]

532 RESOLVED on the motion of Alderman Mackay seconded by Alderman Stubbs 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 [50.594]

533 RESOLVED on the motion of Alderman Mackay seconded by Alderman Stubbs 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. [50.595]

Item 16 of the Town Clerk/General Manager's Supplementary Report - Finance and Administration was dealt with in conjunction with Item 6 above.

Moved by Alderman Mackay seconded by Alderman Denne 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.

That the Australian Property Group of the Department of Administrative Services be advised that Council opposes the closure of Percival Street and that the alternative routes are not suitable in terms of construction standard and effect on residents. That Council would be happy to be present at any meeting arranged by the Property Group with local residents to discuss the matter.

An amendment was moved by Alderman Books seconded by Alderman Gibson that this matter be deferred until there are proper representations and discussions with the R.A.A.F. and Council to find out exactly what is going on.

That the Australian Property Group of the Department of Administrative Services be advised that Council opposes the closure of Percival Street and that the alternative routes are not suitable in terms of construction standard and effect on residents. That Council would be happy to be present at any meeting arranged by the Property Group with local residents to discuss the matter.

Alderman Bazeley foreshadowed a further amendment.

The amendment was carried.

The amendment then became the motion.

The foreshadowed amendment was moved by Alderman Bazeley seconded by Alderman Sledge that :

1. Mr. J.Gough be requested to not open the pit to trucks prior to 7.00 a.m.

2. That the Australian Property Group of the Department of Administrative Services be advised that Council opposes the closure of Percival Street and that the alternative routes are not suitable in terms of construction standard and effect on residents. That Council would be happy to be present at any meeting arranged by the Property Group with local residents to discuss the matter.

Alderman Michael foreshadowed a further amendment.

The amendment was lost.

534 The foreshadowed amendment was moved by Alderman Michael seconded by Alderman Books that in relation to Item 6 discussions be held with the R.A.A.F. in regard to movements of heavy vehicles in the early morning that are proceeding to and from Cordners Corner traversing Percival Streeet and Cupitts Lane.

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Further in relation to Item 16 that the Australian Property Group of the Department of Administrative Services be advised that Council opposes the closure of Percival Street and that the alternative routes are not suitable in terms of construction standard and effect on residents. That Council would be happy to be present at any meeting arranged by the Property Group with local residents to discuss the matter.

The amendment was carried.

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

7. 1988/89 KERB & GUTTER AND DRAINAGE WORKS PROGRAMME. R190/2, R190/4 [50,596]

535 RESOLVED on the motion of Alderman Mackay seconded by Alderman Bazeley 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. [50.597]

536 RESOLVED on the motion of Alderman Bazeley seconded by Alderman Denne 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 [50.598]

Alderman Sheather declared an interest in this matter.

537 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Sledge 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.

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10. HAWKESBURY NETBALL COURTS, SOUTH WINDSOR. 625-207 [50.599]

538 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Bazeley 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 [50.600]

539 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Bazeley 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 [50.601]

540 RESOLVED on the motion of Alderman Bazeley seconded by Alderman Stubbs 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 [50.602]

Item 16 of the Town Clerk/General Manager's Supplementary Report - Engineering - was considered in conjunction with Item 13 above.

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541 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Sheather that:

1. The 1989/90 maintenance and improvement programmes be adopted.

2. The amount of $109,100 (one hundred and nine thousand, one 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 [50.603]

542 RESOLVED on the motion of Alderman Books seconded by Alderman Stubbs 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 [50.604]

543 RESOLVED on the motion of Alderman Benson seconded by Alderman Books 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 [50.605]

544 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Bazeley 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.

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2. WORK EXPERIENCE PROGRAMME. S205 [50.606]

545 RESOLVED on the motion of Alderman Benson seconded by Alderman Bazeley 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

1. NO.3 SIRIUS ROAD, BLIGH PARK - PROFESSIONAL CONSULTING ROOM. DA 357/89 [50.607]

546 RESOLVED on the motion of Alderman Mackay seconded by Alderman Stubbs 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 8pm Mondays to Fridays and 8.30 to 12.30 pm 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.

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.

2. AURORA MEANDER SCHOOL - ENCLOSURE OF EXISTING WEATHER PAVILION TO PROVIDE FOR TEMPORARY CLASSROOM - MOUNTAIN AVENUE, YARRAMUNDI. DA 393/89 [50.608]

547 RESOLVED on the motion of Alderman Gibson seconded by Alderman Bazeley 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.

3. ARNDELL COLLEGE LTD - ESTABLISHMENT OF A SCHOOL - LOT 16, DP 259650, THRELKELD DRIVE, CATTAI. DA 402/89 [50.609]

The Town Clerk/General Manager advised that a late objection had been received from the owner of Lot 15, Threlkeld Drive, Cattai, Mr.Geoff Lees, and the basis of his objection was on the detriment to his life style, unsightly buildings that could be placed on the site, the waste disposal system that may be provided for which no details have been given and that such waste disposal system could be close to Cattai Creek, there will be significant increase in traffic up to 40/50 car movements a day and any bus travel that might be included on Threlkeld Drive with the associated noise. That whilst the lease for the building is for three years, they are concerned it could be extended for many more years. The concluding paragraph is that they would like to discuss their objections with the Council.

548 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Mackay 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 [50.610]

Moved by Alderman Gibson seconded by Alderman Stubbs 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.

549 AN AMENDMENT was moved by Alderman Michael seconded by Alderman Bazeley that consideration of this matter be deferred until the end of the meeting.

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The amendment was carried.

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

5. PROPOSED INDUSTRIAL REZONING OF FORMER T.A.F.E. SITE - MILEHAM STREET, SOUTH WINDSOR. P160 [50.611]

550 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs 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.

6. S & V AGIUS - CATTLE FEEDLOT - SPINKS ROAD, GLOSSODIA DA 371/89 [50.612]

See Minute No. 511.

551 RESOLVED on the motion of Alderman Bazeley seconded by Alderman Mackay that the information be received.

7. EXTENSION OF HOURS OF OPERATION - FAMILY ENTERTAINMENT CENTRE - WEST MARKET STREET, RICHMOND. DA 206/89 [50.613]

552 RESOLVED on the motion of Alderman Sheather seconded by Alderman Denne 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 [50.614]

553 RESOLVED on the motion of Alderman Bazeley seconded by Alderman Mackay that the Minister for Education be invited to officially launch both the Adult and Children's Literacy Collections in April, 1990.

SECTION 5 - REPORTS FOR INFORMATION [50.615]

1. REPRESENTATION ON PROFESSIONAL BODIES. S1/8P
2. COMMUNITY SERVICES REPORT. C45
3. DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY. P160/33
4. SCHOOL PRESENTATIONS -- CITIZENSHIP AWARDS. S196, D64
5. CHIEF LIBRARIAN'S REPORT - DECEMBER, 1989. L125-9
6. ESTABLISHMENT OF DOG KENNELS FOR BOARDING AND BREEDING - LOT 4 DP 210461 BELLS LINE OF ROAD, BILPIN. DA 334/89
7. REGIONAL STUD FARM - PROPOSED STRATA SUBDIVISION. DA 878/88; S89/110
8. PUBLIC WORKS. S205/3/A
9. PROPOSED ROUNDABOUT AND ASSOCIATED TRAFFIC WORKS, THOMPSON SQUARE, WINDSOR. 665-2021
10. CHANGES TO THE OCCUPATIONAL HEALTH AND SAFETY ACT. S205-44-A
11. AUSTRALIANA PIONEER VILLAGE. C51-54
12. NATIONAL REVIEW OF LOCAL GOVERNMENT LABOUR MARKETS. S205
13. SUBMISSION SEEKING EXTENSION OF THE METROPOLITAN (02) TELEPHONE ZONE. T216
14. MEASURING PUBLIC LIBRARY EFFECTIVENESS. L125/2
15. PRICE LANE AGNES BANKS 3729-4602; 3729-4603; 3729-4604; 3729-4605; 3726-4607; 3729-4609; 3729-461; 3729-4611
16. TREE PRESERVATION ORDER APPLICATIONS. P160/30
17. COUNCIL'S SERVICES - CHRISTMAS/NEW YEAR C50

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

SECTION 6 - REPORTS OF COMMITTEES

MANAGEMENT EXECUTIVE COMMITTEE MEETING - 15TH NOVEMBER, 1989. [50.616]

The Town Clerk/General Manager advised that the amount on the last line of the first page of the report should read $443.80 (four hundred & forty three dollars and eighty cents) per week.

555 RESOLVED on the motion of Alderman Gibson seconded by Alderman Bazeley that the Minutes of the Meeting of the Management Executive Committee held on 15th November, 1989 as recorded on Pages 1 and 2 of the Minutes, be adopted, subject to the above amendment.

NOISE & ENVIRONMENTAL POLLUTION COMMITTEE MEETING - 23RD NOVEMBER, 1989 [50.617]

556 RESOLVED on the motion of Alderman Gibson seconded by Alderman Bazeley that the Minutes of the Meeting of the Noise & Environmental Pollution Committee held on 23rd November, 1989, as recorded on Pages 1 to 4 of the Minutes, be adopted.

SECTION 7 - CORRESPONDENCE FOR INFORMATION [50.618]

1. LIBRARY COUNCIL OF NEW SOUTH WALES - INCREASED FUNDING TO PUBLIC LIBRARIES. L125-1
2. HAWKESBURY CITY SISTER CITY ASSOCIATION - CHANGES TO CONSTITUTION. C50-10
3. DEPARTMENT OF LOCAL GOVERNMENT - LIMITATION OF INCOME WHICH COUNCILS MAY DERIVE FROM GENERAL PURPOSE RATES AND GARBAGE CHARGES FOR 1909. C44-1, R186
4. DEPARTMENT OF TRANSPORT AND COMMUNICATIONS - VARIATION OF RADIO STATION'S SERVICE AREA. C45-11
5. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW -GENERAL CIRCULAR NO. 15. C44-2
6. McDONELL MOFFITT DOWLING TAYLER. 1122
7. DAVID HAY, MINISTER FOR LOCAL GOVERNMENT AND MINISTER FOR PLANNING - SECTION 94 CONTRIBUTIONS. P160-61

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8. THE HON KEVIN ROZZOLI, MP, SPEAKER, MEMBER FOR HAWKESBURY - SUBSIDISATION OF SULLAGE PUMP-OUT COSTS. S195-6, S195
9. PAUL GIBSON, MP, STATE MEMBER FOR LONDONDERRY - SUBSIDISATION OF SULLAGE PUMP-OUT COSTS. P195-5
10. AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION - PRESS RELEASE. C48-1, R190
11. BARNARDO'S AUSTRALIA - DONATION. D64
12. HAWKESBURY WATER POLO ASSOCIATION - DONATION. D64
13. HAWKESBURY DISTRICT HOSPITAL. D64
14. PROSPECT ELECTRICITY - ANNUAL REPORT. E74
15. WESTPOOL - ANNUAL GENERAL MEETING. I112-21
16. RAAF. CLOSURE OF DIGHT STREET, RICHMOND. 665-421
17. PROSPECT ELECTRICITY - STREETLIGHTING. E74/1
18. PROSPECT ELECTRICITY. STREETLIGHTING - RICHMOND. E74/1
19. DEPARTMENT OF MAIN ROADS. 665-1927
20. PUBLIC WORKS DEPARTMENT. 1988/89 ANNUAL REPORT. R190
21. DEPARTMENT OF LOCAL GOVERNMENT - MAXIMUM AMOUNT OF MINIMUM GENERAL RATES. C44-2
22. HAWKESBURY ADULT LITERACY GROUP - INTERNATIONAL LITERACY YEAR. L125/14
23. BILPIN PUBLIC SCHOOL. S196/1
24. ROADS & TRAFFIC AUTHORITY - SAFE SENIORS CAMPAIGN. R190
25. PAUL GIBSON, MP, STATE MEMBER FOR LONDONDERRY - SUBSIDISATION OF SULLAGE PUMP OUT COSTS. S195-5
26. THE HON KEVIN ROZZOLI, MP, SPEAKER, MEMBER FOR HAWKESBURY - SURPLUS LAND OWNED BY THE WATER BOARD. M134

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

SECTION 8 - OTHER REPORTS [50.619]

558 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that the other reports be received.

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SECTION 9 - SUPPLEMENTARY REPORTS

REPORTS FOR DETERMINATION

FINANCE AND ADMINISTRATION

14. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. DA 427/89 [50.620]

559 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that the Seal of Council be affixed to the following document:-

1) Bank Guarantee - DA 427/85 - Bonding of car park, seal and landscaping for $8,000 (eight thousand), preparation completed. Car park for shops, Kurrajong Village.

15. TAXATION OF ELECTED MEMBERS ALLOWANCES. L128/5 [50.621]

560 RESOLVED on the motion of Alderman Mackay seconded by Alderman Bazeley that Council write to the Federal Treasurer and the Member for Macquarie advising that they are strongly opposed to the principle of taxing elected members as employees and, that the Government advise if it is intending to introduce legislation to overcome the decision of the Federal Court such that elected members allowances became taxable and that fringe benefits tax applied to elected members.

16. PROPOSED CLOSURE AND PURCHASE OF PERCIVAL STREET. 665-1627

See Minute No. 534.

ENGINEERING

16. REGIONAL ROADS PROGRAMME. G95, R190

See Minute No. 541.

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17. WILBERFORCE HALL. S197/1 [50,622]

561 MOVED by Alderman Sheather seconded by Alderman Sledge that Council repair the Hall at an estimated cost of $1,230 (one thousand two hundred and thirty dollars) for public use and to take the necessary steps by way of a contract to let the School of Arts in relation to address hiring fees and vandalism.

An amendment was moved by Alderman Gibson seconded by Alderman Benson that the action taken to close Wilberforce Hall for public use be endorsed.
The amendment was lost.

The motion was then put and carried.

HEALTH AND BUILDING

3. GRAHAM PRICE PTY LTD - 100 PITT TOWN ROAD, MCGRATHS HILL. 3655(W), A10/2 [50,623]

562 RESOLVED on the motion of Alderman Books seconded by Alderman Stubbs that Council support any application of Graham Price Pty Ltd for funding to assist development of environmentally controlled compost.

PLANNING

8. ARNDELL COLLEGE LTD - ESTABLISHMENT OF A SCHOOL - THRELKELD DRIVE, CATTAI. DA 402/89

See Minute No. 548.

LIBRARY

2. SPECIAL GRANT APPLICATION - 1989/90. G95/11 [50,624]

563 RESOLVED on the motion of Alderman Denne seconded by Alderman Gibson that:

a. Special Grant Applications 1989/90 be made for Science & Technology resources & CD ROM $18,000.00 (eighteen thousand dollars), Information for Small Business $7,000.00 (seven thousand dollars), Adult Literacy resources $6,000.00 (six thousand dollars), Production of Adult literacy materials $15,000.00 (fifteen thousand dollars).

b. The Western Sydney Chief Librarians' Committee Co-operative Special Grant Application 1989/90 for Literacy through literature programme 1990 $54,591.00 (fifty four thousand five hundred and ninety one dollars), Adult reference resources $78,000.00 (seventy eight thousand dollars) and Junior reference resources $25,000.00 (twenty five thousand dollars) be endorsed.

QUESTIONS WITHOUT NOTICE [50.625]

Alderman Mackay referred to articles in a recent publication and asked :

1. Is it true that the Federal Government garnishees 6.5 billion in fuel taxes?

2. Is it true that less than 20% of this Federal tax is spent on Australia's roads?

3. Is it true that after allowing for inflation the amount the same Federal Government is spending on roads is 25% lower than it was three years ago?

The Mayor stated that he understood through the Local Government Association that these figures that have been presented to the Association are from the N.R.M.A., and that is there is something like 47 cents in every dollar which goes to various taxes and of that only 16% is turned back into roads. Over 4 years ago 2 cents of the 4 cents for Local Government Road Funding was taken out for the Bicentennial Road Programme and has never been restored. Local Government in New South Wales is responsible for 83% of the road system, the U.K. about 50% of the fuel taxes are returned back into the road, in Japan it is over 100%, in the United States it generally runs around the 100% To answer Alderman Mackay's question in real terms road funding has never been lower since World War 2.

564 RESOLVED on the motion of Alderman Mackay seconded by Alderman Gibson that Council inform the Federal Government through the appropriate Minister of their sheer amazement of the poor funding for roads in Australia and it be requested to address this issue at the

forthcoming Federal Election and that representations be also made through the Opposition Members.

Alderman Books referred to a bad section of potholes and broken pavement on the corner of Bell Street and Church Street, South Windsor.

Alderman Books stated that there is a large pothole in George Street, South Windsor on the western side of the street between Ham Street and James Street which needs immediate attention. He stated that South Windsor generally is badly potholed everywhere and asked if this could be given some attention before the Christmas holidays.

Alderman Books again referred to the landfill operation in McGrath Road, McGraths Hill. He stated that brick rubble, concrete etc. is being dumped there and is becoming a real tip. He asked if something could be done about the situation.

Alderman Books asked what is the landfill policy.

The Manager of Engineering Services stated that action was taken when the matter was raised previously, with the person responsible being requested to remove the material from the footpath.

The Manager of Environment & Building Services undertook to investigate the matter in relation to the landfill operation.

Alderman Books stated that the fill is back out on the footpath again and it is quite a mess. They are filling up amongst the trees and the fill would now be a couple of feet up the butts of the trees. There has been no stripping of topsoil.

Alderman Benson stated that there is an excessive use of the hydrant in Bathurst Street which has desolated the kerbing and guttering. He stated that it would require a fair amount of work as it has also destroyed the grading system.

Alderman Gibson asked if an investigation could be carried out through the respective Department for a layby at the front of Amatek on the Windsor Road where the trucks park.

Alderman Gibson stated that on the corner of Ian Street and Boomerang Drive, Glossodia, where the new section went down Ian Street and under Boomerang Drive across into the scrub, right on the corner of Ian Street and Boomerang Drive the water still lies there consistently. He asked if this could be cleaned out.

Alderman Denne stated that she attended the Local Government Association Annual Conference at Tamworth and that the general public in the Hawkesbury City area are not aware that the Mayor, Alderman Horrex, was elected for a second term as Country Vice President and she felt that this should be acknowledged within the community.

Alderman Denne stated that the Soroptomist International, which is a Service Club similar to Rotary, has now a branch of that organisation within the City area and a couple of weeks ago the Hawkesbury Branch did receive its Charter. She felt that this Club will undoubtedly be of great assistance to the community.

The Mayor offered congratulations to Aldermen Denne on being elected Deputy Chairman of the Hawkesbury River County Council.

Alderman Sheather stated that at the intersection of George Road and Castlereagh Road, Wilberforce on the school corner, the water has overrun on to the street from the drainage and asked if this could be investigated.

Alderman Sheather stated that there are three water problems that Council may indicate to the Water Board :

1. Pitt Town Ferry Road, Wilberforce some hundred yards down from King Road.

2. There is a hydrant leaking at North Richmond Oval on the road going towards the tennis courts on the left hand side. It has been like it for a few weeks.

3. The water hydrant across the river at the entrance to Macquarie Park is leaking.

Alderman Sheather referred to the fill on the river bank at the Butterfly Farm and asked if there has been any action taken in this regard.

The Manager of Environment & Building Services stated that the matter has been taken up with the owner who has indicated that he has written to Council and did not receive any reply and decided that he would have to go ahead and reclaim the area that was washed away during a recent flood. It was indicated to him that such work did require not only consent but also with advice from the Department of Public Works in order that it was carried out properly. He has agreed to meet with the Department of Public Works on site and carry out the Department's instructions and if development consent is needed he will submit an application.

Item 4 of the Planning Section of the Town Clerk/General Manager's - Reports for Determination - was considered at this stage.

4. FACTORY UNITS - CORNER OF CHARLES AND WILLIAM STREETS, NORTH RICHMOND. DA 264/88 BA 229/89 [50.626]

Moved by Alderman Mackay seconded by Alderman Benson 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.

565 AN AMENDMENT was moved by Alderman Michael seconded by Alderman Bazeley that consideration of the matter be deferred pending a site inspection.

The amendment was carried.

The amendment became the motion which was put and carried.

QUESTIONS FROM THE GALLERY [50.627]

The Mayor then invited Questions from the Gallery.

Mr.Morris, the applicant for the kennels at Bilpin thanked Council for their consideration of his application and asked for confirmation of the suggested site inspection.

The Mayor stated that the inspection would be carried out some time prior to the 30th January and that as soon as a date has been determined Mr.Morris would be informed immediately.

Mr.Sam Agius asked what could he do to keep the feedlot up and going on Lot 3 Spinks Road. He asked how long before he can do anything to improve it.

The Mayor pointed out to Mr.Agius that his application had been refused and in fact he could not do a thing, he could not continue that operation. The Council has rejected Mr.Agius's activity that he applied for since to-night, and it has specifically laid down the reasons for the rejection.

Mr.Agius asked how long could he keep the animals on the site.

The Town Clerk/General Manager advised that there are procedures in which Mr.Agius should set out a programme of time to the Council in which he would reduce the activity back to normal grazing and that would be considered by the appropriate staff member. He informed Mr.Agius that he should discuss with the staff member the reduction of the large herd of cattle that are on the site now to a grazing activity and if that is acceptable and over a reasonable period of time then there would be no legal action. However, if Mr.Agius does not come up with a reasonable proposal within by say Friday week, to have the matter reduced, then the matter would be subject to injunctive action before the Land and Environment Court and that action would be taken early in January. Mr.Agius at this stage should consider reducing what he has in the large herd from a feedlot operation to a grazing operation. The Town Clerk/General Manager indicated to Mr.Agius that he should let Council have, in writing, by the end of next week some details of how and over what time he intended to do this.

Mr.Geoff Lees of Lot 15 Threlkeld Drive, Cattai, referred to his objection to the development of the Arndell College, and asked if it is the intention of the Council to give the go ahead now.

The Mayor stated that the intention was foreshadowed in the motion that if people were wishing to address the Council, then the matter would have to be heard further by the Council, whereby people would be given the opportunity to address the Council. However, in that he would also read in that if Mr.Lees, with certain assurances, raised no objection, with those assurances and he did not wish to address the Council, then that matter could also proceed, but it would be entirely up to Mr.Lees.

Mr.Lees stated that he wished to address the Council.

566 RESOLVED on the motion of Alderman Michael seconded by Alderman Benson that the Mayor call a Special Meeting of Council prior to the 10th January, 1990 to discuss the matter.

The meeting terminated at 11.35 p.m.

Submitted to and confirmed at the meeting of Council held on 13th February, 1990.

..... Mayor

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 12TH DECEMBER, 1989.

Town Clerk/General Manager Mayor

Minutes of the Special Meeting of the Council of the City of Hawkesbury held at the Windsor Function Centre on 19th December, 1989 commencing at 3.00 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, G.G.Michael, L.C.Sheather, W.J.Sledge and R.P.Stubbs.

Apologies for absence were received from Aldermen W.J.Mackay and R.F.Rotherham and from Alderman R.S.Benson, who arrived at the meeting at 7.25 p.m.

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

TOWN CLERK/GENERAL MANAGER'S REPORT

1. PROPOSED SCHOOL THRELKELD DRIVE - ARNDELL COLLEGE. DA 402/89 [50.627]

The Council inspected the site at 3.45 p.m. Aldermen present at the inspection were Aldermen Horrex, Bazeley, Books, Denne, Michael, Sheather and Sledge.

568 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Books that :

A. 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 Building 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. Provisions 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 Food 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 and is to effectively screen the demountable buildings.
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 (one hundred thousand) litres is to be provided on site, with at least 10,000 (ten thousand) litres being potable.
13. The floor levels of the portable buildings to be at or above 15.2 (fifteen point two) metres, Australian Height Datum.
14. Construction of a sealed access drive with a compacted crushed rock pavement a minimum of 150mm (one hundred and fifty) deep. The access drive is to be a minimum of 5 (five) 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.

This is Page of the Minutes of the SPECIAL NO. 16 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 19TH DECEMBER, 1989.

Town Clerk/General Manager Mayor

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 (one thousand and ninety four) per year towards maintenance of the access road from Cattai Road, indexed at 6.5% (six point five) per year. Such payment to be made by 28th February each year and commencing on 28th February, 1990.

2. ESTABLISHMENT OF DOG KENNELS - LOT 4 DP 210461 BELLS LINE OF ROAD, BILPIN - APPLICANT J & V MORRIS. DA 334/89 [50.628]

The Council inspected the site at 5.00 p.m. Aldermen present at the inspection were Aldermen Bazeley, Books, Denne, Michael, Sheather and Sledge.

569 RESOLVED on the motion of Alderman Bazeley seconded by Alderman Books that one speaker in support of the application and one speaker objecting to the application be heard.

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

Mr.J.Funnell, President of the Bilpin Association, addressed the Council on behalf of the Association, objecting to the application.

570 RESOLVED on the motion of Alderman Gibson seconded by Alderman Books that the application be refused on the following grounds :

1. The development is out of character with the amenity of the area.

2. Not in the public interest.

Alderman Benson arrived at the meeting at this stage, the time being 7.25 p.m.

3. PROPOSED ADDITIONAL CAR PARKING - INDUSTRIAL DEVELOPMENT - CORNER CHARLES AND WILLIAM STREETS, NORTH RICHMOND. DA 264/88 [50.629]

The Council inspected the site at 6.15 p.m. Aldermen present at the inspection were Aldermen Bazeley, Books, Denne, Michael, Sheather and Sledge.

571 RESOLVED on the motion of Alderman Gibson seconded by Alderman Denne 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. Further that the entrance to the parking be moved approximately 5 (five) metres further from William Street.

4. NOTICES OF MOTION. C50 [50.630]

572 RESOLVED on the motion of Alderman Sledge seconded by Alderman Stubbs that the information regarding action on Notices of Motion be received.

TOWN CLERK/GENERAL MANAGER'S SUPPLEMENTARY REPORT

5. PROPOSED SCHOOL - THRELKELD DRIVE, CATTAI - ARNDELL COLLEGE. DA 402/89 [50.631]

573 RESOLVED on the motion of Alderman Gibson seconded by Alderman Michael that the information on the correspondence be received.

6. ESTABLISHMENT OF DOG KENNELS - BILPIN - J & V MORRIS DA 334/89 [50.632]

574 RESOLVED on the motion of Alderman Gibson seconded by Alderman Michael that the information on the correspondence and petition be received.

The meeting terminated at 7.42 p.m.

Submitted to and confirmed at the meeting of Council held on 13th February, 1990.

. . . . . Mayor

This is Page of the Minutes of the SPECIAL NO. 16 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 19TH DECEMBER, 1989.

Town Clerk/General Manager Mayor

Minutes of the Special Meeting of the Council of the City of Hawkesbury held at the Windsor Function Centre on 19th December, 1989 commencing at 7.42 p.m.

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

Apologies for absence were received from Alderman W.J.Mackay and Alderman R.F.Rotherham.

575 RESOLVED on the motion of Alderman Michael seconded by Alderman Sheather that the apologies be accepted.

DRAFT LOCAL ENVIRONMENTAL PLAN TO REZONE LAND AT SCHEYVILLE FOR URBAN DEVELOPMENT AND A NATURE RESERVE L12/89 [50.633]

576 RESOLVED on the motion of Alderman Gibson seconded by Alderman Sledge that Council resolve to prepare a draft local environmental plan to rezone the land as identified on the map "Scheyville Development Area" prepared by the Department of Housing and Hawkesbury City Council as indicated in red diagonal hatching.

The meeting terminated at 8.00 p.m.

Submitted to and confirmed at the meeting of Council held on 13th February, 1990.

. . . . . Mayor

This is Page of the Minutes of the SPECIAL NO. 17 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 19TH DECEMBER, 1989.

Town Clerk/General Manager Mayor

NOTICE OF MOTIONS

ORDINARY MEETING - 13TH FEBRUARY, 1990

By Alderman R.P.Stubbs :

That, at future Australia Day Dinners, an award be presented to the student attaining the highest aggregate mark in the Higher School Certificate in the City.

(Note : Awards are presented for Citizen of the Year, Junior Citizen of the Year and Sportsman. These Awards are provided by the Australia Council.

The Member for Macquarie, Alasdair Webster, M.P., has indicated in correspondence that he would be prepared to award a trophy to the student attaining highest marks in the H.S.C.).

By Alderman R.C.Bazeley :

That Council, believing that the Department of Schools Education should remain the major provider of secondary school education in NSW, and concerned at the disadvantaged state of schools in Western Sydney, particularly in Hawkesbury City, asks WSROC to approach the Minister of Education by direct deputation, letter and through representations by Western Sydney MPs, requesting that he respond to the following questions :

1. Does the Minister believe that current Western Sydney HSC students' results accurately reflect the achievement potential of Western Sydney students?

2. Why do North-Western Sydney HSC students (e.g. Hawkesbury) underachieve in comparison to the rest of Western Sydney students?

3. Why do Western Sydney High Schools have low retention rates (even allowing for those who enter the TAFE College system at the equivalent of Year 11) compared to the rest of NSW?

4. Why has the Department's recruitment of Mathematics, Science and Industrial Arts' teachers failed to provide sufficient teachers for Western Sydney HSC students and why has the Department's recruitment campaign failed to overcome that shortage?

5. Why, with low retention rates and small subject groups in each high school, has not the Department established more senior high schools and/or selective schools/ selective classes within existing high schools?

6. Does scaling of the HSC 'raw' scores unduly depress the Tertiary Entrance Scores of Western Sydney HSC students compared to the rest of NSW?

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REPORT OF GENERAL PURPOSE COMMITTEE

SECTION 3

REPORT OF GENERAL PURPOSE COMMITTEE MEETING

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Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 30th January, 1990, 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.

The meeting was chaired by Alderman W.J.Sledge, Deputy Mayor, until the arrival of the Mayor, Alderman J.J.Horrex, who was attending another meeting.

Apologies for absence were received from Alderman W.J. Mackay and Alderman P.E. Gibson, and from Alderman J.J.Horrex and Alderman R.C.Bazeley who arrived late, and were accepted.

Alderman Bazeley arrived at the meeting at 10.45 a.m. and Alderman Horrex arrived at 12.12 p.m.

SECTION 1 - WORKS

COMMITTEE'S RECOMMENDATION

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

ITEM 1: (File E74-1) [1.460]

SUBJECT: STREETLIGHTING

REPORT (M.E.S.)

Advising that work is to commence on the installation of thirteen (13) streetlights in Inalls Lane, Drift Road and vicinity to serve new subdivision as shown on plan B110952/A at annual charge of $1,162.72.

Recommendation

That Prospect Electricity be advised that the scheme is accepted by Council subject to the lights been energised upon occupation of the first house within the development.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File E74/1) [1.461]

SUBJECT: PROSPECT ELECTRICITY

REPORT (M.E.S.)

Advising that work is to commence on the installation of underground electricity reticulation to a new subdivision development in Buckett Place, Kurrajong.

The proposal provides for the installation of six 40 watt fluorescent column mounted street lights at an annual cost of $577.20.

Recommendation

That Prospect Electricity be advised that the scheme is accepted by Council at an annual charge of $577.20 (five hundred and seventy 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 3: (File 2757-1W) [1.462]

SUBJECT: WINDSOR COUNTRY GOLF CLUB LTD - RICKABYS CREEK

REPORT (M.E.S.)

Requesting that Council install a retardation scheme to relieve the pressure on Rickabys Creek from run off of storm water from the Hobartville Urban Development.

Also requesting that Council include the clearing and de-snagging of Rickabys Creek from the railway viaduct to the river in its yearly Works Programme on a permanent basis.

With regard to the discharge along the University drain, there is significant time delay as storm runoff traverses the drain. The runoff is retarded through flooding in College Street and the area above Londonderry Road, through and across East Market Street near the Swimming Pool.

This has been the matter of representations over many years with current action directed to improve the rate of discharge along the University drain.

A detailed analysis would be required to determine the effect of a retardation basin and when analysed, would indicate no significant change particularly as there would still be flow along Rickabys Creek from the Londonderry area and other parts of the catchment.

Acquisition of land and funding compared against benefit would indicate a very poor return and no improvement in other than a minor flood situation.

It should be noted that small flows normally drain back into the chain of ponds in a reasonable time span.

In respect to clearing along the creek, the works are undertaken from the flood mitigation maintenance funds. A grant is made towards the works through Public Works.

On a needs basis, priorities and funding normally it is not possible for the works to be undertaken on a yearly basis with works programmed to provide meaningful utilisation of plant and resources on a 4-6 years basis.

Inspections of the area and assessments are made yearly in determination of progress.

Recommendation

That the Windsor Country Golf Club Ltd be advised that Council is not in a position to develop retardation basins in that part of Rickabys Creek that drains the Hobartville area and, that current assessment indicates such works would not provide a high benefit cost or overcome the hydraulic discharge characteristic of flow through the lower parts of the golf course.

That the Club's request for clearing of the creek on a yearly basis will be kept under review, but that the flood mitigation programme is determined in conjunction with advice from the Public Works priorities over the mitigation systems to the level of funds provided.

COMMITTEE'S RECOMMENDATION

THAT THE WINDSOR Country Golf Club Ltd be advised that Council is not in a position to develop retardation basins in that part of Rickabys Creek that drains the Hobartville area and, that current assessment indicates such works would not provide a high benefit cost or overcome the hydraulic discharge characteristic of flow through the lower parts of the golf course.

That the Club's request for clearing of the creek on a yearly basis will be kept under review, but that the flood mitigation programme is determined in conjunction with advice from the Public Works priorities over the mitigation systems to the level of funds provided.

That a further report be brought forward to the Ordinary Meeting concerning funding for the clearing of the channels on an annual basis to enable the water to flow through.

ITEM 4: (File 665-2307) [1.463]

SUBJECT: WEBBS CREEK ROAD - APPLICATION TO ERECT "NUDGE" GATE

REPORT (M.E.S.)

Application has been received from Mr S G Sharpe, part owner of Portion 49 Parish of MacDonald, to erect a "nudge" gate across Webbs Creek Road at the southern boundary of Portion 49. Gates exist at northern end of Portion 49 and the southern end of the adjoining Portion 45 and the additional gate is sought subsequent to Portions 45 and 49 passing from a common ownership.

The distributors of the nudge gate unit state which it is a mechanism that opens a gate when a vehicle nudges it and automatically closes it after the vehicle passes

through. A pair of rotating sleeves operate the opening mechanism, but if an animal pushes the sleeves with its legs, the sleeves rotate and do not activate the opening mechanism.

Recommendation

That the application to erect a "nudge" gate across Webbs Creek Road at the southern boundary of Portion 49 Parish of MacDonald be approved subject to the following conditions;

1. The gate and operating mechanism is to be maintained in good working order at all times by the owners of Portion 49.

2. Should the Council form the opinion that the "nudge" gate is unsafe, unsatisfactory or undesirable, then the owners of Portion 49 may be required to either remove the gate completely or instal a new gate and/or cattle grid at no cost to Council.

3. Suitable warning signs to be erected and maintained at the expense of the owners of Portion 49.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File F84/11) [1.464]

SUBJECT: SOUTH CREEK FLOODPLAIN MANAGEMENT STUDY

REPORT (M.E.S.)

In conjunction with all councils with land within the catchment, a number of meetings have been attended concerning action required to undertake works and provide protection to properties within the floodplain of South Creek from the effects of stormwater runoff and flood inundation.

The Committee was established following inundation and damage to buildings and houses in Local Government areas where recent residential development has been affected by water backing up and overtopping drainage channels in storms of high intensity discharge. Recent development in this City area has not been affected due to planning of development above the 1% flood probability level with farm land and roads experiencing inundation in accordance with past flood history for the Hawkesbury/South Creek floodplain. Backwater flooding from the Hawkesbury provides higher levels of inundation than discharge along South Creek. This backwater effect extends into the Penrith City area.

The Committee has taken steps to have a floodplain management study prepared to determine the flood mitigation strategies that should be pursued, provide preliminary estimate of costs for works and prepare a master plan for the area.

The cost of the study has been proportioned on an area basis with acceptance of a proposal from Willing and Partners at an estimated cost of $109,800. Costs are being shared by Water Resources and the Water Board.

The study timetable provides for submission of the final report in May, 1990.

Council contribution has been calculated at $3,000. Funding will have to be provided from the vote for flood mitigation with adjustment to the maintenance works programme.

Recommendation

That Council participate in the South Creek Floodplain Steering Committee and that a contribution of $3,000 (three thousand dollars) be made towards the Floodplain Management Study.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: 665-265;665-731 [1.465]

SUBJECT: CONSTRUCTION OF INTERSECTION WORKS - BRIDGE AND GEORGE STREETS, WINDSOR

REPORT (T.C.)

Early in January the Roads & Traffic Authority forwarded design plans for the construction of intersection works at Bridge and George Streets, Windsor, including a roundabout. They sought Council's concurrence with the work and advised that it would be at full cost for the Roads & Traffic Authority with no apportionment of costs to Council. In accordance with Council's previous decisions, concurrence was advised and the Authority has been requested to indicate when the works will begin.

Recommendation

That the above information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File 625-31) [1.466]

SUBJECT: AMENITIES BUILDING - THE BREAKAWAY.

REPORT (M.E.S.)

Two quotations have been received for reconstruction of the toilet block at The Breakaway as follows:-

Hinchey & Cross Pty Ltd	$50,995.00
C. & K. Roberts Pty Ltd	$43,946.00

On the basis of acceptance of the lower quotation, filling of the site and Council supervision, the project is estimated at $46,000. Considerable filling is proposed to provide further flood protection to the structure.

A grant of $35,000 has been made towards the project requiring the allocation of a further $11,000. It is proposed that these funds be provided from the Park Improvement Programme (89/90 Loan allocation).

Recommendation

That the quotation of C. & K. Roberts Pty Ltd be accepted in the sum of $43,946.00 (forty three thousand nine hundred and forty six dollars) for the construction of the amenities building at The Breakaway.

That an amount of $11,000 (eleven thousand dollars) be provided from the Park Improvement Programme towards the cost of the project.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File 665-2307) [1/467]

SUBJECT: WEBBS CREEK ROAD

REPORT (M.E.S.)

Webbs Creek Road consists of a short section of bituminous seal between St. Albans Road (MR 181) and Chaseling Road, of approximately 100 metres, the next kilometre of road is gravel, followed by a 1.35km length of bituminous seal with the remainder of the road being a gravel surface.

The 1.35km section of bituminous seal was constructed in 1974, and the seal has oxidised to such an extent that it has almost completely failed. Patching has been carried out over the entire length over many years, such that the surface now consists almost completely of patches. It is considered that further patching of the road surface is uneconomical.

To reconstruct this length of road by cement stabilisation of the existing material and the application of a two coat bituminous seal is estimated to cost $112,000. As Webbs Creek Road is a low traffic volume road, it is considered that available funds should be directed to those roads in distress throughout the City area which

are carrying larger traffic volumes and as such, it is felt that the sealed section of Webbs Creek Road should be returned to a gravel surface where it can be more economically maintained when plant is carrying out maintenance work on the rest of the gravel sections of the road.

Recommendation

That the 1.35 (one point three five) kilometres of failed bituminous seal in Webbs Creek Road be tyned up and maintained as a gravel surface.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File E74/1, 665-258) [1.468]

SUBJECT: PROSPECT ELECTRICITY - STREET LIGHTING BOURKE STREET, RICHMOND

REPORT (M.E.S.)

Following representations from St. Monica's Church seeking improvement to the street lighting in Bourke Street, a lighting scheme has been obtained from Prospect Electricity to upgrade the street lighting near the vehicular entry as follows:-

Installation of one 125 watt mercury fluorescent light with removal of existing 40 watt fluorescent lamp at an increased annual charge of $31.72. A capital contribution of $180 is required.

Recommendation

That the lighting alteration in Bourke Street, Richmond to provide a 125 (one hundred and twenty five) watt lamp to replace an existing 40 (forty) watt light at an increased annual charge of $31.72 (thirty one dollars and seventy two cents) with a capital contribution of $180.00 (one hundred and eighty dollars) be approved.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File 665-256) [1.469]

SUBJECT: BOUNDARY ROAD MAINTENANCE AND REPAIR

REPORT (M.E.S.)

The following programme for maintenance and improvement works proposed for 1990 is submitted for approval and submission to Baulkham Hills Shire Council.

Item	Description	Quantity	Unit	Rate	Amount
1	Routine maintenance of bitumen pavement incl. shoulders and roadside furnishings etc.	9.3	km	2688	$25,000
2.	Reconstruction of pavement (heavy patching) where necessary (@$50/ sqm est)	Item			$28,400
3.	Routine maintenance minor structures	Item			$ 6,000
4.	Reseal ch 4.0-5.0km	1000m			$10,000
5.	Oncosts (36.9% labour)				$ 4,500
6.	Engineering Supervision				$ 3,900
7.	Administrative Expenses				$ 2,200
			Total		$80,000

Maintenance was undertaken by Baulkham Hills Shire Council last year with this Council being the construction authority for 1990.

Council's contribution has been increased by $5,000 over that allowed for in 1989, ie; from $35,000 to $40,000.

Recommendation

That the Boundary Road maintenance and repair programme for 1990 be accepted and forwarded to Baulkham Hills Shire Council for approval.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File B26) [1.470]

SUBJECT: VINEYARD PROGRESS ASSOCIATION

REPORT (M.E.S.)

Advising that the Association is currently not operating and that it holds funds of $1,790.00. Suggesting that the funds be used for an appropriate community purpose such as provision of a bus shelter in Windsor Road at the bus stop near the Chapman Road/Bandon Road intersection which would benefit the school children and people who wait at this location for buses.

The suggestion is considered most appropriate and would be beneficial to the local people.

Erection of the shelter is estimated to cost up to $4,000 and it will be necessary for Council to allocate the additional funds to the allocation provided for bus shelter sheds in the 1990 vote.

Recommendation

That a bus shelter be provided in Windsor Road at the bus stop near Chapman Road as a joint effort between the Vineyard Progress Association and Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12: (File M130/27, 665-378) [1.471]

SUBJECT: CASTLEREAGH ROAD - KERB & GUTTER AND SHOULDER

REPORT (M.E.S.)

As Council is aware, representations have been received from the residents of Castlereagh Road between Long Street and Southee Road, regarding the lack of drainage in this area and the associated hazard to traffic and property.

Maintenance work was recently undertaken to the road shoulder and table drains along the area of concern which has improved the drainage and minimised ponding, a major concern.

The plans for the works required between Long Street and Southee Road have been approved and a schedule of works issued to provide for the drainage and some associated works in the sum of $54,021 to absorb the $22,000 allocation from the Roads & Traffic Authority for 1989/90. The Council contribution is $32,021 with an amount of $60,000 available to cover this expenditure within Council's works programme.

Further works to complete this section of Castlereagh Road will be subject to the provision of further grants from the Roads and Traffic Authority over the forthcoming financial years.

With regard to the section between Lennox Street and Castlereagh Road, the works have been completed at a cost of $308,381.46 which exceeds the funds of $256,255 provided in the schedule of works. The contribution from the Roads and Traffic Authority has been calculated at $247,060 with a Council contribution of $61,322. The additional cost was incurred in respect to additional shoulder works (width of pavement) required to establish cross fall from the sealed control strip into the gutters and reconstructed at the intersection with Long Street. Application will be made for the additional funding which may have to be met from future grants.

Recommendation

That the drainage works in Long Street to Southee Road proceed in accordance with the schedule of works issued by the Roads and Traffic Authority.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Report of the Local Traffic Committee Meeting held on Friday 19th January, 1990, in the Bligh Room, Windsor Function Centre, at 10am.

PRESENT:

Members -	Alderman H.J.M. Books, Chairman Sgt. R. Pakes, NSW Police Department Mr. G. Smith, Roads & Traffic Authority Mr. R. Searle, Office of K.R. Rozzoli MP
Also Present -	Mr. G. Hatch, Ministry of Transport Snr. Const. G. Thompson, NSW Police Department Mr. R. Gilmore, Manager of Engineering Services Mr. K. Berzins, Executive Town Planner Mr. R. Zwicker, Town Planner
APOLOGIES:	Mr. R. Searle, Office of K.R. Rozzoli MP

CONFIRMATION OF MINUTES:

Moved by H. Books, seconded by R. Pakes, that the Minutes of the previous meeting held on 17th November, 1989, be confirmed.

DEVELOPMENT APPLICATIONS

ITEM 1:	(File DA 428/89) [1.472]
APPLICANT:	NSW ACCOMMODATION PROJECTS PTY LTD
LAND & LOCATION:	LOTS 3,4 & 5 DP749170 GROVES AVENUE, McGRATHS HILL
SUBJECT:	MOTEL, RESTAURANT AND CONVENTION CENTRE

The Committee requested an amended layout for the development to provide a 30-40 metre minimum separation between the access points to the development and the McDonalds/Tourist Centre entrance. It would also be appropriate to have a single threshhold/single circular flow of traffic within the subject premises.

Concern was expressed regarding the loss of site distance to the west, for vehicles turning from Groves Avenue into Windsor Road. It was considered that the upgrading of the Groves Avenue and Windsor Road intersection to a "Type 4 Naasra" intersection standard should take place prior to commencement of operations.

Committee's Recommendation

That the applicant submit amended plans to improve access and to redress the relevant traffic movements within the site. That an investigation and traffic study be undertaken by Council, in order to determine the appropriate treatment for the Groves Avenue/Windsor Road intersection.

ITEM 2: (File DA352/89) [1.473]

APPLICANT: BP SERVICE STATION

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

SUBJECT: MODIFICATION OF EXISTING SERVICE STATION

This matter was submitted to the Local Traffic Committee meeting of 17th November, 1989, at which meeting the representative of the Roads and Traffic Authority indicated that the Authority would be lodging an objection to development within the road reserve as widened. The Committee therefore, deferred consideration of the matter pending receipt of formal advice in this regard.

The members of the Committee, in respect to the existing development, the pedestrian crossing on Bells Line of Road serving the school and the pedestrian refuge to be provided, raised concern for the safety of pedestrians at the location, particularly in view of increased movements including heavy vehicles to and from the service station and proposed that the development should not proceed.

Committee's Recommendation

That the Local Traffic Committee objects to the proposed development on the basis of the safety issues between the interaction of the traffic to and from the development and the movement of pedestrians at the pedestrian crossing. If Council wishes to proceed to give further consideration to an amended layout, the development application is to be resubmitted back to the Local Traffic Committee.

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION be received.

CORRESPONDENCE

ITEM 3: (File R190/19) [1.474]

CORRESPONDENT: THE SHELL COMPANY OF AUSTRALIA

SUBJECT: B DOUBLES

Requesting the Committee's further consideration to the operation of B Double vehicles to the Shell Depot located in Groves Avenue, Mulgrave. Providing information on the vehicles' operation in regard to the intersection of Groves Avenue and Windsor Road.

Committee's Recommendation

That further discussions be held with the applicant regarding the right turn movement from Groves Avenue into Windsor Road.

ITEM 4: (File S205/47) [1.475]

APPLICANT: HAWKESBURY CITY COUNCIL - OCCUPATIONAL HEALTH & SAFETY COMMITTEE

LAND & LOCATION: TRAFFIC SAFETY CNR. SINGLETON AND SACKVILLE/KURMOND ROADS, WILBERFORCE

Advising of the Occupational Health & Safety Committee's concern regarding the safety of heavy vehicles and plant negotiating the intersection, particularly having regard to the speed of through traffic and restricted visibility of drivers wishing to enter or cross Singleton Road.

The representative of the Roads & Traffic Authority advised that improvements at the intersection where currently listed in their works programme.

Committee's Recommendation

That the matter be deferred pending completion of these works.

That the existing "Stop" sign be replaced with the larger type "B" stop signs.

ITEM 5: (File 665-236) [1.476]

CORRESPONDENT: WINDSOR COUNTRY VILLAGE

SUBJECT: BANDON ROAD, VINEYARD

Requesting the Committee's consideration to the dangerous conditions that exist in Bandon Road, Vineyard in the vicinity of the Windsor Country Village. In particular, to the 80kph (eighty) speed limit and the lack of footpaths.

Committee's Recommendation

That the Committee supports the construction of footpaths in Bandon Road and refers the matter to Council for its consideration.

ITEM 6: (File 665-307) [1.477]

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: CEDAR RIDGE ROAD, BLAXLANDS RIDGE

Requesting consideration to an 80kph speed limit on Cedar Ridge Road.

Committee's Recommendation

The matter be referred to the Roads & Traffic Authority with support for an 80kph speed zone.

ITEM 7: (File 665-722, 665-1604) [1.478]

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: INTERSECTION OF PECKS ROAD AND GROSE VALE ROAD, NORTH RICHMOND

Requesting provision of a traffic island or other appropriate facility to control traffic at this intersection.

Committee's Recommendation

That action be taken to provide double separation lines in Pecks Road at Grose Vale Road. Further, that double separation lines be provided at Elizabeth Street, William Street and Riverview Street for a distance of 30 (thirty) metres to channelise traffic moving through the intersection of these streets with Grose Vale Road.

COMMITTEE'S RECOMMENDATION

THAT PLANS BE prepared and a costing done for the installation of a traffic median along Grose Vale Road.

ITEM 8: (File 665-1834, 665-118) [1.479]

CORRESPONDENT: S. DAINES

SUBJECT: PARKING - ROSS STREET AND ANSCHAU CRESCENT, WINDSOR

Requesting that consideration be given to restricting parking in Ross Street and Anschau Crescent, and to alter the streets to light traffic only.

The Committee was advised -

(a) that the approval for the operation of the nearby motor dealership required that the unloading of vehicles in particular, car transporters, was to be within the property.

(b) that a light traffic restriction would not preclude the movement of heavy vehicles to effect deliveries in Ross Street with the street not subject to through traffic.

(c) that a parking time limit could be an unnecessary restriction on the residential use of the street.

Committee's Recommendation

That no action be taken pending resolution of the use of the adjacent commercial zone in accordance with Council's Development Consent.

Mr. K. Berzins and Mr. R. Zwicker left the meeting at this stage, the time being 11.15am.

ITEM 9: (File 665-1936) [1.480]

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: SCHEYVILLE ROAD, MARAYLYA

Council has received representations from Mr. & Mrs O'Hanlon of Fisher Road, Maraylya, regarding the speed limit on Scheyville Road. The request is that the 100kph speed zone be lowered to 80kph (eighty), having regard to the alignment and condition of the roadway.

Committee's Recommendation

That advisory speed signs be provided on the curves of Scheyville Road (to be erected by Council) and that the provision of an 80kph speed zone be referred to the Roads & Traffic Authority with the support of the Local Traffic Committee.

ITEM 10: (File 665-429) [1.481]

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: INTERSECTION OF PITT TOWN-DURAL ROAD AND SCHEYVILLE ROAD, MARAYLYA

Representations received from Mr. & Mrs O'Hanlon requests that consideration be given to the provision of a facility in the centre of the intersection to direct traffic and avoid cutting of the corner.

It was noted that the intersection has been classified as anomalous with no clear definition as to the through traffic priority being evident to the motorist.

Committee's Recommendation

That Council be requested to prepare a design to formalise and improve traffic movement and safety.

ITEM 11: (File 665-360, 665-1833) [1.482]

CORRESPONDENT: MRS J. MILNES

SUBJECT: CNR. COLLITH AVENUE AND RIFLE RANGE ROAD

Requesting provision of a "Give Way" sign at the intersection of Collith Avenue and Rifle Range Road, Bligh Park, having regard to the increasing volume of traffic in this area.

Committee's Recommendation

That Give Way signs (type "B") be provided in Collith Avenue to clearly indicate the right of way for traffic proceeding along Rifle Range Road.

ITEM 12: (File 665-272) [1.483]

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: BAKER STREET, WINDSOR

Requesting appropriate parking restriction in Baker Street, Windsor, south side of The Terrace.

Committee's Recommendation

That a "No Standing" zone be provided north side from The Terrace through to the road widening (extend the existing zone a further 15 [fifteen] metres) and south side from the electric light pole to The Terrace, ie; a distance of 10 (ten) metres.

LATE ITEMS

DEVELOPMENT APPLICATIONS

ITEM 13: (File LEP 11/89) [1.484]

APPLICANT: PETER MULRONEY & CO

LAND & LOCATION: LOT 2 DP207634 & LOT 10 DP747731 12-14 MACQUARIE STREET, WINDSOR

SUBJECT: REZONING 2(C) TO 3(B)

Committee's Recommendation

That no objection is raised to the rezoning, subject to (a) that no entry to the commercial area be allowed from Ross Street and Anschua Crescent, (b) that all development approvals be conditioned that all visitor and staff parking is to be onsite.

ITEM 14: (File DA402/89) [1.485]

CORRESPONDENT: ARNDELL COLLEGE LTD

LAND & LOCATION: LOT 16 DP259650 THRELKELD DRIVE, CATTAI

SUBJECT: ESTABLISHMENT OF A SCHOOL

Committee's Recommendation

The Committee raised no objections to the development and suggests that provision of one way movement facility can provide safety for children.

ITEM 15: (File 665-2019) [1.486]

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: THE TERRACE, WINDSOR

That the closure of The Terrace at Bridge Street proceed in accordance with the guidelines. Further, that such closure be completed prior to opening of The Terrace between New Street and the entry to Hollands Car Park.

Committee's Recommendation

That the provision of traffic control facilities be undertaken in conjunction with these works.

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION be received.

ITEM 16: (File 665-356) [1.487]

CORRESPONDENT: NSW POLICE

SUBJECT: CLAREMONT STREET, RICHMOND

Reporting on representations from Mrs Riley of Claremont Street, Richmond, regarding provision for one way traffic and parking restrictions. Advising that the Police had undertaken a survey in respect to parking and speed and were unable to detect a need for restrictions to control traffic, which was only light in the street.

Committee's Recommendation

That no action be taken.

ITEM 17: (File 665-1342) [1.488]

CORRESPONDENT: ROADS & TRAFFIC AUTHORITY

SUBJECT: MACQUARIE STREET, WINDSOR

It was requested that the existing "No Standing" zone on the east side between Bridge and Fitzgerald Streets, be changed to a "No Stopping" zone.

Committee's Recommendation

That the "No Standing" restriction in Macquarie Street, Bridge Street to Fitzgerald Street, east side, be altered to "No Stopping".

ITEM 18: (File 665-2342, 665-1641) [1.489]

CORRESPONDENT: NSW POLICE

SUBJECT: INTERSECTION WINDSOR ROAD AND PITT TOWN ROAD

Requesting provision of a "Left Only" turn from Windsor Road into Pitt Town Road. Currently the lane allows for through traffic in addition to left turn and creates a dangerous traffic situation when vehicles overtake on the inside of vehicles proceeding along Windsor Road.

Committee's Recommendation

That the provision of a left turn only lane at the intersection of Windsor Road and Pitt Town Road be supported and that the Roads & Traffic Authority be advised accordingly.

COMMITTEE'S RECOMMENDATION

THAT NO ACTION be taken.

The following are meeting dates for the Local Traffic Committee for 1990:-

16th February, 1990	16th March, 1990
18th May, 1990	15th June, 1990
20th July, 1990	17th August, 1990
14th September, 1990	19th October, 1990
16th November, 1990	

The meeting terminated at 12.08 p.m.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations be adopted with the exception of Items 2, 7, 15 and 18.

SECTION 2 - PLANNING AND DEVELOPMENT

Pine 16-2-90
W.P 15-2-90.

ITEM 1:	(File DA 390/89) [10.526]
APPLICANT:	MS TSAPATSARIS
DEVELOPMENT APPLICATION:	TWO ELEVATED DWELLINGS GENERALLY IN ACCORDANCE WITH PLANS SUBMITTED WITH THE APPLICATION.
OWNER:	CALDERONE & TSAPATSARIS
LAND & LOCATION:	LOT 4 - DP 788379, CORNER PLIMSOLL STREET AND WOLSELEY ROAD, MCGRATHS HILL.
AREA:	975.7M^2
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RESIDENTIAL 2(A)
ADVERTISING:	ADJOINING OWNERS NOTIFIED WITH ONE SUBMISSION RECEIVED.
DATE RECEIVED:	1ST NOVEMBER, 1989.

REPORT (M.T.P.)

Proposal

The application involves the construction of two two-storeyed detached dwellings on a corner block at McGraths Hill. The dwellings are to be set back from Plimsoll Street and Wolseley Road 8.0 metres and 9.0 metres respectively.

Statutory Situation

The proposal is permissible under the provisions of Sydney Regional Environmental Plan No.12, Hawkesbury Local Environmental Plan, 1989, and Councils Development Control Plan for Medium Density Housing.

Public Submissions

Adjoining owners were notified of the proposal in accordance with Councils Policy, with one submission being received from Graham Price, raising concerns for future purchasers. His submission reads:-

> *"As you already have new homes and a duplex within 100 metres of the proposed block, I believe that I cannot refuse, but - I must say that are you not asking for more complaints from people who may complain that they did not know that the farm existed before they moved in?*
>
> *At the moment my plans for the stage 2 of our new system development are on schedule, with equipment being manufactured. We are hopeful that the unit will be on line by the end of January, 1990.*
>
> *However, in fairness to all concerned I believe that you should obtain in writing from the owner of the proposed duplex, that he will fully inform all tenants that they will be living next door to a composting farm, and that neither the tenants, nor the owner will complain.*
>
> *We are prepared to assist on our side by displaying nearby our entrance on Wolseley Road a large sign, somewhat similar to our letterhead."*

Planning Assessment

The application involves construction of two-detached dwellings on land being subject to flooding. Flood affectation is within the 1 in 50 year flood frequency level having a height of 15.0 metres Australian Height Datum. Consequently the dwellings are to be elevated with car parking spaces provided underneath.

Each dwelling will have 3 bedrooms, lounge, kitchen, bathroom and family room. Balconies are provided with exterior stairs being provided facing Plimsoll Street.

A driveway of 4.0 metres wide is to be provided fronting Plimsoll Street. This is satisfactory as other dual occupancy developments have the same accessibility.

Plans submitted indicate landscaping is to be provided fronting Plimsoll Street and setback 8.0 metres. It is considered that a strip of landscaping be provided along the boundary facing Wolseley Road.

The concerns of Graham Price are acknowledged as Council is well aware that his composting operation on the opposite side of Wolseley Road has been the source of complaints regarding odour emission. Whilst it is accepted that tenants or purchasers should make the final decision as to the price of the property v odour nuisance and flood liability, their decision should be an informed one. For this reason the owner should ensure that any prospective tenants are aware of odour nuisance.

With reference to Mr Graham Prices' letter raising concerns for intending purchasers. Notwithstanding the existing mushroom complex operating prior to habitation it is considered that all aspects of amenities within the neighbourhood should have been made by purchasers before exchanging of contracts. There is no statutory requirement of notification by owner notifying intending purchasers of undesirable development within the area.

For reasons outlined above the development should be supported.

Recommendation

That consent be granted for the construction of two two-storeyed detached dwellings subject to:

A. 1. Submission of a building application, plans and specification complying with Ordinance 70. Separate details including details of the location, materials and colours of the proposed screen fencing are to be submitted with the building application.

2-5. Standard Conditions (Development) 1 ($3000), 16 (delete "heavy duty" and "with a minimum width of * metres"), 33, 70.

6. The habitable floor level of the dwellings is to be at a minimum of 16.0 metres above Australian Height Datum.

B. The owner be requested to ensure that any prospective tenant or purchaser is aware of the odour nuisance which occurs from mushroom composting from time to time.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted. Phil 16-2-90

WP. 15-2-90

ITEM 2:	(File DA 366/89) [10.527]
APPLICANT:	ENDEAVOUR HOMES
DEVELOPMENT APPLICATION:	DETACHED DUAL OCCUPANCY
OWNER:	ENDEAVOUR HOMES
LAND & LOCATION:	LOT 908 - DP 788674 HARRADINE CRESCENT, BLIGH PARK
AREA:	830.6M^2
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RESIDENTIAL 2(A)
ADVERTISING:	ADJOINING OWNERS NOTIFIED WITH NO SUBMISSIONS.
DATE RECEIVED:	17TH OCTOBER, 1989.

REPORT (M.T.P.)

Proposal

Council is in receipt of an application for detached dwellings on land having an area of 830.6m^2.

The dwellings are situated on a corner block and are perpendicular to each other. Colonial Drive, being the main traffic carrier, will have a setback of 6.0 metres for Unit 1 whilst Unit 2 will have a setback of 3.0 metres from Harradine Crescent.

Statutory Situation

Under the provisions of Sydney Regional Environmental Plan No.12, Hawkesbury Local Environmental Plan 1989 and Council's Development Control Plan for Medium Density Housing, detaching dwellings are permissible within the zoning of the land with Council consent.

Public Submission

Adjoining owners were notified because of the encroachment on the 7.5m building line to Colonial Drive.

Planning Assessment

Units 1 and 2 are of the same design, both being parallel to the streets, gabled roofs and carports have been provided. Backyard space has been provided for units 1 and 2 with areas of 144M^2 and 102M^2 approximately respectively.

Whilst having small habitable space the development is generally compatible with existing development. Traffic to be generated will be minimal and the character and location are satisfactory.

No landscaping plans have been submitted.

It is considered that a landscaping plan be provided so as to enhance the streetscape for the type of development and be in keeping of the amenity of the area. The landscaping plan should be submitted and approved prior to the release of the building application.

The encroachment on the building line is considered to be satisfactory subject to the implementation of appropriate landscaping.

Recommendation

That consent be granted for detached dwellings on lot 908 - DP 788674 Colonial Drive generally in accordance with plans submitted dated the 4th October, 1989 subject to:

1 - 6. Standard Conditions (Development) 1 ($3000) (three thousand), 16 (delete "heavy duty" and delete "with a minimum width of * metres."), 17, 31, 62, 70.

7. No excavation is to be carried out on the subject land for the purpose of providing a level building platform.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Refused 16-2-90
WP. 15.2.90

ITEM 3:	(FILE DA 322/89) [10.528]
APPLICANT:	D.A. MAJOR & I.A. DUCKWORTH PTY LTD
DEVELOPMENT APPLICATION:	VETERINARY CLINIC AND ASSOCIATED BARN/STABLES
OWNER:	M & S INSULATIONS PTY LTD
LAND & LOCATION:	PROPOSED LOT 2 IN A SUBDIVISION OF LOT 12 DP 588211, PRICE LANE, AGNES BANKS
AREA:	APPROXIMATELY 2 HA
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - PART ENVIRONMENTAL PROTECTION (SCENIC) 7(d1) AND PART RURAL 1(c)
ADVERTISING:	ADJOINING OWNERS NOTIFIED WITH SUBMISSIONS BEING RECEIVED FROM MALCOLM WATT, AND MR. N BARBER.
DATE RECEIVED:	AMENDED APPLICATION RECEIVED APPROXIMATELY 20TH NOVEMBER, 1989.

REPORT (M.T.P.)

Proposal

The application is for a brick office building comprising an office and veterinary surgeries and an adjoining colourbond shed containing stables for housing animals treated at the clinic. The veterinary practice is conducted by two specialist equine veterinary surgeons.

The brick office is 17m x 10m. The plans do not provide elevations although the applicant has advised that it will be a single storey building. The shed containing the stables is indicated as being 12.2m x 25.6m. While the plans indicate a wall height of 3.81m, the applicant has advised that it will be 14 ft or 4.267m. Therefore it will be no higher than a normal dwelling.

The land the site of the buildings is flood free.

Statutory Situation

The site of the proposed buildings is zoned Rural 1(c) under Hawkesbury Local Environmental Plan 1989. The use is permissible as professional and commercial chambers. This is defined in the LEP as a room or number of rooms or chambers being part of a dwelling-house or other building which is or are used by one or more professionally qualified practitioners. A professionally qualified practitioner is defined in the schedule as including veterinary surgeons.

Council should also have regard to the objectives of the Rural 1(c) zone which are:

(a) to primarily provide for a rural residential living style; and

(b) to prevent the establishment of traffic generating development along main and arterial roads.

Public Submissions

Both submissions, while not objecting in principle to the development, request that a number of matters be addressed in the consideration of the application. These are loss of views, drainage, unsatisfactory state of the intersection of Price Lane and Castlereagh Road, large trees at the front of the property, car headlights interfering with neighbourhood amenity, dust, road width and the impact of a large increase in traffic including horse transports.

Both submissions express concern that the drainage of the area is inadequate and they cite instances when stormwater has overflowed the kerb and gutter and flooded homes internally.

Planning Assessment

The applicants conduct an existing approved equine veterinary practice from the adjoining two storey residence. The land is currently in the process of being subdivided and the applicants intend to purchase the lot in the subdivision which adjoins their existing veterinary practice.

The proposed brick office and shed complex occupy approximately half the width of the land and are setback approximately 50 metres from the street. While they will result in some loss of view of the mountains for residents on the opposite side of Price Lane, this was always likely to happen given the zoning of the land. It should be noted that the adjoining dwelling also contributed to loss of view and that typical rural residential development consisting of a large dwelling and farm shed or stables would have a similar effect.

The drainage of the whole Agnes Banks area is relatively poor because of its flat topography. That part of the land which falls to Price Lane can be satisfactorily drained to an existing pipe on the opposite side of the road. However, the proposed shed and brick surgery can be drained to the rear of the land and should be conditioned accordingly.

The condition of the road and intersection to Castlereagh Road was addressed in the subdivision application for the subject land. The subdivision was conditioned to require the widening of the seal in Price Lane over the frontage of lots 2, 3, and 4 to 7.5 metres. In addition the Roads and Traffic Authority has raised no objection to the subdivision. It should also be considered that there has been an existing horse stud and veterinary practice on the land and that it is unlikely that there will be a significant change in the numbers or types of vehicles using the road as a result of the proposed development. This comment also applies to the concerns regarding nuisance from vehicle headlights. Consequently it is not considered necessary to impose any special conditions in relation to traffic.

The concern relating to the large trees at the front of the land would seem to be related to their impact on views as well as sight distance. Given the very low traffic volumes in Price Lane, it is not considered that the application should be conditioned to require the felling of these trees.

Recommendation

That the application to erect in 2 (two) stages a colourbond barn and brick complex containing an office and veterinary surgeries be approved generally in accordance with the plans submitted subject to the following conditions:

1. Submission of a building application, plans and specifications complying with Ordinance 70.
2. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Manager of Environment and Building Services.
3. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
4. 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.
5. 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 buildings.
6. 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.

7. Construction of a sealed rural type vehicular crossing to suit the access.
8. The main loop access road being one way traffic in a clockwise direction.
9. Parking shall be provided for 10 (ten) 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.
10. Stormwater drainage for the proposed shed and brick office to be drained to the rear of the land to the satisfaction of the Manager of Environment and Building Services.
11. The site being regraded as necessary to avoid ponding of water due to the development.

Mr.Derek Major addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT THE APPLICATION to erect in 2 (two) stages a colourbond barn and brick complex containing an office and veterinary surgeries be approved generally in accordance with the plans submitted subject to the following conditions:

1. Submission of a building application, plans and specifications complying with Ordinance 70.
2. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Manager of Environment and Building Services.
3. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
4. 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.
5. 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 buildings.
6. 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.
7. Construction of a sealed rural type vehicular crossing to suit the access.
8. The main loop access road being one way traffic in a clockwise direction.
9. Parking be provided for six (6) vehicles together with an area for the loading and unloading of horses. Construction to be an all weather surface, drained and constructed to the satisfaction of the Manager of Engineering Services.
10. Stormwater drainage for the proposed shed and brick office to be drained to the rear of the land to the satisfaction of the Manager of Environment and Building Services.
11. The site being regraded as necessary to avoid ponding of water due to the development.

Exh 2 - 16-2-90

ITEM 4: WP 15-2-90 (File DA 398/89) [10.529]
APPLICANT: ST JOHNS ANGLICAN CHURCH, WILBERFORCE
DEVELOPMENT APPLICATION: ERECTION OF AN EDUCATION CENTRE AND A DWELLING HOUSE FOR THE PURPOSE OF A DUAL OCCUPANCY.
OWNER: TRUSTEES CHURCH OF ENGLAND.
LAND & LOCATION: LOT 1 DP 771362, NOS 43-47 MACQUARIE ROAD, WILBERFORCE.
AREA: 1.265 HECTARES
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989, SPECIAL USES 5(A) AND RESIDENTIAL 2(A)
ADVERTISING: ADJOINING OWNERS NOTIFIED WITH ONE SUBMISSION BEING RECEIVED FROM V & I HIGGINS.
DATE RECEIVED: 9TH NOVEMBER, 1989.

REPORT (M.T.P.)

The Proposal

The proposal involves the erection of a single storey education centre which contains a main hall, kitchen, office and library. The building is rectangular in shape, with dimensions of 12.4m x 18.4m. The education centre is proposed to be located behind the existing Church and Sunday School hall. The proposed dwelling house, to be used in conjunction with church activities on the site, is to be located on the Clergy Road frontage. The dwelling house is single storey and contains four bedrooms. Seventy six on-site car parking spaces have also been included in the proposal.

Statutory Situation

The land is zoned part Special Uses - Church Purposes, and part Residential 2(a). The education centre is to be located on that land zoned for church purposes, however, some of the parking and the dwelling house are located on land zoned Residential 2(a). The proposal is permissible with Council consent on both zonings.

The existing Church and Sunday School hall are heritage items under Hawkesbury Local Environmental Plan, 1989. Any new development on the site must be compatible to the existing buildings on the site.

Public Notification

The application was place on exhibition and one submission has been received. Two concerns were expressed in that submission as follows:

1. Church activities on the site lead to people taking short cuts through adjoining land. It is suggested in the submission that this can be overcome by appropriate fencing, and the Church should be requested to make funds available for construction of perimeter fencing.

2. Increase of litter due to people congregating in the church area. The applicant concludes by saying, *"as with the Church, we also hope to contribute to the community in some way, and these concerns I have expressed are in no way critical of the Church's proposal".*

Planning Assessment

The proposed educational hall is designed to cater for up to 100 persons to meet the growing demands of the Church, particularly the youth. The education centre building is proposed to be constructed of sandstone, besser masonry blocks with zincalume colorbond roofing to ensure compatibility with the existing Church, Rectory and Sunday School hall on the site. The design of the structure also captures several features of the Sunday School building.

The design of the education centre is sympathetic to the existing development. The education centre will not be visually prominent as it is located behind the Church and Sunday School buildings and will not be very visible from major thoroughfares.

The provision of 36 on-site car parking spaces is welcomed, in that ample opportunity exists on the site for well-designed off-street parking. The construction of the access and parking areas should be in accordance with Council's normal requirements, and this can be ensured as a condition of development consent. The majority of the site has been cleared and it would be advantageous if areas around the Church hall were landscaped. To that end, it will be necessary for the applicant to submit a landscaping plan prior to approval of the building permit. Also, at the rear of the site there are a significant number of mature eucalypts that should be conserved. The plan of landscaping should incorporate the retention of these trees.

The concerns raised in the submission can best be addressed by the Church by providing fencing in agreement with adjoining owners. Site inspections reveal that the site is kept in a neat and tidy manner and there is no evidence to suggest that litter will be a problem.

Recommendation

That the application be approved subject to the following conditions:

1-7 Standard conditions (DAs) 16 (delete "heavy duty" and insert "6 (six) metres", 20, 50 (36 (thirty six) vehicles), 31, 70, 73, 100.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Ron 16-2-90
WP. 15-2-90

ITEM 5: (File DA 385/89) [10.530]
APPLICANT: BILPIN DISTRICT BIBLE CHURCH
DEVELOPMENT APPLICATION: ERECTION OF A BUILDING TO CONDUCT SUNDAY SCHOOL AND OTHER AFFILIATED CHURCH MEETINGS
OWNER: BILPIN SUNDAY SCHOOL

LAND & LOCATION:	LOT B DP 376-192, BELLS LINE OF ROAD, BILPIN
AREA:	1808 SQUARE METRES
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - ENVIRONMENTAL PROTECTION 7(D)
ADVERTISING:	ADVERTISED WITH NO SUBMISSIONS BEING RECEIVED
DATE RECEIVED:	27TH OCTOBER, 1989

REPORT (M.T.P.)

This application seeks Council's consent for the erection of a building to conduct regular Sunday School and other affiliated church meetings within the subject parcel of land known as Lot B, DP 376192, Bells Line of Road, Bilpin. This building shall be located behind the existing church hall between the current amenities block and the western property boundary.

The subject land is zoned Environmental Protection 7(d) in accordance with the provisions of Hawkesbury Local Environmental Plan, 1989. The application is defined as a place of public worship and as such is permissible with Council consent.

Public Notification

This application was placed on formal public exhibition between the dates of the 16th November, 1989 and the 1st December, 1989. During this exhibition period, no submissions were received.

Planning Report

The proposed single storey building, with a floor area of approximately 56.12 square metres, will be of weatherboard iron-roofed construction, similar to the existing church hall. As such, it is unlikely to have any adverse visual impact on the adjoining property holdings.

Notwithstanding this, the application nominates a setback from the side boundary of between 3.95 metres and 1.5 metres. This building line is considered to be in close proximity to the western property boundary and may pose potential noise complaints from the adjoining property owner.

The applicant was requested to increase the side setback, however, he felt that would limit future development options for the site. Accordingly, a condition of consent has been imposed which requires that the western wall of the building contains no openings. Hours of operation will also be controlled.

The current carparking provision is of a defacto nature with no formalised carparking spaces being delineated on the site. Under Council's Carparking Development Control Plan, places of public worship require 1 (one) carparking space per 10 seats. Accordingly, this application would require 3 (three) carparking spaces. In addition, the current church hall would require the provision of 8 (eight) carparking spaces or a total of 11 (eleven) carparking spaces. Therefore, should Council support the application, it would be reasonable to impose the provision of eleven (11) carparking spaces upon the subject site. This may be achieved through a combination of angled and "stack" parking layouts.

Recommendation

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

1. The development shall be carried out in accordance with the submitted plan dated 27th October, 1989.

2-8. Standard conditions - 31, 50 (11 [eleven]), 70, 73, 74, 100, 102.

9. The western wall shall contain no openings.

10. The hours of operation shall be confined to between 8.00 am and 9.00 pm.

11. The building shall be constructed using materials and colours which are compatible with the amenity of the surrounding area having regard to the Environmental Protection Zoning of the property. In addition, the materials shall be consistent with the existing church hall building.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Alderman Michael left the meeting at this stage, the time being 3.20 p.m.

Rec- 16-2-90

ITEM 6:	(File DA 375/89) [[10.531] WP 15-2-90
APPLICANT:	A. BELFIELD
DEVELOPMENT APPLICATION:	STABLE COMPLEX AND A DRESSAGE/EXERCISE AREA
OWNER:	MR CALDERONE AND MS BELFIELD
LAND & LOCATION:	LOT 1, DP 514209, COMMERCIAL ROAD, VINEYARD
AREA:	2.033 HECTARES
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RURAL 1(c)
ADVERTISING:	ADJOINING OWNERS NOTIFIED WITH ONE OBJECTION
DATE RECEIVED:	23RD OCTOBER, 1989

REPORT (M.T.P.)

Background

As Council may be aware, the parcel of land was subject to a previous Development Application No. 243/89 seeking consent for the erection of a machinery shed, measuring 21.0 metres by 41.0 metres incorporating a dressage area, storage facilities and stables for approximately 10 - 15 horses.

Council resolved at its meeting on the 3rd October, 1989 (GPC) to refuse the application for the following reasons:-

"A. 1. The proposal is considered to be an overdevelopment of the site.
2. The likely harm to the environment.
3. The development will detract from the visual amenity of the neighbourhood and will interfere with the amenity in respect of noise, smell, dust, waste products or otherwise.
4. Not in the public interest.

B. That in the event of the stables still being required, they be located to the satisfaction of the Manager of Town Planning and would require Council's consideration of a new Development Application."

Proposal

This application seeks Council's consent to formalise the unauthorised stable complex incorporating 'feed store' shed and shelters for ten horses. Two horse shelters are located south of Chain of Ponds Creek which truncates the property. The application further seeks approval for the construction of an open dressage/exercise area comprising a site area of 800 square metres (20m x 40m in dimension) and a 2.0 metre wide access bridge over the Chain of Ponds Creek.

The proposed bridge is to be located approximately 2.0 metres from the eastern property boundary line on the northern portion of the land and extends southward across the creek system at approximately 60 degrees to the boundary line.

Permission is also sought for the agistment of approximately 10 horses within the parcel of land. The applicant has indicated that the application is not requesting the establishment and conduct of a riding school, as was the case in the previous application.

Provision is made for a 2.4 metre high wire netting fence in order to help screen the stable complex from the adjacent parcel of land, with other associated landscaping.

Statutory Situation

The subject land is currently zoned Rural 1(c) under the provisions of Hawkesbury Local Environmental Plan 1989. This application is permissible with Council's consent within the zoning of the land.

The allotment is flood prone and is subject to a 1 in 20 year flood frequency. The 1 in 100 year flood frequency level is indicated as being 16.0 metres Australian Height Datum. The Killarney Chain of Ponds Creek truncates the mid-point of the land.

Public Submissions

Adjoining owners were notified of the proposal in accordance with Council's policy with one submission received from Mr & Mrs Deane.

Their submission states that:-

> "These plans are a big improvement on the disgusting conditions already imposed on us by the owners of the property but we feel there are certain matters which Council should consider prior to any DA approval being granted."

These are stated in point form for the sake of brevity.

"1. ...regard to devaluation of our home, smell, dust etc, ...we are fearful of what will happen should approval be granted. We therefore would like to see at least some of the structures ...removed.
2. The proposed bridge should be erected immediately gaining access to useable acreage across Chain of Ponds Creek.
3. Matters raised in previous letters be taken into consideration.
4. Since refusal of previous Development Application, the only work done is the continued fencing of the arena, however, there are less horses on the premises.
5. The smell from the horses is aggravated by the fact that soil erosion has occurred prohibiting absorption into the soil.

We have 2 horses of our own but these horses have plenty of land within which to roam around, but having a few horses roaming around is not at all comparable to having an establishment where horses are confined all the time near your home."

Planning Assessment

The matters of concern raised by Mr & Mrs Deane are still of those which were addressed at the General Purpose Committee dated the 26th September, 1989.

With regard to item 1 of the objection, the objector's concerns are those of the value of house and property. Provided the development is compatible with the rural residential amenity of the area, it is not considered that it will have any adverse effect on property values.

Item 2 requires that a bridge be erected immediately. By providing a bridge across the creek, it will enable the applicant to use existing acreage and not overdevelop the main site. Details of bridge construction have been submitted and appear satisfactory. Final design will be to the requirements of the Manager of Engineering Services.

Item 3 addresses issues previously outlined, i.e. smell, dust, extra traffic being generated, at the General Purpose Meeting dated the 26th September, 1989. Plans submitted by the applicant have provided an improvement to the site, by reducing the number of stable yards. The number of horses has been reduced so as not to over-develop the site. Site inspections reveal that the applicant is endeavouring to remedy the situation.

Item 4 states that the fencing of the proposed arena has taken place. Site inspections reveal that this has taken place on filled land. The aspect of fencing does not require approval, however, the provision of fill requires Council approval. The applicants were advised not to continue pending any building approval. There has been a reduction in the number of horses.

Item 5 states that the smell emanating from the existing yards is aggravated because of soil erosion. It is considered that wherever an animal is kept within a yard, there will be denuding of the natural surface. To this end, the applicant was advised to demolish some of the fences and structures and endeavour to keep the yards grassed and tidy. This can be imposed by way of condition.

Impact of Development

The stables currently being demolished are adjacent to the adjoining owner and as discussed, were subject to numerous objections. Mr & Mrs Deane (being adjoining owners) state that the plans submitted by the applicant are an improvement to the site.

The applicant has indicated that no riding school is to be established within the property. The site is for agistment of horses and provides an exercise area for the purpose of training.

Aesthetics

The removal of adjacent stables/yards from the boundary of Mr & Mrs Deane's property provides a solution to unsightliness and overdevelopment. The remaining structures are to be painted so they will not detract from the visual amenity of the site. The adjoining owner will be screened by a steel post/wire netting (3.0 metres in length) to a height of 2.4 metres. This is to provide a trellis for future climbing 'vines/creepers'.

Additional landscaping is to be provided to further enhance the site and provide for additional shelter for horses. Grassed areas are to be maintained in the yards adjacent to Chain of Ponds Creek and adjacent to the adjoining owner.

With respect to the filling of land for the exercise yard, a batter is to be achieved and made satisfactory to the Manager of Environment and Building Services. The batter should be landscaped or retained so as to stop any soil erosion.

The existing shelter, numbered 8 on submitted plan No. 1743/3A, is to be relocated closer to the southern boundary, away from the objector's dwelling. This will provide an improved visual amenity.

Parking

Driveway access is to be from Mountain View Close via Commercial Road. Parking is to be provided for three carparking spaces. A consolidated road base driveway and parking is to be constructed leading to the riding arena and to the horse stables.

Recommendation

That consent be granted for the establishment of a Feed Store, 8 (eight) shelter structures, dressage/exercise yard and bridge generally in accordance with plans submitted Numbered 1743/1A, 1743/2A, 1743/3A and 1743/4 subject to:-

1-9 Standard Conditions - Development. 31, 32, 33, 39, 52, 62, 70, 73, 100.

10. Details of the proposed bridge over Chain of Ponds Creek be submitted to and approved by the Manager of Engineering Services. The bridge is to be designed so as not to destruct the flow of water within the creek.

11. The completion of the demolition of unauthorised fences and structures is to be carried out within 2 (two) months from the date of issue of the consent.

Mr.Calderone, the owner, addressed the Committee.

Mrs. Debbie Deane, addressed the Committee as an objector.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

The Committee inspected the site at 6.00 p.m. Aldermen present at the inspection were Aldermen Horrex, Bazeley, Benson, Books, Denne, Michael, Rotherham and Sledge.

COMMITTEE'S RECOMMENDATION

THAT CONSENT BE granted for the establishment of a Feed Store, 8 (eight) shelter structures, dressage/exercise yard and bridge generally in accordance with plans submitted Numbered 1743/1A, 1743/2A, 1743/3A and 1743/4 subject to:-

1-9 Standard Conditions - Development. 31, 32, 33, 39, 52, 62, 70, 73, 100.

10. Details of the proposed bridge over Chain of Ponds Creek be submitted to and approved by the Manager of Engineering Services. The bridge is to be designed so as not to destruct the flow of water within the creek.

11. The completion of the demolition of unauthorised fences and structures as indicated in red on the amended plan, to be carried out within 2 (two) months from the date of issue of the consent.

ITEM 7: (File LEP12/89) [10.532]
APPLICANT: KARL – 15-2-90 P S GRAHAM & ASSOCIATES
DEVELOPMENT APPLICATION: REZONING TO PERMIT RESIDENTIAL DEVELOPMENT
OWNER: MR & MRS ROSELEUR
LAND & LOCATION: LOT 14 DP 202803, 260 TERRACE ROAD, FREEMANS REACH
AREA: 2.302 HECTARES
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - ENVIRONMENTAL PROTECTION SCENIC 7(d1)
ADVERTISING: NOT REQUIRED
DATE RECEIVED: 29TH DECEMBER, 1989.

REPORT (M.T.P.)

Background

Council at its Ordinary Meeting of the 8th August, 1989, considered a rezoning application on the same parcel of land to create 15 residential allotments. At that

meeting Council resolved not to support the applicants' request to rezone the land on the basis that the water supply for the area was inadequate for additional residential allotments.

Proposal

The applicant seeks to rezone 2.38 hectares of rural land to residential land so as to enable the creation of 10 residential allotments each of which is approximately 1000 square metres in area. The remainder of the land which is very steeply sloping is proposed to be dedicated to Council as public reserve.

The Applicants' Submission

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

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

We believe the lots could be serviced by the existing water main located in Terrace Road, as this supply is capable of same, having not yet reached total capacity. Mr. & Mrs. C. Roseleur are already rated for water supply.

Development of the blocks would be confined to that part of the land that does not exceed a 1 in 4 grade, thus preserving the bushland on the escarpment. Each lot has adequate land of less slope than 1 in 4 for location of a dwelling.

We request Council support an application for rezone for the following reasons...

1. *The current 1B Rural zone is not appropriate.*

2. *A rezone of Lot 4 in DP 202803 for residential use would be consistent with adjoining land use.*

3. *The site would produce attractive residential lots with panoramic views of the flood plain.*

4. *Town water is available for the subdivision.*

5. *Subdivision of the land would provide a public recreation corridor along the bank of the Hawkesbury River linking up with adjoining public land.*

6. *The proposed dedication of more than half of this property for public reserve by way of subdivision would preserve the escarpment known as The Terrace."*

Planning Assessment

The subject land is located within the Freemans Reach/Glossodia water supply benefit area. The Water Board has consistently since 1981 indicated to Council that there is only sufficient water available for current zonings and it will not agree to rezoning of land which will increase the water uptake in the area. Accordingly it is recommended that this application not be supported at this stage. Furthermore the applicants' request to create 10 residential allotments on the site is again an over-development of the land. A similar subdivision which was carried out on the adjoining land in 1981 made provision for 5 lots instead of 10 lots.

The subject land does have some development potential and a notion of protecting the escarpment by limiting development is supported, however at this stage the principal concern in the area is one of provision of services and as such the rezoning application should not proceed any further.

Recommendation

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

Mr.P.Graham addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL IN principle support a subdivision and that a report come to the General Purpose Committee Meeting in February in relation to the negotiations with the applicant on reducing the blocks to conform with the existing area and that the Council approach the Water Board for the exclusion or drip type feed water tanks.

Kane 16-2-90

W.P. - 15.2.90

ITEM 8:	(File S89/66) [10.533]
APPLICANT:	R K CAMBRIDGE & COMPANY
DEVELOPMENT APPLICATION:	SUBDIVISION TO CREATE TWO LOTS. EACH LOT HAVING APPROXIMATE AREAS OF 1000 SQUARE METRES AND 1.314 HECTARES RESPECTIVELY.
OWNER:	J H HOLMAN
LAND & LOCATION:	LOT 271 DP 617536, CORNER LONGLEAT ROAD AND ERICA STREET, KURMOND
AREA:	1.414 HECTARES
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RURAL 1(B)
ADVERTISING:	NOT REQUIRED
DATE RECEIVED:	9TH MAY, 1989

REPORT (M.T.P.)

Background

On the 8th May, 1984, Council issued development consent for the erection of a new dwelling house on the subject land. Condition 5 of that consent stated:

> *"upon completion of the new dwelling the existing dwelling shall be demolished".*

Subsequently upon request the Manager of Town Planning advised that current applicant in August, 1988 that;

> *"Council has no objection to the retention to the existing dwelling subject to it being rendered uninhabitable".*

Recent inspections revealed that the old dwelling is still being used for habitable purposes.

Proposal

In May, 1989, the applicant submitted plans showing a four (4) lot subdivision. Three (3) of these lots had areas of approximately 1000 square metres. The applicant was advised that the subdivision was far below the minimum lot size permissible in the zone and that the matter would be reported to Council recommending refusal. The applicant then advised that he would withdraw the application. On the 27th November the applicant submitted an amended application showing two (2) lots instead of four (4).

Statutory Situation

Under Hawkesbury Local Environmental Plan, 1989, the land is zoned rural 1(b) and therefore a minimum allotment size of 10 hectares applies.

The applicant has submitted a SEPP No.1 objection in regard to the 10 hectare minimum allotment size standard which states:

> *"the property is however adjacent to residential land. The small number of residential lots proposed to be created (3) can be regarded as residential infill. Residential infill would be accordance with State Government Directives.*
>
> *All services are available.*
>
> *The owner would subsequent to rezoning need to meet the requirements of the Water Board as regards water supply.*
>
> *There is a public need for land.*
>
> *Compliance with the existing development standard is unreasonable and unnecessary in these particular circumstances."*

The applicant also requested that this advice be applied to the amended plans. ie (two lot subdivision).

Council does not have the power to grant approval to this application without the prior concurrence of the Director of the Department of Planning as the departure from the minimum allotment size standard is significant.

Water Board Comment

The applicant has supplied the following comments from the Water Board.

> *"I refer to your letter of 2nd September, 1989 in which you requested Board's comments in relation to provision of water to the above lot.*
>
> *The Board wishes to advise that difficulties are experienced in supplying the existing water connections in the Kurrajong-Kurmond System. Further development under existing zonings will exacerbate the problems in the future. Therefore the Board cannot agree to your proposal."*

Planning Assessment

The newly Gazetted Hawkesbury Local Environmental Plan, 1989, made no provision for the expansion of the Kurmond Village since increased subdivision potential was granted to a number of rural properties in Longleat Lane and west along Bells Line of Road. The minimum allotment size for these properties was reduced from 10 hectares to 4 hectares thereby retaining the rural character of the area.

This application seeks to create a 1000 square metre allotment in an area where the minimum allotment size is 10 hectares. The use of SEPP No.1 to vary the minimum allotment size is not supported in this case as the departure is extremely large and is therefore considered to be contrary to the zoning.

Also if approved this proposal could set an undesirable precedent for other properties adjoining the numerous villages and towns in the City thereby further stressing the limited water supply in the area.

Finally the use of the old dwelling for habitable purposes is contrary to both the development consent and the building permit and the owner will be required to render the house uninhabitable.

Recommendation

1. That Council not support the applicants' SEPP No.1 objection to vary the 10 (ten) hectare minimum allotment size to 1000 (one thousand) square metres.

2. That the application be refused as the proposal does not comply with Clause 11 of Hawkesbury Local Environmental Plan, 1989.

3. That the applicant be required to render the old dwelling house uninhabitable.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Phil 16/2-90

Lwp. 15.2.90

ITEM 9:	(File DA 437/89) [10.534]
APPLICANT:	PIANELLA HOLDINGS P/L
DEVELOPMENT APPLICATION:	CONSTRUCT 7 VILLA UNITS
OWNER:	MR S LAWSON
LAND & LOCATION:	LOTS 2 & 3 - DP 250109 GROSE VALE ROAD, NORTH RICHMOND
AREA:	TOTAL SITE AREA 2024 METRES SQUARED
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RESIDENTIAL 2(A)
ADVERTISING:	ADJOINING OWNERS NOTIFIED
DATE RECEIVED:	21ST DECEMBER, 1989

REPORT (M.T.P.)

Proposal

The applicant seeks approval to construct 7 villa units on the above properties, set back 10.0 metres from Grose Vale Road.

The proposal incorporates 3 x 3 bedroom units with carports located on lot 2 and 4 x 2 bedroom units on lot 3. Each villa unit has a courtyard with an area between 22 square metres and 64 square metres.

Statutory Situation

The development is considered to be defined as "Villa Units". Under Hawkesbury Local Environmental, 1989 and Councils Development Control Plan (D.C.P.) for Medium Density Housing, Town Houses are permissible with consent within the zoning of the land.

Advertising

Adjoining owners were notified in accordance with Council's policy with no objection being received.

Planning Comments

Plans submitted to Council include 3 x three bedroom units and 4 x two bedroom units, located on two allotments. Plans indicate that the internal driveway is to be located centrally on the boundary of lots 2 and 3. The driveway is to be 4.0 metres wide with carport entrances being provided between the units.

The provision of carports are in accordance with the requirements of the D.C.P. for Medium Density Housing. Two visitors spaces have been provided, one on either side of the driveway, at the front of the development and located 7.5 metres from the front boundary. This is satisfactory as the visitors' spaces are uncovered and will not detract from the development or adjoining areas. Landscaping can be utilised to further screen this space if required.

Entry onto the site is via Grose Vale Road, plans indicating a width of only 4.0 metres. To be in accordance with the D.C.P. and for better accessibility to

visitors' space, it is considered that the driveway entrance should have a minimum width of 6.0 metres. This is to be maintained for the length to the visitor spaces.

While design is difficult to codify, the applicant has tried not to duplicate facades. As the subject land has a slight change of elevation, the roof design provides for a change in height thus breaking up a monotonous roof length.

Units numbered 1 to 4 face north-east, whilst backyards are facing south-west. Shadow diagrams indicate that half the backyards for each unit are within winter shadow at noon. This is acceptable under the requirement of the D.C.P.

Units numbered 5 to 7 face south-west with backyards facing north-east. Adequate direct sunlight is obtained. Each backyard is to be provided with a 1.8 metre high "colour-bond" dividing fence.

Plans submitted indicate the treatment for landscaping. As required under the D.C.P. guidelines, landscaping should complement the proposed development. This can be achieved in conjunction with the building construction and can be conditioned so that landscaping is completed within a set time frame.

Disposal of drainage from the site is to be via a proposed stormwater line through lot 1 to the north and Council's Reserve into Council's stormwater line and pit. This is quite satisfactory and shall be constructed free of cost to Council. This can be imposed by way of condition.

Council imposes a contribution per additional unit for the provision of community facilities and open space. The contribution shall be paid prior to the release of the building permit.

The villa proposal is to be developed over two allotments (lots 2 and 3 - DP 250109), consequently, it is considered that the allotments be consolidated prior to occupation of the town houses.

Conclusion

The proposed development of 7 villa units is permissible and complies with the requirements of the Development Control Plan for Medium Density Housing and consequently the application should be supported.

Recommendation

That consent be granted for 7 (seven) villa units generally in accordance with plans submitted dated December, 1989, subject to:

1-11. Standard Conditions (Development) 6 ($5472) (five thousand, four hundred and seventy two), 11, 16 (add "6.0" [six point zero]), 20 (add "Design details to be submitted for approval with the building application"), 31, 33, 40, 55, 70, 73, 104.

12. Provision of a garbage receptacle storage area adjacent to the street alignment to the satisfaction of the Manager of Environment and Building Services.

13. Documentary evidence is to be submitted of the registration of the plan of consolidation from the Land Titles Office prior to the occupation of any of the villa units.

COMMITTEE'S RECOMMENDATION

THAT CONSENT BE granted for 7 (seven) villa units generally in accordance with plans submitted dated December, 1989, subject to:

1-11. Standard Conditions (Development) 6 ($5472) (five thousand, four hundred and seventy two), 11, 16 (add "6.0" [six point zero]), 20 (add "Design details to be submitted for approval with the building application"), 31, 33, 40, 55, 70, 73, 104.

12. Provision of a garbage receptacle storage area adjacent to the street alignment to the satisfaction of the Manager of Environment and Building Services.

13. Documentary evidence is to be submitted of the registration of the plan of consolidation from the Land Titles Office prior to the occupation of any of the villa units.

14. Appropriate screening material be provided to screen carports on the Grose Vale Road frontage.

ITEM 10: Michael 15/2/90	(File 337/89) [10.535]
APPLICANT:	MR R. AND MRS M. ALLEN
DEVELOPMENT APPLICATION:	MEDIUM DENSITY DEVELOPMENT COMPRISED OF 3 TWO STOREY TOWNHOUSES AND 3 SINGLE STOREY VILLA UNITS.
OWNER:	MR B. & MRS K. SMITH AND MR R. AND MRS M. ALLEN.
LAND & LOCATION:	PT LOT B DP 380111, 36 MACQUARIE STREET AND PT POR 24, 38 MACQUARIE STREET, WINDSOR
AREA:	1470 SQ M.
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RESIDENTIAL 2(c)
ADVERTISING:	ADJOINING OWNERS NOTIFIED WITH SUBMISSIONS BEING RECEIVED FROM MR F. DAINES AND MR N. TWEEDIE.
DATE RECEIVED:	AMENDED PLAN RECEIVED ON 18TH JANUARY, 1990. ORIGINAL PLAN SUBMITTED ON 4TH SEPTEMBER, 1989.

REPORT (M.T.P.)

Proposal

The application is for 3 x 2 storey townhouses and 3 x single storey villa units. All of the units are indicated as having 2 bedrooms. Each of the townhouses are provided with a double garage, while the villa units have a single garage.

Statutory Situation

The land is zoned Residential 2(c) which permits "walk up" flats at a higher density than the proposed villa/townhouse application. The application substantially conforms to Council's recently adopted Development Control Plan for Medium Density Housing.

The density provision under the DCP is one two bedroom villa or townhouse per 275 square metres of site area. Therefore the overall area requirement is 1,650 sq m compared to the actual site area of 1,470 sq m. Therefore the density of the development is approximately 11% greater than the standard set in the DCP.

Similarly, the provision of off street parking falls slightly short of the standard set in the DCP in that the villa units are each provided with a single garage. The DCP requires the provision of 1.5 spaces per 2 bedroom dwelling.

In comparing the application to Council's recently adopted Medium Density DCP it should be noted that the land is actually zoned for residential flats at a higher density than that proposed by the application. Therefore it is considered reasonable that there should be some latitude in the application of the standards prescribed in the DCP as these are intended for a Residential 2(a) zone and not a Residential 2(c) zone.

Public Submissions

The two submissions which have been received object to the application on a number of grounds.

The submission from Mr F. Daines objects to the application on the grounds of loss of privacy, devaluation of his land, loss of "prime commercial sites", entrance close to the traffic lights will cause congestion, other areas should be used for housing e.g. Oakville, Pitt Town.

The submission from Mr Neale Tweedie objects to the two storey units on the basis of loss of privacy. Another ground of concern is the access from Macquarie Street. However, the major concern of Mr Tweedie is the alternate use of the land for commercial purposes.

> "...I feel that the use of this land for residential units is a terrible waste of prime land. Myself and our neighbours have previously advocated the use of this land for commercial purposes with access from Ross Street. We were all in agreeance with this proposal but it was refused by the town planning department on the grounds that it would fragment the commercial area of Windsor....
>
> It would appear that Council at this stage looks at our area as residential. I ask the question why? We already have a commercial

area 20 metres from my property which starts at the Shell Garage and extends to the new Windsor Tavern on Windsor Road. This area encompasses Erichson Motors who use Ross Street as a main access route...."

Planning Assessment

The applicant has been requested to make a number of amendments to the original plan to overcome an encroachment over Council's sewer, an encroachment on the 10 m building line to an arterial road, to provide better manoeuvrability on site and fourthly, to provide a better arrangement of private open space. It is considered that the amended plan, the subject of this report, is a significant improvement on that originally submitted.

In relation to the issue of privacy raised in the submissions by the adjoining owners, it should be noted that the single storey units have been located on the north eastern side of the land. As a consequence, the properties owned by Messrs Daines and Tweedie should not be overlooked by the proposed development. It should also be noted that the land is zoned to allow "walk up flats" and that such development has greater privacy implications than that proposed.

It is acknowledged that Macquarie Street is a high traffic volume road and that as a consequence there is likely to be some increased risk (over a residential street) of accident in obtaining access to the site. However the issue to be resolved is whether the increase in risk is reasonable. The applicant was required to provide levels for the site to demonstrate that a vehicle could stand on level ground at the kerb before entering Macquarie Street. The levels provided indicate that this requirement can be achieved.

As the site is located close to the traffic lights at Kable Street, there will be regular breaks in the traffic flow to allow vehicles to leave the site during peak periods. Vehicles can only enter and leave the site in a westerly direction. It is considered that the proposed development does not impose an undue safety risk nor will it result in any "congestion" of traffic in Macquarie Street.

In relation to an enquiry to rezone the land for commercial purposes, the correspondent (Mr Tweedie) was advised that the attitude of the Manager of Town Planning was unfavourable for a number of reasons including fragmentation of the shopping centre by a main road. In addition, as Council would be aware there is no identified demand for additional commercial zoned land in Windsor. Currently there is a major retail development proposed for the former Hawkesbury Valley Motors' site bounded by the Mall, Baker Street and Macquarie Street. Notwithstanding the problems of providing additional retail land severed by an arterial road, until the shopping centre is fully developed it would be premature to consider any additional rezonings.

A portion of the rear of the land is subject to flooding at the 1 in 100 year flood frequency level (16 m). This will require the floor of unit 4 to be elevated a maximum of 800mm.

It is considered that the application is satisfactory and should be approved subject to conditions.

Recommendation

That the application be approved subject to the following conditions:

1-4. Standard conditions (DAs) Nos 1 ($12,500) (twelve thousand, five hundred), 11, 17, and 20.
5. Construction of Council's heavy duty footway and layback vehicular crossing to the access to the site with a minimum width of 6m (six).
6. Standard condition (DAs) no 6 ($3,648) (three thousand six hundred and forty eight).
7. 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.
8. Standard condition (DAs) No 70.
9. All floors to be at a minimum level of 16m (sixteen) A.H.D.
10-14. Standard condition (DAs) Nos 31, 34, 40, 73 and 120.
15. Provision of a level pause platform between Macquarie Street and the entrance to the development to accommodate at least 1 (one) car.

Mr.R.Allen, the owner, addressed the Committee.

Mr.F.Daines and Mr. N.Tweedie, addressed the Committee as objectors.

Alderman Bazeley arrived at the meeting at this stage, the time being 10.45 a.m.

COMMITTEE'S RECOMMENDATION

THAT CONSIDERATION OF this application be deferred and that it be referred to the Local Traffic Committee.

KARL 16-2-90
WP. 16-2-90

ITEM 11: (File DA 379/89) [10.536]

SUBJECT: BODEN INVESTMENTS PTY. LTD. - OPERATION OF A PRIVATE TIP, MULGRAVE ROAD, MULGRAVE.

REPORT (M.T.P.)

Council at its meeting of 12th December, 1989, in relation to this matter resolved as follows:-

"A. Consideration of the application be deferred for further discussions between the Manager of Environment and 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."

In accordance with Council's resolution, discussions have taken place with the applicant regarding the proposed method of operation and he has been advised that the present state of the land is unsatisfactory and is to be rectified.

The Manager of Town Planning and the Manager of Environment and Building Services met with the applicants, Dr. Boden and Mr. Watkins of Boden Investments Pty. Ltd. on site on Friday 15th December, 1989. At that time rectification work had taken place and all deposited material had been levelled and covered.

The applicants advised that the operation is to be carried out in the stages shown in the application utilising a limited width face to enable better control. A suitable machine is also to be kept on site with daily levelling and covering with previously excavated top soil carried out. The site is also to be manned at all times to ensure loads are correctly deposited.

Recommendation

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

1-3. Standard conditions (DAs) 32, 100, 102.
4. Operating hours shall be limited to 6.30am to 5.00pm Mondays to Fridays. Any alteration of these hours will require Council consent.
5. Compliance with any requirement of the Waste Management Authority of New South Wales.
6. All truck access to the site to be from Windsor Road and then via Mulgrave Road.
7. All land fill is to be transported to the site by trucks.
8. The filling shall not obstruct, divert or alter or interfere with the flow of surface water across the land to be filled.
9. The final land form shall provide for the overland flow of surface water down each gully to the drains on the lowlands.
10. The filling to be placed on the land shall be clean soil, bricks, concrete stone and similar material and no organic matter such as rubbish, tyres, timber, sawdust etc. will be deposited on the land.
11. The filling shall be placed and compacted and battered at edges at a slope less than the angle of repose of the material used in the fill.
12. The edge of the filling shall be protected against erosion induced by the flow of surface water and flooding.
13. During the filling of the land the property shall be securely fenced and provided with a prominent sign directing that unauthorised filling of the land will be prohibited.
14. Each stage of the proposal shall be carried out in the following manner:

    a) Topsoil shall be removed by suitable earthmoving equipment and stockpiled in the approximate location shown on the plan accompanying the application.
    b) The fill material shall be deposited and levelled by a small Caterpillar dozer in the staging locations shown on the plan accompanying the application.
    c) The removed topsoil shall be spread over the filled land so as to provide a minimum cover of 200mm (two hundred) for the planting of grasses for grazing pastures.
    d) New fences shall be erected on the filled land.

15. Stage 1 shall be completed to Council's satisfaction prior to any works commencing on stage 2.
16. The open drains on the lowlands shall be cleared annually and the spoil removed and placed in the filling operation to the satisfaction of Council.
17. The filling on Portion 224 shall not result in the surface ponding of water.
18. The area of Mulgrave Road within the proposed area to be filled shall be filled with clean clay/shale fill and compacted to 95% (ninety-five) standard density. Compaction certificates for the full depth of fill to be submitted to Council for approval. (Note: This requirement may be deleted if this section of Mulgrave Road is closed and transferred out of Council's ownership.)
19. The bulldozer used for spreading the fill shall be fitted with noise attenuation measures which comply with the State Pollution Control Commission's Guidelines for such machinery.
20. Access road within the site shall be watered to Council's satisfaction so as to minimise dust pollution.
21. This consent is limited to a period of 7(seven) years. Extension of this consent will require the lodgement of a separate application to Council.
22. Payment of a contribution of $66,450 (sixty six thousand, four hundred and fifty) indexed to the Consumer Price Index at the time of payment for the maintenance of Mulgrave Road. This contribution comprising:
$18,150 (eighteen thousand, one hundred and fifty) for Stage 1;
$15,225 (fifteen thousand, two hundred and twenty five) for Stage 2;
$33,075 (thirty three thousand, and seventy five dollars) for Stage 3; shall be paid within 12 (twelve) months from the commencement of each Stage. It is the applicant's responsibility to advise Council of the commencement of each stage.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

The Committee inspected the site at 5.30 p.m. Aldermen present at the inspection were Aldermen Horrex, Bazeley, Benson, Books, Denne, Michael, Rotherham and Sledge.

COMMITTEE'S RECOMMENDATION

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

1-3. Standard conditions (DAs) 32, 100, 102.
4. Operating hours shall be limited to 6.30am to 5.00pm Mondays to Fridays. Any alteration of these hours will require Council consent.
5. Compliance with any requirement of the Waste Management Authority of New South Wales.
6. All truck access to the site to be from Windsor Road and then via Mulgrave Road.
7. All land fill is to be transported to the site by trucks.
8. The filling shall not obstruct, divert or alter or interfere with the flow of surface water across the land to be filled.
9. The final land form shall provide for the overland flow of surface water down each gully to the drains on the lowlands.

10. The filling to be placed on the land shall be clean soil, bricks, concrete stone and similar material and no organic matter such as rubbish, tyres, timber, sawdust etc. will be deposited on the land.
11. The filling shall be placed and compacted and battered at edges at a slope less than the angle of repose of the material used in the fill.
12. The edge of the filling shall be protected against erosion induced by the flow of surface water and flooding.
13. During the filling of the land the property shall be securely fenced and provided with a prominent sign directing that unauthorised filling of the land will be prohibited.
14. Each stage of the proposal shall be carried out in the following manner:

    a) Topsoil shall be removed by suitable earthmoving equipment and stockpiled in the approximate location shown on the plan accompanying the application.
    b) The fill material shall be deposited and levelled by a small Caterpillar dozer in the staging locations shown on the plan accompanying the application.
    c) The removed topsoil shall be spread over the filled land so as to provide a minimum cover of 200mm (two hundred) for the planting of grasses for grazing pastures.
    d) New fences shall be erected on the filled land.

15. Stage 1 shall be completed to Council's satisfaction prior to any works commencing on stage 2.
16. The open drains on the lowlands shall be cleared annually and the spoil removed and placed in the filling operation to the satisfaction of Council.
17. The filling on Portion 224 shall not result in the surface ponding of water.
18. The area of Mulgrave Road within the proposed area to be filled shall be filled with clean clay/shale fill and compacted to 95% (ninety-five) standard density. Compaction certificates for the full depth of fill to be submitted to Council for approval. (Note: This requirement may be deleted if this section of Mulgrave Road is closed and transferred out of Council's ownership.)
19. The bulldozer used for spreading the fill shall be fitted with noise attenuation measures which comply with the State Pollution Control Commission's Guidelines for such machinery.
20. Access road within the site shall be watered to Council's satisfaction so as to minimise dust pollution.
21. This consent is limited to a period of 7(seven) years. Extension of this consent will require the lodgement of a separate application to Council.
22. Payment of a contribution of $66,450 (sixty six thousand, four hundred and fifty) indexed to the Consumer Price Index at the time of payment for the maintenance of Mulgrave Road. This contribution comprising:
    $18,150 (eighteen thousand, one hundred and fifty) for Stage 1;
    $15,225 (fifteen thousand, two hundred and twenty five) for Stage 2;
    $33,075 (thirty three thousand, and seventy five dollars) for Stage 3; shall be paid within 12 (twelve) months from the commencement of each Stage. It is the applicant's responsibility to advise Council of the commencement of each stage.
23. 6 (six) monthly inspections be carried out at the applicant's expense.

Alice - 15-2-90

ITEM 12: (File DA 368/87) [10.537]

SUBJECT: LAND AND ENVIRONMENT COURT JUDGEMENT - THE COUNCIL -V- XANADU LIFESTYLE CENTRE PTY LTD - APPLICATION FOR COSTS

REPORT (M.T.P.)

Council is in receipt of the judgement for the application for costs in the matter of Xanadu. The decision of assessors O'Neile and Watts was handed down on the 22nd of December, 1989. The Court ordered that Council's application for costs be dismissed and that no award be made.

In order for the application to be successful it was necessary for Council to demonstrate exceptional circumstances which mitigated against the applicants case in the original proceedings. In the history of the Land and Environment Court, costs have rarely been awarded thus it is the exception rather than the rule.

Council's legal representative argued that there was never any chance that approval could have been obtained for the proposed health farm on the subject site and that accordingly Council should not have been put to the considerable cost of defending an appeal for which the applicant had no chance of success.

The Court held that due to Council's level of representation there was some doubt as to its confidence of success prior to commencement of proceedings and the fact that the applicants case was demolished by Council was not a ground for costs.

Recommendation

That the information in respect of the Xanadu Lifestyle Centre Pty Ltd -V- Council application for costs in the Land and Environment Court, be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Michael Alice 15-2-90.

ITEM 13: (File P160/81) [[10.538]

SUBJECT: FLOOD PLAIN MANAGEMENT STUDY

cc. Records

REPORT (M.T.P.)

Introduction

Since the introduction of the Flood Plain Development Manual in February, 1987, expressing current Government Policy for a merit based approach to flood policy, preparation of a Flood Plain Management Study for the City has been a priority.

On the 1st January, 1986, liability negligence for advice furnished by Councils and statutory bodies in relation to flood liable lands changed with the gazettal of the Local Government Flood Liable Land Amendment Act. By introduction of Section 582A of this Act immunity from liability is provided in respect of;

a. Any advice furnished in good faith by Council relating to the likelihood of any land being flooded or the nature or extent of any such flooding; or

b. Anything done or omitted to be done in good faith by the Council in so far as it relates to the likelihood of land being flooded or the nature or extent of any such flooding.

Immunity however is only certain if the Council acts substantially in accordance with the principles contained in the Flood Plain Development Manual. Thus, in the absence of preparation or implementation of a Flood Plain Management Study or Plan Council is unnecessarily exposed to negligence actions.

Current Policy

Council's current Flood Plan Management Policy is based on the Governments previous policy which set uniform standards for the State. The policy does not recognise the special circumstances of the Hawkesbury River System and, in addition, has not been reassessed for over 10 years. Within this period there have been numerous instances where such a policy would provide Council with direction in the determination of development applications and rezonings. For instance;

a. Applications for filling on the flood plain.

b. Applications for elevating dwellings on the flood plain.

c. The development of St.Albans Village.

d. Flood standards for industrial areas.

Since the formulation of Council's current policy there have been significant changes in a number of factors relevant to the flood liability of the Hawkesbury Valley. These are recognition of the inevitability of the green house effect and a likely increase in rainfall both in terms of frequency and intensity on the east coast of NSW. As a consequence of both these factors the wall of Warragamba Dam has been increased in height by approximately 5 metres reducing the risk of dam wall failure in an extreme flood event.

The Need For a Flood Plain Management Committee

The formulation of a Flood Plain Management Plan takes into account a number of diverse considerations including;

a. Flood behaviour including risk, prevailing hazard, potential effects of development etc;

b. Economic analysis of potential works, measures and flood losses both private and public;

c. Ecological factors;

d. Social factors including the needs of the local community, potential intangible flood loses, physical and psychological effects from flooding; and

e. Local planning needs, restrictions, opportunities etc.

It is unreasonable for Council to maintain a high level of expertise in all of the above fields. It is therefore considered that the most appropriate means of disseminating and co-ordinating the advice and expertise available from government agencies and Council and the local community is through a Flood Plain Management Committee. The principle objective of such a committee would be to assist Council in the development and implementation of a Flood Plain Management Plan for the City.

Membership of the Committee should comprise balanced representation including an elected member of Council, Council Staff, Department of Planning, Public Works Department as well as the Department of Water Resources and the State Emergency Services. As responsibility for planning matters lies primarily with Council, the Committee should report to Council.

The Flood Plain Management Plan

A number of steps are involved in the formulation of a Flood Plain Management Plan. These include;

1. Establishing a Flood Plain Management Committee.

2. Recognising and understanding the principle factors concerned with flooding through the preparation of a flood study.

3. Selecting a flood standard.

4. Identifying and evaluating the options appropriate for managing flood effected areas (the Flood Plain Management Study).

5. Preparing a Flood Plain Management Plan which is comprised of the best combination of the options available for dealing with the problem.

6. Developing a strategy to implement the management plan.

Notwithstanding that much of the work involved in preparation of a flood study may be undertaken "in house", Council does not have the necessary engineering expertise to assess flood flows in categorised areas according to hazard. Consequently it will be necessary to obtain independent advice on appropriate flood standards.

Recommendation

1. That information in respect to the Flood Plain Management Study be received.

2. That a Flood Plain Management Study and Plan be prepared as a matter of priority.

3. That a Flood Plain Management Committee be established comprising the following membership, The Mayor; Officers from Town Planning, Engineering and Health and Building Departments; and one representative from each of the following departments and authorities: Department of Planning, Department of Public Works, Department of Water Resources and State Emergency Services.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Alice Moved 1-2-90 Rec. Ricardo 1-2-90

ITEM 14: (File P160-80) [10.539]

SUBJECT: DEVELOPMENT CONTROL PLAN FOR MEDIUM DENSITY HOUSING

REPORT (M.T.P.)

Council at its Ordinary Meeting on the 12th September, 1989, resolved the following in respect of the Draft Development Control Plan for Medium Density Housing;

a. That Council adopt the Draft Development Control Plan for Medium Density Housing with minor amendments to the drafting of the document and illustrations.

b. That the adoption of the Development Control Plan be advertised in the Hawkesbury Gazette in accordance with the Regulations.

c. That a certified copy of the amended Development Control Plan for Medium Density Housing be forwarded to the Secretary of the Department of Planning.

Council is advised that amendments to the Draft Development Control Plan are now complete. In accordance with Section 24 of the Environmental Planning and Assessment Regulations - 1980, Council's adoption of the Development Control Plan was advertised in the Hawkesbury Gazette and a copy of the document forwarded to the Department of Planning as required. The document is available for sale to members of the public from the Town Planning counter at $5.00 per copy.

By incorporating guidelines for Medium Density Development the document facilitates an important aim in planning of the City that is to provide opportunities for provision of appropriate and affordable housing in a variety of types and tenures for all income groups.

Under the provisions of Council's new Planning Instrument, Hawkesbury Local Environmental Plan 1989, Medium Density Housing (group homes, cluster housing, villa homes, town houses and terrace buildings) is now permissible in all residential zones within the City serviced by reticulated sewerage. Because of this it is anticipated that Council will be successful in its submission for exemption from most of the provisions of State Environmental Planning Policy No.28 - Town Houses and Villa Homes.

Recommendation

That information in respect of the Development Control Plan for Medium Density Housing be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Cc Records 15-2-90
Michael 15-2-90

ITEM 15: (File P160-82) [10.540]

SUBJECT: SYDNEY REGION LAND AUDIT

REPORT (M.T.P.)

On 13th December 1989, the Department of Planning released to local government authorities the draft report on the Sydney Region Land Audit. The draft report is the result of an announcement by the Premier in March 1989 that the Government would undertake a Land Audit in the Sydney Region. The Sydney Region Land Audit Committee was established chaired by the Minister for Housing, the Hon. J.J.Schipp, the other members being the Minister for Planning and Minister for Local Government, the Hon. D.A. Hay and Professor M. Daly, of the Department of Geography, University of Sydney.

The Land Audit is essentially a comprehensive review of the development constraints and opportunities which were identified in the 1988 Metropolitan Strategy for the Sydney Region. It is important to note that the audit merely identifies all land which has urban potential, it does not make any planning recommendations regarding the future development of this land. However it is possible that the Audit could form the basis of a review of the 1988 Metropolitan Strategy which would result in new regional planning policies.

The Land Audit study has eliminated areas which are subject to nine "first rank" constraints. These are Water Catchment Areas, National Parks, Nature Reserves, State Recreation Areas, Regional Open Space, Environmental Protection Zoned Land, Long Term Coal Mining, Soil Landscape Limitations and Flood Liable Land.

A range of other "second rank" constraints are considered but have not necessarily been applied to eliminate land. These are listed as agricultural land, aircraft noise, distinctive scenic areas, fragmentation, major utilities, mineral resources, mining subsidence areas, significant heritage areas, state forests, statutory controls, waste disposal sites, wetlands and significant biological values, wildlife refuges.

It is possible that after the consultation involved in this stage of the study, further areas may be eliminated (and other areas refined) for reasons such as physical difficulties, environmental sensitivity, forestry status, bushfire hazard and previous planning decisions.

The map which accompanies the draft report indicates those areas within the City of Hawkesbury which have been identified as having urban potential. These are listed as H1 - H14. A matrix accompanying the report identifies these localities, indicates their approximate area and lists applicable second rank constraints. This information is as follows:

H1 PADDOCKS AROUND UNIVERSITY OF WESTERN SYDNEY, HAWKESBURY (400 HA) - Existing Public Use.

H2 OAKVILLE (790 HA) - Fragmentation.

H3 SCHEYVILLE (1690 HA) - Distinctive Scenic Area, Significant Biological Area.

H4 WILBERFORCE (335 HA) - Bushfire Prone Area, Extensive Vegetation, Fragmentation.

H5 TENNYSON GLOSSODIA (3990 HA) - Bushfire Prone Area, Distinctive Scenic Area, Extensive Vegetation.

H6 KURMOND - BLAXLANDS RIDGE (2075 HA) - Bushfire Prone Area, Distinctive Scenic Area.

H7 REDBANK ROAD (450 HA) - Bushfire Prone Area, Distinctive Scenic Area.

H8 GROSE VALE ROAD (210 HA) - Bushfire Prone Area, Distinctive Scenic Area.

H9 SLOPES ROAD (400 HA) - Bushfire Prone Area, Distinctive Scenic Area.

H10 GROSE VALE (530 HA) - Bushfire Prone Area, Distinctive Scenic Area.

H11 GROSE WOLD (665 HA) - Bushfire Prone Area, Distinctive Scenic Area, Extensive Vegetation.

H12 YARRAMUNDI (265 HA) - Bushfire Prone Area.

H13 KURRAJONG (95 HA) - Bushfire Prone Area.

H14 PITT TOWN (140 HA) - Mineral Resources.

The areas identified are essentially the same as those in the 1988 Metropolitan Strategy. The major changes are the incorporation of the paddocks around the University of Western Sydney, Hawkesbury, the incorporation of Pitt Town, the deletion of Kurrajong Heights, the deletion of the Mellong Valley, and the deletion of some land around Wilberforce. It is interesting to note that the land identified as having urban potential at Scheyville includes that land which Council is currently in the process of rezoning.

It is suggested that any response to the Draft Land Audit should recognise the inevitability of continuing urban development in the North West Sector and the likelihood of large scale urban development in the Hawkesbury area. Council should also be guided by its mission statement which is "to protect and enhance the unique, historical and environmental features of the Hawkesbury region whilst encouraging planned development and providing services appropriate to the needs of the wider community".

The Residential Land Strategy prepared in 1981 proposed that the future development of the area in land use terms be guided by the concept of a series of towns and villages surrounded by a rural hinterland. This development path was considered preferable to a single large residential agglomeration. To a large

extent this development strategy is ensured through the large areas of flood liable land surrounding the major towns. However, the Draft Land Audit identifies a large area on the western side of the Hawkesbury River extending in a broad arc from Grose Wold to Wilberforce and north to Comleroy Road and East Kurrajong. The Audit does not take into account the visual significance of the ridges which extend through this area and which provide much of its scenic value.

It is considered that these ridges (eg, Grose Vale Road, Bells Line of Road, Comleroy Road, Single Ridge Road, East Kurrajong Road etc) should be maintained in a rural or rural residential zoning as visual buffers to the large residential areas and because of their intrinsic scenic value. Therefore, these ridgelines should be deleted from the area considered as having urban potential because of their distinctive scenic value. It will be recalled that this is a relevant second rank constraint.

Recommendation

A. The Department of Planning be advised that Council accepts the inevitability of urban development in its rural areas as part of the long term development of Sydney's North West Sector.

B. The Department also be advised of Council's mission statement and general policy of supporting the continuing development of the area as a series of towns and villages surrounded by a rural hinterland.

C. The Department be advised of the intrinsic scenic value of the ridges which traverse the areas identified as H5, H6, H7, H8, H9, H10 and H11 and that these should be deleted from the land considered to have urban potential.

D. A revised plan of the areas deleting these ridgelines be submitted to the Department.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 16: (File L5/89) [10.541] Michael - 15.2.90

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

REPORT (M.T.P.)

Introduction

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

1. That the rezoning application be refused.

2. That the Manager of Town Planning be given delegated authority to refuse rezoning applications or development applications under State Environmental Planning Policy No.1 for rural/residential subdivisions where such proposals do not conform with current zoning or policy directives of Council, as expressed in draft Hawkesbury Local Environmental Plan, 1989, the Rural Lands Study and the options' paper reported to Council's meeting of 11th July, 1989 and that such determinations be reported to Council in a similar manner that development applications determined under delegated authority are listed.

3. That a study be undertaken into the long term future of the apple growing industry in relation to the town planning strategies for the Bilpin/Berambing area.

A further report including the results of a survey of all property owners in these areas was referred to Council's meeting on 14th November, 1989. At that meeting it was resolved that the matter be further investigated with a view to subdivisions down to 10 (ten) hectare lots being approved. This resolution is the subject of this report.

Methodology

In response to the resolution of 14th November, it has been ascertained that there are 28 holdings which have potential for subdivision under this proposal (i.e. minimum area of approximately 20 ha.). A letter was sent to all of these property owners advising as follows:

"... In order to provide Council with an accurate assessment of the implications of such subdivision (10 ha. (25 acres)), it is proposed to undertake an inspection of your land in the near future. The purpose of the inspection will be to ascertain topography, availability of building sites, bushfire risk and other environmental constraints.

Any comments you may wish to make regarding the proposal to allow subdivision down to 10 ha lots would be appreciated. Following assessment of the land and any comments, the proposal will be referred to a General Purpose Committee of Council in the New Year. You will be advised of the date of this meeting."

A number of residents have made enquiries regarding the proposal and 3 written submissions have been received. A large number of properties in Bilpin, Mountain Lagoon and the Berambing end of Bilpin have been inspected.

A comprehensive submission has now been received from the Director-General of the NSW Agriculture and Fisheries Department.

Submission by NSW Agriculture and Fisheries

The submission while being some 5 pages in length is quoted in full as it is of direct relevance to Council's consideration. It is also considered to be a comprehensive assessment of the current status of agriculture in the area and the likely future trends.

"I refer to your letter to the Windsor Office of NSW Agriculture and Fisheries, dated 28th August, 1989 regarding subdivision in the Bilpin/Berambing/Mountain Lagoon areas. I apologise for the delay in replying to you on this matter.

The Department has now had the opportunity to inspect the area, talk to a number of horticultural producers and consider the outcome of Council's survey of residents.

The results of this assessment lead the Department to conclude that the Bilpin area is a valuable agricultural, tourist and scenic asset for the Hawkesbury Shire and the Sydney Region. Future planning actions therefore should aim to encourage its continued use for horticultural purposes.

Background

Location, Topography and Soils

The Bilpin area falls within the coastal highland district which, because of its altitude (600 metres), climatic and soil conditions, is well suited to the production of horticultural crops. The proximity to the Sydney Market is also a distinct advantage, particularly for perishable-type fruit, e.g. stone fruit, although this advantage has decreased somewhat with the use of cool storage.

Fruit plantings are located on the coastal highland area from Kurrajong Heights through to Bilpin and Berambing along the Bells Line of Road. The greatest concentration of planting is in the Bilpin/Berambing area and smaller planting in the Mountain Lagoon area.

Planting has generally been along the ridge top where topography varies from flat to undulating. Some planting, however, has been made on steeper sides of the ridges.

Soils are either clay loams or sandy clay loams derived either from Wianamatta shale or Hawkesbury sandstone and tend to be relatively shallow.

Fruit Production

Pome Fruit

Planting in Bilpin expanded rapidly in the mid to late 1960s. From a peak apple area of 688 ha in 1969-70 planting had fallen to 213 ha by 1988. Average planting in Bilpin is relatively small, only 0.5-2.5 ha in 1988. There has been a general trend to change to the production of stone fruit.

Total production for Bilpin in the 1988-89 season was 3226 tonnes representing 3% of the New South Wales crop. With the development of CA storage in other areas, the planting of later maturing varieties has decreased, thus the advantage of Bilpin to cater for the early apple market is significant. In the 1988-89 season it still supplied 26% of the State's early apple production.

Stone Fruit

With the gradual decline of pome fruit, either due to unprofitability or subdivision, planting of stone fruit has increased.

Peach planting in the Bilpin and slopes district has increased from 95 ha to 102 ha over the last ten years. Nectarines have increased from 17 ha to 22 ha over the same period. Over 37% of nectarines and 36% of peach planting are young, non-bearing trees.

The area successfully grows mid and late maturing varieties. Stone fruit in select localities of this district offers quick returns and better market prospects than other tree fruits.

Other Fruit

Strawberry runners have been grown in the Mountain Lagoon area for a number of years.

In 1973 a strawberry plant quarantine area was proclaimed at Mountain Lagoon to assist strawberry runner growers in the production of certified plants.

Other Berry Fruit

There is potential to develop other berry crops such as blueberry, raspberry and trailing bramble berries to take advantage of the Sydney Market for these highly perishable fruits.

Organic Produce

A regular market is held in Bilpin for organic produce. However, the volume is very small and there are few full-time growers.

Marketing

Fruit is either trucked directly to Flemington Markets or sold from roadside stalls located on Bells Line of Road. The marketing advantage of the area is important as growers have good access to Flemington Wholesale Markets which is the largest trader of fresh produce in Australia.

The other marketing advantage of the area is through roadside stalls which attract a large number of Sydney people, particularly on weekends.

Fruit unsuitable for marketing is sold to a processor located at Bilpin.

Summary

The area devoted to apples has declined since 1969. However, there has been an increasing trend to the planting of stone fruits. The area has also major potential for the development of more extensive horticulture such as berry growing.

Planning for Future Development

The Bilpin area is a distinctive rural landscape which provides a scenic gateway to the towns of Windsor and Richmond. The area is also a popular tourist spot, particularly for the day trippers from the Sydney community.

The Department's discussions with a number of commercial growers indicate that overall they are generally happy with continuing their operations in the future despite, in some cases, some significant financial commitments. Although there is a variance

in opinion of the ideal subdivision size for the future, i.e. 40 ha, 20 ha, 15 ha or 10 ha there is unanimous agreement that the areas should not be lost to rural residential development.

It has been the Department's experience that once ad hoc rural residential development is permitted in a horticultural area such as Bilpin then agriculture is eventually lost through the pressure of increasing land prices and rates and, more importantly, social conflicts between commercial growers and new settlers.

A grower who can no longer undertake what are regarded as day-to-day activities, e.g. spraying, use of scare guns etc. will be forced out of business and has no option but to subdivide, sell and move to another area.

The dilemma facing agriculture in the Sydney Region, particularly fresh fruit and vegetables, is that there is not an abundance of available land with the right soils and climate to transfer operations. With increasing energy costs and for reasons of security the Department believes there will always be a strong argument to maintain specific areas in the Sydney Region for the supply of fresh fruit and vegetables to the Sydney Market. Other less valuable land should be used to cater for the residential demand in preference to these areas.

Any future planning policy for Bilpin should recognise that a blanket subdivision change to cater for small holdings will lead to the destruction of the horticultural industry. A good example of this is to be found at Orchard Hills where the progressive fragmentation of the area over the last ten years into 5 acre lots (2 ha) has removed any chance of retaining that distinctive scenic landscape as a buffer to Penrith in the short to medium term.

Options

The Department believes there are a number of options which are available to encourage the retention of horticulture in the area and provide for some development opportunities. These are:

i) Retain 40 ha subdivision standard and identify specific areas adjoining the village of Bilpin for some small lot development.

ii) Introduce a 20 ha subdivision standard.

iii) A 20 ha subdivision standard with specific areas adjoining the village of Bilpin for some small lot development.

iv) A 15 ha subdivision standard.

v) A 10 ha subdivision standard.

***Option 1** is the best option for the maintenance of commercial agriculture in the area by retaining property sizes. The main limitation is that given the right financial circumstances of some producers it does not allow the opportunity to sell part of their property to raise capital for the expansion of their orchards.*

***Option 2** is the preferred option of the Department because it allows some subdivision into properties which would still be suitable for commercial agricultural purposes.*

Option 3 *provides some small lot subdivision in areas adjoining Bilpin village where the recent demand for subdivisions has arisen. Such areas would need to be carefully selected so that they do not interfere with the activities of existing producers through social conflict problems.*

Options 4 & 5 *do provide opportunities for the landholders of large properties to subdivide. The 10 ha to 15 ha property size however is much more limited in its suitability for fulltime commercial production. While this may vary with the physical constraints and management of each individual property overall it does not provide the flexibility needed for catering for bearing trees, replantings, water supply (dams) and the siting of supporting infrastructures such as sheds etc.*

The Department would be pleased to discuss these matters further with Council and would encourage the involvement of landholders in the preparation of any definitive planning instrument for future development in the area..."

Public Submissions

As indicated, a letter was sent to all property owners who according to Council's records possessed one or more lots with an area of 20 ha or more. In response to that correspondence, a number of verbal and written submissions have been received. A precis of the written submissions is as follows:

* Letter signed by Stephen Palinkas, Simon Tadrosse, Ted Tadrosse, W Redshaw and others - Comments on the previous survey and argues that at least 49% of the respondents support a minimum lot size of 4 ha or less. Disagrees with findings of Agriculture and Fisheries and the National Parks and Wildlife Service. Requests that Council support subdivision into lots of 4 ha and less.

* Mr and Mrs Brun - Advise that they are the owners of a 45 acre parcel with access from both Mt Tootie and Mt Irvine Road. Request assessment of the land with a view to subdivision.

* Mrs N McMahon - Advises that on the basis of surrounding lot areas, the current 100 acre minimum area requirement is unrealistic and suggests that a minimum area requirement of 8 to 10 hectares (20 - 25 acres) would be more appropriate.

* Mrs O Chapman - Supports a rezoning to allow 25 acre lots as a compromise which will retain the rural character of the area.

* A Livingstone - As the owner of 57 acres requests support for the subdivision of the land into 2 lots. Notes that the land is unsuitable for agriculture and is not viewed from Bells Line of Road.

Property Inspections

A large number of properties in the Bilpin/Berambing/Mountain Lagoon areas have been inspected to ascertain the impact (if any) of subdivisions down to 10 hectare lots. The properties inspected include those owned by Bear (31.6 ha); Livingstone (23 ha); Redshaw (41.6 ha); Chapman, Mrs M Powell and Mrs R Powell (71 ha); J & T Tadrosse (20 ha); Guidi (20 ha); and the Estate of the Late Mr B Boughton (55 ha).

The characteristics of these lots vary greatly. As indicated in the report to Council's meeting of 14th November, 1989 some of the lots are generally on the steeper, non arable lands eg, land owned by Bear, Livingstone, and Redshaw. While there are building sites available on all of these lots, their development would in most instances require some tree clearing and would be on land with higher bushfire risk.

The other properties are either used for orcharding or are generally arable in nature.

The Chapman and Powell property is unusual in that it contains a significant remnant Blue Gum forest.

It is apparent that for a minority of holdings, the subdivision of land into 10 hectare lots may not affect the agricultural potential of the land or conflict with other environmental considerations. For example, some arable land is not being used for agricultural purposes (other than grazing) and it would seem unlikely that it would be more intensively farmed in the foreseeable future.

However in the majority of cases, subdivision down to 10 hectare lots is likely to involve either land which is currently used for orcharding or land which has physical and environmental constraints eg, steep slopes, high to extreme bush fire risk, erosive soils.

Conclusion

The comments of the Department of Agriculture and Fisheries are of particular value. They indicate that while the planting of apples have significantly declined since 1969-70, stone fruit has more than held its own with the area of planting increasing slightly over the last 10 years. The Department also indicates that the area has major potential for the development of more extensive horticulture such as berry growing.

The Department is satisfied that there is a definite relationship between the subdivision policy for an area and the viability of horticultural industry. The preferred option of the Department is to introduce a 20 hectare subdivision standard because it would allow some subdivision into properties which would still be suitable for commercial agricultural purposes.

In relation to non-arable land which is not the concern of the Department, it has already been noted that the land which could be developed will have physical and environmental constraints. In practice it is likely that only a small proportion of any lot could generally be developed for rural residential purposes. In many instances it is unlikely that the land would even support grazing. Given the available rural residential land in the East Kurrajong, Blaxlands Ridge, Grose Vale, Kurrajong and Yarramundi areas it would not seem appropriate at this time to support further similar subdivision in a more remote and environmentally sensitive area such as Bilpin/Berambing /Mountain Lagoon.

Recommendation

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

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

C. That the residents be advised of the reasons for the maintenance of the existing subdivision controls as indicated in the report.

Mr.J.Buckett, Dr. Bear and Mr. Newnham addressed the Committee, as objectors.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL INTRODUCE a 20 (twenty) hectare subdivision standard and that this be reviewed in the future.

ITEM 17: Michael 13.2.90 (File L10/87) [10.542]

SUBJECT: HAWKESBURY LOCAL ENVIRONMENTAL PLAN 1989

REPORT (M.T.P.)

As Council is aware, Hawkesbury Local Environmental Plan 1989, became law on 22nd December, 1989. The Plan includes two deferred areas, these being the Grose Wold area and Wrights and Wellums Creek in the Macdonald Valley.

Council will be aware that the Grose Wold area has been deferred to allow for discussions with the Department of Planning concerning the subdivision of the area. It will be recalled that the Department proposed a concessional lot arrangement whereby for every 4 ha an owner would be able to subdivide a 0.4 ha lot, with these being clustered wherever possible. Council's preferred position is to have a "regular" 4 ha subdivision provision, where each lot must have a minimum area of 4 ha and a satisfactory ratio of depth to frontage.

The plan also proposed to make extractive industry a prohibited use in the Macdonald Valley. This conflicted with the provisions of Sydney Region Environmental Plan No. 9 which has identified resources of sand and peat in the Wrights and Wellums Creek area. In submissions to the Department it has been argued that it would be premature to permit the extraction of such resources, and that extraction from the whole of the valley should be a prohibited use. Whilst the Department has accepted that extraction should be prohibited from the majority of the valley, rather than determine the Wrights and Wellums Creek area, it was decided to defer application of the plan to this specific area.

As a consequence of the gazettal of the plan, it is likely that there will be an increased development application and subdivision application workload for a number of months to overcome a backlog of applications that have been pending the plan becoming law.

Fortunately, Council now has in place a new development control plan for medium density housing (town houses, villas, terrace houses) and a draft development control plan for industrial development is contained in this business paper.

Council has also recently reviewed its subdivision policy and standards for both urban and rural subdivision. Therefore guidelines will be in place to cater for the anticipated applications.

It is considered that the implementation of the plan should be the subject of a review after a six month period to determine to what extent it is meeting Council's stated objectives. Further reviews should then be undertaken at less frequent intervals.

Council should be aware that the new plan is generically different to the superseded Hawkesbury Local Environmentally Plan, 1984 in that in general it provides Council with far more discretion to either approve or refuse development applications. The significance of the traditional land use tables and definitions is diminished in place of a set of objectives for each zone. In determining an application, Council should have regard to these objectives as well as the land use tables.

The new LEP is also generally devoid of numerical standards, the intention being that such standards should be expressed in a development control plan. As development control plans are a statement of Council policy, Council will have more control over development standards.

One anticipated benefit of the new LEP is that fewer amending LEP's will be required.

Recommendation

A. That the information in the report regarding the gazettal of the Hawkesbury Local Environmental Plan 1989 be received.

B. That a review of Hawkesbury Local Environmental Plan 1989 be reported to the General Purpose Committee of Council in July 1990.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

cc. Records.

ITEM 18: (File DA 555/85, DA 348/88) [10.543] MKAPEL 15-2-90

SUBJECT: I & V MITCHELL - PAYMENT OF OUTSTANDING LEGAL COSTS - UNAUTHORISED DOG KENNELS - UWORRA ROAD, WILBERFORCE.

REPORT (M.T.P.)

On 29th February, 1988 the Land and Environment Court ordered that:

1. The Respondents be restrained from keeping dogs on the land other than in accordance with the Applicant's Code for the keeping of dogs.

2. The Respondents demolish or remove from the land all structures erected without the consent of the Applicant.

3. The operation of the above orders be suspended for a period of six months from 29 February 1988.

4. Respondents pay the Applicants' costs.

On 1st June 1988, I & V Mitchell lodged a further development application which was refused by Council at its meeting on 21st February, 1989.

In response to threatened contempt proceedings Mr & Mrs Mitchell signed a document on 17th May, 1989. This document states in part as follows:

"...We agree to and/or acknowledge the following matters as the case may be: ...

C. Costs against us have been taxed at $4,672.23.

D. The costs of the taxation were $398.86.

E. The costs outstanding in relation to the Court of Appeal matter are $156.00.

F. Our property is actively listed with KCR Realty of Kurmond. We shall maintain this and, if necessary, other listings in a genuine attempt to sell our property at a reasonable price as soon as possible.

G. From the proceeds of sale we agree to pay Council's costs totalling $5,227.09.

H. Whether the property is sold or not we undertake to comply with the Orders of the Court in any event within six months of this date.

I. We acknowledge that if we do not honour this undertaking we will be liable to proceedings by the Council for contempt of Court which could involve our imprisonment."

Council's solicitor, A.R. Walmsley & Co has confirmed through separate enquiries that the property is still genuinely listed for sale. He further advises that:

> "In all of these circumstances, and having regard to the Court's comments at the time, and also having regard to the extraordinary tolerance that has been expressed by another Judge in the Court in the matter of Bourke, we must say that we can see no benefit whatever in commencing contempt proceedings at this stage.
>
> Accordingly, it is our suggestion that a letter should be forwarded to Mr. & Mrs. Mitchell in which their request is acknowledged; they are reminded of the terms of the order and that the period for compliance therewith expired some 12 months ago; that their advice concerning continued efforts at sale are noted; and, finally, advising that the matter will be held in abeyance for the time being in all the circumstances, but without this in any way being a waiver on the Council's part of its entitlement to enforce the orders....

P.S. Since dictating the above we have received your letter of November 28 in the related matter concerning the adjoining property against Messrs. Muir & Castles. Having regard to the fact that Mr. & Mrs. Mitchell appear to have probably been more active than Muir and Castles in keeping Council informed of their efforts, it would seem to us to be appropriate for the Mitchells to receive at least the same consideration as Muir & Castles."

It will be recalled that Council at its meeting of 14th November resolved to defer settlement of outstanding costs in the Muir and Castles 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.

Given the legal advice and the resolution in relation to Muir & Castles, it is recommended that Mr & Mrs Mitchell be similarly provided with an additional 6 months from the expiration of their undertaking (17th November, 1989)

Recommendation

That Mr & Mrs Mitchell 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 from the expiration of the previous undertaking, whichever occurs first. Therefore the six month period expires on 17th May, 1990.

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 17th May, 1990 whichever occurs first. That no further extension of time will be authorised.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

c.c. Records. 15-2-
Michael 15-2-90.

ITEM 19: (File E78-5) [10.544]

SUBJECT: PITT TOWN SAND WORKING PARTY - DRAFT PLAN OF MANAGEMENT

REPORT (M.T.P.)

A preliminary management plan for the Pitt Town Sand Deposit drafted by officers of the Department of Minerals and Energy was discussed at a meeting of the Working Party on 14th December, 1989. This preliminary management plan incorporates many comments made by Council's representative and the Department of Planning however there is still major disagreement over the washing of sand on site and the subsequent disposal of the fine clay particles, a major bi-product of the washing process.

The major aspects of the preliminary management plan are as follows:

* The management plan identifies an established economic need for the resource, particularly to satisfy a shortage of fine to medium grained construction sand in the North West Sector of Sydney in the short to medium term.

* Any proposal to extract sand that involves washing of sand to reduce its clay content must incorporate comprehensive tailings management measures. An absolute maximum of 50 percent of the sand extracted from any individual landholding should be washed if the tailings from the washing operation are to be disposed of on-site.

* As noise impact is one of the major environmental considerations in extractive operations, all possible measures must be instituted to reduce such noise impact.

* Rates of production should be accelerated in noise sensitive areas to lessen the duration of exposure of residents (and the Pitt Town Public School) to noise associated with the extraction operation.

* The proposed Pitt Town by-pass should be constructed or other appropriate traffic management measures taken prior to the commencement of extraction, the cost of which should be partly met by the extractors by way of a levy.

* Mitchell Road and its intersection with Cattai Road should be upgraded before any sand haulage commences.

* Rural residential subdivision (eg, lot sizes of approximately 0.5 hectares) will be the major post-extraction land use.

* A number of plans form part of the management plan including a plan indicating the staging of extraction and a conceptual post extraction land use.

As indicated Council's representative on the Working Party still has a fundamental disagreement with the Department of Minerals and Energy over the washing of sand and the disposal of tailings. This is perhaps the most significant environmental impact and has the potential to cause long term environmental damage if it is not carefully planned and executed. Council will be aware that its experience with washing clayey sand and the disposal of tailings has been far from satisfactory, the previous Farley and Lewers operations at Pitt Town and the current operation at Tinda Creek being cases in point.

Council's representative on the Working Party has maintained that there should be no washing of sand on site. Similarly it has been maintained that tailings should not be disposed of on site. The position of the Department of Minerals and Energy is that up to 50% of the sand could be washed ie, approximately 3.5m tonnes. It is conservatively estimated that this sand would have an average clay content of 18%, producing approximately 630,000 tonnes of clay tailings. As Council is aware, the clay tailings currently have no commercial value, are incapable of supporting any load bearing pavement eg, roads or houses, and must be mixed with soil and rock if they are to have any use as fill. In addition the Department of Minerals and Energy does not consider that the Plan of Management should specify where the tailings should be dumped and that this should be left to any development application.

It is considered that many of the propositions put forward by the Department of Minerals and Energy are incapable of effective enforcement by Council. For example, it is proposed to allow a maximum of 50 percent of the sand extracted from any one holding to be washed. Beside the incentive for an extractor to over estimate the available resource, it would be impossible for Council to ensure compliance with such a provision. If the tailings are to be mixed with other materials to be used as fill it will be similarly impossible to ensure that this is done in a satisfactory manner. The overriding incentives for any extractor will be to wash as much sand as technically possible, as the washed sand can be used for concrete (a higher value use than mortar sand) while disposing of the tailings, which have no practical value, as cheaply as possible.

The Department contends that "realistic security deposits should be lodged with the Council to ensure compliance with the conditions". However Council's experience has been that "realistic security deposits" are not economically viable to extractors and the securities obtained are invariably too small to rectify major environmental damage. The Department accepted a proposal that development consents should only be given for a 12 month period and that approval for a further 12 months' operation should only be given where the Council is satisfied with the extraction and rehabilitation results of the previous year.

Any position on the washing of sand and disposal of tailings is complicated by the fact that the market for washed sand is large while the market for unwashed mortar sand is quite small. Therefore in the event that no sand is washed on site and is sold only for mortar sand purposes, it is likely that the life of the extraction will be far longer than for washed sand. Alternatively, the extracted sand can be washed at another location (either within or outside the City area) and the tailings disposed of at that location. For example the existing sand plants in Old Kurrajong Road and Ridges Lane at North Richmond may be suitable for this purpose.

It is not considered that any embargo on the washing of sand at Pitt Town constitutes a mere shifting of the problem as there are likely to be sites far more suited to the washing of sand and disposal of tailings, albeit with slightly increased transport costs.

In order for the plan of management to be finalised it is now necessary for Council to indicate its position on the plan and the circumstances under which it would permit extraction of the deposit.

Recommendation

1. That Council advise the Department of Planning and the Minister for Planning that it does not object in principle to the extraction of sand from the Pitt Town deposit provided that no sand is washed within the extraction area and that all clay tailings are disposed of outside of the extraction area. Further that Council would not object to such washing or tailings' disposal occurring within the City of Hawkesbury subject to the usual environmental considerations and the consent of Council.

2. That Council advise the Department of Planning and the Minister for Planning that following the completion of extraction (on a staged basis), the land should be rezoned to allow residential/rural residential subdivision (as determined by servicing constraints) and that Council's support for the extraction is conditional upon such rezoning.

Alderman Stubbs and Alderman Benson declared an interest in this matter.

Alderman Benson sought permission to address the Committee.

Alderman Benson addressed the Committee.

COMMITTEE'S RECOMMENDATION

BASED ON INVESTIGATION so far Council considers that on environmental grounds it does not consider that the extraction should take place. It is considered that the area is more appropriate for residential subdivision, and that action be taken in this regard. Further that this site be removed from REP 9.

Alice Mechan
Cc. Records

ITEM 20: (File P160/80) [[10.545]

SUBJECT: DRAFT DEVELOPMENT CONTROL PLAN FOR INDUSTRIAL DEVELOPMENT

REPORT (M.T.P.)

Given that Council's newly gazetted Planning Instrument contains few standards for Industrial Development a Draft Development Control Plan for Industrial Development has been prepared for use in conjunction with the Planning Instrument. A Development Control Plan is essentially a statement of Council's Policy and incorporates the standards considered necessary for development within a certain area.

Council's existing Code for Control of Industrial Development basically incorporates those provisions of the previous Planning Instrument relating to industrial development. Whilst the Code specifies minimum requirements for industrial development, for example building lines and floor space ratios, little information is provided other than that relating to the minimum standard. The Development Control Plan for Industrial Development seeks to rectify this through the incorporation of objectives and relevant notes in respect of each standard. Notwithstanding that these standards specified within the plan are the guidelines to achieving the stated objectives, applicants may request variation of a standard provided that the stated objective will still be achieved. The Draft Development Control Plan will not only enable applications to be considered on their merits but will also facilitate the consistent application of standards for Industrial Development throughout the City.

The Draft Development Control Plan for Industrial Development incorporates 14 separate standards as well as a check list of information required for development applications and diagrams illustrating parking layouts, typical truck turning circles, typical truck reversals and design principles.

The major changes to Council's requirements for Industrial Development relate to building setbacks, landscaping and car parking.

In the Draft Development Control Plan the building setbacks standards have been decreased from 20 metres from an existing or proposed alignment of regional sub arterial and state arterial road to 15 metres as this is considered sufficient to

ensure an attractive streetscape and an adequate sight distance at intersections for vehicles. The building setback from other roads will remain at 10 metres. A provision that within these setbacks a strip of land fronting the street alignment a minimum of 5 metres in width must be intensively landscaped will further assist the creation of an attractive streetscape.

Because landscaping provides a low cost approach to improving the amenity of industrial areas which may otherwise be dominated by hard surfaces such as paved areas and featureless walls, particular attention has been focused on landscaping requirements. The plan provides that a strip of land fronting the street alignment and at least 5 metres in width must be landscaped and maintained. Such landscaping should provide a dense, impenetrable ground cover and complete visual barrier to approximately 2 metres high with a dense visual barrier of tree crowns above that height. To ensure that industrial developments are appropriately landscaped the draft plan specifies that a landscaped plan prepared by a qualified landscaped architect or horticulturalist must form part of the development application. Further details of automatic irrigation systems for the development must be submitted with the development application. It is considered that these requirements will improve and enhance the amenity of industrial areas and ensure that following approval landscaped areas are adequately maintained.

Requirements for car parking for industrial development have been changed within the draft plan to ensure that off street parking is provided for occupiers of industrial development as well as visitors and to ensure that parking generated by development is wholly accommodated on the site. The minimum off street car parking provision for factories, warehouses, bulk stores and factory units will be one space per 75 square metres of gross floor area or one space per employee whichever is the greatest number of spaces. The requirements for wrecking yards will remain at one space per 200 square metres of site area and when contained within a building the requirement will change to one space per 40 square metres of gross floor area. Whilst the requirement for ancillary commercial offices and retailing will remain at one space per 40 square metres of gross floor area a new category has been created for bulky goods retailing with requirement of one space per 45 square metres of gross floor area.

Clause 22 of the Environmental Planning and Assessment Regulations provides that a Draft Development Control Plan must be exhibited for a period of not less than 21 days. After the exhibition period the Draft Development Control Plan will be referred back to Council for consideration of submissions.

Recommendation

1. Council resolve to prepare a Draft Development Control Plan for Industrial Development.

2. That the Draft Development Control Plan submitted be exhibited in accordance with the requirements of the Environmental Planning and Assessment Regulations, 1980.

COMMITTEE'S RECOMMENDATION

THAT CONSIDERATION OF the Draft Development Control Plan for Industrial Development be deferred pending informal discussion between Council staff and the Aldermen.

Michael CC Reads 15-2-90

ITEM 21: (File P160-61) [10.546]

SUBJECT: SECTION 94 CONTRIBUTIONS IN RURAL AND RESIDENTIAL AREAS

REPORT (M.T.P.)

Section 94 of the Environmental Planning and Assessment Act provides that Council may require the dedication of land or the payment of a contribution as a condition of any development consent. These conditions may only be imposed where the development will or is likely to require the provision of or increase the demand for public amenities and public services. The Act also specifies that such a contribution or dedication must be reasonable.

In relation to Section 94, Council's meeting of 11th April, 1989 resolved as follows:

1. That the standard conditions for subdivisions be amended to provide as follows:-

   "A contribution of $* based on $1,338 (one thousand three hundred and thirty eight) per additional allotment being the contribution for open space and community facilities as a consequence of the subdivision of land."

2. That the standard conditions for development applications be amended to provide as follows:-

   "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 with the exception of dual occupancy."

3. That the charges be reviewed annually.

The reason why the contribution for medium density development was lower than that for subdivisions was that the average occupancy for houses was assumed to be 3.7 persons and the average occupancy of flats was assumed to be 2.5 persons.

Since the contributions were fixed in April, 1989 there have been large increases in land prices, both residential and rural, including a period in 1988 which would not be fully reflected in the 1989 contribution. It is therefore appropriate that the contributions be reviewed.

Enquiries have also been made with surrounding Councils, Penrith and Baulkham Hills to ascertain their level of contributions. Consideration of contributions in these local government areas, adjusting for differing land prices, is relevant for the purpose of assessing the reasonableness of this Council's level of contributions.

In the Shire of Baulkham Hills, S94 contributions are assessed for individual release areas. The Porters Road area of Kenthurst has been zoned to allow subdivision with an average density of 1 lot per 2 hectares. Baulkham Hills Shire Council levies a total Section 94 contribution on that area of $7,500. A recent residential release area, Kings Road, Kellyville attracts a contribution of $10,303 per lot. At Bingara Crescent in Baulkham Hills which has a number of additional drainage problems, the contribution is $14,873. Baulkham Hills Shire Council

calculates its contributions in terms of a number of components, including roads and drainage, bush fire, open space, and community facilities.

In the City of Penrith the average Section 94 contribution for open space and community facilities is $4,300 per lot. However this figure does vary slightly between release areas. The figure is mainly derived from an assumption that the cost of open space land is $250,000 per hectare. This is the estimated cost of englobo residential zoned land.

For the purpose of reviewing the Section 94 charges, it is proposed to assess a number of separate components.

OPEN SPACE AND COMMUNITY FACILITIES

The Department of Planning has provided Councils with guidelines in the application of Section 94 contributions for open space and community facilities.

The open space and community facilities contribution for each lot should be calculated on the following basis.

i) A land component for open space.
ii) A land component for community facilities.
iii) Physical improvements and building works on open space and community facilities land.

(i) Land component for open space.

To calculate the appropriate contribution rate for newly created lots or dwellings a number of assumptions need to be made.

Firstly, the accepted rate for open space provision is 2.83 ha (7 acres) per 1,000 people or 28.3 sq m per person.

Secondly, each lot has an average 3.5 occupants. In the case of medium density development it is assumed that the average occupancy of each dwelling is 2.5 persons.

Thirdly, it is assumed that an average value of rural land on the outskirts of the towns within the City has a value of $125,000.

Combining these three assumptions, the land component contribution for open space can be derived as follows:

Residential and Rural Lots = 28.3 x 3.5 x $125,000/10,000
= $1238

Medium Density Dwellings = 28.3 x 2.5 x $125,000/10,000
= $884

(ii) Land Component for Community Facilities

Again to calculate the appropriate contribution rate the following assumptions are made.

Firstly the accepted rate (set by the Department of Planning) for the provision of community facilities is 4.8 sq m of residential zoned land per lot or dwelling.

Secondly the average lot size in residential areas in the City of Hawkesbury is 700 sq m.

Thirdly the average price per residential lot is $50,000.

Combining these values the land component for contributions for community facilities is as follows:

Residential and Rural Lots = 4.8 x $50,000/700 = $343

Medium Density Dwellings = 3.4 x $50,000/700 = $243

(iii) Embellishment of Community Facilities and Open Space Land

In 1982 the Department of Planning set the maximum rate at $500 per lot. Using this value and allowing for increases in the consumer price index, the equivalent rate in 1990 is $840 per lot.

Therefore the applicable values are as follows:

Residential and Rural Lots = $840

Medium Density Dwellings = $600

ROAD RESEALING FOR RURAL SUBDIVISION

At Council's meeting of 8th August, 1989 it was recommended that Council levy a Section 94 charge for resealing towards its Rural Road Bitumen Resealing Programme. It was reported that the average contribution for a resealing programme would be $635 per lot. It is proposed that this figure be addressed later in 1990 on the basis of up to date road resealing costs.

BUSH FIRE CONTROL

To date, Council has not levied a Section 94 contribution for bushfire control even though the majority of its rural area is defined as being high bush fire risk. Council will be aware that in 1989, Blue Mountains City Council levied an additional $100 on all rate assessments to replace all of the petrol engine plant with diesel engine plant. This was as a consequence of the inquiry into the tragic deaths of volunteer firefighters at a bushfire in the Sutherland area.

Unlike the Blue Mountains area it would be difficult to justify the imposition of contributions in low risk residential areas such as Windsor and Richmond to pay for bush fire fighting equipment. However, it is considered reasonable that new subdivisions in high fire risk areas be obliged to fund some of the capital cost of equipping bush fire brigades with new plant.

The City of Hawkesbury still operates with a number of petrol driven bush fire tankers. In addition a number of the brigades in the high bush fire risk areas have limited capacity to raise money through fund raising because of the relatively small populations in their areas.

It is considered reasonable that a nominal contribution of $400 per lot be imposed on all new subdivisions in high bush fire risk areas.

STATE EMERGENCY SERVICES

Consideration has been given to imposing a similar contribution for any subdivision involving flood liable land or flood liable access. However, Council's subdivision policy requires any new lots to contain sufficient area for a dwelling above the 1 in 100 year flood frequency level. The policy also provides that consent may be refused if a reasonable flood free access is not available to the land.

Accordingly, it is not considered that a contribution for State Emergency Services can be imposed under Section 94 of the Act.

CONCLUSION

Council's standard conditions for subdivision and medium density development should be amended in accordance with this report. Whilst the suggested contributions are a significant percentage increase on those applicable in 1989 it will be appreciated that in monetary terms (compared to the price of land) they are not a significant cost component. Regaurd should also be had to the contributions applicable in adjoining local government areas and the fact that this Council has not been party to any appeals concerning these contributions.

Recommendation

1. That the standard conditions for subdivision be amended to provide as follows:

    "10. A contribution of $* based on $2,421 (two thousand four hundred and twenty one dollars) per additional allotment being the contribution for open space and community facilities as a consequence of the subdivision of land."

    "42. A contribution of $* based on $400 (four hundred dollars) per additional allotment in areas defined as high bush fire risk under Council's Bush Fire Mitigation Policy adopted in October, 1986. The contribution is for the provision of Bush Fire Brigade services."

2. That the standard conditions for development applications be amended to provide as follows:

    "6. A contribution of $* based on $1,727 (one thousand seven hundred and twenty seven dollars) per additional dwelling being a contribution for open space and community facilities as a consequence of medium density development (residential flats, villas, townhouses etc)."

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Alice 25-2-90 GC Record

ITEM 22: (File H105-2, G95-18, 625-02) [10.547]

SUBJECT: NEW SOUTH WALES HERITAGE ASSISTANCE PROGRAMME - FUNDING FOR CONSERVATION WORKS - THE GRANDSTAND, RICHMOND PARK

REPORT (M.T.P.)

Council at its Ordinary Meeting on the 12th September, 1989 resolved that application be made for funding for a number of projects including conservation works on the Grandstand in Richmond Park under the New South Wales Heritage Assistance Programme. Council will recall that application was made for urgent repair work including replacement of rotted posts, weatherboards and roof and re-painting in a suitable heritage scheme. Application was sought for an amount of $50,000.00, approximately half the cost of the works, as it was considered unreasonable to expect the New South Wales Government to solely fund work which would normally be Council's responsibility.

Correspondence has been received from the Minister for Local Government and Minister for Planning, Mr David Hay, advising the following:-

> "I am pleased to advise that on the recommendation of the Heritage Council of New South Wales I have approved of a dollar for dollar grant of up to $20,000.00 being made available from the Heritage Conservation Fund to assist your Council with restoration of the Richmond Park Grandstand. Details and conditions of this assistance will be forwarded to you by the Department of Planning. As you will be required to complete this project within a twelve month period, it is suggested that you now arrange final documentation and any financial contribution you are required to make in order to make an early commencement. I commend your continuing interest in our heritage and wish your Council well with the project."

Notwithstanding that Council is required to make a financial commitment of $20,000.00 should it decide to accept the offer of assistance, the offer should be accepted as it will enable approximately $40,000.00 of works to be undertaken at a cost of $20,000.00 to Council. Further, the condition of the Grandstand is such that should urgent repair works not be undertaken within the next 18 - 24 months, the order of conservation works required then would be such that it would most certainly be beyond Council's resources. Accordingly, it is considered that allocation should be made from the 1989/90 Park Improvement Fund in order that the offer of assistance is matched on a dollar for dollar basis. There are sufficient monies available within the fund to enable this to occur.

Recommendation

a. That the offer for assistance for conservation works to be undertaken at the Grandstand, Richmond Park under the New South Wales Heritage Assistance Programme be accepted.

b. That final documentation for the conservation work be prepared.

c. That $20,000.00 (twenty thousand) be allocated from the 1989/90 Park Improvement Fund for the works.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Alderman Sledge left the meeting at 3.30 p.m.

Alderman Michael returned to the meeting at 3.40 p.m.

KAR-16-2-90
WP 15-2-90
Hen Kane.

ITEM 23: (File DA 277/89) [10.548]

SUBJECT: TOWN HOUSE DEVELOPMENT: LOT 2 DP 262112 WILLIAM STREET, NORTH RICHMOND

REPORT (M.T.P)

Background

Council last considered this matter at its Ordinary Meeting of the 3rd October, 1989. The proposal at the time was for 11 town houses, 4 of which were to contain 3 bedrooms with the remainder being 2 bedroom units. Council resolved:

> *"that the applicant be advised that the application would be approved for the erection of 10 (ten) "town houses" subject to 15 conditions."*

Due to administrative error consent was issued to the applicant for 11 town houses with 15 conditions attached. The applicant, Regal Industries, are in the process of selling the land with the development rights for 11 town houses to a second party. The prospective owners, Mr Lazar and Mr Windress, were advised of the situation in relation to the issued consent and Council's resolution of the 3rd October, 1989. To overcome protracted legal action between all parties these prospective owners have compromised and requested an amendment to the issued consent.

Amendment to Consent

The respective owners with the agreement of Regal Industries, have lodged an amendment which seeks to reduce the density on the site by reducing the number of 3 bedroom units from 4 to 2 units. The remaining 9 units are to be 2 bedrooms. They conclude their request by saying;

> *"we feel this reduction would be more in keeping with Council's requirements for this site".*

Public Notification

The six people who put in submissions on the previous application have been notified. Exhibition of the amended application is not due to close until 24th January, 1990. To date no response has been received from these people.

Development Control Plan - Medium Density Housing

Under Council's code for Medium Density Housing the site is capable of sustaining two x 3 bedroom units and 8.93 x 2 bedrooms units. The code also requires provision of 19.5 car spaces on the site. The amended proposal provides for 20 spaces, with additional stack parking available in front of most of the units. The amended proposal conforms with the Development Control Plan.

Planning Assessment

The initial assessment as reported to the Ordinary Meeting of the 3rd October, 1989, of the 11 town house development is reproduced below for Council's information.

> The proposed location of the 11 units is in an area on the site which has been substantially cleared. The majority of natural bushland on the site adjoins Redbank Creek and provides a valuable buffer to Bells Line of Road. This bushland is within land which is designated as public reserve. Consequently, development of the townhouses will result in minimal removal of trees. A condition can be imposed so as to restrict unnecessary removal of any large trees on the site. In fact, it is an important part of the development that the bushland in the public reserve area will remain intact, thereby providing both a noise and visual screen to the proposed development.
>
> In relation to flooding on the site, the applicant has adopted a fill level of 18.5m for the site. This level corresponds to the minimum level of filling required by Council in its resolution of November 1988.
>
> Because of its setting adjoining a natural bushland area, the landscaping in front of the units is considered to be important. Accordingly, a condition can be imposed requiring a detailed plan of landscaping, to be lodged with the building application. Due to the slope of the land and the location of the existing houses on William Street, it will be necessary for the applicant to provide a privacy fence on the William Street side of the development. This can also be addressed as a condition of consent.
>
> In conclusion, the development complies with Council's code for medium density development and is a satisfactory development solution to a difficult site in terms of its shape and slope.

The reduction in density as proposed by the current amendment further enhance the proposal in terms of complying with Council's car parking requirements.

Recommendation

That development consent number 277/89 be amended so that the description of the development reads as follows;

Erection of 11 (eleven) town houses - 2 (two) x 3 (three) bedroom units and 9 (nine) x 2 (two) bedroom units.

Item 25 of the Supplementary Report was dealt with in conjunction with Item 23 above.

The Town Clerk/General Manager advised that the applicant was at the meeting to-day but did not wish to address the Committee and that he had advised that a contract had been exchanged with the former applicant company, Regal Industries, in December of last year.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Alderman Horrex arrived at the meeting at 12.12 p.m. and then took the chair, which was vacated by Alderman Sledge.

Returning back to mtg P.
for Com (Wendy)
15-2-90

ITEM 24 : (File L126-11) [10.549]

SUBJECT : PROPOSED HOTELIER'S LICENCE, KURRAJONG.

REPORT (T.C.)

Pye, Rogers & Fairfax, Solicitors of Blacktown have written regarding a proposal by Mr.R.G.Denmeade to remove a Hotelier's Licence from premises at Bonshaw to premises to be constructed at Old Bells Line of Road, Kurrajong.

The Solicitors indicate that at the hearing before the Windsor Local Court on the 19th January the Magistrate indicated that the Windsor Local Court was not a suitable venue having regard to other Court business and the anticipated length of time to hear the number of objections to the relocation of the licence. The matter was therefore adjourned to the Sydney Licensing Court for further legal argument as to the need to have the matter dealt with at a venue within the local area.

Pye, Rogers & Fairfax have indicated that there are in excess of 35 formal objections to the applications being authorised by over 264 residents and friends of Kurrajong for whom they act or know are legally represented before the Court. They are unaware of how many more objectors there might be who are not legally represented.

They have requested the Council's support to have the matter heard at a local venue. It has been experienced in the past where local residents have had difficulty in attending, including those wishing to support the Council's position in the matter, the Courts in Sydney due to the travelling time and the effect on families' timetables.

The Diamond Hill Inquiry some years ago was convened at the Grose Vale Community Hall for a part of the Inquiry in order to allow the number of local residents involved to present evidence. The Inquiry then reconvened to a Sydney

venue for the remainder of the Hearing that was more convenient to the many professional representatives involved.

The Solicitors have also requested that Council advise of its attitude towards the application so that this position can be formalised before the Court.

Following the last meeting of the Council in December, advice was received from Solicitors, McGirr James Hall & Associates acting for Robert George Denmeade advising of the application to remove a Hotelier's Licence from premises known as the Bonshaw Hotel situated at Bruxner Highway, Bonshaw to premises at Old Bells Line of Road, Kurrajong Village.

No development application has been received for the proposal and apart from the correspondence from the Solicitors acting for Mr. Denmeade, the only other advice has been discussions between an agent for the developer and the Manager of Town Planning.

While a hotel is a use allowable in the zone with the consent of Council, it is difficult for the Council to determine its position until it receives a development application and is then able to determine the proposal on its merits and in accordance with the provisions of the Environmental Planning & Assessment Act.

There is no requirement for an applicant to proceed with one application before the other (development application and liquor licence), however, in the case of a new use, it is appropriate that the Town Planning question that includes a number of the considerations of the Licensing Court should be determined prior to the Licence Application.

Recommendation

That the Liquor Administration Board and Pye, Rogers & Fairfax be advised that Council supports the Licencing Court holding its Hearing on the application of Robert George Denmeade for a Hotelier's Licence at Kurrajong Village within the district to enable residents to give evidence.

The Liquor Administration Board be advised in respect to the application that Council, at this time, does not support the transfer of the Licence, could not do so without first determining a development application, an application has not been submitted at this stage, and in the circumstances the Council seeks the Court's approval to defer its consideration of the application until the Town Planning matter is determined.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

See Item 23

ITEM 25: (File DA 277/89) [10.550]

SUBJECT: TOWN HOUSE DEVELOPMENT, WILLIAM STREET, NORTH RICHMOND

REPORT (M.T.P.)

The Committee is referred to Item 23 in the Planning and Development Section of the business paper to this meeting. The following submission has been received from Mr D H Fraser.

"There have been two previous applications in relation to this site, both these applications have resulted in the Council reducing the number of units for the proposed development to ten units. I believe that the Council should firstly consider reducing this application to that number, then further consider the reduction to a number of six or eight units.

This application is made for a variety of reasons.

1. *The access to the units is a driveway that comes directly into the bottom of a cul-de-sac. This cul-de-sac is already severely overdeveloped by the construction of 8 units in that location. A further 10 or 11 units would create problems with the parking of vehicles in that location. To this date, the residents of the units at No. 68 William Street, use the driveway for the proposed units to park their vehicles in. These units have garages, however, there are always 3 or 4 cars parked in this driveway. For the Council to assume that the parking needs for all the proposed units to be filled by the garage for each unit would be a nonsense. Due to the constraints of public transport from the Hawkesbury area, it could well be envisaged that each occupant of the proposed units would have a vehicle, and with the vehicles from the units at flat 68 that now use the driveway, and the excessive vehicles from the proposed development the number of vehicles parked each night in William Street, would result in the effectiveness of the cul-de-sac being nullified.*

   In addition, this end of William Street, is very narrow, I know that if 2 vehicles are parked on opposite sides of the road, it allows only enough room for one vehicle to pass at a time. The increased vehicles in the street, from the proposed development would only intensify the current problem, and I would anticipate that accidents could occur because of this.

   Finally, I believe that the number of vehicles that would have to be parked in the street, would result in the last 200 metres of William Street, being filled with parked vehicles. This situation should not have to be endured by the residents of William Street, who bought their property in this site believing that it would be a quiet cul-de-sac, these residents were there first, before the Council rezoned the area, since that time some have tried to sell their properties, and have found that their values have dropped due to this proposed development there are two that remain unsold at this time. (One directly opposite the driveway to the development has been unsold for the past 16 months.)

2. *The Council has not resolved the true nature of floods along Redbank Creek. The Council does have a duty of care to the developer and the future owners of the proposed units. It would be hoped that the Council would be able to justify its findings in relation to the flood levels if the proposed units were damaged by floods.*

3. *The Council proposed that the area involved be rezoned to allow flats in this site at a time when there was little land in North Richmond. This would have been justifiable at the time, however, with increased land now available at the*

new estate in North Richmond, there is no reason why this part of North Richmond should be overdeveloped.

In addition to this, the price paid for the site, at the time it was sold, would have not justified the placement of more than six units on the site, to recoup the value of the price paid in real terms. This must have been realised, and to disregard the residents of William Street, to allow the excessive profits should not be allowed.

This part of William Street is a quiet area, to increase the number of residents in that area, almost twofold in one development is not justified, and I ask the General Purpose Committee, and the Council to reject the proposed development, and reduce the number of units to six units."

Planning Assessment

The proposal for 10 townhouses complies with Council's policy for car parking in medium density housing development. In fact, the design of the proposal allows for "stacked" parking in most of the driveways in front of the under-cover garages.

The floor level has been set at a height which is higher than recently measured flood levels in the area, and also corresponds to the minimum level of filling required by Council in its resolution of November 1988.

The land is zoned Residential 2(a) and is capable of being developed for medium density housing, with Council consent, under the provisions of Hawkesbury Local Environmental Plan, 1989. The proposal for 10 townhouses complies with Council's code for medium density housing.

Item 25 was dealt with in conjunction with Item 23.

Recommendation

That the contents of this report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION 3 - FINANCE

ACCOUNTS PAID

COMMITTEE'S RECOMMENDATION

THE ACCOUNTS SUBMITTED for the periods ending 30th November and 31st December, 1989, be confirmed as shown hereunder:

November

General Fund Nos.	83090	-	84037	$6,851,495.88
Trust Fund Nos.	7428	-	7473	$2,204,062.19
				$9,055,558.07

December

General Fund Nos.	84038	-	84835	$6,885,424.25
Trust Fund Nos.	7474	-	7558	$1,689,236.04
				$8,574,660.29

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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 1: (File R190-10, T220-5) [20.270]

SUBJECT: TOURISM HAWKESBURY INC. - TOURIST DRIVE SIGNAGE

Correspondence was received from Tourism Hawkesbury Inc. seeking financial assistance in the sum of $20000 for the purchase and erection of Tourist Drives Commencement Signs at nineteen locations within the City.

Tourism Hawkesbury Inc. has indicated that they have previously successfully negotiated with the Roads and Traffic Authority and Operators for the erection of signage to the significant commercial attractions in the City and has further accepted a tender for the erection of Tourist Drive Shields at one hundred and

thirty locations throughout the City at a cost of $5,400. Tourism Hawkesbury Inc. have advised that the purchase and erection of the nineteen commencement signs would round off the project.

Tourism provides an important income to the district and Council has indicated a commitment to a programme over the next two years. Although tourism is an area that shows a deficit in Council's operations it provides a very significant source of income to the district as a whole and requires overall co-ordination. Provision is available in the capital works programme.

Recommendation

That an amount of $20000 (twenty thousand dollars) be provided to Tourism Hawkesbury for the purchase and erection of nineteen Tourist Drives Commencement Signs, and the amount be made available from the capital works programme.

Alderman Michael and Alderman Stubbs declared an interest in this matter.

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION be received.

ITEM 2: (File L128/8) [20.271]

SUBJECT: PROPOSED ESTABLISHMENT OF LOCAL GOVERNMENT COMMISSION

REPORT (T.C.)

The Local Government Association has advised of a proposal by the State Government to establish a Commission that will probably assume responsibility for the core Local Government business functions of the present Department of Local Government.

In addition, a small Ministry for Local Government would be set up to provide independent advice, review and support for the Minister. It is also proposed that responsibility for "non-core" functions of the present Department would be relocated to other areas of Government. The Associations' Executives have given preliminary consideration to proposals and have resolved:

1. *That the Associations see considerable merit in the concept of a Local Government Commission, provided there is substantial elected Local Government representation together with Local Government professional officers' representation.*

2. *That a Task Force to investigate the proposal as suggested by the Minister be supported and that the Associations participate.*

3. *That the Joint Committee develop the Associations' position on the proposed Local Government Commission.*

4. *That the Mayors/Presidents, and Town/Shire Clerks, of all Councils be informed of the resolutions above and supplied with a copy of the Minister for Local Government's paper; advised that the Associations are developing a position in relation to the Commission; and invited to urgently advise their views on the proposals outlined in the paper supplied by the Minister for Local Government.*

The following is a paper prepared by the Minister for Local Government's Office that has been circulated for discussion purposes:

Proposed Local Government Commission

The Government's election commitments for the reform of Local Government include the establishment of a Local Government Commission.

The election commitment was to establish a body which would play largely an advisory role. Further examination of this concept has led to a view that a Commission could play a significant part in the management of local government. This embraces the philosophy that local government should participate actively in the management of its affairs, and in fact should take a large measure of responsibility for improving local government management. It should also have a more effective voice in the development of policy.

These concepts suggest the need for more extensive reform of the structure of local government administration.

In summary, proposals now under close examination are to:

- establish a Local Government Commission which will assume responsibility for the core Local Government business functions of the present Department;

- establish a small Ministry for Local Government which will provide independent advice, review and support for the Minister;

- relocate responsibility for non-core functions of the present Department of Local Government to other more appropriate areas of Government.

Restructuring along those lines is essentially intended to provide a strong framework for the delegation of matters by the Minister to the Commission and by the Commission to Councils. Ultimate decision making powers of the Minister would remain, he would be assisted in this role by a strategically minded policy group i.e. Ministry for Local Government.

It is envisaged that the functions of the Commission will be:

- financial oversight of Local Government;
- management reform;
  investigations;
- boundary reviews;
- qualification standards;

- legislative review;
- legal services;
- research/policy.

The Commission would be established by legislation, with the various powers and functions being specified. These will include:

- initiating investigations, and recommending actions arising from these;

- initiating reforms in Local Government management;

- setting qualification standards;

- undertaking certain determinations on boundaries;

- determination of rate adjustments within established guidelines.

The Grants Commission would be located with the Commission, however, would form a distinct and separate arm of its structure.

It is envisaged that the Commission will be subject to Ministerial direction, except in regard to the content of advice provided to the Minister. Additionally, it is envisaged that the Minister would delegate certain of his powers to the Commission.

It is considered appropriate for the majority of day-to-day functions of the Minister, and current Department of Local Government, to be delegated to the Commission. The Minister would, however, retain the reserve of power to deal with any matter and should be free to order investigations by way of special inquiry or by the use of consultants.

The membership composition of the Commission should provide a reflection of Local Government input into policy and providing leadership in the task of improving management in Local Government administration.

It is considered that membership should comprise a combination of elected representatives, representatives of local government professional organisations and nominees of the Minister (having background, qualification or special knowledge in the area of local government administration). The model of the Central Sydney Planning Committee is relevant to this proposed structure.

The Commission will be the principal source of advice to the Minister covering the full range of local government issues. It will also have responsibility for supporting the review and implementation of legislation.

The Ministry would not be intended to duplicate the functions of the Commission. The role of the Ministry would be to provide the Minister with broad support in the review and consideration of matters arising from the Commission, as well as providing independent input to policy. The Ministry will assist the Minister in the legislative carriage of proposals.

It is intended that the Ministry will supply the Minister with support, being staffed by a small group (maximum about 25). The Commission will be staffed by the balance of the staff complement of the existing Department of Local Government.

The restructure of the local government administration may result also in the divesting of various existing "non-core" functions of the Department of Local Government to areas which may be more relevant. Divestment is possible in the following areas:

. Animal Welfare - which may be relocated to Chief Secretary.

. Building Regulation - which may be transferred to Building Services Corporation.

. Theatres and Public Halls - which may be transferred to Building Services Corporation.

. Proclamation of Public Holidays - which may be transferred to Department of Industrial Relations and Employment.

. Fences - Dividing Fences Act could be transferred to Land Titles Office.

. Home and Community Services - could be transferred to Family and Community Services.

These issues may receive further consideration in terms of logical planning of functions and responsibilities

One of the main advantages of the Commission is that it, for the first time, provides a legally recognised formal relationship between Local Government and State Government. No longer will State/Local Government relationships be dependent upon the grace and favour of the Minister of the day. It also provides a direct and formal input from Local Government to policy formulation and Local Government management and provides an extension of the philosophy of greater autonomy of Local Government.

The Associations have sought Councils' advice as a matter of urgency and, if possible, before 31 January, 1990. Accordingly, it is proposed to forward the advice following the Committee's consideration.

Recommendation

That the Local Government Association of NSW be advised that:

1. Council supports the concept of a Local Government Commission where Local Government participates actively in the management of its affairs and it takes considerable responsibility for improving Local Government management.

2. Council supports the Association's Executive position of the concept provided there is substantial elected Local Government representation together with Local Government professional officers' representation.

3. If there is general Local Government support for the Commission, then its establishment, objectives, roles, representation and financing should be detailed for discussion. This to include the basis on which the functions are to be relocated to other departments and how it is to be administered.

COMMITTEE'S RECOMMENDATION

THAT THE LOCAL Government Association of NSW be advised that :

1. Council supports the concept of a Local Government Commission where Local Government participates actively in the management of its affairs and it takes considerable responsibility for improving Local Government management.

2. Council supports the Association's Executive position of the concept provided there is substantial elected Local Government representation together with Local Government professional officers' representation.

3. If there is general Local Government support for the Commission, then its establishment, objectives, roles, representation and financing should be detailed for discussion. This to include the basis on which the functions are to be relocated to other departments and how it is to be administered.

4. If the Commission is to proceed the method of election of Local Government representatives should be decided by Local Government as a whole and the matter of conflict of interest determined at that time.

Alderman Stubbs left the meeting at 4.00 p.m.

Alderman Sledge returned to the meeting at 4.12 p.m.

QUESTIONS WITHOUT NOTICE [20,272]

Alderman Rotherham advised that there is some very unattractive graffiti on the toilet block on Colo Reserve near the Colo River Bridge.

Alderman Rotherham referred to the condition of the road surface for about 20 metres each side of the causeway on Tennyson Road. He stated that the road is badly in need of reconstruction in that area and asked if a report could be brought forward on the cost of reconstructing that section on both sides of the causeway, with a view to funding, as a matter of urgency.

Alderman Rotherham referred to a report on the front page of the Hawkesbury Gazette recently and as a result of that report a lot of people in Richmond are of the belief that there is a K-Mart about to be built on the carpark. He asked if the Mayor could do a press release to let the people know the true position in relation to the development proposals.

Alderman Books stated that there are a couple of potholes in Court Street on the way to the Court House.

Alderman Books referred to a dip in the road in McKinnons Road about 1 km. from Kurmond Road, which fills up with water. He stated that it requires piping and elevation.

Alderman Books asked if any management plan from the quarries on East Kurrajong Road had been received.

The Mayor stated that this matter would be pursued.

Alderman Benson referred to rubbish outside the rubbish depot at South Windsor.

Alderman Books asked if a report could be brought forward on all the illegal fillings taking place in the area, and establish a policy for this type of thing. He referred to one in George Street, South Windsor.

The Mayor stated that Council already has a policy on filling and stated that if there are illegal fillings being carried out, then they should be reported. He suggested that Alderman Books report the locations to the appropriate Officer.

Alderman Denne asked what type of development is going in the Ham Common Bicentennial Park.

The Manager of Financial & Administrative Services stated that Council advertised for expressions of interest for tenants for that building. Two applications had been received by the closing period and one person has been nominated to lease the premises. They are now fitting out the building at this stage. The vending that is going to take place there is a mixture of fast food take-away products as well as a restaurant type of activity.

Alderman Denne referred to the Newsletter in regard to the debate on Local Government - Senator Margaret Reynolds and Senator Bronwyn Bishop - and asked if the Aldermen could obtain a copy of the video and have a look at it in order that Council could perhaps have some input into the Local Government Association.

Alderman Denne asked if Council had had any response from the Water Board in reference to the Keda Circuit sewerage.

The Manager of Engineering Services stated that there has been no response and undertook to follow the matter up.

Alderman Sheather referred to the quarries in East Kurrajong Section 2 Road and the waiving of fees in relation to possible negotiations for roadworks and asked if anything had happened in this regard.

The Mayor stated that this would be followed up and Alderman Sheather would be advised.

Alderman Sheather asked if Council still had a grader in the St. Albans area permanently. He stated that the area across Bent Bridge has not been graded for some months.

Alderman Sheather referred to the new Estate at Ponderosa and the unnamed road and asked if Council was required to grade the new subdivision. He stated that there are two things - one that it is an unnamed road, the owner had possibly at some time put a sign up "The Ponderosa" and if Council could look at grading when Council has a grader out that way.

Alderman Sheather stated that on the corner of Salters Road and Old Sackville Road there is quite an amount of fill that has been put on the corner over many years, going back towards where Hall's house used to be. He stated that it might be to Council's advantage to put pipes in there before the fill goes any further otherwise it would have to be dug up.

The Manager of Engineering Services undertook to investigate the matter.

Alderman Sheather referred to the question raised by Alderman Books regarding the filled areas and stated that he did not know whether the Aldermen should be the ones to come to the staff saying where the filled areas are. He stated that Council has inspectors that drive around all day and should be taking account of those areas because they are getting bigger and bigger all over the place, everywhere.

The Mayor stated that if it is brought to an Alderman's attention by a property owner or a person that a certain activity is happening, he believed that there is an obligation on the elected member to bring the matter to the attention of the Officers of Council.

Alderman Sheather asked when Council was going to carry out the site inspection of Racecourse Road. He stated that there was a subdivision on Racecourse Road, which was deferred pending a site inspection.

The Mayor asked Alderman Sheather if Council's decision had been checked before the meeting and suggested that it would be appropriate for Alderman Sheather to take this action in future.

The meeting then adjourned for inspections to be carried out - the time being 4.33 p.m.

The meeting terminated at 6.00 p.m.

REPORTS FOR DETERMINATION

SECTION 4

FINANCE AND ADMINISTRATION

1. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. C51-36.

IT IS RECOMMENDED THAT the Seal of Council be affixed to the following documents:-

1) Renewal of Lease Agreements -

- Department of Corrective Services - 22 Fitzgerald Street, Windsor. Exercising two (2) year option at an annual rental for both years of $9,520.00.
- Government Insurance Office - 139 March Street, Richmond.
- Mr HR & Mrs EJ Munroe - Shop 1 Wilberforce Shopping Centre for three (3) years plus three (3) year option. Rental for first year $10,400 plus outgoings.
- Mr ML & Mrs DL McAuliffe - Shop 2 Wilberforce Shopping Centre for three (3) years plus three (3) year option. Rental for first year $10,400 plus outgoings.
- R & L Ferguson Pty Ltd - Shop 4 Wilberforce Shopping Centre for three (3) years with three (3) year option. Rental for first year $10,400 plus outgoings.
- Mr & Mrs Horsburgh - Shop 1 Hobartville Shopping Centre exercising three (3) year option.
- Mr W & Mrs A Derbas - Shop 5 Hobartville Shopping Centre for three (3) years with three (3) year option. Rental for first year $10,400 plus outgoings.
- Momoto (Printing) Pty Ltd - Shop 1 Glossodia Shopping Centre for three (3) years with three (3) year option. Rental for first year $8,008 plus outgoings.

- Mr BV & Mrs MH Fifield - Shop 3 Glossodia Shopping Centre for three (3) years plus three (3) year option. Rental for first year $8,008 plus outgoings.

- Mr GJ & Mrs KL Agnew - Shop 4 Glossodia Shopping Centre for three (3) years plus three (3) year option. Rental for first year $8,008 plus outgoings.

2. L G MACDONALD & CO - RE-APPOINTMENT OF AUDITOR. A8.

Council has received a letter from Mr Leo Gordon MacDonald of L.G. MacDonald and Co. seeking re-appointment as Auditor of this Council in 1990 in accordance with Section 211 of the Local Government Act, 1919.

IT IS RECOMMENDED THAT Mr Leo Gordon MacDonald, Principal of L.G. MacDonald and Co., be re-appointed as Council's Auditor for 1990 in accordance with Section 211 of the Local Government Act, 1919, and to the scale of charges.

3. COMMONWEALTH BANK OF AUSTRALIA - 1989/90 LOAN BORROWING PROGRAMME. B23-36.

Offering Council a loan of $350,000 repayable over four years, based on a twelve year repayment period at an interest rate of 14.83% per annum.

The amount to be paid by seven equal half yearly instalments of principal and interest combined of $31,636.12 with a final instalment of $322,444.65.

The Bank is prepared to consider re-negotiation of the amount outstanding at the expiration of the initial four year period.

This loan is required to complete Council's 1989/90 Loan Borrowing Programme.

IT IS RECOMMENDED THAT the offer be accepted and the Seal of Council be affixed to the mortgage documents.

4. RESUMPTION OF PART PORTION 52, PARISH OF PITT TOWN, 21 ELDON STREET, PITT TOWN. 1185w

Council deferred consideration of a report on the above matter at its meeting on 8th August, 1989, on the basis of having the ownership of the land further clarified. Council's records show the property to be in the name of the Estate of the Late Grono and Hunt. John J Paine Ross and Co, Solicitors, on behalf of the Estate, have now advised that they "have no knowledge of any documentary title to this land or of any persons who could claim title to the land". There is over $9,000 in rates and charges owing on the land, and no owner can be found for this vacant block, containing an area of approximately 2,000 square metres.

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

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

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

In accordance with Sections 608 and 611 of the Local Government Act, the residue of monies following the future sale of the property, and payment of unpaid rates, is to be held by Council, in Trust, for a period of five (5) years.

IT IS RECOMMENDED THAT:

1. Council serve notice of intention to resume Part Portion 52, No. 21 Eldon Street Pitt Town, with the period of lodgement of objections being 30 (thirty) days.

2. All necessary documents be executed under Seal of Council.

5. APPOINTMENT TO THE NATIONAL AWARDS SUB-COMMITTEE - THE AUSTRALIAN SISTER CITIES ASSOCIATION. C50-10, S1/8P

A request has recently been received from Mr A B Heiler, National Treasurer for the Australian Sister Cities Association requesting Council to concur with the appointment of Miss Kaylene Kelland to fill the vacancy in the National Awards Sub-Committee of the Australian Sister Cities Association. The position became vacant as a result of the resignation of Committee Member, Mr Gregg of Blue Mountains City Council.

Miss Kelland has been Treasurer of the Hawkesbury Sister City Association and an active member for a number of years. Miss Kelland has accepted the position subject to approval by Council and has displayed considerable interest in the movement generally and has attended a number of the Sister Cities Conferences. This includes the recent Conference in Shepparton in Victoria where the presentation by the Committee Delegates was successful in achieving the Community Involvement Award. Previously this Award and the Sporting Award have also been won by the Hawkesbury Sister City Association.

The appointment of Miss Kelland to this position will require her attendance at the Sister Cities Conferences each year. The 1990 Conference is proposed to be held in Darwin in September. In addition there are approximately six meetings of the National Awards Sub-Committee each year and these are held in the Sydney Metropolitan Area and it would be expected that Miss Kelland would need to be in attendance at these meetings. No funding is provided by the National Association towards the cost of the Committee Members for attendance at meetings or Conferences.

It has been the practice for the Hawkesbury Sister City Association to have two delegates attending the National Conference each year. It is therefore felt that it should be suggested to the Hawkesbury Sister City Association that Council would approve the appointment of Miss Kelland as a member of the National Awards Sub-Committee and that she be one of the delegates to represent their Association at the Annual Conference.

IT IS RECOMMENDED THAT:-

1. Council agree to the appointment of Miss Kaylene Kelland to the National Awards Sub-Committee of the Australian Sister Cities Association.

2. That the Hawkesbury Sister City Committee be advised of Miss Kelland's appointment and be requested that one of the two delegates to attend the National Conference each year, whilst she is a continuing member of the Awards Sub-Committee, be a delegate from the Hawkesbury Sister City Association.

6. STAFF MATTERS. S1/8P.

The following resignations have been received:-

Mr John Streckfuss, Tourist Centre Manager, effective 25th January, 1990.

Mrs Vicki Farnsworth, Word Processing, Administration, effective 2nd February, 1990.

Mrs Lyn Mathieson, Tourist Centre, effective 3rd February, 1990.

Mr John French, Works Staff, Engineering, effective 2nd February, 1990. John leaves to retire after 13 year's service with Council.

IT IS RECOMMENDED THAT the resignations be accepted and references be issued under the Common Seal of Council.

7. PROPOSED LEASE OF KIOSK/TEA ROOMS AT HAM COMMON BICENTENNIAL PARK, CLARENDON. 625/214

As the Council will be aware, the kiosk/tea rooms constructed within Ham Common Bicentennial Park at Clarendon were previously leased to the company, Callahans Pty Ltd. In December 1989 advice was received that Callahans Pty Ltd had been placed into liquidation and, accordingly, the business would not carry on.

In view of the foregoing, action was initiated to advertise the availability of the premises for tenancy and, in response, two applications were received.

The first application was from Mr. William Chan proposing to utilise the existing indoor/outdoor eating areas, specialising in Asian/European-style food lines and retaining the take-away food outlet. The concept is to operate a family orientated restaurant servicing the breakfast, lunch and dinner trade. Mr. Chan also proposes some internal and external improvements to the building, including the installation of air-conditioning units, and the construction of external pergolas. These improvements have been subject to the submission of appropriate building applications.

The second submission received was from Mr. Whippy Holdings Ltd. who proposed to run a fast food outlet specialising in traditional fast foods, ice creams and milkshakes. The proposal was also to supply breakfast, lunch and dinner to the public.

Following discussions with the applicants, it would appear that the proposal submitted by Mr Whippy Holdings Ltd is to provide a product similar to that provided by the previous tenant. Whilst both uses would be appropriate within the facility, it is considered that the proposal by Mr. Chan provides for a greater variety of product in order to attract wide public appeal. It is also noted that Mr Chan has an extensive background in the restaurant business including a previous business in Richmond.

The terms of the proposed leasing arrangement offered provide for a 3 year x 3 year lease period at an annual rental of $18,200 for the initial year, such rental being subject to review at the end of that period. In addition, the lessee is to pay contributions towards the outgoings in respect of the building.

All costs associated with the fitting out of the building and improvements thereto are the responsibility of the lessee.

As indicated at the General Purpose Committee Meeting on 30th January, 1990, Mr Chan has commenced fitting out of the premises. This situation was permitted and is consistent normal procedure with Council commercial premises so as to expedite tenancy and rental return to Council.

IT IS RECOMMENDED THAT the information concerning the leasing of the kiosk/tea rooms at Clarendon to Mr Chan be received and authority be given to affix the Common Seal of Council to all necessary documentation.

8. SULLAGE REMOVAL SERVICE. S195/5.

The current sullage removal contract commenced on 3 October, 1989, and provides for residential premises with pump-out septic tanks, to be serviced at fortnightly intervals unless more frequent servicing is desired. Septic tanks carry a condition of approval requiring weekly servicing however, at this time, the New South Wales Department of Health has approved of the fortnightly service.

Prior to the current contract there were a number of problems including many instances of occupiers illegally discharging effluent despite the accompanying health risk and severe discomfort to neighbours, delays with services particularly in wet weather, arguments involving Council, the contractor and residents regarding quantities allegedly removed and non-payment of accounts causing suspension of service and its resultant problems with overflow, health risk and legal action. It is to be noted that the current arrangements have resulted in a substantial additional amount of effluent being collected which was, apparently, illegally discharged prior to the current contract.

The arrangements now implemented provide for a fortnightly service at a flat rate charge that has the following advantages:

- removes incentive to illegally discharge effluent, which was a major problem

- overcomes the inevitable disagreements regarding volumes removed. In this regard it should be appreciated that it would never have been possible to satisfactorily resolve these arguments particularly with the type of liquid being removed and the metering equipment available.

- allows a better financial arrangement whereby Council undertakes the collection of charges and pays the contractor separately

- allows proper organisation of services where premises are serviced on regular, predetermined days in a similar manner to garbage services

- removes the need for overwhelming amounts of paperwork to be generated by forwarding individual accounts for individual services of varying amounts. Thus reducing costs.

- operating costs should also be reduced by service vehicles being able to service all tanks in a particular area, avoiding long and time-consuming runs to service individual tanks as emergencies occur.

There are other matters that should be taken into account when considering the current arrangements and these include:

- the real cost of providing the service is the provision of the equipment, attending the premises, connecting up, travelling to the disposal points and disposal. The lesser quantity removed from the relatively small number of septic tanks concerned would have little, if any, effect on the cost of providing the service.

- a condition of consent for the installation of all pump-out septic tanks is that they be serviced at least once every seven (7) consecutive days.

- the proposal is similar to the garbage service which applies whether the bin is full or not at the time of service. As with the garbage charge, rebates can also be made if the building is unoccupied for extended periods. Obviously, provision will need to be made for rendering some service due to ground water entry if necessary.

There has been some representation to allow a reduced charge in cases of economic hardship and/or reduced servicing, where appropriate, for small households. Reduced servicing is not favoured as it restores the incentive to discharge illegally and reintroduces the excessive vehicle running to service individual tanks at various intervals thereby increasing overall operating costs to the detriment of the majority of users. In addition, there is the requirement from the Department of Health regarding regular servicing.

The application of a reduced charge in cases of financial difficulty, or for pensioners, carries no Government subsidy so would need to be made up by increases to other users. Accordingly, it is felt that this option is not appropriate. There are other ways in which Council may be able to assist. In areas where sewerage is not

envisaged in the intermediate to long term, it may be possible to look at a Council initiated loan scheme to encourage the installation of aerated septic tanks. This would then alleviate the need for sullage removals.

In other areas, and in circumstances of financial hardship, a deferred payment scheme is suggested. This would involve a minimum payment by the user of $250 a year with the remainder of the charge being placed as a charge against the property to be payable either when circumstances change, on the sale of the property or, by an Estate. With a maximum amount of $250 being deferred each year this, with the additional normal interest rate applicable to rates, would amount to less than the amount that properties appreciate each year.

There are 62 pensioners who qualify under Section 160AA of the Local Government Act within the sullage collection area. Should all these seek and be granted maximum deferment of $250, then the cash flow would be reduced by $15,500 in any one year. This is 1.6% of the proposed amount to be collected this year and could be handled within the finances of the fund however, this could not be extended much further without increased cost being required to other users. All pensioners may not apply and those that do, may not apply for the full deferment. There have been two instances put forward, and there may be a few others, where a deferment could be considered for individual circumstances.

It is considered that each case would need to be considered on its merits, involve a yearly application and require a declaration that indicated Council would be advised of any change in circumstances. The guidelines however, would be where there are circumstances applying to those pensioners that qualify under Section 160AA of the Local Government Act and for other cases of hardship that include an instance where the charges have increased significantly from those previously applying to the premises.

IT IS RECOMMENDED THAT Council in relation to the sullage removal service charge, offer a deferment of a maximum of $250 (two hundred and fifty dollars) per year of the charge to applicants submitting details and a declaration indicating their hardship. As a guideline, the deferment would apply to pensioners who qualify under Section 160AA of the Local Government Act and others who indicate hardship and where there has been a significant increase in the yearly cost. That the charge be a deferred payment on the property and to include interest at the rate applying to general rate with a requirement that it be paid at the time of sale of the property, a change in the circumstances of the owner (particularly occupation) or, in an Estate.

That Council pursuant to Clause 2.9 of its Delegations (to the Town Clerk/General Manager) delegate to the Manager of Administrative and Financial Services, Lyndon Weatherstone, authority to consider and determine applications for deferment.

Those applications that are refused being reported to Council following advice to the applicant that the matter will be reported and their acknowledgement of such procedure being received.

9. HAWKESBURY DISTRICT SENIOR CITIZENS' CENTRE - FINANCIAL ASSISTANCE. C51/17.

The Hawkesbury District Senior Citizens' Centre has recently requested Council to give consideration to financial support to its organisation, particularly towards the cost of maintenance of air-conditioning.

The Senior Citizens' Centre has advised that its building is being used for other groups as well as Senior Citizens and has, therefore, requested that Council provide assistance by paying part of the on-going maintenance cost for the air-conditioning. The annual cost for the air-conditioning is approximately $338 plus the cost of any repairs that may be required.

In accordance with Council's policy of encouraging the multi-purpose use of Council buildings, a review of the uses of the Senior Citizens' Centre has been undertaken. It has been found that in addition to the use by the Senior Citizens' Association, the Centre has been used by the following groups:

Hoy (similar to Housie)
Karate
Combined Pensioners' Association
Blood Bank (twice per year)
Orchid Society (two exhibitions per year)
Dementia Group

Whilst the activities of the Senior Citizens' Association take up a large part of the Centre, which is not being hired out to other users, there is some considerable time still available when the Centre could be leased out for other activities. There have been a number of organisations that have requested the use of the Centre, but this has not been encouraged by the Association.

It is felt that if Council is required to provide financial assistance to the Senior Citizens' Association for normal running costs which could be recovered from hirers of the Centre, then the Association should be encouraged to further extend the uses of the Centre from the available unused time.

IT IS RECOMMENDED THAT the Council make a donation of $200 (two hundred) to the Senior Citizens' Association, Richmond towards the costs of maintenance of the air-conditioning unit and that the Association be requested to extend the use of the Centre for lease to community groups as the need arises.

10. RESUMPTION OF LAND - ORANGE GROVE MALL. P160-38, 2658W.

Council was advised at its meeting of 3 October 1989 of the decision of the Land and Environment Court regarding the compensation payable to the Body Corporate for the Orange Grove Mall.

Council will recollect that this is a long-standing matter for the acquisition of the car park at the rear of the Orange Grove Mall to provide an overall parking facility for this commercial part of Richmond. This matter involved the attempted negotiation to acquire the land, the decision of Council to resume and, finally, the decision of the Court as to the compensation payable for the particular area. Whilst the compensation to the Body Corporate was determined by the Land and Environment Court in July 1989 before Justice Deane, consideration was not given in the judgement with regard to the provision of car parking, which was a condition of the development consent.

Development Consent No. 357/82 was given on 12 October 1982 and Condition 7 required that "parking to be provided for thirty vehicles in accordance with the regulations of Council's code for off-street parking". Whilst the contention of the method of valuation for the resumed land was determined by the Court and an attributable value assessed, no consideration was given to the fact that the development no longer provided car parking in accordance with the development consent. Mr. W.R. Davison of Counsel has expressed the opinion that the company is left in breach of its development consent so long as it continues to use the premises without providing the car parking required by the approval. The opinion also states that notice should be given requiring the owner and occupier of the land to provide the car parking required and that proceedings be commenced in respect of the breach.

In terms of the opinion of Counsel, it is felt that the owner and the Body Corporate should be given notice of its requirements under the development consent issued in 1982 for the provision of car parking spaces. It is also anticipated that the owners or the occupiers are unlikely to comply with this notice and litigation will be necessary to achieve the appropriate result.

IT IS RECOMMENDED THAT the owners and occupiers of Strata Plan 20754 be given notice that they are in breach of Development Consent No. 357/82 with regard to the provision of car parking required by that approval and to provide the car parking within 28 (twenty eight) days, failing which proceedings will be commenced in respect of the breach.

11. HAWKESBURY FLAG. C50/14

Some years ago Council adopted a flag for the area that incorporates three colours (blue, brown and green) representing water/sky, the farmlands and the hills and also incorporates the crest. There are many requests for the flag however, when seen, it is the subject of some considerable criticism and not popular due to the blend and scale of the colours.

The flag has been reassessed and it is seen that the same principles and basic colours can be used with slightly different shades and proportions of the colours. Basically, this involves a large blue area on the top and bottom of the flag (representing water and sky) and two central stripes of green and brown. In addition, the crest can be enlarged to enable the detail to become apparent. The Council crest is complicated and, if not printed at some reasonable size, is indistinguishable. A sketch of the proposed flag is distributed with the Business Paper.

IT IS RECOMMENDED THAT Council adopt the varied design of the flag for the City of Hawkesbury.

12. CODE OF CONDUCT. L128;C50

The Minister for Local Government and the Minister for Planning has forwarded a copy of a document which is attached to the Business Paper and being the proposed "Code of Conduct for Local Government". The Code has been prepared as a result of the lack of clear understanding as to the powers, obligations and responsibilities of elected members and staff. This is particularly so in relation to the disclosure of interest and pecuniary interest provisions of the Local Government Act.

To overcome this problem an agreement was made last year between the Minister for Local Government and the Minister for Planning, the Ombudsman, Independent Commission Against Corruption and the Local Government and Shires Associations to prepare a comprehensive Code of Conduct for Local Government. The Code that has been prepared is the result of work of representatives from all these organisations.

The aim of the Code is to help ensure that elected members and staff act, and are seen to act, honestly, fairly and professionally in the interests of their Councils and the public.

The Code will be in two parts, the first part being "Principles" which is that now received and attached, and the Manual (currently being prepared), that will be a reference document setting out relevant objectives, legal requirements and guidelines. The Principles has been put forward as a standard with which members and staff should comply. The authors recommend that all Councils resolve to adopt the

Principles and that copies be issued to all current members and staff. They do indicate that Councils may wish to make minor variations considered appropriate to local conditions.

IT IS RECOMMENDED THAT the Principles of the Code of Conduct for Local Government as prepared by the Minister for Local Government and Minister for Planning, the Ombudsman, Independent Commission Against Corruption and the Local Government & Shires Associations be adopted in full and that copies be distributed to all members and staff.

13. RECYCLED PAPER. A1

Following from an earlier report to Council regarding the use of recycled paper, a small quantity was obtained and has been used in the printing of this business paper in respect of the white pages. Reformatting of the business paper would be required if recycled paper was totally used, as recycled coloured paper is not available at this time.

Estimates for the use of recycled paper for Council's printing requirements would result in additional expenditure of $7,000 per annum.

If the use of recycled paper is to have any impact then it needs to be on a broad scale where large organisations or, a group combination of smaller organisations, combine to make the use effective. In the Local Government sense this would require a large number of Councils using the paper. It is considered that the matter should be referred to the Local Government Association to ascertain how many Councils would be interested and if this would have any positive impact on the use of recycled paper.

IT IS RECOMMENDED THAT the Local Government Association be advised Council has investigated for some time the use of recycled paper and found there are some problems with printing that can be overcome however, there is an increased cost involved. That Council considers if there is to be a positive effect of the use of recycled paper from Local Government this would require a large number of Councils combining to purchase and, accordingly, the Local Government Association be requested to investigate and advise on such a scheme.

ENGINEERING

1. PAVEMENT RECONSTRUCTION IN FITZGERALD STREET, WINDSOR. 665-610

Council, at its meeting on 14th November, 1989, resolved in part -

> "That reconstruction of Fitzgerald Street from Macquarie Street to George Street at an estimated cost of $48,200 (forty eight thousand two hundred dollars) be undertaken."

Accordingly, two Companies, Bitupave and Pioneer Asphalts Pty Ltd were invited to submit quotations on a schedule of rates basis for the reconstruction of approximately 720m^2 of road pavement including excavation to a depth of 200mm. Details of the quotations received are listed hereunder:-

- Bitupave $51.00/m^2 (expected cost - $36,720.00)
- Pioneer Asphalts P/L $52.00/m^2 (expected cost - $37,440.00)

The lowest quotation in the sum of $36,720.00 (based on a rate of $51.00/m^2) was received from Bitupave. Both quotations are conditional upon the road being fully closed. Therefore, a closure on a Sunday is considered the most appropriate time as it will cause the least disruption to trading in the City centre. Tentative arrangements have been made for Sunday 4th March, 1990.

IT IS RECOMMENDED THAT the schedule of rates quotation of $51.00/m^2 (fifty one dollars) received from Bitupave for the reconstruction of approximately 720m^2 (seven hundred and twenty) of road pavement in Fitzgerald Street between Macquarie and George Streets be accepted and approval be granted for the temporary road closure on Sunday 4th March, 1990.

2. PAVEMENT RECONSTRUCTION IN KABLE STREET, WINDSOR. 665-1117.

Council, at its meeting on 14th November, 1989, resolved in part -

> "That reconstruction of Kable Street from Macquarie Street to George Street at an estimated cost of $35,400 (thirty five thousand four hundred dollars) be undertaken."

Accordingly, two (2) Companies, Bitupave and Pioneer Asphalts Pty Ltd were invited to submit quotations on a schedule of rates basis for the reconstruction of approximately 590m² of road pavement, including excavation to a depth of 200mm. Details of the quotations received are listed hereunder:-

- Bitupave $51.00/m² (expected cost - $30,000)
- Pioneer Asphalts P/L $52.00/m² (expected cost - $30,680.00)

The lowest quotation in the sum of $30,000 (based on $51.00/m²) was received from Bitupave. Both quotations are conditional on the road being fully closed. A Sunday is considered the most appropriate time to carry out this work, as it would cause the least disruption to trading in the City centre. Tentative arrangements have been made for Sunday 11th March, 1990.

IT IS RECOMMENDED THAT the schedule of rates quotation of $51.00/m² (fifty one dollars) received from Bitupave for the reconstruction of approximately 590m² (five hundred and ninety) of road pavement in Kable Street between Macquarie and George Streets be accepted and approval be granted for the temporary closure on Sunday 11th March, 1990.

3. CONSTRUCTION STAGE II SOUTH WINDSOR WASTE WATER TREATMENT PLANT, TENDERS FOR CONTRACT NO.2100-S2 DESIGN, MANUFACTURE, INSTALLATION AND COMMISSIONING OF AERATION EQUIPMENT. P160/46/D, S200/25.

Design works for construction of Stage II is well underway with completion of the concept report and approval granted by the State Pollution Control Commission for augmentation of the plant.

The designs of civil and electrical plant are well advanced with tenders anticipated to be invited in March.

However, to enable completion of design detail it is necessary to determine the aeration equipment for the project, for which tenders have been called with a report provided by Gutteridge Haskins & Davey the consultants for the project as follows:-

> "Three tenders were received on 20th December, 1989, for Contract No.2100-S2, Design, Manufacture, Installation and Commissioning of Aeration Equipment for South Windsor Sewage Treatment Plant - Stage 2 Augmentation -
>
> | Contractor's Name | Tender Sum |
> |---|---|
> | 1. Aquatec-Maxcon Pty Ltd | $274,000.00 |

2.	CBI Constructors Pty Ltd	$295,185.00
3.	O'Donnell Griffin	$351,308.00

The tender of O'Donnell Griffin was submitted without the preliminary deposit required by the Tender Documents. The tender is therefore invalid, in addition to being clearly uncompetitive.

The tenders of Aquatec-Maxcon Pty Ltd and CBI Constructors Pty Ltd were generally in accordance with the requirements of the Tender Documents with only minor omissions and departures from the Specification.

The tender submitted by CBI Constructors Pty Ltd offered no financial advantage over that of Aquatec-Maxcon Pty Ltd being 10% higher in price when adjusted to the same basis for comparison. A detailed examination of the tenders also indicates that CBI's tender offers no technical advantages over that of Aquatec-Maxcon."

IT IS RECOMMENDED THAT Aquatec-Maxcon's tender be accepted in the amount of $274,000.00 (two hundred and seventy four thousand dollars), for the design, manufacture, installation and commissioning of Aeration Equipment for South Windsor Sewerage Treatment Plant - Stage II Augmentation.

4. TRAFFIC IMPROVEMENTS - WINDSOR. R190, P160/36

The Roads and Traffic Authority, in response to the Council's resolution of the 14th November, 1989, and the LATM Study undertaken for the Windsor Town Centre has advised that plans have been approved for the roundabout at the Bridge Street/George Street intersection, with the commencement of construction in February, 1990.

The Authority has advised that it would be prepared to implement The Terrace Closure at Bridge Street concurrently with this work in order to stabilise traffic patterns in the town centre.

The Authority has requested that Council proceed with preparation of plans as soon as practicable.

This matter was discussed at the Local Traffic Committee Meeting of the 19th January, 1990, where it was indicated that Council should proceed with the statutory action to provide for the road closure. It has been indicated to Council on a number of occasions by the Roads and Traffic Authority that to provide for the opening of The Terrace at the present point of closure, the street should be closed elsewhere with the Bridge Street intersection identified as the appropriate point and other traffic facilities provided to protect the residential amenity of the section south of Hollands Paddock car park.

The basis of the recommendation to Council was that this action should now proceed. In accordance with the Council resolution, the RTA have been requested to clarify that the cost of the works for the road closure will be funded by the Authority, and what works are to be undertaken.

In order to proceed with the opening of The Terrace at New Street, action will be commenced as per the statutory requirements and procedure to jointly advertise the road opening at New Street and road closure at Bridge Street, concurrently. This will require plans of all proposals that will be finalised following consideration of this report.

As part of the study, provision of the "S" lane treatment along Macquarie Street and the closure of the median in Macquarie Street at Baker Street were identified as appropriate traffic improvements.

Council, in consideration of the report to the General Purpose Committee of the 31st October, 1989, at the meeting of 14th November, 1989, resolved -

"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 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.

With regard to Item E, the representative of the NSW Police on the Local Traffic Committee has indicated that the issue of residents vehicular parking stickers is only applicable to the Local Government area of the City of Sydney and South Sydney and that it would not be possible to obtain agreement for the introduction of a similar scheme for The Terrace.

It is requested that Council indicate if it now wishes to proceed with submission of the request for a two hour parking limit in that section of The Terrace adjacent to Howe Park to the next meeting of the Local Traffic Committee for consideration.

The resolution is interpreted as applying to both sides of the street.

With regard to Item H -

the report to the Development Committee of 30th October, 1989, indicated the following options could be provided in The Terrace to reduce the speed of traffic.

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

It is considered that further consideration should be given to the alteration of the alignment in The Terrace on that section of the road below New Street to provide an "S" lane configuration for two way traffic complete with the construction of thresholds at each end that will provide the reduction in speed sought. A threshold could be considered as upgraded speed bumps that require traffic to visibly reduce speed. If this proposal is satisfactory, redesign of the works to provide for the road opening will be undertaken.

IT IS RECOMMENDED THAT the provision of a two (2) hour time limit for parking in The Terrace, Windsor, adjacent to Howe Park on both sides of the street be referred to the Local Traffic Committee for consideration.

That the plans for the reconstruction of The Terrace to provide for opening of the road north of New Street to vehicular traffic, be amended to provide for an "S" lane configuration with the provision of thresholds at each end. Upon completion that the plans be submitted to Council.

That upon approval to the plans by Council, the opening and closure of The Terrace be advertised in accordance with the statutory requirements and procedure for effecting road closures.

PLANNING

Michael - 15-2-90

1. PROPOSED SUBDIVISION - LOT 5 DP 778197, BUCKINGHAM STREET & BATHURST STREET, PITT TOWN (OWNER: R & B WEATHERSTONE), S89/98

Reference is made to a report to Council's meeting of 12th December, 1989 (item 8, page 17) regarding a proposed 5 lot subdivision of this land. It will be recalled that the applicant proposes to forego development rights for 3 x 2 ha lots on Bootles Lane (permissible within the zoning) in exchange for 4 x 0.4 ha lots to be located on the Buckingham Street frontage of the land. The 2 ha lots while lying outside the defined sand extraction area under Regional Environmental Plan No 9, could be opposite a proposed access point to an extractive industry on the Bona Vista property.

Council resolved to support the proposed subdivision and seek the concurrence of the Director of the Department of Planning under State Environmental Planning Policy No 1.

The applicant has now submitted further correspondence and an amended plan. The correspondence states as follows:

> "We make reference to our subdivision application over the above mentioned property and subsequent discussions regarding the problems with the zoning of the land immediately to the west of the Public School. To avoid any delay caused by a rezoning of that area at this stage, we ask that Council consider relocating the proposed lots as per the enclosed sketch..."

The enclosed sketch indicates two lots to the east of the Public School and two lots on the corner of Buckingham Street and Bathurst Street. The location of the lots will avoid any proposed extensions to the school which will be to the west and north.

Whilst the proposed lot 1 is partly affected by the 1 in 100 year flood frequency level there is sufficient area for the erection of a dwelling and thus it complies with Council's policy for the subdivision of flood liable land.

As the General Purpose Committee at its meeting on 30th January, 1990 made it clear that it did not support sand extraction from Pitt Town, the submission to the Department in respect of the application should be prefaced to the effect that support for the application in no way indicates Council support for sand extraction.

IT IS RECOMMENDED THAT:

1. Council support the amended application in accordance with the plan prepared by McKinlay Morgan & Associates Pty Ltd and dated 17th January 1990.

2. That Council request the concurrence of the Director of the Department and 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.

GHENN - 15-2-90

2. PLANTER BOXES IN FRONT OF COLES SUPERMARKET, GEORGE STREET, WINDSOR. DA 520/87

At its meeting of 10th May, 1988, Council approved of a retail liquor outlet on the car park to the rear of the existing Coles supermarket subject to a number of conditions, including at Condition No.2 the following:-

> "Brick planter boxes shall be provided to the front facade of the existing Coles store prior to occupation. A written undertaking that this work will be carried out is to be submitted to Council prior to the release of the building permit for the proposed liquor barn."

The imposition of the condition was a result of previous consideration by Council to the rezoning of land on the car park to allow the liquor barn to be consented to by Council. It was felt that there should be some community benefit as a result of Council's support for the local environmental plan and it was believed, at the time, that suitably designed planter boxes may help to "soften" the front facade of the Coles building.

The planter boxes, as provided, were approved as a result of subsequent drawings submitted by Architects on behalf of Coles Myer Ltd., however, they have not been satisfactory in terms of enhancing the facade of the building. Additionally, they have caused difficulties for pedestrian manoeuvrability and this also has been hindered by the placement by Telecom of telephone boxes.

Coles Myer Ltd. have been approached through their Architects, being the applicants of the original proposal, to remove the planter boxes and have agreed to do so providing that the condition of the development consent is deemed to have been satisfied by Council. They further indicate the following:-

> "Our client has been to considerable expense to purchase and install these planters and plants, and has no alternative use for them ... they offer them to Council for sale at $250.00 each (13 off) including the plants, on the understanding that Council will relocate them at Council's cost."

It is doubtful whether there is any suitable Council use of the planter boxes and, accordingly, it is believed that the offer of purchase be not accepted and they be removed by Coles Myer Ltd. and, further, that they be advised that the condition of consent is deemed to have been complied with.

IT IS RECOMMENDED THAT the offer by SHK Architects (NSW) Pty. Ltd. to the purchase of the planter boxes in front of Coles, George Street, Windsor, be not accepted and that Coles Myer Ltd. be requested to remove the planter boxes as soon as is possible. Further, that they be advised that Council has deemed Condition No.2 of Development Consent 240/1988 to have been complied with.

Allow cl Reads 15-2-90

3. HAWKESBURY HOSPITAL - MACQUARIE STREET, WINDSOR. H105

Council at its meeting of 12th September, 1989, resolved that the main barracks of the building of the hospital be added to the schedule of heritage items within draft Hawkesbury Local Environmental Plan, 1989. It was also resolved that the State Government, through the Department of Planning, be informed of Council's intention and asked to comment on any redevelopment proposals that it may have for the site. Thirdly, it was resolved that the Heritage Council be requested to consider the placing of an Interim Conservation Order over the hospital building and the nearby public school buildings.

This resolution was actioned in correspondence to the Department of Planning and the Heritage Council of New South Wales, however, to date no response has been received.

Therefore, it is appropriate that the status of the hospital building be further pursued through the preparation of a local environmental plan.

IT IS RECOMMENDED THAT Council resolve to prepare a draft local environmental plan to include the main barracks building of the Hawkesbury Hospital within Schedule 1 of Hawkesbury Local Environmental Plan, 1989.

REPORTS FOR INFORMATION

SECTION 5

1. BUILDING APPLICATIONS B25

The following is a summary of Building Applications received during the month of December, 1989. Applications received during December, 1988, shown in brackets.

No.		Type of Building	Estimated Value	
21	(63)	New Dwellings	$ 2,492,454	($ 5,394,159)
35	(54)	Additions to Dwellings	314,302	(625,854)
1	(1)	Residential Flat Buildings	930,000	(45,000)
5	(5)	New Buildings Other Than Residential	1,220,000	(316,585)
4	(2)	Additions to Buildings Other Than Residential	104,300	(135,000)
4	(11)	Swimming Pools	51,905	(168,823)
1	(3)	Additions to Dwelling - Dual Occupancy Unit	12,000	(227,734)
71	(139)		$ 5,124,961	($6,913,155)

Building Applications received up to the end of December, 1989. Approvals for the corresponding period during December, 1988, shown in brackets.

No.		Type of Building	Estimated Value	
612	(789)	New Dwellings	$56,133,122	($59,341,902)
810	(847)	Additions To Dwellings	9,772,878	(7,842,394)
10	(10)	Residential Flat Buildings	3,502,005	(1,885,000)
79	(64)	New Buildings Other Than Residential	27,063,748	(13,108,816)
51	(44)	Additions to Buildings Other Than Residential	3,260,420	(3,323,784)
149	(188)	Swimming Pools	1,947,836	(2,050,859)
74	(33)	Additions To Dwellings - Dual Occupancy Unit	7,551,289	(1,509,851)
1,785	(1,975)		$109,231,298	($89,062,606)

The following is a summary of Building Applications received during the month of January, 1990. Applications received during January, 1989, shown in brackets.

No.		Type of Building	Estimated Value	
20	(43)	New Dwellings	$ 2,260,085	($ 3,713,986)
35	(69)	Additions to Dwellings	322,292	(750,690)
-	(2)	Residential Flat Buildings	-	(460,000)
1	(4)	New Buildings Other Than Residential	250,000	(1,017,448)
4	(2)	Additions to Buildings Other Than Residential	74,000	(200,000)
9	(7)	Swimming Pools	116,271	(65,406)
4	(7)	Additions to Dwelling - Dual Occupancy Unit	447,760	(537,630)
73	(134)		$ 3,470,408	($ 6,745,160)

2. RATE INCREASES - 1990. R186

The following information comes from a Sydney Morning Herald report in January indicating Councils that have requested increases for 1990 rates above 7.3%, those in the metropolitan area that have determined a rate at less than 7.3% and those that are setting rates at the 7.3%.

- Councils with requests for more than 7.3%: Baulkham Hills 12.3%, Blue Mountains 12%, Cessnock 9.925%, Copmanhurst 10%, Griffith 12%, Great Lakes 11.74%, Lithgow 9.7%, Manly 13.36%, Mosman 13.39%, Nundle 12.5%, Penrith 12.5%, Rylstone 10%, Scone 20%, Ulmarra 16.36%, Warren 11%, Wollondilly 17.6%, Wollongong 8.29%, Wyong 11.26%, Yarrowlumla 23%.

- Those in the Metropolitan area with a rate at less than 7.3%: Ashfield 7.24 %, Camden 5.6%, Hurstville 6.5%, Ku-Ring-Gai 7%, Warringah 7.17%.

- Those Councils in the Metropolitan area at 7.3%: Auburn, Bankstown, Blacktown, Botany, Burwood, Campbelltown, Canterbury, Concord, Drummoyne, Fairfield, Hawkesbury, Holroyd, Hornsby, Hunters Hill, Kogarah, Lane Cove, Leichhardt, Liverpool, Marrickville, North Sydney, Parramatta, Randwick, Rockdale, Ryde, South Sydney, Strathfield, Sutherland, Sydney, Waverley, Willoughby and Woollahra.

3. WINDSOR FUNCTION CENTRE - NOVEMBER BOOKINGS. C51/3

As required under Ordinance 26, Clause 9, following are details from the Hall Letting Register for November, 1989.

Date Of Engagement	Purpose		Person or Body Responsible for Engagement
01/11	Meeting	*	Home Care-Field Staff
01/11	Concert		Windsor Primary School
02/11	Practice-Concert		Peta Gray Ballet School
04/11	Wedding	*	Mr Whitehead
05/11	Examinations	*	Windsor Physical Culture
07/11	Music Lessons		Mrs Wright
09/11	Blood Bank		Red Cross
10/11	Christmas Party	*	Windsor Hospital
11/11	Wedding	*	Mr Cook
11/11	Wedding	*	Mr Hadley
13/11	Concert	*	A.B.C. Play School Concert
13/11	Meeting	*	West Sydney Plan & Dev. Committee

14/11	Music Lessons		Mrs Wright
15/11	Exhibition		Hawkesbury Area Health Centre
17/11	Formal Dinner	*	St. Pauls Grammar School
18/11	Wedding		Mr Clarke
18, 19/11	Exhibition	*	Persian Carpet Gallery
19/11	Rehearsal		Warren Gasson Ballet School
21, 22/11	Concert	*	Warren Gasson Ballet School
23, 24/11	Meeting - Peer Support		Windsor High School
23/11	Immunisation		Hawkesbury City Council
24/11	Blue Light Disco	*	Windsor Police
25/11	Wedding	*	Mr Gosling
25/11	Wedding	*	Mr King
26/11	Art Exhibition	*	Starving Artists - Art Wholesalers
27/11	Rehearsal		Bede Polding School
27/11	Presentation of SES Medals		Hawkesbury City Council
28/11	Music Lessons		Mrs Wright
28/11	Concert		Bede Polding School
29/11	Rehearsal		Hawkesbury Dist. Band
29/11	Meeting - 02 Zone Extension		Hawkesbury City Council
30/11	Formal Dinner	*	Bede Polding School

* Paid Functions

4. WINDSOR FUNCTION CENTRE - DECEMBER BOOKINGS. C51/3

As required under Ordinance 26, Clause 9, following are details from the Hall Letting Register for December, 1989.

Date Of Engagement	Purpose		Person or Body Responsible for Engagement
01/12	Formal Dinner	*	Caroline Chisholm School
02/12	Formal Dinner	*	St. Dominics College
03/12	Concert		Hawkesbury Dist. Band
04/12	Rehearsal		Windsor High School
04/12	Ballet Conc.	*	Sharon Read-Harber
04/12	Rehearsal		Peta Gray
05/12	Presentation		Colo High School
05/12	Present. Morn.		Windsor High School

06/12	Ballet Conc.	*	Sharon Read Harber
06/12	Recital Conc.		Mrs Wright
06/12	Meeting		Windsor High School
07/12	Presentation		Kurmond Public School
08/12	Music Exams		A.M.B.
08/12	Xmas Party	*	H.C.C. Social Club
09/12	Ballet Conc.	*	Melissa Francis
10/12	Dance Conc.	*	Sonya Dean
11/12	Presentation		Glossodia School
12/12	Rehearsal		Windsor Primary
12/12	Meeting		Windsor Police
12/12	Meeting		Sister City Meeting
12/12	Rehearsal		Pitt Town School
12/12	Ballet Conc.	*	Peta Gray
13/12	Presentation		Windsor Primary
13/12	Book Launch	*	Hawkesbury City Council
14/12	Presentation		Pitt Town School
15/12	Blue Light	*	Windsor Police
16/12	Wedding	*	Ballantyne
18/12	Music Pres.	*	Mrs Domars
18/12	Meeting	*	H.C.C. Joint Rivers
19/12	Meeting	*	Hawkesbury City Council
21/12	Xmas Party	*	H.C.C. Outdoor Staff

* Paid Functions

Melanie
C.C. Recd 15-2-8

5. DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY. P160/33

The following is a list of development applications which were approved under delegated authority subject to conditions.

Other Developments

Applicant/Land	Type of Development	Date Received	Date Approved
Intercapital Const. Lot 15 DP 244920 Dowling Place South Windsor	Subdivision of 3 Factory Units S89/158	16.10.89	11.12.89

J Mansour Lots 1 & 4, No.s 255-257 Windsor St Richmond	Conversion of 1st Floor Office Space to two residential flats DA 383/89	25.10.89	11.12.89
Endeavour Homes Lot 991 DP 788674 Colonial Drive Bligh Park	Dual Occupancy DA 382/89	17.10.89	11.12.89
Endeavour Homes Lot 901 DP 788674 Colonial Drive Bligh Park	Duplex DA 397/89	02.11.89	11.12.89
Windsor Wrought Iron Lot 12 DP 244920 Unit 3/4 Dowling St South Windsor	Wrought Iron Assembly DA 396/89	02.11.89	11.12.89
Cruiser Canopies Unit 3, Lot 4 DP 788448 Corner Railway Pde Nth and Hudson Place Mulgrave	First Use Manufacture Of Fibreglass Canopies DA 384/89	27.10.89	12.12.89
National Aust Bank Pt Lot 5 Sect 5 Cnr Windsor and West Market Sts Richmond	Instal 2nd Automatic Telling Machine DA 389/89	30.10.89	12.12.89
John J Paine Ross & Co Lots 1 of 2 DP 630809 College & Teviot Sts Richmond	2 Lot Boundary Adjust S89/175	31.10.89	12.12.89
John Bowden & Co Lot 3192 DP 625853 George Road Wilberforce	Proposed Subdivision S89/155	22.09.89	12.12.89

North Western Surveys Lot 311 DP 615043 & Lot 4 DP 247476 Carters Road Grose Vale	Adjust Of Boundaries S89/188	24.11.89	20.12.89
Ola Kala Pty Ltd Lot 9 DP 789438 Weather Board Ridge Road East Kurrajong	Subdivision S89/159	12.10.89	20.12.89
G Dunesky Part Port 8 Parish of Pitt Town, 61 Cattai Road Pitt Town	Dual Occupancy DA 299/89	11.08.89	21.12.89
C Skillen Shop 2, Lot 357 DP 723627 Corner Colonial Drive and Sirius Road Bligh Park	1st Use of Shop for Video Hire DA 415/89	24.11.89	21.12.89
Huxley Homes Lot 846 DP 778220 Juliana Place Bligh Park	Duplex DA 405/89	16.11.89	21.12.89
West City Smash Repairs Unit 5 Lot 6 DP 261702 Anderson Place South Windsor	Establishment and Conduct of Automatic Spray Painting and Panel Beating DA 426/89	07.12.89	15.01.90
Bennett Real Estate Lot 11 DP 594491 Comleroy Road Kurrajong	Subdivision S89/186	23.11.89	15.01.90
Bennett Real Estate Lot 6 DP 243982 Blaxlands Ridge Rd Kurrajong	Subdivision To Create 2 Torrens Title Allot. S89/190	27.11.89	16.01.90

G J White Lot 4 DP 558547 Pecks Road North Richmond	Subdivision To Create 2 Torrens Title Allot. S89/200	06.12.89	16.01.90
R L & D W Hanckel Lot 28 DP 730209 Albert Street McGraths Hill	Dual Occupancy DA 409/89	17.11.89	16.01.90
G J Amos Lot 928 DP 788674 Albert Place Bligh Park	2 Lot Strata Subdivision S89/81	01.12.89	16.01.90
G & M Whipp Unit 2, Lot 32 DP 263025 Blackman Crescent Windsor	Engine Reconditioning Workshop DA 387/89	30.10.89	16.01.90
McKinlay Morgan & Associates Lot 4 DP 788123 Cnr Flinders Place & Shortland Close North Richmond	Strata Subdivision S89/81	20.11.89	16.01.90
Bennett Real Estate Lot 1 DP 600502 & Lot 1 DP 69108 George Street Windsor	2 Lot Subdivision S89/182	15.11.89	17.01.90
F Mahony Lots 7 & 8 Section 1 DP 979242 Bathurst Street, Pitt Town	Two Lot Subdivision S89/202	08.12.89	17.01.90
John Bowden & Co Lots 14, 15, 16, 17 & 18 DP 773056 Griffins Road Tennyson	5 Lot Boundary Adjust S89/172	24.10.89	20.12.89

K Gosper Lot 43 DP 82455 7 New Street Windsor	Carport DA 429/89	08.12.89	17.01.90
J Gerber Lots 1 & 2 DP 500414 Windsor Road Vineyard	Filling of land DA 400/89	16.11.89	17.01.90
McKinlay, Morgan & Associates Lot 2 DP 625079 Cnr Grose Vale & Bells Road Grose Vale	2 Lot Subdivision S89/126	16.08.89	17.01.90
John Bowden & Co Lots 11 & 12 DP 234198 Kurmond Road, North Richmond	2 Lot Boundary Adjust S89/85	16.06.89	17.01.90
M Greathead Lot 4 DP 788448 (Unit 1) Hudson Pl Mulgrave	First Use Factory S423/89	04.12.89	17.01.90

6. BLIGH PARK ESTATE. P160/46

Road and drainage works, including sewer reticulation for Precinct 23 Bligh Park, have now been completed. Installation of water and underground electrical reticulation work is scheduled to commence early February.

Road and drainage works for Precinct 24, comprising 139 allotments, are now in progress and well advanced. The work includes provision of the next stage of the downstream drainage.

Tenders for the construction of road and drainage works in Precinct 25 close on 30th January, 1990.

Placement of the final asphaltic concrete surface course in Precincts 9 and 10 has commenced.

7. COMMUNITY SERVICES REPORT - JANUARY, 1990. C45

A. CO-ORDINATOR'S REPORT

i) Neighbourhood Centres and Community Halls

Council facilities have been maintained with members of Management Committees giving a great deal of time ensuring their successful operation. Annual General Meetings will shortly be held in a number of Centres.

ii) Area Assistance Scheme

The Department of Planning has advised organisations which will receive offers of funding for non-recurrent projects applied for under the 1989-90 programme. Six local organisations will be offered a total of $40,738.00. An additional second year recurrent project at Richmond Neighbourhood Centre is to receive $28,000.00 making a total so far of $68,738.00. It is expected the second round of projects to be offered funding, will include recurrent projects which will subsequently be picked up by NSW funding schemes at the expiration of the special two year Area Assistance period. It is anticipated an announcement of these projects will be made towards the end of February.

iii) Child Care Centres

The six long day care centres have commenced with only few vacancies for children in the 3 to 5 year range. All centres have experienced a high demand for places for babies and infants under 3.

iv) Family Day Care

Has experienced changes in registered carers due to recent RAAF personnel movements. The number of children's places are at maximum approved level. Additional carers could be used at North Richmond and in the McGraths Hill - Oakville area.

v) Occasional Care

The Richmond Centre has started with the commencement of the school term.

B. COMMUNITY ARTS OFFICER'S REPORT

i) Australia Day 26th January, 1990.

Australiana Village was the venue for Council's celebrations on Friday 26th January, 1990. Gate takings totalled $3,229.00. 272 families, 102 adults and 100 concession tickets were issued.

Friends of the Village and St. John Ambulance organised two new events - a billy cart and "Great Australian Dunny" race, and the Aboriginal Gamilaroi Art and Dance Troupe performed for the first time.

Many attending had returned after visiting previous Australia days at the Village, and much return business during the year can be traced to this special event.

A special concession price for the day has always been charged, but should be reviewed before next January. Many of those attending indicated that they were willing to pay the normal admission price and considering the number of extra attractions, this is not unreasonable.

The admission charge to Australiana Village for the Australia Day celebrations in 1991 should be reviewed.

ii) Macquarie Towns Festival 13 - 21st October, 1990.

A meeting was held on 31st January, 1990. The Festival programme was discussed. Bookings of venues, performers, PA system and stages have been carried out. Community events are being organised to augment the Committee's Programme. The Annual General meeting of the Committee will be held on Wednesday 28th February, 1990. Business to be discussed will include - confirmation of committee members, adoption of auditor's and executive officer's reports.

The Annual General Meeting will be followed by the February monthly meeting.

iii) Friends of the Hawkesbury Art Collection

A successful boat cruise was held on 20th January, 1990.

The next fund-raising event will be "Jazz at the Winery" at Tizzana Winery on 24th February, 1990.

The first Annual General Meeting will be held on Thursday 22nd February, 1990.

C. YOUTH RECREATION OFFICER'S REPORT

i) Vacation Care Centres - Summer 1989/90

Two vacation care centres were conducted over the Christmas vacation period. One at the Bligh Park Community Centre, operating from 7.30am to 6.00pm and the other at the Richmond Neighbourhood Centre, operating from 8.00am to 5.30pm.

The centres offered a variety of recreational activities, both passive and active, for children between the ages of 5 and 12 years of age. A number of excursions were also offered to the children.

The average daily attendance at the Bligh Park Centre was 43, and at Richmond, 33.

From the number of enquiries received regarding the centres, it is obvious that there is a great need for out of hours vacation care in the area.

ii) Vacation Activity Centres - Summer 1989/90

In conjunction with the Department of Sport, Recreation and Racing three Vacation Activity Centres were conducted. The centres were held at North Richmond Community Centre, Richmond High School, and Windsor South Public School. The average daily attendances were 26, 44 and 33 respectively.

Each centre offered a variety of sporting and craft activities for children between the ages of 5 and 12 years.

iii) Aussie Sports Days

In conjunction with the Department of Sport, Recreation and Racing two Aussie Sports Days were held on the 18th and 25th January at the Windsor Polo Club grounds.

Transport was arranged from the vacation care centres and vacation activity centres to the ground and returning to the centres.

The sports days were open to the public, as well as the children attending the centres.

Both days were a great success. 185 children attended the first day and 95 attended the second day. The reason for the drop in numbers on the second day was due to only two vacation care centres operating, instead of the five centres which had been operating previously.

8. PROCEEDS OF SALE OF LAND - CASTLEREAGH ROAD, RICHMOND. S13/41.

At the General Purpose Committee Meeting of 30th January, 1990, an enquiry was raised by Council in regard to the allocation of funds from the sale of land in Castlereagh Road, Richmond.

Council at its meeting of 13th September, 1988, resolved, in part, that:

> "The Department of Local Government be advised of the proposed sale of the land and its concurrence be sought in respect of the application of the proceeds from such sale to the provision of recreational facilities in the Community of Richmond and immediate surrounds including Clarendon."
>
> "A further report be submitted on possible recreational facilities to be provided and funded by the sale of this land."

With regard to the land, it was acquired by Council with financial assistance under the Commonwealth Government's 1973/74 Area Improvement Programme. In 1982, the Council requested approval to sell the land on the basis it had acquired substantial land for recreation at Bensons Lane. Approval was granted by the Local Government Office with a requirement that funds from the sale be directed to recreational improvements at Bensons Lane. Hence, the above recommendation to request approval to use the funds for recreational purposes in the Richmond area including Clarendon, was resolved due to the objection by the Department of Mineral Resources regarding the future extraction of the Bensons Lane area and the problem of placing substantial assets in the flood plain.

The following recommendations have been made to Council for the financing of recreational facilities from the sale of the land in question:

- Meeting of 11th October, 1988 - Proposed indoor recreation centre at Clarendon, Council being requested to fund the shortfall. Estimated to be $200,000 for the building and $200,000 for accessway and car park.

- Meeting of 3rd October, 1989 - Bensons Lane Sporting Complex, recommending works to the value of $345,000 be carried out utilising $300,000 from the sale of land at Castlereagh Road.

- Meetings of 9th May, 1989 and 14th November, 1989 - Hawkesbury Fitness Centre, utilising funds from the sale of land in Castlereagh Road, being approximately one million dollars, being available towards this project.

Glenn 15-2-90

9. READYMIX EXTRACTIVE INDUSTRY - EAST KURRAJONG ROAD, SECTION 2. 68A/297/76

At its meeting of 12th September, 1989, Council resolved to request appropriate officers from the Roads and Traffic Authority, the Police Department and the State Pollution Control Commission to meet with Council officers to determine an appropriate level of control of extractive industries in East Kurrajong Road, Section 2. To date, the meeting has not been held pending a response from these authorities. The Roads & Traffic Authority, being the last body awaited, has now responded and a meeting can be organised in the near future, the outcome of which will be reported to Council.

Council at its meeting of 3rd October, 1989, resolved that Readymix be requested to prepare a revised plan of management for the future operations of the quarry; that they implement a 7.00 a.m. starting time for future quarry operations; and that they have negotiations with the Town Clerk and Manager of Engineering Services in relation to the upgrading of East Kurrajong Road, Section 2, in lieu of the payment of 50 cents per tonne increased levy. To date, no reply has been received and the matter is being followed up with them and will also be reported to a subsequent meeting of Council.

Glenn - 15/2/90

10. CALSIL PTY. LIMITED - EXTRACTIVE INDUSTRIES - EAST KURRAJONG ROAD, SECTION 2. 68A/268/72

The consent for this extractive industry, being the one closest to the intersection with Singleton Road, is to expire on 1st August, 1992.

Correspondence has been received from the Department of Planning indicating that R.W. Corkery & Company Pty. Ltd. has consulted with the Director of the Department concerning the preparation of an Environmental Impact Statement for a change in operations of the quarry to extract sandstone dimension stone as opposed to the present operation of crushed sandstone.

The Director has advised the applicant that the proposal is designated development, in accordance with the provisions of the planning legislation, and requires formal application and public participation, etc., and determination by Council. It is known that R.W. Corkery & Company Pty. Ltd. has been undertaking investigations leading

up to its preparation of the application and, whilst no application has yet been received, it is reasonable to anticipate one in the near future.

It is likely that the application will seek Council's consent to the operation beyond the current expiry date.

Rec'd 15-2-90

11. HOTEL APPLICATION - OLD BELLS LINE OF ROAD, KURRAJONG. DA 25/90

Council is in receipt of an application by Mr. R.G. Denmeade seeking approval to utilise part of an existing shopping complex for the purposes of a hotel. The application was received on 31st January, 1990, and the applicant has been advised, pursuant to Clause 32(1) of the Environmental Planning and Assessment Regulations 1980, that additional information is required to enable Council to adequately assess the proposal.

The additional information required relates to definition of "hotel", as opposed to "tavern"; details of frequency of effluent pump out tankers; noise impact; car parking and traffic movements.

Once the information is received the matter will be placed on public exhibition and reported to a subsequent General Purpose Committee meeting of Council for its consideration.

12. PUBLIC WORKS. S205/3/A

Works undertaken during December and January.

ROAD RECONSTRUCTION

Kurmond Road

Reconstruction was completed on sections 7.4 - 7.75km and 8.15 - 8.55km by cement stabilisation and flush seal.

Work has commenced on the section of Gorricks Lane and Kurmond Road between Blacktown Road and Graeme Place to reconstruct the pavement.

Charles Street, North Richmond

Placement of the asphaltic concrete final surface between Bells Line of Road and William Street.

MR 181 St. Albans Road

Reinstatement of the road surface at the major slip north of Webbs Creek, Mountain Road to gravel pavement stage.

KERB AND GUTTER CONSTRUCTION

Grenville Street, Pitt Town

Placement of kerb and gutter and associated drainage works has been completed west side between Bathurst Street and Buckingham Street.

Pitt Lane, North Richmond

Adjustment of the traffic island at Bells Line of Road.

ROAD RESEALING

Drummond Road and Robertson Street, Kurrajong.
Roxana Road, Kurrajong.
Cliff Road and Linden Drive, Freemans Reach.
Hanckel Road, Oakville. Oakville Road - Glenidol Road.

OTHER WORKS

Gravel strengthening of Road Shoulders.

Work was completed on Terrace Road and for 0.5km on Spinks Road.

Shoulder strengthening was undertaken over a length of 49.9km at a cost of $4.74/metre. Based on an average shoulder width of 1.2m the unit cost is $4.02 per metre squared and less than the unit cost as detailed by Council.

Crossing Wheeny Creek, Comleroy Road.

Completion of the stone mattress across the Creek with removal of the timber bridge.

South Windsor Commercial Area - Additional car parking. The fence has been set back and work is in progress on adjustment of the kerb and gutter.

Grose Lane, Bowen Mountain.

Pavement sealing to complete work required for house development.

East Street, Kurrajong Heights.

Pavement extension to serve new house.

Access of Bells Line of Road - Contribution Lensky.

Pavement sealing.

Bowen Mountain Road.

Erection of a further length of safety fence.

FLOOD MITIGATION MAINTENANCE

Work is in progress on vegetation control and silt removal over a total length of 5km on channels on the Richmond Lowlands downstream from Bensons Lane.

GENERAL

Maintenance has included extensive tar patching of roads including town streets and car parks during January, with repair of Church Street shoulder at South Windsor School.

Placement of stone on Gorricks Crossing and attention to bridge at Upper Colo.

PARKS & GARDENS

Regrading Richmond Ex-Servicemen's Sporting Complex to provide for two soccer fields.

BUILDINGS

Amenities Building - Wetherill Crescent, Bligh Park. Work has commenced with piers for foundation poured.

Bushfire Stations.

Work is basically complete on new stations at Glossodia and Ebenezer and the extension of the Yarramundi station.

SEWERAGE

McGraths Hill Waste Water Plant.

Average Daily Flow - December 2,250kl/day
- January 2,022kl/day

Installation of the new drive on the rotating arms to one of the trickling filters.

The irrigation system has been in operation over the period subject to maintenance requirements and repairs following attempted theft of one of the pumps. The silviculture project is progressing well with the river red gum up to 2.4m high.

South Windsor Waste Water Plant.

Average Daily Flow	-	December 1,555kl/day
	-	January 1,445kl/day

Septic tank effluent is now also being discharged at this station.

Pump Station Maintenance.

Pump Station "G" Rifle Range Road has been directed to the new station "M" in the Bligh Park development.

Electrical attention was required at Station "H" Fairey Road.

Pump Station "N" Bligh Park.

Wet well, valve chamber and collection manhole have been installed. Work has now commenced on fitting out.

Pump Station "Q" Mulgrave.

Work has commenced on the Mulgrave sewerage scheme with installation of the wet well, valve chamber and collection manhole for the first pump station.

Both the new stations are being built by use of a combination of subcontractors and Council staff.

Extremely bad ground conditions with heavy water inflow caused considerable difficulty at Station "Q" where the efforts of all involved resulted in the placement of the pump well into position at very small additional cost, under the circumstances.

Sewer Mains.

Sixteen (16) mainline chokes were cleared during the two months with problems at two locations causing inconvenience to the residents with work extending over a number of days.

13. FRIENDS OF HAWKESBURY LIBRARY. L125

The launching of the Friends of Hawkesbury Library (FOHL) will be held at 7.30pm on Monday, 26th February, 1990, in the Tebbutt Room of Windsor Central Library. The guest speaker will be the Local Member and Speaker for the House, The Hon. Kevin Rozzoli, MP.

The Council adopted a report recommending formation of the group in June 1989.

The group's aim will be "the enrichment of the total resources and facilities of Hawkesbury City Council Library Service and to assist the library to help provide a good library service to the public".

To achieve the above, FOHL will be given responsibility for selling discarded books, magazines and donations not required by the library. The funds raised will be used to supplement the book vote and to provide specific items for the library. The group would also aim to encourage gifts and endowments from the public and promote the library in the community.

14. TREE PRESERVATION ORDER APPLICATIONS. P160/30

The following determinations have been made under application of Tree Preservation Orders.

Applicant	Reason/Request	Determination
Defence Housing Auth. Lot 18 Sirius Road Bligh Park	Remove 1 large gum tree - danger to dwelling 10.10.89 - 21.12.89	Not approved remove dead wood only
Mr & Mrs D Dykes 150 Boomerang Drive Glossodia	Remove 1 large tree - danger to dwelling 27.10.89 - 8.12.89	Approved
Mr J. & Mrs R. Muscat Lot 49 Pebbly Hill Road Maraylya	Remove several trees for market gardening 3.11.89 - 8.12.89	Not approved other clearing already occurred
Mr S Herrington & Ms K Wilbow 37 Pecks Road North Richmond	Remove 1 dead Iron bark tree 6.11.89 - 15.12.89	Approved

J.C. Bennett 21 Bells Line of Road Kurmond	Remove Several Pine trees & 1 Oak tree - damaging house and footpath 7.11.89 - 8.12.89	Approved
Prospect Electricity 138 Golden Valley Drive Glossodia	Remove 3 large Eucalyptus trees - Danger to power lines 8.11.89 - 8.12.89	Approved
Prospect Electricity 3 Ian Street Glossodia	Remove 1 Gum tree - danger to power lines 8.11.89 - 8.12.89	Approved
G R Anderson 131 Ham Street South Windsor	Lop branches of 1 Gum tree - borer infested 7.11.89 - 15.12.89	Approved to lop by one third
Prospect Electricity 1 Ian Street Glossodia	Remove 1 Gum tree - safety to power lines 8.11.89 - 12.12.89	Approved
Prospect Electricity Lot 97 Bowen Mountain Rd Bowen Mountain	Remove 9 Pine trees - safety to power lines 8.11.89 - 8.12.89	Approved
Mr W Burnett 10 Bayly Court Richmond	Remove 1 hazardous tree 9.11.89 - 7.12.89	Approved
Mr K & Mrs L Parry Lot 465 Kentucky Drive Glossodia	Remove 3 trees - danger to garage 10.11.89 - 21.12.89	Approved to remove 2 trees only
Mr R & Mrs M Ellis 250A Macquarie Street Windsor	Remove 1 large Eucalyptus tree - danger to house 14.11.89 - 7.12.89	Approved
Mr J Jellicoe 464 Bells Line of Road Kurmond	Remove 1 Pine tree - danger to house 13.11.89 - 15.12.89	Approved

Mr A Tierney 53-55 Warks Road Kurrajong Heights	Lop 1 large Gum tree overhanging house 13.11.89 - 15.12.89	Approved to lop by one third
Mr W Toscan Lot 52 Hibberts Lane Freemans Reach	Remove 2 trees to erect garage 15.11.89 - 8.12.89	Approved
Mr P Bowman 17 Phipps Road Maraylya	Remove several trees and underscrub for pasture improvement 17.11.89 - 8.12.89	Approved
Hawkesbury Excavations 14 Rich Close Bligh Park	Remove 1 Gum tree for improved landscaping 20.11.89 - 8.12.89	Approved
Mrs S. Carey Lot 2 River Road Yarramundi	Remove 4 Eucalyptus trees - borer infested 21.11.89 - 2.1.90	Approved subject to conditions
Ms P Dunn & Ms K Roughley 2 Scheyville Road Oakville	Remove 10 Gum trees - danger to house 22.11.89 - 4.1.90	Approved to remove 8 trees only
Mrs C Windebank Lot 5 Teviot Street Richmond	Remove 1 Plum tree - trunk rotted, a danger to power lines 21.11.89 - 7.12.89	Approved to lop only
Mr K Wilbow Lot 9 Cnr Cattai & Mitchell Road Pitt Town	Remove 1 Pine tree - ground movement 6.12.89 - 11.1.90	Not approved as no damage to tree
Mr R Kellie 62 Londonderry Road Richmond	Remove 1 Gum tree - danger to residents 6.12.89 - 11.1.90	Approved
Mr W Currey 4 Lamont Place South Windsor	Remove several trees for extension to dwelling 5.12.89 - 21.12.89	Approved subject to conditions

Ms S Cook Lot 642 Alexander Street Bligh Park	Remove 1 tree - danger to dwellings 4.12.89 - 18.12.89	Approved
Mr. R. Tolson 182 Boundary Road Glossodia	Remove several trees for erection of mushroom shed 1.12.89 - 12.1.90	Approved subject to conditions
Mr E Aguis 30 Bocks Road Oakville	Clear land for market garden 12.11.89 - 8.12.89	Approved subject to conditions
Mr S & Mrs L Lowe 48 Alexander Street Bligh Park	Remove 1 Gum tree for driveway construction 14.12.89 - 4.1.90	Approved
Mr G Taylor 24 Londonderry Road Richmond	Remove 2 trees, one for construction of carport and other dying 13.12.89 - 4.1.90	Approved subject to conditions
Mr P & Mrs S Shadbolt Lot 3 Blaxland Ridge Road East Kurrajong	Remove several trees dwelling and tank construction 20.12.89 - 12.1.90	Approved
Ms G Reilly 10 Howell Crescent South Windsor	Remove one dead tree 20.12.89 - 11.1.90	Approved
Mr W. Irlam 21 Hughes Avenue Hobartville	Lop 1 Liquid Amber tree - danger to power lines 20.12.89 - 11.1.90	Approved to trim only
Mr R Walker "Rickaby" Claremont Cres Windsor	Remove 1 dead Pinus Radiata 27.12.89 - 11.1.90	Approved
Mr M. Mammone 21 Creek Ridge Road Glossodia	Remove several trees for market garden 14.12.89 - 18.1.90	Approved subject to conditions

Mr T Skeet 209 Grose Vale Road Grose Vale	Remove 1 Iron bark tree obscures vision when exiting driveway 4.1.90 - 23.1.90	Not approved vehicles must take care when exiting
Mr Z Raguz Lot 150 Bells Line Road Bilpin	Clear 5 acres to extend Orchard 3.1.90 - 12.1.90	Approved subject to conditions
National Aust. Bank 290 Windsor Street Richmond	Prune 1 Jacaranda tree obstructing "Orange Grove Mall" sign 5.1.90 - 23.1.90	Not approved
Mrs S Martin Lot 189 Blaxlands Ridge Rd Kurrajong	Remove several trees for power supply 8.1.90 - 1.2.90	Approved
Mr D Denman 65 Elizabeth Street North Richmond	Remove 1 Liquid Amber interfering with sewer line 8.1.90 - 23.1.90	Approved
Mr S & Mrs D Smith 276 Grose Vale Road	Remove 4 Cypress Pines - extending driveway 5.1.90 - 12.1.90	Approved
Mr P Zorbas Burralow Road Kurrajong Heights	Remove Wattle trees and underscrub for pasture improvement 10.1.90 - 31.1.90	Approved subject to conditions
Mr E Thomas 7 Holborrow Avenue Richmond	Remove 2 large Pine trees - fence construction 12.1.90 - 31.1.90	Approved
Mr G Attard Lot 8 Murrays Road Tennyson	Prune 9 Gum trees 16.1.90 - 31.1.90	Approved
Mrs R Hallam Lot 3 Old Bells Line Rd Kurrajong	Remove several Gum trees for building const. 19.1.90 - 23.1.90	Approved

Mrs S Ward Lot 32 Terrace Rd North Richmond	Remove Privet and Black wattle - dwelling const. 19.1.90 - 31.1.90	Approved subject to conditions
Prospect Electricity Sackville-Tizzana Rds Ebenezer	Remove trees - safety to power lines 22.1.90 - 31.1.90	Approved
Mr S Strbik Lot 6 Jordan Avenue Glossodia	Remove 1 tree for access construction 22.1.90 - 31.1.90	Not approved as tree provides amenity
Mr R Streeton 31 Drummond Street Windsor	Remove 1 Eucalyptus for safety reasons 22.1.90 - 31.1.90	Approved subject to conditions
Mr K Flanagan 15 Rifle Range Road Bligh Park	Remove 2 diseased and damaged trees 22.1.90 - 31.1.90	Approved
Mr K & Mrs C Fairfax 9 Anne Place Wilberforce	Remove 2 Eucalyptus trees - safety to house 24.1.90 - 31.1.90	Approved

15. AUSTRALIANA PIONEER VILLAGE. C51-54

Following are the financial details relating to the operations of the Australiana Pioneer Village for the month of January, 1990.

Income

Gate Takings	13,084.40	
Other (including rental and filming activities)	2,345.81	
		15,430.21

Less Costs Providing		
Income		
Entertainment	4,417.70	
Nett Total Income		11,012.51
Overheads		
Grounds Maintenance	5,316.00	
Attendants Wages	2,981.00	
Animal Feed/Hire	1,250.00	
Service & Admin Costs	1,541.00	
Promotions	3,592.00	
Printing and Stationery	450.00	
Train Maintenance	125.00	
		15,255.00
Nett Loss		4,242.49

Attendances for the month of January totalled 3,953, which included 4 vacation centre groups, 2 pensioner groups, 4 Lady Hawkesbury tours, and 5 handicapped groups. This figure is an improvement of 110 on the same month last year.

Australia Day was a huge success in the Village, with over 1,700 visitors in attendance. This includes over 270 family tickets, which have proven very popular. Many special events were scheduled on Australia Day, some features included - the Damper Competition, the Aboriginal Corroboree, a Yarn Telling Competition, and the Great Australian Dunny Race.

Other events that have taken place during January include a photographic session by James Domingo Studio for a "Just Knit" catalogue, and the inaugural evening tour, conducted by "Twilight Tours", in conjunction with Windsor River Boat Cruises, Tizzana Winery and the APV.

The evening tour features a display of Aboriginal dancing and artefacts, and a stroll through the Village. This tour was a trial run, which was patronised by tour

operators throughout Sydney, of whom all were extremely impressed with the Village as a tourist facility, and vouched for the success of this joint venture.

The tenant meetings, involving all the shopkeepers, continue to provide valuable information for the park management. These meetings are held the day prior to the meetings of the APV Management Executive Committee. The tenants discuss any problems being experienced and supply new ideas for promotional activities. The new tenants at Mitchell Cottage (craft), Aiken Hut (prints from the past) and the Paddle Boats on the Lake, have been warmly received and have provided a positive input to the Village.

A Promotions Officer has recently been appointed to the park, whom it is envisaged will enhance the Village's image as a superb tourist attraction and unique educational facility. Promotional activities during the last month included several exhibitions at various shopping centres throughout Sydney, widespread advertising, and the establishment of a new school's marketing strategy.

Severe storm damage was encountered during January, which affected the machinery sheds, stables, Rose Cottage, and the recreational grounds. However, a tremendous effort by the Village staff assisted by Community Service Workers rectified these problems, and the grounds are once again in good condition.

16. REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 13TH FEBRUARY, 1990. C50-1

File Rep Date	Referred To	Subject	Comment
12 Jul 88	Strategy Plan MTP	Wisemans Ferry area	Awaiting sub-committee recommendation
12 Jul 88	Park & Street Bins MES	Investigation into installation of Sulo bins to replace existing bins	Report April GPC
13 Sep 88	Athletic Facility MES	Provision of facility including synthetic track	Report February 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 - Dunsford Investments Pty Ltd	Report when definite plan is prepared
13 June 89	Development Control Plan MTP	Area generally bounded by March & 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	New application received. Report March GPC

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 February GPC
08 Aug 89	Skateboard Facility MES	Detailed Design - Ham Common Bicentenary Park	Report March GPC
08 Aug 89	Bike Rack MES	Area rear of Fifth Dimension, West Market Street, Richmond	Report February GPC
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 March GPC
12 Sep 89	Parks Maintenance MES	Difference in costs - summer & winter mowing	Report February GPC
03 Oct 89	Brennans Dam Road MES	Sealing of other half of road from entrance to Church Building through to Windsor Road	Report February GPC

File Rep Date	Subject Referred To		Comment
14 Nov 89	Proposed Sewerage Treatment Plant Rouse Hill MES	Report on Development	Report February 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 GPC

REPORTS OF COMMITTEES

GOVERNOR PHILLIP PARK COMMITTEE MEETING
held on 15th November, 1989

MUSHROOM COMPOSTING INDUSTRY COMMITTEE MEETING
held on 6th December, 1989

MUSHROOM COMPOSTING INDUSTRY SITING COMMITTEE MEETING
held on 6th December, 1989

HAM COMMON BICENTENARY PARK COMMITTEE MEETING
held on 23rd January, 1990

HAWKESBURY HERITAGE ADVISORY COMMITTEE MEETING Alice 15-2-90
held on 24th January, 1990

Minutes of the Meeting of the Governor Phillip Park Committee held on 15th November, 1989, in the Aldermen's Room, Hawkesbury City Council.

PRESENT: Alderman W. Sledge, Mr. C. Mayfield (UHPBC), Mrs C. Walshaw and Mr. K. Davis (Peninsula Residents reps), Mr. C. Ellison (NSW Water Ski Assoc,), Mr. C. Daley, Manager of Operations.

APOLOGIES: Alderman L. Sheather, Mr. J. Tebbutt, Mr. R. Clifford.

The Minutes of the previous meeting held on 9th August, 1989, were adopted with the addition of the offer by the NSW Water Ski Association to conduct water ski shows and Alderman Sledge is to contact the Tourism Board to arrange a meeting with Mr. C. Ellison to discuss the proposal, being added as it was omitted from the Minutes.

Moved C. Daley, seconded C. Ellison.

Matters Arising

C. Ellison is to report to the Governor Phillip Park Committee regarding the discussions to be held with the Tourism Board.

Correspondence

Upper Hawkesbury Power Boat Club - advising that Lyn Mayfield will now be the representative for that Club on the Governor Phillip Park Committee.

Moved C. Daley, seconded C. Walshaw that the correspondence be received.

Alderman Sledge thanked C. Mayfield for his contribution to the Committee during the period that he has been a member.

Plan of Management

The draft Plan of Management was discussed at length and it was decided that the members of the Committee discuss the document with the groups they represent with comments being brought back to the next meeting of the Committee.

The meeting closed at 9.15pm.

Date of Next Meeting: Tuesday, 6th February, 1990 at 7.30pm.

MUSHROOM COMPOSTING INDUSTRY COMMITTEE

MEETING HELD 6TH DECEMBER, 1989.

M I N U T E S

PRESENT: Alderman W Sledge - Chairperson
Alderman R Benson
Mrs M Hitchcock, Messrs C Longworth, J Hincks, R Tolson, G Price, P Foster, C Wilson, K Symonds, J Miller, R Bowen, J Bradwell, R Clifford.

APOLOGIES: Resolved on the motion of Alderman Benson/Mr Longworth that the apologies of Aldermen Books and Rotherham and Messrs Falson and Heley be accepted.

CONFIRMATION OF MINUTES:

Resolved on the motion of Alderman Benson/Mr Clifford that the minutes of the meeting on 4th October, 1989, be confirmed subject to - General Business Item 2 to include Mr Hincks.

MATTERS ARISING OUT OF MINUTES:

1. Mr Foster referred to Item 2 of General Business in which Mr Heley did not agree that odour from Mushroom Composters Pty Ltd was harmful to the amenity of the neighbourhood. Mr Foster stated that in a submission to Council Mr Heley had admitted that the odour was harmful.

   The Chairperson advised that Mr Heley could be requested to comment at the next meeting.

2. Mr Hincks asked whether advice had been received from B Powis of the University of Western Sydney, Hawkesbury, re: odour survey at Ebenezer. Mr Clifford stated that Mr Powis has advised that twelve residents participated, however, the data collected was insufficient to have conclusions.

   Resolved on the motion of Messrs Hincks/Foster that, (1) B Powis and students be invited to attend the next meeting to discuss the report on Blaxland Ridge and further information received since the Blaxland Ridge Environmental Assessment Report, (2) A copy of the additional material covered by the students of the survey of Ebenezer and Blaxland Ridge relating to the metrological studies and any other outstanding works not completed in the report issued in June this year be submitted to this Committee and the Mushroom Composting Industry Siting Committee and a copy of this report be given to each Committee member.

QUESTIONS WITH NOTICE

The representatives of Ebenezer Concerned Residents Committee and Concerned Citizens of McGraths Hill for Clean Air, agreed that they had called a "public outcry protect meeting" at Windsor High School on 13th October, 1989.

...../2.

MUSHROOM COMPOSTING INDUSTRY COMMITTEE

In respect to questions 2-6 the representatives stated that anybody who wanted the information should have attended the meeting and declined to answer without permission of their respective committees.

In respect to question 7, Mr Foster stated that he believed that all members of the Committee were advised via newspaper notices and posters displayed in the area. He advised that failure to advise R Bowen and J Bradwell was an oversight. Mr Wilson agreed with this statement.

Moved on the motion of Messsrs Price/Tolson that this Committee be abandoned.

Amendment moved on the motion of Messrs Symonds/Bradwell that a letter be sent to each committee requesting information in questions with notice.

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

CORRESPONDENCE:

Outwards - Dr Katelaris - Westmead Specialist Centre - requesting additional information regarding the undated open letter.

Resolved on the motion of Mr Hincks/Alderman Benson that the correspondence be endorsed.

GENERAL BUSINESS:

1. Mr Price requested information from J Bradwell on air monitoring at his premises.

   Mr Bradwell advised that a survey was carried out over two weeks for hydrogen sulphide. All results were below 1 P.P.B. and well below the level that would concern the State Pollution Control Commission. Samples for ammonia compounds analysis were taken from the exhause of the four tonne tunnel, however, results are not available at this time.

   Mr Hincks asked whether different climatic conditions would have made a difference. Mr Bradwell advised that the survey was done under the worst climatic conditions to effect residents. The sampling point was located at ground level, 6 metres from the rocks.

   Mr Foster asked whether wind direction was monitored.

   Mr Bradwell advised that it was not.

2. Mr Hincks asked Mr Price how his tunnel trials are progressing.

   Mr Price advised on-line and that he may be approaching Council for a letter of support for development funding.

...../3.

MUSHROOM COMPOSTING INDUSTRY COMMITTEE

3. Mr Price tabled a letter from Graham Price Pty Ltd to Hawkesbury City Council commenting on proposed development of a duplex building at the corner of Plimsoll Street and Wolseley Road.

4. Mr Wilson asked that following Council exercising its powers on 14th November, 1989, has the notices been served.

   Mr Clifford advised not at this time.

   Mr Hincks asked when it is likely the notices will be servied.

   Mr Clifford advised that the matter has been referred to Council's Solicitor to draft the notices. The matter is now back with Mr Clifford to follow up.

5. Mr Foster advised that his first loyalty is to the Ebenezer Committee and to stop the smell. If he could see this Committee achieving something he would support it. He will take all action to stop the smell at Ebenezer.

6. Mr Miller stated that there was no need for Council to serve a notice under Section 289(b) on Graham Price Pty Ltd and Doug Heley, who have achieved a considerable amount in reducing odours.

DATE OF NEXT MEETING:

Resolved on the motion of Alderman Benson/Mr Bowen that the next meeting be called at the discretion of the Chairperson within three (3) months.

MUSHROOM COMPOSTING INDUSTRY SITING COMMITTEE

MEETING HELD 6TH DECEMBER, 1989.

M I N U T E S

PRESENT: Alderman W Sledge - Chairperson
Alderman R Benson
Messrs J Hincks, C Longworth, R Tolson, G Price, J Bradwell, R Bowen, D Heley, J Miller, R Clifford.

APOLOGIES: Resolved on the motion of Messrs Hincks/Longworth that the apologies of Aldermen Rotherham and Books and Mr G Falson be accepted.

CONFIRMATION OF MINUTES:

Resolved on the motion of Alderman Benson/Mr Longworth that the minutes of the meeting on 4th October, 1989, be confirmed.

MATTERS ARISING OUT OF MINUTES:

1. Mr Tolson advised that the First World Congress on Mushroom Composting will be held on 7th to the 9th April, 1990, at the University of Western Sydney, Hawkesbury.

Chairperson's Report

The Chairperson's Report regarding preparation of a Brief to Constultants for Mushroom Composting and List of Preferred Consultants was considered.

Resolved on the motion of Alderman Benson/Mr Longworth that the Committee agree to a list of preferred consultants.

Moved on the motion of Mr Clifford/Alderman Benson that the Chairperson's Report be adopted and that the Manager of Environment and Building Services be requested to refer the draft Brief to Consultants to this Committee for comment prior to it being finalised.

The motion was Lost.

Mr Hincks requested that the Minutes indicate that the list in the Chairperson's Report is not exhaustive and does not preclude other items being included at a later time.

Resolved on the motion of Messrs Bowen/Price that a procedure which incorporates planning focus meetings be considered during the consent process.

Resolved on the motion of Messrs Hincks/Longworth that the list of headings in the Chairperson's Report are not complete and will vary depending on the site and that the second heading be altered to read "cumulative effect of any other odourous industries".

...../2.

MUSHROOM COMPOSTING INDUSTRY SITING COMMITTEE

CORRESPONDENCE:

Inwards - Hawkesbury City Council inviting submission regarding preparation of Brief to Consultants and List of Preferred Consultants.

GENERAL BUSINESS:

1. Mr Longworth enquired whether anybody was looking for or identified a site.

   Mr Heley advised that he had had another look at Blaxland Ridge.

2. Mr Hincks suggested that there is a conflict in Council's resolutions of 14th November, 1989, as only two composters where given notice to abate odour nuisance, which is contrary to the minutes of the meeting of this Committee on the 20th September, 1989.

   The Chairperson stated that she had again read the minutes of the 20th September, 1989, and that there is not a conflict.

DATE OF NEXT MEETING:

Resolved on the motion of Alderman Benson/Mr Miller that the next meeting be called at the discretion of the Chairperson.

Minutes of the Meeting of the Ham Common Bicentenary Park Committee held on 23rd January, 1990, in the Tebbutt Room, Windsor Library at 7.30pm.

PRESENT: Aldermen W. Mackay, G. Michael and R. Rotherham; Mr. R. Miller and Mr. R. Gilmore, Manager of Engineering Services.

- Also Present: Mr. C. Hamilton, Parks Superintendent

APOLOGIES: Alderman J. Horrex and Mr. I. McEwan

In the absence of the Mayor, Alderman J. Horrex, the meeting was Chaired by Alderman W. Mackay.

REPORTS

1. Skateboard Ramp

Work is proceeding on the preparation of plans and estimate costs for the construction of the skateboard ramp. It is proposed that the ramp be located on the Richmond side of the area, designated for the second car park.

Preliminary work has also commenced on the bikeway/pathway to be provided through the park.

It is anticipated that the matter will be reported to Council at the General Purpose Committee meeting on 27 February, 1990.

2. Overall Development

Details have been finalised and an order placed for the additional playground equipment. Installation should be undertaken within the next few weeks.

The area responded well to the recent rain and it is proposed to undertake a further planting during autumn if conditions are satisfactory. There has been further loss of wattle species (as anticipated) while vandalism and hot conditions around Christmas have affected the Plane trees towards the Clarendon end. Efforts will be made to nurture and improve the avenue of Plane trees which are already showing signs of becoming a feature of the approach to Richmond and the Park.

Work also will be required on the fence adjacent to the road where a number of the posts have broken off as a result of decay at ground level.

Committee's Recommendation

That the report be received.

QUESTIONS/GENERAL BUSINESS

The following matters were brought to the attention of the Committee by R. Miller.

Request for further planting of trees in the Autumn and the possibility of involving a local organisation.

Advising that the prunus understock requires attention and the need to remove dead wood from a number of trees, in particular, Bottlebrush and May species.

Request that existing trees be treated with slow release fertiliser spikes and pointed out that a number of trees should be guarded as bark has been chipped around the trunk.

Stated that he would like to see construction of a viewing platform proceed, to be located at the Clarendon end of the Park.

In response to discussion on this matter and the need for a car park at the Clarendon end of the Park, it was resolved that action be taken to fence the area of the third car park at the Clarendon end to allow vehicle parking.

Further that action to landscape the centre island at the intersection of Racecourse Road and Windsor Road would further enhance the area.

Members brought to the Committee's attention the poor condition of the area adjacent to Hayes Bros. and requested that Council take steps to clean up this area.

Date of the Next Meeting - Wednesday 14th March, 1990.

The Meeting closed at 8.23pm.

HAWKESBURY HERITAGE ADVISORY COMMITTEE

Minutes of the Heritage Committee Meeting held on 24th January, 1990, at the Council Chambers, George Street, Windsor, commencing at 7.40pm.

PRESENT

Committee Members

Alderman H J M Books, Chairman, and Alderman R Stubbs, Mrs J Barkley, Mr H Williams, Mr A Hendrikson, Mr G Edds, Mr R Pont, Mrs L Banks and Mr M Coulter.

Others

Ms A Brandjes

1. APOLOGIES

Mr M Hatherly, Mr A O'Grady and Mr G Falson.

2. MINUTES OF THE HERITAGE COMMITTEE MEETING OF 8TH OCTOBER, 1989

IT IS RECOMMENDED THAT the minutes be adopted.

3. CORRESPONDENCE

No correspondence had been received.

4. REPORTS

(i) Windsor Fire Station

The following report on the Windsor Fire Station was submitted for the Committee's consideration.

"Windsor Fire Station is situated on land described as Part Portion 20, Book 1044 Number 793 Fitzgerald Street, Windsor. The land comprising of approximately 990 square metres in area is zoned Special Use 5a Fire Station pursuant to Hawkesbury Local Environmental Plan, 1989.

The Fire Station is described in Howard Tanner's North West Sector Heritage Study as a well detailed, intact, brick and render Fire Station built to the street frontage with original door and window. The single bay buildings comprise face brick walls and a galvanised iron roof.

The North West Sector Heritage Study further identifies that the fire station has local significance - that is the building has importance in a local context as it is characteristic of later settlement of the area and representative of a service and community institution.

In 1896 a Voluntary Fire Brigade was formed in Windsor and an engine was donated by the Community. Fire equipment in the 19th Century was not very effective and there were many problems with water supply. In 1910 the Fire Brigade was listed by the new Board of Fire Commissioners with:

> *"One manual engine in bad condition (age 47 years), one hand reel in fair condition, 550 feet hose fair, branches and nozzle in bad order, couplings, stand pipes and suction pipe only fair."*

The Windsor Fire District was created in 1910 and received a contribution of 44 pounds 14 shillings and 7 pence from Council. Prior to construction of the Windsor Fire Station the fire equipment was housed in a shed at the rear of commercial premises rented for 7 pence per week. The Windsor Fire Station was constructed in 1915 and is still in use today.

In the 1986 Noel Bell Ridley Smith and Partners' Windsor Streetscape Study, the Fire Station is identified as a contributory building. A contributory is one which by virtue of consistency of scale, form and materials contributes to the surrounding streetscape. To this end, the Fire Station is considered not only to contribute to the streetscape of Fitzgerald Street but also to the wider character of the Town Centre.

The Fire Station is not encompassed by any orders made pursuant to the Heritage Act of 1977 nor is identified as an Item of Environmental Heritage in Council's planning instrument Hawkesbury Local Environmental Plan 1989.

Council is currently investigating the possible acquisition of both the Fire Station and adjacent Water Board land for potential redevelopment. To date no formal application for this has been formulated or lodged.

Recommendation

That information in respect of the Fire Station - Fitzgerald Street, Windsor be received."

IT IS RECOMMENDED THAT the report be received.

After some discussion, a further motion was supported, this being that, prior to any redevelopment proposal, the heritage significance of the building be assessed, including the desirability of classification as an Item of Environmental Heritage.

IT IS RECOMMENDED THAT, prior to any redevelopment proposal for the Windsor Fire Station site, the heritage significance of the building be assessed, including the desirability of classification as an Item of Environmental Heritage.

(ii) Historic and Environmental Features of the Hawkesbury Region

The Committee considered the following report prepared by Mr Max Hatherly in relation to listing of historic and environmental features of the area.

" HISTORIC AND ENVIRONMENTAL FEATURES OF THE HAWKESBURY REGION

Environmental Features

The environmental features of the Hawkesbury Region are dictated by its geology and botany and by the impact of man. Of the three, the geology is the simplest and the most permanent. The area under Council's control is merely a small part of the Sydney Basin and contains parts of the Cumberland Plain and the Blue Mountains Plateau. It is bounded by the Hornsby Plateau to the north and the Grose River to the south. The dominant feature is the river itself with its tributaries, the Colo and the Macdonald.

Geology

The Cumberland Plain consists of horizontal beds of fine sedimentary material with intermittent shale covers and the soil is rather poor. In Council's area the western edge of the Plain is fixed by the Lapstone monocline which runs north and south and is most prominent at Kurrajong where a rise of almost 600m is generated in the horizontal distance of 11km from Richmond. The uplift associated with the monocline is now believed to be much older than was once thought and occurred about 60×10^6 years ago. A little to the west of the monocline the impressive Kurrajong Fault has created a drop of nearly 120m. This fault is responsible for the existence of Mountain Lagoon.

The Blue Mountains Plateau consists of sandstone with the Hawkesbury Group prominent in the east and the Narrabeen Group in the west. Shale deposits occur patchily and particularly between Kurrajong and Bilpin where they are responsible for the better quality soil of the orchard district. The spectacular gorges of the plateau were created as the streams cut through the sandstone into softer layers of claystones and shale. These soft layers are less prominent in the east and it is for this reason that the valleys have their characteristic "bottle neck" form. Volcanic rocks are found in a few areas mainly as basalt cappings on isolated mountains such as Mt Tomah.

After leaving the Nepean Gorge near Penrith the river runs along the base of the monocline as far as Richmond where it swings east and eventually cuts back into the Hornsby Plateau to form a further series of gorges. Between Penrith and Richmond the river was forced to move east as uplifting occurred at the monocline and a series of terraces with large deposits of sand, gravel and boulders developed. Freshwater lagoons (eg Baker's Lagoon) are common on these terraces while brackish wetlands occur occasionally below Sackville.

Botany

Much of the mountainous ridge country that forms about 75% of Council's area is covered by the dry sclerophyll forest typically found on low phosphorus, poor quality soils. In the deeper valleys this gives way to west sclerophyll cover and to isolated areas of rain forest where advantage has been taken of accumulated organic matter. Some rain forest plants are also found in the richer soils associated with the basalt caps. The low flat river terraces were cleared for agriculture many years ago with notable exception of the Terrace at Richmond which is largely undisturbed although weed ridden. In the gorges below Sackville clearing for agriculture has occurred on the lower shale bearing slopes but the vegetation on the higher sandstone slopes has not been greatly changed.

Landscape

This combination of mountains and valleys, relatively untouched bushland, agricultural development and a large river and its gorges represents the environmental features of the Hawkesbury Region. Together they provide a wide range of landscapes and by virtue of their proximity to Sydney they are a major recreational resource. Large areas of City are included in National and State Parks of various types and the Macdonald River area is designated as a Landscape Conservation Area by the National Trust. There are large recreational areas under Council and private control and the recently established Botanic Gardens.

The major threat to the landscape comes from man. The mountain country is at risk from fire and the river is subject to pollution of various kinds. The terraces of the Richmond - Pitt Town area and the Macdonald River will almost certainly be mined in the next 50 years. It is worth noting here that the Penrith Lakes Scheme will meet Sydney's needs of sand and gravel for 25-30 years but a new source will then be required. Five have been identified and all of them are environmentally significant. Pitt Town - Richmond is however much closer to Sydney than any other. SREP No. 9 - Extractive Industry stipulates at present that extraction from the Richmond lowlands shall be permitted only after extensive assessment of alternative sources, the agricultural value of the area and the significance of the wetlands. The draft Hawkesbury-Nepean REP points out that the Richmond lowlands comprise 46% of the Class 1 agricultural land in the Sydney Region.

Further Action

It is suggested that members consider the desirability of compiling a list of particular environmental features similar to those available for historic and heritage items."

IT IS RECOMMENDED THAT the report be received and the recommendation adopted, and that Committee members provide items to be considered for listing at the next meeting.

5. GENERAL BUSINESS

5.1 Mr Edds informed the Committee about heritage guidelines prepared by Maitland City Council, and that he had requested copies of similar guidelines from the Heritage Branch of the Department of Planning.

IT IS RECOMMENDED THAT similar guidelines be prepared by Hawkesbury City Council.

5.2 A list of meeting dates for 1990 was submitted for the Committee's consideration. The dates include:

7th March, 1990; 9th May, 1990; 11th July, 1990; 5th September, 1990; and 7th November, 1990.

IT IS RECOMMENDED THAT the list of meeting dates for 1990 be adopted.

5.3 Ald. Stubbs submitted a copy of Heritage News to the Committee for its information. The newsletter contained an interesting article on restoration procedures and in particular, the "problem" of restored buildings losing some of their old character.

IT IS RECOMMENDED THAT the information be received.

5.4 Copies of a publication titled "Looking Forward" were distributed to Committee members for information.

"Looking Forward", produced by the Victorian Ministry for Planning and Environment, contains guidelines in respect of preparing a local conservation strategy.

IT IS RECOMMENDED THAT the information be received.

5.5 Ms Brandjes advised about funding for the MacDonald Valley Study, and also funding on a dollar-for-dollar basis restoration of Richmond Grandstand.

IT IS RECOMMENDED THAT the information be received.

5.6 The Committee discussed the use of the Heritage Restoration Fund, including whether it could contribute to the restoration of the Grandstand in Richmond Park. A number of questions were raised regarding the application of the fund to restoration projects. As a result, it was decided that there should be a full report on the financial status of the fund, and an evaluation of its performance.

IT IS RECOMMENDED THAT a report on the status of the Heritage Fund be brought to the next meeting of the Heritage Committee. Further, the report is to include an evaluation of the fund's performance, including its advertising.

5.7 Ms Brandjes advised that a quote had been received from Arrow Engraving and Foundry Co for the manufacture of building plaques. The cost of manufacturing a bronze plaque similar to that currently sold by Council that is with the same inscription, would be eighty dollars each with no reduction

for quantity. The cost of manufacturing a bronze plaque with an individual inscription would be one hundred and fifteen dollars. This quote does not include freight charges.

IT IS RECOMMENDED THAT the information be received.

5.8 The Committee discussed current and proposed works on Heritage Items in the area, including the Manse building (corner Macquarie and Fitzgerald Streets), the Windsor Branch of the National Australia Bank, and the Georgian Inn on the corner of George Street and New Street, Windsor.

5.9 Mr Williams raised the problems associated with using vibrating rollers in the vicinity of heritage buildings and related his experience with the reconstruction of Little Church Street. He indicated that the vibrating roller had shaken the building's foundations and caused cracks and other damage.

IT IS RECOMMENDED THAT the Manager of Operations be made aware of the problems associated with using vibrating rollers in the vicinity of heritage buildings. Further, in such locations, conventional rollers be considered instead of vibrating rollers.

5.10 The Committee discussed the status of the cannons.

IT IS RECOMMENDED THAT an investigation of the situation concerning the cannons be carried out, and a report be provided to the next Committee meeting.

6. DATE OF NEXT MEETING

The next meeting of the Committee will be held in the Council Chambers on 7th March, 1990.

The meeting closed at 9.05pm.

CORRESPONDENCE FOR INFORMATION

SECTION 7

1. LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF NEW SOUTH WALES - GENERAL CIRCULAR NO. 12/1989. C44-2

1. Australia Day Award 1990
2. Rural Health Care
3. Rebates of Water Rates for War Widows
4. Availability of Telephone Books in Post Offices
5. Guidelines for Management of Companion Animals
6. Study Tours of China
7. Staff Training - Training Development Unit (TDU)
8. Recent Acquisitions by Associations' Library
9. Local Government Act - Phase I Review
10. Post Award Restructuring Changes at the Council Level
11. Prostitution
12. Local Government Town and Country Planning Qualifications Committee
13. Australian Road Research Board Annual Report
14. Shires Conference 1989 - Resolutions 9, 13, 14, 17 & 131
15. Shires Conference 1989 - Resolution 66
16. Occupational Health & Safety (First Aid) Regulation 1989
17. Rates of Pay for Trainees
18. Overloading of Garbage Collection Vehicles

2. AUSTRALIA POST - INSTALLATION OF POST BOX, COLES MALL, RICHMOND. P180

Correspondence has been received from Australia Post advising that their policy for the provision of a posting box may be considered where all of the following criteria are met:

i. no alternative posting facility is available within one (1) kilometres's road distance of the proposed site;

ii. it is expected a new facility will yield at least 40 articles per day at the outset; and

iii. the proposed facility can be sited on or in close proximity to present clearance routes in order to minimise clearance costs.

"As the requested site is only a short distance from the Richmond Post Office, unfortunately this request cannot be met."

3. WILKINSONS REAL ESTATE - CLAREMONT COTTAGE. 3(3819-1w) 3300

Correspondence received from Wilkinsons Real Estate offering Claremont Cottage, Windsor, for purchase and subsequent use as a Regional Gallery.

(T.C. - They have been advised that while the property could be useful for this purpose, there is minimal subsidy available (in the order of $25,000) and that the purchase cost and establishment would need to be met from loan funds. These are being severely restricted and, accordingly, Council would not be in a position to proceed with the purchase of such a property at this time.)

4. DEPARTMENT OF LOCAL GOVERNMENT - RATE OF INTEREST PAYABLE ON OVERDUE RATES. C44-2.

Councils can adopt policies and practices so as to reduce the impact of the interest rate determined by council in appropriate cases by the use of provisions of the Local Government Act, the principal ones being -

i. to write off extra charges (section 158A)

ii. to accept payments by instalments and write off or reduce extra charges (section 160D); and

iii. to waive, reduce or defer the payment of the whole or any part of an increase in the rates payable as a consequence of making and levying a rate on a valuation having a later base date than any valuation previously used (section 160DB).

5. DEPARTMENT OF IMMIGRATION, LOCAL GOVERNMENT AND ETHNIC AFFAIRS - STATEMENT BY SENATOR MARGARET REYNOLDS, MINISTER FOR LOCAL GOVERNMENT - RURAL COUNCILS RECOGNISED IN 1989 NATIONAL AWARDS FOR INNOVATION IN LOCAL GOVERNMENT - A9

Ballina Shire Council and Byron Shire Council were named joint winners of the 1989 National Award for Innovation in Local Government at a presentation ceremony held in Brisbane City Hall on 15 November 1989.

Ballina funded and constructed an extension to its airport to allow for jet services which resulted in considerable economic benefit to the region. Byron Shire implemented an innovative sewerage treatment process using artificial wetlands for effluent polishing.

Ballina will receive a scholarship provided by the Commonwealth Bank for a study tour to the United States and Byron will receive a scholarship provided by Komatsu Australia for a similar tour to Japan.

The Awards are now in their fourth year and recognise and encourage innovative practices in Local Government's achievements.

6. MINISTER FOR LOCAL GOVERNMENT, MINISTER ASSISTING THE PRIME MINISTER FOR THE STATUS OF WOMEN - SENATOR THE HON MARGARET REYNOLDS. A5

"I am writing in relation to a visit that I recently made to Hawkesbury Shire to attend the Hawkesbury Home and Community Care Forum. I was pleased to be able to attend and hear of the important local issues raised in relation to the Home and Community Care Program.

I enjoyed the opportunity to meet Alderman Bob Benson at the Forum. I appreciated the opportunity to meet the range of community groups in your Shire and I was greatly impressed with the work being undertaken.

I look forward to returning to Hawkesbury Shire early in 1990 and meeting with other Councillors and staff."

7. MINISTER FOR AGRICULTURE AND RURAL AFFAIRS NSW - IAN ARMSTRONG, MP. H102

NSW Government funding for noxious plant control programs in 1989-90 has been increased by 20 per cent over the previous year to $4.25 million.

These funds will be made available to assist councils, Pastures Protection Boards and Trusts with their noxious plant programs.

The funding increase follows on the 40% increase last year and is in line with the Government's election promise to increase the funds to $5 million. The grants should assist in accelerating measures to control and eradicate those plants designated as noxious weeds in our State.

(T.C. - It is this grant to the Hawkesbury River County Council, with a dollar for dollar contribution required, that has raised the County Council's requirement on constituent Councils for a 13% increase in contribution for 1990.)

8. A R BLUETT MEMORIAL TRUST - CIRCULAR. A9-1

The Trustees of the Fund wish to advise that entries for the 1989 A.R. Bluett Memorial Award will be received up to Friday 27th April 1990.

The terms of the Trust provide for the making of a presentation entitled the "A.R. Bluett Memorial Award" to the Local Government Council which is considered by the Trustees to have made, during the preceding twelve months, the greatest relative progress in the field of local government.

The entry will be judged in the Shire and Municipal Sections according to whether the Council is a member of the Local Government Association or Shires Association.

To facilitate judging, three copies of each entry are requested - an original and two duplicate copies, also each entry be accompanied by a completed 'schedule of supplementary information'.

(T.C. There is a considerable amount of work in preparation of a submission for this award and past experience has shown that applications have been unsuccessful and it is therefore felt that a submission would not be worth while).

9. ROADS AND TRAFFIC AUTHORITY - BRIDGE OVER REDBANK CREEK ON BELLS LINE OF ROAD, NORTH RICHMOND. B24, 665-243

Investigations carried out by the Authority reveal that the existing bridge over the creek caters adequately for traffic and there is no proposal to widen the structure at least at this time. However, it is agreed that there is a need for improved pedestrian safety on the bridge. A cantilevered footway on the existing bridge would seem appropriate and the work will be programmed as soon as possible.

10. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - CONTRIBUTION TOWARDS URBAN CONSOLIDATION STUDY - IMPACT OF HUMAN SERVICES. W275-13, 1200.

"Thank you for your letter of 22nd November, 1989, regarding your council's decision to provide $2,000 towards the cost of the above study.

On behalf of the Western Sydney Regional Organisation of Councils (WSROC) and the study's management committee, I would like to thank you for this contribution. We believe the results of the study will be of major benefit to

councils and the State Government in measuring the impact of urban consolidation on demands for human services and in planning appropriate responses. Your contribution will be of great assistance in making the study more comprehensive and useful.

Thank you for your interest in and commitment to the study. You will be kept regularly informed of the study's progress and forwarded copies of the final report."

11. DEFENCE FORCE RECRUITING CENTRE - FLIGHT LIEUTENANT M. SHROEDER. 665/2343

Requesting permission to park a recruiting van on Windsor Street, Richmond adjacent to Richmond Post Office, during 28 February, 1990 and 2 March, 1990.

(M.E.S. - Approval has been granted to the application.)

12. COOLAMON SHIRE COUNCIL - 0.03¢/LITRE STATE FUEL TAX. L128, 14700.

"I am writing concerning the 0.03 cents/litre State Fuel Tax and the introduction of Buffer Zones in the north and south of the State of New South Wales.

Council has considered this matter at recent Meetings and are most indignant at the structure that is being created within New South Wales. Effectively, the Government has relocated the State Borders and is endeavouring to create two classes of citizens within the same State. Council appreciates the principle of the new tax and the direction in which it is to be expended, however, it considers that such a tax should be applied equally to all citizens within the one State.

It is presumed that all citizens and all local Authorities will benefit on a uniform basis in accordance with criteria laid down by the Roads and Traffic Authority and if this is so then all citizens should contribute on a similar basis

The Buffer Zones as delineated on the attached map provide for exemptions ranging from 100% to 20% of the new 0.03 cents/litre tax. The creation of a Buffer Zone only leads to distortions in the contribution rates of citizens to the expenditure responsibilities of the State Government. Those Shires who adjoin areas in the Buffer Zone will certainly find that the business enterprises within those Shires are being placed in an unenviable situation because of the creation

of this Buffer Zone. They are unable to compete on equal terms in the commercial world with their adjoining counterparts.

Council accepts that the new Tax is a fact of life, however it should be applied uniformly across the State and not be adjusted according to the taxation policies of adjoining States.

You are requested to bring this matter to the attention of your Council and if your Council is of a similar opinion to Coolamon Shire, then make appropriate representations to your Local Member and to the Shires Association.

(T.C. - The letter has been referred to the Member for Hawkesbury and the Local Government Association seeking advice.)

13. COOTAMUNDRA SHIRE COUNCIL - S R WARD, SHIRE PRESIDENT, B27,10500.

"On behalf of the residents of Cootamundra Shire Council I would like to extend sincere thanks to the members of your Bush Fire Brigade who travelled to Cootamundra with the Task Force organised by the Bush Fire Council to assist in the suppression of the fires which raged within our Shire last week.

The efforts of members of the Task Force were largely responsible for the fire being brought under control as quickly as it was and the equipment and expertise provided was invaluable.

Mr G Petchell, Inspector of Police at Cootamundra, has asked that his appreciation also be conveyed to the volunteers involved.

Council also appreciates the fact that your Council has agreed to make plant and personnel available to respond to emergency situations throughout the State and acknowledge the valuable contribution made throughout New South Wales over the years."

(T.C. - Council's appreciation has been forwarded to all volunteers in this matter.)

14. HAWKESBURY RIVER COUNTY COUNCIL - CONTRIBUTION, E77-8.

Advice was received that the annual grant from the Noxious Weeds Advisory Committee was to increase from $60,000 to $90,000. This is a dollar for dollar grant used for weed eradication on public roads in the County District.

The grant increase must be matched by Council and will enable Council to employ an additional plant operator.

15. DEPARTMENT OF LOCAL GOVERNMENT - COMMENCEMENT OF PROVISIONS OF LEGISLATION. R186, C44-1.

"A Proclamation was published in the Government Gazette on 8th December, 1989 to the effect that the Local Government (Rating) Amendment Act 1989 and cognate Valuation of Land (Rating) Amendment Act 1989 are to commence on 15/12/1989.

The Local Government (Rating) Further Amendment act 1989 was assented to by the Governor on 12/12/1989 and the provisions of the Act took effect on that date.

A Ministerial Order pursuant to sections 131(1) and 165E(2)(a) of the Local Government Act 1919 is to be published in the Government Gazette on 15/12/1989. This gives effect to the Government's decision to impose a 7.3% limitation in respect of any increase in a council's total general purpose rate income and annual householders garbage removal service charges for 1990.

The effects of the legislation have been explained in Departmental Circulars 89/30, 89/37 and 89/44.

MAKING OF 1990 RATES

Those Council's affected by the abovementioned legislation should ensure that resolutions relating to the making of rates for 1990 take account of the commencement of the relevant Act.

16. ROADS & TRAFFIC AUTHORITY. T225

Forwarding Minutes of the Inaugural Meeting of the Regional Consultative Committee formed to advise on the allocation of funds for roadworks through the special subsidy programme for the State and Regional Road system.

The Regional Consultative Committee is to be as follows:-

LGEA representatives	4 members
NRMA	1 member
Police Department	1 member

Transport Industry	1 member
Roads & Traffic Authority	1 member

Indicating that a total programme for 1989/90 including Council contribution of $7.0million is envisaged.

17. ROADS & TRAFFIC AUTHORITY - ANNUAL REPORT 1988-89. T225

Forwarding a copy of the Annual Report for 1988-89.

The following were listed as highlights for that period:-

Maitland Bypass - the opening of the final stage in September, 1988 completed a major improvement to the New England Highway.

Ryde Bridge - opened in November, 1988, this $15 million duplicate bridge over the Parramatta River at Ryde will ease another Sydney bottleneck.

Pymble Interchange - this $21 million interchange at the intersection of the Pacific Highway with Ryde and Mona Vale Roads was opened in December, 1988, eliminating one of Sydney's worst accident blackspots.

Hornsby Bypass - opened in March 1989 at a cost of $100 million, this project forms part of the F3 Sydney-Newcastle Freeway.

Berrima Bypass - Forming part of the National Highway between Sydney, Canberra and Melbourne, this 15.5km route was opened in March 1989 at a cost of $80 million.

3x3 Accelerated Road Program - In April 1989 Transport Minister, Bruce Baird, announced a new Accelerated Road Program that will see an extra $600 million spent on road improvement and safety over the next three years.

Photo-Licences - The introduction of photo-licences for NSW drivers began in January, 1989.

Bicentennial Number Plates - The sale of over 146,000 commemorative Bicentennial vehicle number plates raised over $2.5 million in 1988 for the State's roads.

Privately Funded Tollways - The State Government has called for expressions of interest on privately funded tollways to bring forward three major projects in Sydney - the F2 (Castlereagh) from North Ryde to Pennant Hills, the F4 (Western) between Mays Hill and Prospect, the F5 (South-Western) between Casula and Beverly Hills - and a rural tollway, north of Bulahdelah on the Pacific Highway.

18. COMMONWEALTH DEPARTMENT OF PRIMARY INDUSTRIES AND ENERGY - FLOOD MITIGATION. F84

Advising, on behalf of Senator Cook, Minister for Resources, that the allocation for floodplain management in NSW was increased to $3.9million this financial year, an increase of $0.5million over last year's expenditure.

Also advising that the Commonwealth will continue to assist State and local governments in alleviating flooding in high priority urban residential areas.

19. FLOOD MITIGATION AUTHORITIES OF NSW. F84/7

Forwarding the Minutes of the Meeting of the Executive of the Flood Mitigation Authorities of NSW held on Thursday 23rd November, 1989, in the Shires Association of NSW, Local Government Centre, Sydney.

20. ROADS & TRAFFIC AUTHORITY. T225, T225-1

Forwarding copies of the Roads & Traffic Authority publication 'Survival Guide for holiday (and everyday) driving this summer' produced as part of the NSW Government's effort to further reduce the State's road toll in the 1990s.

21. WATER SUPPLY & RESOURCES COMMITTEE. W271

Forwarding Minutes of the Meeting of the Committee held at 10.30am on Tuesday 24th October, in the Board Room, 215-217 Clarence Street, Sydney.

22. DEPARTMENT OF PUBLIC WORKS - NSW WATERWAYS INFRASTRUCTURE DEVELOPMENT PROGRAM. G95, H100

Advising that the NSW Waterway Infrastructure Development Program provides a subsidy to local authorities for the construction of facilities to enhance the amenity of the State's waterways and to improve access to them. Projects which can be subsidised under the program include launching ramps, public wharves, waterway improvements and related infrastructure.

Indicating that the Department meets 50% of the cost of the project.

23. MOUNTAIN LAGOON PROGRESS ASSOCIATION - MOUNTAIN LAGOON ROAD. 665-1321

Expressing the Association's appreciation for the additional roadworks carried out on Mountain Lagoon Road in 1989.

24. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NEW SOUTH WALES - GENERAL CIRCULAR NO. 1/1990. C44/2

1. Selection of Representatives: Regional Development Committees (Traffic Generating Developments)
2. Recycling Programs
3. Local Government and Tourism
4. Opportunities for Local Government in Agency Arrangements and Rationalisation of Service Responsibilities
5. 1990 Local Government Association Conference Accommodation
6. Circus Summit
7. Dog Act
8. The Great Debate
9. Seminars on Local Court Procedures
10. Contributions to Legal Costs
11. Info-One
12. Control of Urban Weeds
13. Local Government (Building Regulations) Amendment Act - Professional Certification
14. Total Catchment Management Issues
15. Notification of Building Applications
16. Theatres and Public Halls - Licensing
17. Identification of Asbestos on Building Sites
18. Newly introduced regulations - log book, driving hours and rest period requirements for heavy vehicle drivers

25. EMILY VERMEULEN - CITIZENSHIP AWARD. A9-3

Thanking Council for the Citizenship Award she received at her Presentation Night.

26. LANDSTINGS FORBUNDET - STUDY TOUR. C50-17

Expressing appreciation for the kindness shown to the delegation of the Federation of County Councils on their recent study tour to Australia.

27. MINISTER FOR LOCAL GOVERNMENT, MINISTER FOR PLANNING - RATING SYSTEM. R186

"Since coming to Government last year the Government has made a number of changes to the rating system to ensure that every council has greater flexibility in rate setting while also increasing the level of local council accountability to the local community.

The rating policy your council adopts will now be constrained only by broad directions from the Government.

While information has been provided to your Clerk by the Department of Local Government I want to draw your attention to a number of matters:

. Cabinet has pegged each council's rate revenue increase to 7.3 per cent for 1990. You should be aware that if your Council applies to increase your rate revenue beyond that level your Council will be subject to a full review during 1990.

. From 1990 all rates in NSW will be based on current valuations. A recent amendment to the legislation governing rates has deleted the section dealing with rating base factors. In addition all rates made in 1989 using current valuations without RBF's have been validated.

Councils have been given increased flexibility in setting rates by the introduction of legislation to allow the setting of differential general rates based on locality. Rates set on this principle must be locally advertised but do not need ministerial approval. This will allow your Council to devise rating structures able to achieve optimum fairness and equity in the distribution of rates.

A new differential rating system also applies to coal mines.

Opportunities have been created so that Councils may waiver, defer or reduce the rate payable by any ratepayer suffering genuine substantial hardship as a result of changes in the valuation of their property.

. Pensioners in all Council areas are entitled to a rate rebate of $250.

. The obsolete and administratively inefficient rural rating provisions have been replaced with new farmland rating provisions.

The hallmarks of these reforms are greater council accountability to ratepayers, and a significant new dimension of flexibility in the rating system.

It seems clear, that the improvements to the existing rating system, achieved through my administration, provide greater flexibility to councils tailoring their rating structure to suit their needs, and the circumstances of their ratepayers, than has existed before.

The current Inquiry into Local Government Rating, through its examination of alternative proposals for raising of local government finance, should provide us with further opportunities to achieve greater effectiveness and efficiency in the raising of revenue for your Council."

28. LOCAL GOVERNMENT ASSOCIATION OF NSW - SKILLS QUESTIONNAIRE NOW BEING PRINTED. L128.5

"Your comments have been considered along with comments from the Task Forces set up at 6 of the sample Councils, Validation Groups at the remaining 4 Councils, Project Team and Management Co-ordinating Committee."

(C.L. - The Skills Questionnaire is a 47 page document which will gather data on the training, knowledge and skills required to undertake the varied occupations presently held in Local Government. The outcome of this project is to fulfil the following objective:

'Enhance the structural efficiency of Local Government and provide employees with access to more varied, fulfilling and better paid jobs'

This is in keeping with the confirmation of the Structural Efficiency Principle made by the Industrial Commission of NSW in October 1989. The following Councils agreed to be the project sample sites for the Skills Analysis Project:-

Warringah, Fairfield, Lane Cove, Wagga Wagga, Wollondilly, Bogan, Wyong, Hastings, Merriwa, Corowa

All 4,000 staff in these Councils will now be surveyed and the results analysed by the consultants, Organisation Consulting Resources. These results will then be used to form the basis for restructuring the Award.

Following completion of the project, planned for end of May, the software for processing skills analysis surveys will be available to other Councils through the Local Government and Shires Associations.)

29. BLAXLANDS RIDGE VOLUNTEER BUSH FIRE BRIGADE. B28-2;B24

Expressing appreciation of the works carried out at Wheeny Creek Crossing providing satisfactory access for fire fighting purposes. Requesting that the existing bridge not be demolished but be left to provide a barrier in an attempt to prevent 4WD vehicles leaving the crossing and proceeding upstream.

(T.C. The Brigade's appreciation of the works has been acknowledged. The timber bridge was removed prior to receipt of the letter however, the Brigade has been advised that Council is not in a position to leave unsafe structures in public places notwithstanding measures that may be taken to prevent unauthorised use due to the problem and cost of public liability.)

30. LAND AND ENVIRONMENT COURT DECISION - PORTER VS HORNSBY RE NOTIFICATION OF BUILDING APPLICATIONS TO ADJOINING OWNERS. L122, B25.

> *"I refer to your letter of 3rd January on the above matter and advise that the Associations have approached the Department of Local Government for discussions on the implications of the Court's decision. Councils will be advised of the decision in a forthcoming General Circular, and of the action being taken by the Associations to overcome possible problems for Councils resulting from the decision."*

Michael 15-2-90

31. C.E. CHAPMAN & CO. SOLICITORS - VARIATION OF TRADING HOURS FOR THE WINDSOR TAVERN, BRIDGE STREET, WINDSOR. 410-10000W.

~~Advising~~ that Johannes Huibertus Van Duin of 3 Hugh Place, Kings Langley has made application to the Licensing Court of New South Wales for variation of trading hours from 5 am to 12 midnight to 5 am to 3 am Monday to Saturday inclusive in respect of premises situated at Bridge Street, Windsor and known as the Windsor Tavern. It is also proposed to vary Sunday trading hours from 10 am to 10 pm to 7 am to 10 pm.

The application is listed before the Licensing Court of New South Wales, Courthouse, Windsor on 16th February, 1990.

32. A.D. & P.E. GARDNER - APPRECIATION OF HELP FROM LOCAL STATE EMERGENCY SERVICES VOLUNTEERS. S206

"We would like to commend the local SES for their prompt and very courteous professional assistance in our time of need.

On Saturday 20th January at approximately 3.45 pm during a severe storm a large tree about 80 feet in height uprooted and landed on our house causing substantial damage. With the tree uprooting itself the root system rose under our parked car in our carport causing it to rise to about an angle of 45° at the rear of the car - not only were the SES crew confronted with a tree on a house but also a car up in the air on the other end.

The writers would just like to add our names to the various others before us who have also been helped out of trauma situations. These people are very worthwhile assets to our community and should be given every assistance we can muster to further their capabilities in future times."

(T.C. - The SES attended to a number of incidents during this weekend and Council's congratulations on their work has been forwarded.

33. THE HON DAVID HAY, MBE, MP - MINISTER FOR LOCAL GOVERNMENT AND MINISTER FOR PLANNING. L125-1

Forwarding a letter received from The Hon Peter Collins, MP, Minister for the Arts.

Advising that the State Government of New South Wales has approved additional funding for the State Library's allocation to public libraries. An extra $1.023 million will be provided in 1989-90, with a total commitment of $3.07 million by 1991-92. The funding will be available through special grant applications, with specific emphasis given to libraries facing the most serious financial situations.

34. LOCAL GOVERNMENT & SHIRES ASSOCIATION OF NSW. C44/2

Advising that the Association is continuing the campaign for an immediate and sustained increase in federal funding of roadworks.

Informing that the Association is organising a promotional tour of NSW with a 1920 passenger bus and seeking the support of Council to publicise the need for funding for roadworks (the route does not include this area).

Advising that the Association is promoting Local Roads Awareness Week 1st - 8th March, 1990. Further information will be supplied to allow Council to participate.

Stating that the need for improved road funding is shaping up to be a major election issue.

35. HAWKESBURY DISTRICT SENIOR CITIZENS CENTRE, S205/19/A

Expressing the Organisation's appreciation for the maintenance and upkeep of the Centre grounds.

MICROFILMED

WSROC ANNUAL GENERAL MEETING

7.00 P.M., FRIDAY, 1ST DECEMBER, 1989,
PENRITH CITY COUNCIL CHAMBERS, CORNER HENRY AND STATION STREETS, PENRITH

M I N U T E S

SUB 96
HAWKESBURY SHIRE COUNCIL
REC'D 20 DEC 1989
TC
FILE NO. W275-
9/100

Present: Ald. J. Books, M.P. (Parramatta) [Chairman to Item 4.3]
Cllr. J. Worthington (Baulkham Hills) [Chairman from Item 4.3]
Cllr. P. Womersley (Baulkham Hills)
Ald. J. Angel (Blue Mountains)
Ald. J. Anderson (Blue Mountains)
Ald. R. Blakemore (Blue Mountains)
Ald. J. Bryant (Blacktown)
Ald. R. Dickens (Blacktown)
Ald. R. Ingram (Fairfield)
Ald. T. Lord (Fairfield)
Ald. L. Sheather (Hawkesbury)
Ald. W. Sledge (Hawkesbury)
Ald. R. Downing (Holroyd)
Ald. K. Morrisey (Holroyd)
Ald. D. Brock (Liverpool)
Ald. M. Latham (Liverpool)
Ald. J. Hyam (Parramatta)
Ald. A. Aquilina, M.P. (Penrith)
Ald. R. Kluin (Penrith)
Ald. K. Dwyer (Prospect)
Ald. D. Syme (Prospect)

Mr. R. Fabris (Baulkham Hills)
Mr. D. Johnson (Blacktown)
Mr. T. Barnes (Fairfield)
Mr. G. McCully (Hawkesbury)
Mr. P. Tuxford (Holroyd)
Mr. R. Newsome (Liverpool)
Mr. R. Muddle (Parramatta)
Mr. C. Haynes (Penrith)
Mr. R. Thorn (Prospect)
Ald. B. King (Mayor, Penrith)
Mr. R. Free, M.P. (Member for Lindsay)
Mr. G. Matheson, M.P. (Member for Penrith)
Ms. J. Green (Western Sydney ITeC)
Ms. J. Newby (Westir)
Mr. R. Dwyer (Westbiz Services)
Mr. S. Alchin (WSROC)
Ms. A. Spizzo (WSROC)

1. APOLOGIES

MOVED that apologies be received and accepted from Mrs. A. Cohen, M.P., (Member for Minchinbury), Mr. R. Price, M.P. (Member for Chifley), Mr. P. Gibson, M.P. (Member for Londonderry), Ald. S. Barone (Fairfield), Cllr. L. Bolitho (Baulkham Hills), and Mr. G. Towle (Holroyd).

Ald. R. Downing/Ald. K. Morrisey
CARRIED

2. CONFIRMATON OF MINUTES OF MEETING HELD ON 6TH OCTOBER, 1989

MOVED that the minutes of the meeting held on 6th October, 1989 be confirmed.

Cllr. J. Worthington/Ald. R. Downing
CARRIED.

At this point Ald. Books invited the Mayor of Penrith City Council, Ald. Brian King, to address the meeting. Ald. King said that he took great pleasure in welcoming WSROC to Penrith City Council. The Western Sydney region is a large area with over 1 million people. In the past, the region has received fewer services than other parts of Sydney. WSROC's efforts since 1973 have gone a long way towards remedying this. The organisation thoroughly researches its case and puts it to government. It is widely acknowledged as a basis for regional co-operation between councils, and as a basis for tapping skills within councils. The organisation has been successful in focussing attention on Western Sydney. This has led to an improvement in the quality of life for residents in the region. It is a voice in touch with the people and with councils.

Ald. Books then invited the Federal Member for Lindsay, Mr. Ross Free, M.P., to address the meeting.

Mr. Free said that he had great pleasure in supporting the views of Ald. King. Mr. Free said two themes were evident in WSROC's work: growth and social indicators. The skills WSROC and member councils have developed to cope with growth are well known. They will be tested in coming years in the North-west sector and the South Creek Corridor. Similarly, WSROC has worked to establish useful social indicators. The best example of this is through its work leading to the establishment of a University of Western Sydney. The developing university will need continuing support from the community. Mr. Free said that local government and WSROC should play a special role in the Year of Literacy, 1990. Mr. Free concluded by congratulating WSROC on its achievements in 1989 and offering his best wishes for 1990.

The Chairman then invited the State Member for Penrith, Mr.Guy Matheson, M.P., to address the meeting.

Mr. Matheson noted that Penrith City Council was a foundation member of WSROC. During the organisation's 16 years, councils have benefited from WSROC's work. As a result of WSROC's work, Western Sydney now receives a larger share of financial assistance grants than had been the case. Similarly, the reclassification of roads is an area where councils have benefitted from WSROC's efforts. Mr. Matheson congratulated WSROC on its persistence on this matter. The residents of Western Sydney have also benefitted from WSROC's activities. Mr. Matheson cited the "Beds to the West" Campaign and the recently established University of Western Sydney. Mr. Matheson urged WSROC to focus on employment in the region in the coming years. Mr. Matheson commended WSROC for undertaking an organisation review. This shows that the organisation is keen to keep in touch with its membership. Mr. Matheson said that government members are keen to work with WSROC in promoting and working for Western Sydney.

3. BUSINESS ARISING FROM THE MINUTES

3.1 WSROC ORGANISATION REVIEW (N31)

Ald. Latham queried whether delegates would have an opportunity to speak with the proposed consultant, Mr. Alan Lee. The Chairman indicated that this would be the case, and that councils would be given the opportunity to meet with Mr. Lee.

Ald. Kluin sought clarification on the grounds for Mr. Lee's recommended appointment, and why Mr. Chris Cuff had not been recommended. Ald. Books stated that the interview panel had unanimously concluded that Mr. Lee had the best appreciation of the operation of a regional organisation of council. This appreciation may have stemmed from Mr. Lee's own time as the secretary of a regional organisation in Eastern Melbourne.

MOVED that:

(1) WSROC appoint Mr. Alan Lee to provide consulting services as part of the organisation review;

(2) Mr. Lee's proposal be accepted on the proviso that it includes at least one day of "follow up" work with the organisation in July, 1990;

(3) WSROC authorise payment, in line with a yet to be determined schedule, of $18,300 for conduct of the consultancy;

(4) WSROC's office bearers, Chairman of the Administrative Committee (and one other member of that committee), the Director and Assistant Director be charged with the responsibility of overseeing the consultant's work and authorising progress payments; and

(5) member councils be formally advised of the organisation's decisions in this matter.

Cllr. J. Worthington/Ald. R. Downing
CARRIED

3.2 CORRESPONDENCE

MOVED that the information be received and noted.

Cllr. J. Worthington/Ald. R. Downing
CARRIED

3.3 AUSTRALIAN MODEL CODE FOR RESIDENTIAL DEVELOPMENT (017/46)

MOVED that WSROC adopt the submission on the Australian Model Code for Residential Development and forward the submission to the Joint Venture for More Affordable Housing.

Cllr. J. Worthington/Ald. K. Morrisey
CARRIED

3.4 GOVERNMENT OFFICE RELOCATION (017/8)

In opening discussion on this matter, Ald. Books said that WSROC should continue to push to have the Department of Local Government and the Department of Planning located in Western Sydney. Ald. Books said that despite rumours that the Department of Local Government was to be relocated to Bankstown, a final decision on the Department's location had not been taken.

Ald. Kluin queried what attention had been paid to commercial centres in Penrith and the Blue Mountains. He said that transport/communications infrastructure and the amount of available floor space were critical determinants of the attractiveness of various centres. Ald. Kluin went on to say that, in his view, Penrith would come on as a commercial centre in ten to fifteen years. However, Penrith will receive a large increase in population as a result of development in the South Penrith and South Creek areas. Therefore, the need for employment is paramount. Employment opportunities must be established in concert with population growth. Ald. Kluin urged that any WSROC submission identify Penrith as an appropriate centre for commercial growth.

In response to these observations, Ald. Books said that WSROC's work earlier in 1989 showed that the region's labour force will grow at an average rate of 13,000 to 14,000 persons per annum over the next 25 years. Clearly, the employment task is a substantial one.
Ald.Ingram asked how the information contained in the report had been obtained. The information in relation to Fairfield does not mention several major developments currently under way. In response, Ms. Spizzo indicated that the information had been collected from real estate agents. Ald. Ingram said that it is important that other areas besides Parramatta are developed as commercial centres. Ald. Books said that, in his view, Parramatta should now proceed through a second phase of development. It would be a mistake for Parramatta to continue to attract government offices lest the city attract an image as a public service centre. Future growth in Parramatta should be in the private sector. Therefore, future public sector growth in Western Sydney should be in other centres.

Cllr. Worthington said that it was important for WSROC to continue to collate and update information on this issue. Developers and estate agents may be prepared to send WSROC information which updates the existing information. There is also a case for providing additional information.

Ald. Dwyer agreed with Cllr.Worthington regarding the need to update the information. Ald. Dwyer went on to comment about the apparent reluctance of the Attorney-General's Department to relocate out of the Sydney CBD. Given that a major court complex is to be developed at Parramatta, it is reasonable to expect that at least some of the Attorney-General's staff could relocate to Parramatta or other centres in Western Sydney. Ald. Books agreed that WSROC and councils should push on this issue.

Ald. Latham noted that he had called for this report two meetings ago. He commended the WSROC staff on an excellent report. Ald. Latham said that WSROC should also be looking at targatting Commonwealth Government offices.

MOVED that:

(1) WSROC seek deputations with the Ministers responsible for the departments looking at fully or partly relocating out of Sydney - viz., Minister for Transport, Minister for Planning, Minister for Education, Minister for Health, Minister for the Environment, Minister for Corrective Services, Minister for Energy and Mineral Resources and the Minister for Administrative Affairs, convenor of the Ministerial task force looking at government office relocation - pointing out the availability of and potential for office space in Western Sydney, the cost effectiveness of relocating to Western Sydney and the subsequent employment and economic development prospects for Western Sydney;

(2) the private sector also be approached and provided with the information as mentioned in recommendation (1) above;

(3) the transport impediments to the further development of Western Sydney be detailed and submitted to the Minister for Transport, the Hon. Bruce Baird, M.P.,

(4) WSROC collate the information regarding the development potential of Western Sydney for government departments looking at relocating and responsible Ministers. In addition, WSROC should produce a brochure of high quality listing the benefits of relocating to Western Sydney together with available and potential for commercial development. WSROC should also approach development companies in Western Sydney which have or are developing commercial developments in the area, requesting they contribute to the publishing of the brochure; and

(5) A further report on the relocation of Commonwealth Government offices be presented to the next meeting.

Cllr. J. Worthington/Ald. M.Latham
CARRIED

3.5 DEVELOPMENT OF THE SOUTH CREEK CORRIDOR (017/4)

Ald. Kluin commented on the reference to the Second Sydney Airport at Badgery's Creek in the Premier's announcement on the South Creek Corridor. Ald. Kluin said that WSROC should continue to push for the airport's early development.

Ald. Kluin advised delegates that he and other representatives from Penrith City Council had recently attended a conference in Queensland regarding the multifunction polis (MFP). Penrith Council is examining the application of the MFP concept in the South Creek Corridor. This will involve the development of a centre of technological expertise. Developments of new technology will then be refined for subsequent marketing. Ald. Kluin said this is the future path of economic development. Australia and, specifically, Western Sydney, will ignore these trends at their peril.

Ald. Dickens queried the role of the William E. Simon University and its importance to the South Creek Corridor. Ald. Books indicated that the secretariat's investigations had revealed no concerns regarding duplication between the William E. Simon University MBA course and

similar courses offered by the University of Western Sydney. As to the significance of the William E. Simon University for the South Creek development, Ald. Books said that the University is to be located on a large parcel of land owned by Lady Fairfax.

Ald. Latham expressed concerns regarding the impact of the South Creek Corridor and Liverpool City Council. In particular, he was concerned at the impact of this development on council finances. Ald. Latham suggested that there may be a case for establishing a new council to administer the area. The existing areas of Liverpool have few common interests with the South Creek location.

Ald. Bryant expressed concern at the possibility that the multifunction polis would involve borrowing overseas money to finance local development.

Ald. Dwyer said that the Second Sydney Airport must proceed. Once it does, related services will be put in place, thereby ensuring jobs for the residents of Western Sydney. Ald. Dwyer concluded by saying that employment opportunities have to be available before one can support the South Creek development.

MOVED that:

(1) WSROC receive and note the report;

(2) WSROC examine the possibility of locating the multifuncion polis within the South Creek Corridor;

(3) in examining the Multifuncion Polis/South Creek Corridor development, WSROC obtain relevant information from Penrith City Council; and

(4) WSROC approach the State Government for further information concerning the impact of the South Creek Corridor development on council finances.

Ald. R. Kluin/Ald. M. Latham
CARRIED

3.6 WSROC GROUP APPRENTICES AND THE HUNTER VALLEY TRAINING COMPANY (05/15)

Ald. Syme said that the Hunter Valley Training Company had been established and supported by the previous State Government. WSROC Group Apprentices had met with representatives from the training company some three years ago to discuss the training company's activities. Training company representatives had given an undertaking not to move into Western Sydney. Ald. Syme said that the Training Company had clearly breached this undertaking. Ald. Syme added that there are some problems in recruiting apprentices. This has something to do with encouragement for and pressure on students to proceed to University or other centres of tertiary education. It also has something to do with the limited range of apprenticeships being sought by young people. Apprentices in the automotive industry are popular, whilst those in the metals industry are not.

Ald. Syme said that the WSROC Group Apprentices has two or three people constantly in the field seeking new opportunities and

participants in the Group Apprenticeship Scheme. The organisation's finances have never been in better shape. The organisation is complemented on the quality of its apprentices and will have in excess of 200 apprentices on its books in 1990.

Ald. Syme said that we should get to the bottom of this issue, and discuss the matter with the Hunter Valley Training Company.

MOVED that:

(1) WSROC's Chairman, WSROC's representatives on the Group Apprentices Board, Ald. Dom Syme, and the Director meet with the Manager and Chairman of WSROC Group Apprentices to discuss the provision and development of group apprenticeship services in Western Sydney; and

(2) WSROC advise the Department of Industrial Relations and Employment of its view that the further development of group apprenticeship services in Western Sydney should be through the WSROC Group Apprenticeship scheme.

Ald. D. Syme/Ald. J. Hyam
CARRIED

4. ELECTION OF WSROC OFFICE BEARERS FOR 1990

4.1 CHAIRMAN'S ALLOWANCE (N62)

Ald. Downing and Ald. Bryant suggested that the Chairman's allowance should be set at $3,250 per annum. Ald. Kluin then suggested that the Chairman's allowance should be increased to $1,500. Ald. Ingram supported Ald. Kluin, but queried the allocation of $2,000. Ald. Bryant said that the decision had been taken in 1987 to reduce the Chairman's allowance to $1,250, with the balance of $2,000 being available for the office bearers to cover costs associated with the promotion of WSROC and Western Sydney. Ald. Bryant said that in the past this money has not been spent and that it should have been.

MOVED that:

(1) WSROC allocate a sum of $1,250 as a Chairman's allowance and a sum of $2,000 to the WSROC office bearers for the reimbursement of expenses associated with the promotion of WSROC and Western Sydney.

Ald. R. Downing/Ald. J. Bryant

AMENDMENT MOVED that WSROC allocate a sum of $1,500 as a Chairman's allowance and a sum of $2,000 to the WSROC office bearers for the reimbursement of expenses associated with the promotion of WSROC and Western Sydney.

Ald. R. Kluin/Ald. R. Ingram
CARRIED

MOVED that WSROC allocate a sum of $1,500 as a Chairman's allowance and a sum of $2,000 to the WSROC office bearers for the reimbursement of expenses associated with the promotion of WSROC and Western Sydney.

Ald. R. Kluin/Ald. R. Ingram
CARRIED

4.2 PROCEDURES FOR ANNUAL ELECTION OF OFFICE BEARERS (N64)

MOVED that the election of the office bearers, ie the Chairman, Vice Chairman and Treasurer, be carried out in accordance with Ordinance 2 of the Local Government Act and that the Chairman or Vice Chairman of the Administrative Committee act as returning officer.

Cllr. P. Womersley/Ald. R. Downing
CARRIED

4.3 ELECTION OF OFFICE BEARERS (N64)

MOVED that the election be carried out by ordinary ballot.

Ald. J. Hyam/Ald. R. Dickens
CARRIED

Four nominations for the position of Chairman were received. They were Ald. J. Books, M.P., Ald. J. Bryant, Ald. R. Downing and Cllr. J. Worthington. **Cllr. Worthington was elected as Chairman of WSROC for 1990.**

Cllr. Worthington thanked delegates for their support and stressed the need for all delegates to work together to promote and develop Western Sydney. Cllr. Worthington thanked Ald.Books for his Chairmanship during 1988 and 1989. Ald. Books congratulated Cllr. Worthington on his election and commented that the past two years had been two of the most exciting in his life. He thanked Ald. Downing for his support as Vice Chairman and Cllr. Worthington in his then role as WSROC's Treasurer. Ald. Books also thanked the Director and Assistant Director, and the Manager of the Western Sydney ITeC for their support.

Ald. Kluin, Ald. Hyam, and Ald. Dwyer then congratulated and thanked Cllr. Worthington and Ald. Books.

The following three delegates were nominated for the position of Vice Chairman - Ald. J. Bryant, Ald. R. Downing and Ald. J. Books, M.P. Ald. Books, M.P., declined and of the two remaining nominations, **Ald. Downing was duly elected Vice Chairman of WSROC for 1990.**

Ald. Downing thanked delegates for their support and said he would continue to work hard for WSROC and Western Sydney.

Ald. Latham was the sole nomination for the position of WSROC Treasurer, and was therefore duly confirmed as Treasurer for 1990.

5. ADMINISTRATIVE AND FINANCIAL MATTERS

5.1 LONG SERVICE LEAVE FOR WSROC STAFF (N80)

MOVED that WSROC:

(1) receive and note the report;

(2) seek a further report on the cost of providing eligible WSROC staff with long service leave; and

(3) make a draft provision of $6,300 in the 1990 General Fund budget to cover any outlays in 1990 arising from WSROC's consideration of the report mentioned in (2) above.

Ald. R. Downing/Ald. R. Ingram
CARRIED

5.2 BUDGET FOR 1990 - WSROC GENERAL AND LGDP FUNDS (N06)

MOVED that:

(1) the estimates for WSROC's general fund in 1990 be adopted;

(2) the office bearers, Director and Administrative Committee:

(i) conduct a review of WSROC's financial affairs in parallel with the organisation review; and

(ii) make recommendations on a future financial plan for the organisation; and

(3) the 1990 budget for the LGDP fund be prepared once 1989/90 allocations for LGDP projects are advised to WSROC.

Ald. J. Books/Ald. R. Downing
CARRIED

6. LOCAL GOVERNMENT MATTERS

6.1 INQUIRY INTO LOCAL GOVERNMENT RATING (07/8)

MOVED that the information be received and noted.

Ald. R. Downing/Ald. D. Syme
CARRIED

6.2 PRIVATISATION OF BUILDING CONTROL (023/18)

MOVED that the information be received and noted.

Ald. J. Books/Ald. R. Kluin
CARRIED

6.3 LOCAL GOVERNMENT REPRESENTATION ON ELECTRICITY COUNTY COUNCILS (023/18)

Ald. Syme said that the Local Government Energy Association is extremely concerned at the State Government's actions. The government

is not being fair and is having trouble in implementing some of the recommendations from the Curran report. The government had promised local government autonomy in the control of its affairs, and yet has moved to control one of the most important local government bodies in the State.

Ald.Books said that the Minister for Minerals and Energy had given an undertaking that the council would not be dismissed.

MOVED that:

(1) WSROC approach the Minister for Minerals and Energy, the Hon. N. Pickard, M.P., seeking an assurance that local government representation on Prospect County Council will be maintained; and

(2) WSROC advise Liverpool City Council of its decision on this matter.

Ald. R. Downing/Ald. D. Syme

AMENDMENT MOVED that WSROC request Prospect County Council to examine options for channelling accumulated funds back into cheaper electricity rates for consumers in Western Sydney, as per the findings of the recent report into the Sydney County Council.

Ald. M. Latham/Ald. R. Ingram

Ald. Latham said that the Curran report, and the State Government's response to the report, strike at the heart of local government's future. The government's actions must be resisted. However, local government and the county councils must also be seen to be managing their money well. Ald. Latham commented on the county council's reserve and said that they suggest something was wrong in the Sydney County Council. A better result for electricity consumers could have been achieved if reserves were lower. County Councils must aim to improve their financial management and accountability. Ald. Latham said that the Curran report provided damning criticism of Sydney County Council. He then posed the question as to whether Prospect County Council was accountable to the residents of its area. Prospect County Council should open its books and WSROC should be part of that move. If local government does not improve its current performance, it will be closed down, said Ald. Latham.

Ald. Angel supported local government's involvement in the electricity industry. Whilst he would argue with some of the points made by Ald. Latham, Ald. Angel said that he supported the amendment in principle. Delegates needed to remember that the State Government had a political agenda with regard to the Sydney County Council and that this underpinned the recent report.

Ald. Dwyer supported the original motion. Prospect County Council has signed a performance agreement with the State Government, as have other County Councils. Regarding the Sydney County Council, investigations of council performance are in the interest of the people. It is the perogative of the Minister to take what action he sees fit. The performance agreement signed by Prospect County Council includes a number of important changes which will see a more efficient electricity service.

Ald. Bryant supported the original motion. He added that WSROC should resist attempts to remove the control of electricity further from the people. Prospect County Council is as inefficient as any other government instrumentality.

Ald. Ingram spoke in support of the amendment.

AMENDMENT MOVED that WSROC request Prospect County Council to examine options for channelling accumulated funds back into cheaper electricity rates for consumers in Western Sydney, as per the findings of the recent report into the Sydney County Council.

Ald. M. Latham/Ald. R. Ingram

MOVED that WSROC request Prospect County Council to examine options for channelling accumulated funds back into cheaper electricity rates for consumers in Western Sydney, as per the findings of the recent report into the Sydney County Council.

Ald. M. Latham/Ald. R. Ingram
CARRIED

7. PLANNING MATTERS

7.1 HOXTON PARK - PARRAMATTA - BAULKHAM HILLS PUBLIC TRANPORT CORRIDOR: SYDNEY REGIONAL ENVIRONMENTAL PLAN NO. 18

Ald. Syme queried Parramatta City Council's position on the Public Transport Corridor. Ald. Books said that Parramatta Council had accepted a bus route that does not run through the Church Street Mall.

MOVED that the information be received and noted.

Ald. J. Books/Ald. R. Downing
CARRIED

7.2 SECTION 94 INQUIRY (017/43)

Ald. Dickens complimented WSROC staff for their report on the Inquiry. Ald. Dickens supported the view in the draft WSROC response to the Inquiry report that Crown development should be levied for S.94 contributions at the same rate as private sector development. Indeed, in some circumstances, it might be argued that developments by the Department of Housing require additional S.94 contributions.

Ald. Syme supported Ald. Dickens' observations on the report.

Ald. Kluin queried whether councils had been involved in drafting the terms of reference for the Inquiry. The Director advised that councils had not been consulted in drafting the terms of reference. However, WSROC had presented a detailed submission to the Inquiry in May, 1989. This was followed by a supplementary submission, as well as two appearances before the Inquiry. Ald. Kluin suggested that councils be invited to comment on the submission before it is forwarded to the Department of Planning. The Chairman indicated that, as a State Government decision in response to the Inquiry's report was expected in early 1990, referring the WSROC submission in response to the Inquiry report to councils would see WSROC "missing the boat" in terms of influencing government decisions.

The Director advised the meeting that the submission had been developed in conjunction with staff from WSROC councils.

Ald. Kluin and Ald. Latham suggested there may be some value in seeking further information from councils on the impact of Crown development on council finances, particularly if S.94 contributions for Crown development are to be limited. This information could then form the basis of a report to the February, 1990 region meeting.

Ald. Aquilina, M.P., indicated that he had some reservations with the draft submission and would like to see councils given the opportunity to comment on the draft submission.

MOVED that:

(1) WSROC endorse the draft submission on the report of the Commission of Inquiry into Section 94 Contributions; and
(2) a further report on the impact of Crown development on council finances be prepared for the next meeting.

Ald. R. Dickens/Ald. M. Latham

AMENDMENT MOVED that the draft submission on the report of the Commission of Inquiry into S.94 contributions be forwarded to member councils for comment, and that a further report be prepared for the next meeting.

Ald. R. Kluin/Ald. A. Aquilina, M.P.
LOST

MOVED that:

(1) WSROC endorse the draft submission on the report of the Commission of Inquiry into Section 94 Contributions; and

(2) a further report on the impact of Crown development on council finances be prepared for the next meeting.

Ald. R. Dickens/Ald. M. Latham
CARRIED

7.3 PRIVATE SECTOR INFRASTRUCTURE - INDUSTRY TASK FORCE (017/27)

MOVED that WSROC endorse the submission to the Private Sector Infrastructure Industry Task Force.

Ald. J. Books/Ald. R. Downing
CARRIED

7.4 URBAN CONSOLIDATION SEMINAR

MOVED that the information be received and noted.

Ald. R. Downing/Ald. K. Dwyer
CARRIED

8. WESTERN SYDNEY DEVELOPMENT

8.1 REGIONAL DEVELOPMENT AND DECENTRALISATION: DISCUSSION PAPER FROM BUSINESS AND CONSUMER AFFAIRS (05/14)

MOVED that WSROC:

(1) make a submission to Business and Consumer Affairs on the discussion paper, pointing out the need for assistance to business in Western Sydney and opposing any cuts in assistance targetted to business in Western Sydney;

(2) seek the assistance of Western Sydney Parliamentarians in developing a business assistance program for firms in Western Sydney, and opposing any cuts to business assistance programs targetted to Western Sydney; and

(3) advise the Shadow Minister for Business and Consumer Affairs of its views.

Ald. J. Books/Ald. R. Downing
CARRIED

8.2 FEDERAL ELECTION (020/4)

MOVED that the information be received and noted.

Ald. J. Books/Ald. R. Downing
CARRIED

9. TRANSPORT

9.1 LOCAL AREA TRAFFIC MANAGEMENT STUDY (023/23)

MOVED that the information be received and noted.

Ald. J. Books/Ald. R. Downing
CARRIED

9.2 PUBLIC TRANSPORT SEMINAR (023/1)

Ald. Books advised the meeting that the seminar had been very successful, with over 80 people in attendance. Those present at the seminar endorsed a suggestion that WSROC sponsor a follow up seminar in late 1990. Ald. Books congratulated Holroyd Municipal Council on its suggestion that WSROC hold the seminar.

Ald. Downing supported Ald. Books' observations.

MOVED that the information be received and noted.

Ald. J. Books/Ald. R. Downing
CARRIED

10. LOCAL GOVERNMENT DEVELOPMENT PROGRAM

10.1 APPLICATIONS FOR 1989/90

Ald. Hyam suggested that WSROC could examine making an application dealing with the recycling of paper. Recycling will only occur when a de-inking plant has been established, and Western Sydney should take the lead in establishing such a plant.

Ald Morrisey, who indicated that he works in the print industry, said that the principal problem with recycling paper relates to sales tax. Councils make extensive use of recycled paper because they are exempt from sales tax. Australian Paper Manufacturers produces recycled paper of 80 gsm. weight. This ought to be suitable for photocopy purposes. However, it does not perform terribly well as copiers demand smooth bond paper. Moisture content is also a problem. New technology will need to be developed before recycled paper has a wider application. Nevertheless, other uses, e.g. envelopes, can be found for recycled paper. Similarly, paper board of 135 gsm. is available and ought to be used by councils.

Ald. Aquilina agreed that a "total approach" to recycling should be examined with LGDP funding. Ald. Aquilina suggested that WSROC invite recycling firms, e.g. Smorgons, to address a future meeting regarding the scope for providing recycling services in Western Sydney. Ald. Aquilina said that WSROC and councils must take this issue seriously. Many councils are introducing recycling services, though some are not. WSROC should take the lead.

Ald. Bryant said that recycling must be based on incentives. He went on to add that producers of containers have more political clout than recyclers.

The Chairman observed that it might be worthwhile for WSROC to discuss recycling matters with appropriate recycling companies.

Ald. Hyam said that a recent television program had shown that the recycling program operated by the Salvation Army had lost $1m last year because the price of recycled paper is too low to recover costs. This emphasises the need to develop a de-inking plant.

MOVED that WSROC hold discussions with representatives from major waste and recycling firms regarding the development of recycling services in Western Sydney.

Ald. A. Aquilina/Ald. K. Dwyer
CARRIED

10.2 DUAL USAGE OF DRAINAGE/OPEN SPACE IN WESTERN SYDNEY STUDY AND SEMINAR

MOVED that WSROC endorse the Dual Use Drainage/Open Space in Western Sydney Study.

Ald. R. Downing/Ald. K. Dwyer
CARRIED

10.3 IMPACT OF URBAN CONSOLIDATION ON THE DELIVERY OF HUMAN SERVICES STUDY

MOVED that the information be received and noted.

Ald. J. Books/Ald. K. Dwyer
CARRIED

11. REPORTS

11.1 WSROC GROUP APPRENTICESHIP SCHEME (05/15)

A copy of Ald. Syme's report is attached.

MOVED that the information be received and noted.

Ald. J. Books/Ald. R. Kluin
CARRIED

11.2 WESTERN SYDNEY INFORMATION TECHNOLOGY CENTRE (05/40)

Ms. Green thanked WSROC for its support over the last eighteen months. The Western Sydney ITeC is now separately incorporated as a company limited by guarantee. The ITeC will be moving into new premises in late December, 1989. The ITeC's business plan provides for development of alternative income sources, e.g. commercial computer training and electronic repairs and maintenance. Ms. Green thanked Ald. Books, Ald. Downing and Mr. Alchin for their support and active involvement on the ITeC Board. Ms. Green concluded by saying that she hoped that WSROC and the ITeC would continue to have a close working relationship in the future.

Ald. J. Bryant/Ald. K. Morrisey
CARRIED

11.3 WESTIR (03/11)

MOVED that:

(1) WSROC accept the Western Sydney Chief Librarians' Committee's nominee to the WESTIR Board; and

(2) WSROC advise WESTIR of its decision on this matter.

Ald. J. Books/Ald. R. Downing
CARRIED

11.4 REPORT ON WESTERN SYDNEY DRUG AND ALCOHOL NETWORK

Ald. Syme's report on progress with the organisation of a drug and alcohol expo is attached.

Ald. Dwyer supported Ald. Syme's report. Penrith City Council has made a venue available for meetings of the WESDAWN group. Ald. Dwyer said that it is important that WSROC show its interest and support for the expo.

The Chairman advised the meeting that Baulkham Hills Council had employed a Drug Education Officer.

MOVED that the information be received and noted.

Ald. J. Books/Ald. R. Downing
CARRIED

12. PRESS COVERAGE

MOVED that the information be received and noted.

Ald. J. Books/Ald. J. Bryant
CARRIED

13. OTHER BUSINESS

13.1 MEETING WITH THE COMMONWEALTH MINISTER FOR LAND TRANSPORT (023/15;020/5)

Ald. Dwyer advised the meeting that he had spoken with the Commonwealth Minister for Land Transport, the Hon. B. Brown, M.P., regarding his attendance at a WSROC meeting. Ald. Dwyer said that Mr. Brown said he would be happy to attend a WSROC meeting following an invitation from the organisation.

MOVED that WSROC invite the Commonwealth Minister for Land Transport, the Hon. Bob Brown, M.P., to address a forthcoming WSROC meeting.

Ald. K. Dwyer/Ald. R. Kluin
CARRIED

13.2 ALD. JUDY HYAM

Ald. J. Hyam thanked delegates and staff for their support and kind thoughts during her recent stay in hospital.

13.3 FINANCIAL ASSISTANCE GRANTS

Ald. Bryant suggested that WSROC should be pressing the Commonwealth Government and Opposition on the issue of financial assistance grants. A major campaign should be instituted. Ald. Bryant moved a motion accordingly.

The Chairman ruled the motion out of order and, in so doing, observed that it is difficult for delegates to vote on matters raised at the end of the meeting, especially where no formal report has been made available for their consideration.

14. 1990 MEETING SCHEDULE AND NEXT MEETING

MOVED that the following 1990 meeting schedule be adopted:

7.00 p.m., Friday, 16th February - Blue Mountains City Council
7.00 p.m., Friday, 6th April - Parramatta City Council
7.00 p.m., Friday, 1st June - Hawkesbury City Council
7.00 p.m., Friday, 3rd August - Blacktown City Council
7.00 p.m., Friday, 5th October - Baulkham Hills Shire Council
7.00 p.m., Friday, 7th December - Holroyd Municipal Council

In closing the meeting, the Chairman wished delegates and staff a merry Christmas.

Stephen Alchin
Director.

Cllr. John Worthington
Chairman.

CH-CCC3.MIN

MACQUARIE TOWN FESTIVAL COMMITTEE

Minutes of meeting held in Tebbutt Room, Windsor Library
on Wednesday 31st January, 1990, at 8.00pm.

Present: Alderman R Stubbs, Alderman G Michael, Alderman W Mackay, Flight Lt. G Stevens, Mrs J Dewhurst, Ms F Child, Ms E Manning.

Apologies: Mrs H Smith, Mrs P Gardner, Messrs Taylor, Hendrikson, Daley.

Minutes of the previous meeting were adopted on a motion of Alderman G. Michael, seconded F. Child.

Correspondence

Forms 7 and 12 from Corporate Affairs Commission.

Rotaract Club enclosing cheque for $123.60 for advertising.

Hawkesbury City Council - permission for Parade and Richmond Park.

Correspondence Out

Mr Bob Campbell - booking bush band for Open Air Fair.

Rev. Butler requesting use of St.Matthew for concert on 14th October.

Telecom Business Office re Parade.

Air Command Band - re dates for next year.

National Parks and Wildlife Service - re Open Air Fair.

Butlers Hire - re dates and extra stage for Music in the Park.

Treasurer's Report

Accounts previously passed for payment - $100.00 deposit on accommodation and $179.50 theatre tickets have been paid leaving a balance of $5,276.41 in the cheque and $4,673.63 in the savings account. A budget will be prepared requesting the Council allocation before the next meeting. A decision as to the amount to be placed on fixed deposit may be made then.

Treasurer's Report was adopted on a motion of J. Dewhurst, seconded Alderman G. Michael.

Executive Officer's Report

1. Because of heavy bookings, the accommodation available for the Adelaide Festival was $480.00 for 8 days. The Committee was allocated $350.00, and the Executive Officer will be responsible for the remainder.

2. The Ars Nova Orchestra have been confirmed (with Shane Porteous) for a concert at St. Matthews on Sunday 14th October, 1990. Rev. Butler was consulted before leaving on holidays and an inspection of St. Matthews is to be organised one Saturday with the administrator and musical director of the orchestra. The Festival Committee will collect all moneys, pay all accounts and reimburse St. Matthews the balance. St. Matthews will also supply tea, coffee to the Orchestra.

3. Rotary and Rotaract have contacted the Executive Officer. Their Bullockies Ball will take place on the evening of 13th October, 1990, and the raft race on 14th October, 1990.

4. Week day events need to be considered to tie the two weekends of events together.

5. The assistance of Pam Gardner on Australia Day was greatly appreciated. The day was well attended and the new attractions were well received. The yarn telling was not as popular as in previous years, and there were only two junior contestants. The Aboriginal Dance Group was excellent, and has been booked for the Festival.

6. We have not been advised on Richmond Chamber of Commerce's representative. Ted Sheehy is no longer in business and a contact name is needed to forward a letter before the Annual General Meeting.

7. The audit is complete and ready for the signature of the Treasurer and Chairman.

The Executive Officer's report was adopted on a motion of F. Child, seconded Alderman G. Michael.

General Business

1. The Australia Day programme needs to be revised each year to provide new attractions. The yarn telling competition should be dropped as its popularity has waned.

2. The Festival Committee could provide a cash prize for the best team entered by an organisation, as cash is welcomed by Service Clubs and other fund raising groups.

3. Alderman G. Michael and Alderman W. Mackay tendered apologies for their inability to attend Australia Day at Australiana Village.

The meeting closed at 8.50pm.

The next meeting will be the AGM followed by the monthly meeting on 28th February, 1990, at 8.00pm in the Aldermen's Room. Enter by ramp or stairs from George Street.