

REVISE

Hawkesbury City Council

BUSINESS PAPER

Ordinary Meeting 10 JUL 1990

MINUTES OF MEETING

ORDINARY MEETING HELD ON 12TH JUNE, 1990

SECTION 1

Minutes of the Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 12th June, 1990 commencing at 7.30 p.m.

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

Alderman Bazeley arrived at the meeting at 7.51 p.m.

The Reverend Jan Alblas of the Uniting Church, Windsor and Richmond, representing the Hawkesbury Ministers Fraternal, gave the opening prayer at the commencement of the meeting.

SECTION 1 - MINUTES OF MEETINGS

CONFIRMATION OF MINUTES

- 765 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that the Minutes of the Ordinary Meeting of Council held on 8th May, 1990, having been circulated amongst the members of Council, be confirmed.
- 766 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Gibson that the Minutes of the Special Meeting of Council held on 18th May, 1990, having been circulated amongst the members of Council, be confirmed.
- 767 RESOLVED on the motion of Alderman Mackay seconded by Alderman Gibson that the Minutes of the Special Meeting of Council held on 29th May, 1990, having been circulated amongst the members of Council, be confirmed.
- 768 RESOLVED on the motion of Alderman Books seconded by Alderman Stubbs that the Minutes of the Special Meeting of Council held on 7th June, 1990 commencing at 7.30 p.m., having been circulated amongst the members of Council, be confirmed.
- 769 RESOLVED on the motion of Alderman Books seconded by Alderman Stubbs that the Minutes of the Special Meeting of Council held on 7th June, 1990 commencing at 8.23 p.m., having been circulated amongst the members of Council, be confirmed.

MAYORAL MINUTES

1. STATE EMERGENCY SERVICES. S206

Messrs. Kevin Jones, David King, Garry Sullivan, Jack De Vries, Norm Archer, Rob McMaster, Michael Broome and Peter Jones (an apology from Ian Craft) members of the Rescue Group of the Hawkesbury State Emergency Services who competed in, and won the New South Wales National Rescue

Title held at Wollongong and who, last weekend, also won the Australasian Championship, were introduced to and congratulated by the members of Council.

- 770 RESOLVED on the motion of Alderman Horrex seconded by Alderman Sheather that the Minute be adopted.

Alderman Bazeley arrived at this stage, the time being 7.51 p.m.

2. TAMBA SISTER CITY C50/10/E

- 771 RESOLVED on the motion of Alderman Horrex seconded by Alderman Mackay that a visit be made to Tamba by the Mayor to discuss the matters contained in the letter from the Mayor of Tamba dated 30th May and the student exchange programme. Further that a staff member be included at the discretion of the Mayor and the Town Clerk/General Manager.

3. AIR ACCIDENT - CAIRNS. C56

- 772 RESOLVED on the motion of Alderman Horrex seconded by Alderman Stubbs that the Minute be received.

A moment's silence was then observed.

SECTION 2 - NOTICES OF MOTION

By Alderman L.C.Sheather P160, A10-1

- 773 RESOLVED on the motion of Alderman Sheather seconded by Alderman Benson that a report be presented to the August General Purpose Committee Meeting in relation to all extensions (structural) of mushroom and composting operations since 17th May, 1988 within the City.

By Alderman W.J.Sledge E77

- 774 RESOLVED on the motion of Alderman Sledge seconded by Alderman Gibson that as part of the Council's strategic planning process, each year, prior to the determination of the budget, a workshop be arranged for

Aldermen and Senior Staff to evaluate the Council's position/objectives/priorities and goals. The first of these being held prior to the determination of the 1991 budget.

SECTION 3 - REPORT OF GENERAL PURPOSE COMMITTEE MEETING - 29TH MAY, 1990

SECTION 1 - WORKS

Local Traffic Committee Meeting

Item 16 - Hawkesbury City Council - Re-opening of The Terrace, Windsor, 665-2019

Moved by Alderman Gibson seconded by Alderman Sheather that this item be re-addressed at the next Traffic Committee meeting and that thresholds be re-discussed instead of roundabouts.

775 **AN AMENDMENT** was moved by Alderman Mackay seconded by Alderman Stubbs that the plans for the re-opening of The Terrace are considered satisfactory subject to :-

1. Closure of The Terrace at Windsor Bridge in conjunction with the re-opening and provision of traffic control devices as indicated on the plans, between Tebbutt Street and the entrance to Hollands Paddock Car Park.
2. Provision of layback crossing entry into The Terrace at Tebbutt Street.
3. No action being taken to restrict access to Moses Street from Richmond Road at this stage.

The amendment was carried.

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

SECTION 2 - PLANNING AND DEVELOPMENT

ITEM 11 - MR ALANN JAMES - FILLING OF LAND FOR THE ERECTION OF DWELLINGS - LOT 25 DP 742749, LOTS 2 & 3 DP 246975, PALMER & NORTH STREETS, WINDSOR. DA 59/89.

Item 3 of the General Purpose Committee Meeting held on 7th June, 1990 was considered in conjunction with Item 11 above.

ITEM 3 - FILLING OF LAND FOR ERECTION OF DWELLINGS - MR ALANN JAMES - LOT 25 DP 742749, LOTS 2 & 3, DP 246975, PALMER & NORTH STREETS, WINDSOR. DA 59/89

Moved by Alderman Books seconded by Alderman Sledge :

- A. That the filling of lots 2 and 3 DP 246975 to permit residential development be approved subject to the following conditions:
 - 1. All filling and any future development to be located to the south west of Council's sewer line and generally in line with the existing dwelling on lot 4.
 - 2. The filling is not to exceed an ultimate land surface of 13.5 (thirteen point five) metres AHD.
 - 3. Adequate drainage be provided along the common boundary with lot 4.
- B. That the filling of lot 25 not be permitted but that the applicant be advised that Council would consider a development application for a dwelling with the habitable floor (1st floor) at the 1 in 100 year flood frequency level (16 metres AHD). The application would need to be supported by an objection to the requirement that the habitable floor not be more than 3 (three) metres above the ground.
- C. That the applicant be advised that Council would require as a condition of development consent for lot 25 half road construction and kerb and gutter for the frontage of the land to Palmer Street.
- D. That the Manager of Environmental and Building Services be provided with delegated authority to determine the development application for a dwelling on lot 25."
- E. That clarification of aspects of subsequent development, shadow effect and drainage be reported with subsequent development applications for town houses.
- F. That a right-of-way be created across the rear of Lots 3 and 4 for access in times of flood to those properties fronting North Street.
- G. That the normal access to these units be via Palmer Street and the flood free access be only used in flood time.

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

- A. That the filling of lots 2 and 3 DP 246975 to permit residential development be approved subject to the following conditions:
1. All filling and any future development to be located to the south west of Council's sewer line and generally in line with the existing dwelling on lot 4.
 2. The filling is not to exceed an ultimate land surface of 13.5 (thirteen point five) metres AHD.
 3. Adequate drainage be provided along the common boundary with lot 4.
- B. That the filling of lot 25 not be permitted but that the applicant be advised that Council would consider a development application for a dwelling with the habitable floor (1st floor) at the 1 in 100 year flood frequency level (16 metres AHD). The application would need to be supported by an objection to the requirement that the habitable floor not be more than 3 (three) metres above the ground.
- C. That the Manager of Environmental and Building Services be provided with delegated authority to determine the development application for a dwelling on lot 25."
- D. That clarification of aspects of subsequent development, shadow effect and drainage be reported with subsequent development applications for town houses.
- E. That a right-of-way be created across the rear of Lots 3 and 4 for access in times of flood to those properties fronting North Street.
- F. That the units on Lots 2 & 3, that is the two units, on what is described as the south west sewer line is allowed in general accordance with the requirement of the other buildings.

Alderman Sledge foreshadowed a further amendment.

The amendment was lost.

A foreshadowed amendment was moved by Alderman Sledge seconded by Alderman Sheather that the applicant be invited to submit an application for fill and development application for a single dwelling on each block. The amendment was lost.

776 AN AMENDMENT was moved by Alderman Michael seconded by Alderman Gibson :

- A. THAT THE FILLING of lots 2 and 3 DP 246975 to permit residential development be approved subject to the following conditions:
1. All filling and any future development to be located to the south west of Council's sewer line and generally in line with the existing dwelling on lot 4.
 2. The filling is not to exceed an ultimate land surface of 13.5 (thirteen point five) metres AHD.
 3. Adequate drainage be provided along the common boundary with lot 4.
- B. That the filling of lot 25 not be permitted but that the applicant be advised that Council would consider a development application for a dwelling with the habitable floor (1st floor) at the 1 in 100 year flood frequency level (16 metres AHD). The application would need to be supported by an objection to the requirement that the habitable floor not be more than 3 (three) metres above the ground.
- C. That the applicant be advised that Council would require as a condition of development consent for lot 25 half road construction and kerb and gutter for the frontage of the land to Palmer Street.
- D. That the Manager of Environmental and Building Services be provided with delegated authority to determine the development application for a dwelling on lot 25."
- E. That clarification of aspects of subsequent development, shadow effect and drainage be reported with subsequent development applications for town houses.
- F. That a right-of-way be created across the rear of Lots 3 and 4 for access in times of flood to those properties fronting North Street.
- G. Access via George Street to be only utilised in times of flood emergency.

The amendment was carried.

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

ITEM 14 - MENDFIELD PTY LTD - CARAVAN PARK, CABIN
ACCOMMODATION AND CONVENTION CENTRE - LOT 3 DP 717341
CHASELING ROAD, LEETS VALE. 220/89

The Manager of Town Planning advised that a letter had been received by facsimile about 5 minutes before the commencement of this evening's meeting, from the Metropolitan West Branch of the Department of Public Works in relation to this proposal, which was in response to a faxed letter that he had forwarded to the Department seeking clarification of the three letters that the Department had forwarded to Council. He read the letter in full to Council and which is quoted below :

"Reference is made to your letter of the 8th June, 1990, concerning Council's request for clarification of the Department's attitude to the above proposal and its statutory areas of responsibility.

In regards to previous Departmental correspondence, the letter of the 9th February, 1990 outlined the Department's concerns with respect to the Flood Assessment Study and addressed several shortfalls within the report. These concerns were satisfactorily dealt with by Mr. Mill of Christopher Miller Consultants Pty Ltd in his letters to Council dated the 15th March, 1990 and 30th April, 1990.

With respect to development on the floodplain, the N.S.W. Government's Flood Prone Land Policy of 1984 adopts a merit approach and permits development upon the floodplain, providing that the effects of flooding don't impact on the development and visa versa.

Council in adopting the policy are required to select a suitable floor standard for flood affected areas. Regardless of the flood standard adopted, Council in permitting development within the Hawkesbury Valley should be aware of the flood hazard associated with that development. In the case of the caravan park being placed on fill to the 1% flood level, this would protect the development up to a flood of this level, however, should a higher flood occur, the proposed development would be in a high hazard floodway, experiencing high flow velocities after inundation.

Consequently, in this situation appropriate allowances should be made for suitable flood warning and excavation procedures.

In the development of such procedures, Council in considering development within the floodplains, should do so in accordance with the Flood Prone Lands Policy as set out in the State Government's Floodplain Development Manual."

Moved by Alderman Sheather seconded by Alderman Rotherham :

That the application be approved subject to the following conditions:

1. Submission of all levels of any fill, excavations, access roads, tennis courts and floor levels of all structures for approval by the Manager of Engineering Services. In this regard the caravan sites and access road are to have a minimum finished level of RL 6.9 (six point nine) AHD.
2. Compliance with the requirements of the Public Works Department to any excavations within 40 (forty) metres of the river bank, filling adjacent to the bank and the construction of the boat ramp.
3. Construction of a 5.5 (five point five) metre wide sealed pavement in Chaseling Road from the end of the existing seal fronting the site to its intersection with the Bicentennial Road. details to be submitted for approval prior to construction.
4. Payment of a contribution of \$70,000 (seventy thousand) towards the upgrading and maintenance of the Bicentennial Road between the two arms of Chaseling Road. The amount to be updated in accordance with variations in the CPI from September 1989 to the date of payment.
5. Access to the site being via a single drive, a minimum of 7 (seven) metres width, located at the western boundary of the site to provide maximum site distances for vehicles entering and leaving the site.
6. The access, all internal access roads, parking and manoeuvring areas being constructed with a sealed pavement and any necessary drainage. Details to be submitted with the building application.
7. Drainage of the site incorporating sediment control measures is to be carried out to the satisfaction of the Manager for Environment and Building Services. Details to be submitted for approval with the building application.
8. The control of siltation and turbidity of storm water discharge from the site, building waste disposal and the emission of noise from machinery during this construction phase to be carried out to the requirements of

the State Pollution Control Commission and Council. Details to be submitted for approval with the building application.

9. The submission of a satisfactory detailed geotechnical report covering all excavation, filling and bearing of all structures to be carried out or erected on the site.
10. Compliance with the requirements of the State Pollution Control Commission in relation to the proposed sewer treatment plant. Consideration is to be given to relocating the treatment plant to above the 1 in 100 year flood frequency level.

Details of the waste disposal system are to be submitted with the building application.

11. Submission of chlorination, filtration and desalination details for drinking water together with details on storage capacity. Such details are to be submitted and approved prior to any work being carried out on the proposed development.
12. The proposed caravan park shall comply in all respects to the requirements of Ordinance 71 of the Local Government Act.
13. The provision of a culvert under the access road sufficient to carry 149 (one hundred and forty nine) cumecs at a water RL of 6.9 (six point nine) AHD. Details to be submitted for approval with the building application.
14. Provision of an elevated water storage reservoir with a minimum capacity of 200,000 (two hundred thousand) litres for fire fighting and domestic use purposes is to be provided. Alternatively details are to be provided with the building application of an alternative fire fighting system utilising the proposed reservoirs on the flat land.
15. The conference complex, cabins and manager's residence shall comply with the requirements of Council's Bushfire Mitigation Policy.
16. Facilities and access for disabled persons shall be provided in the conference centre in accordance with the requirements of Part 53 and Specification 9 of Ordinance 70.
17. No internal wood fires or slow combustion fires are to be installed in any of the dwellings. Details of a central incineration plant are to be submitted to and approved by Council prior to the issue of the building permit.

18. Compliance with any requirements of the Maritime Services Board.
19. Submission of a building application, plans and specifications complying with Ordinance 70.
20. 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.
21. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Manager of Environment and Building Services.
22. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
23. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Pure Foods Act 1908 and Regulations thereunder and Council's Premises Code.
24. Exterior surfaces of the proposed structures being painted or treated with a dark toned non reflective material in such a manner so as to cause the structures 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 buildings.
25. 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. Special attention is to be given to landscaping on the river bank and on the filled area in which the caravans are located with the aim of screening the caravan development. The plan is to be prepared by a qualified landscape architect.
26. Landscaping shall be maintained to Council's satisfaction.
27. 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.
28. The subject development, including landscaping is to be maintained in a clean and tidy manner to Council's satisfaction at all times and any direction given by Council in this regard is to be complied with forthwith.

29. Compliance with the requirements of the State Pollution Control Commission in relation to providing noise insulation within the conference centre. Details to be submitted with the building application.
30. An early flood warning and evacuation plan to the satisfaction of the Manager of Environment & Building Services and the Controller of the State Emergency Services, Hawkesbury be provided.

777 AN AMENDMENT was moved by Alderman Bazeley seconded by Alderman Gibson that the applicant be invited to resubmit the application to incorporate all permanent sites and buildings above the 1 in 100 year flood level so as to:

1. minimise excavation
2. not restrict all floodways
3. that a flood evacuation plan be included.

The amendment was carried.

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

ITEM 19 - PHOENIX PISTOL CLUB - ESTABLISHMENT AND CONDUCT OF A PISTOL CLUB - PART LOT 1, DP 530013 SCHEYVILLE ROAD, OAKVILLE. DA 12/90

TOWN CLERK/GENERAL MANAGER'S REPORT - PLANNING SECTION

ITEM 2 - PHOENIX PISTOL CLUB - PART LOT 1 DP 530013 SCHEYVILLE ROAD, OAKVILLE. DA 12/90

778 RESOLVED on the motion of Alderman Mackay seconded by Alderman Stubbs that the application be approved, subject to the following conditions:

1. The use shall be carried out generally in accordance with the application and submitted plans dated 15th January, 1990, and as amended by conditions below.
2. Submission of a building application, plans and specifications complying with Ordinance 70.

3. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
4. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Manager of Environment and Building Services.
5. An adequate on-site area for parking and loading is to be constructed with an all-weather pavement to the satisfaction of the Manager of Town Planning.
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 vehicle crossing to the entrance to the site to the satisfaction of the Manager of Engineering Services.
8. This approval being limited for a period of 2 (two) years after which time Council will consider an extension of time, having regard to the Scheyville Development Area project.
9. The children's playground area is to be enclosed by a fence of an approved design, details of which are to be submitted with the Building Application.
10. The firing range to be made secure from unsafe entry to the satisfaction of the Manager of Town Planning.

ITEM 20 - C ALOI - ESTABLISHMENT AND CONDUCT OF A RETAIL PLANT NURSERY AND LANDSCAPE SUPPLIES DEPOT - LOT 2 DP 236785 WINDSOR ROAD, VINEYARD - DA 76/90

779 MOVED by Alderman Gibson seconded by Alderman Mackay that the application be approved subject to the following conditions :

1. The development shall be carried out in accordance with the submitted plan dated the 7th March, 1990, except where amended by conditions of consent.
- 2.12 Standard Conditions (Development) - 31, 32, 33, 39, 50 (22) (twenty two), 54, 70, 73, 100, 101, 102.
13. The hours of operation being confined to between 9am and 5pm daily.

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14. All goods and materials being stored wholly within the property.
15. The provision of a shade cloth fence surrounding the landscape supplies enclosures to mitigate dust emissions.
16. The development shall undertake direct vehicular access from the site via the rear to Old Hawkesbury Road. In this regard the developer shall undertake full construction of the portion of Old Hawkesbury Road between the subject site and Latona Avenue, including a 5.5 (five point five) metre wide sealed pavement, to the satisfaction of the Manager of Engineering Services.
17. Direct vehicular access from Windsor Road is prohibited at all times including during flood periods in respect to the retail plant nursery/landscape supplies use.
18. Full engineering specifications in respect to the watercourse improvement works are required to be submitted and approved at the Building Application stage, prior to such works being undertaken.
19. Erosion control measures shall be undertaken in accordance with recognised soil conservation practices and in compliance with the State Pollution Control Commission and Soil Conservation Service. The provision of sewer traps capable of mechanical cleaning shall be constructed with a natural watercourse at downstream end of the allotment as part of the initial works of the development, to minimise any possible sediment discharge from the development site. These practices shall operate for the full period of construction works for the proposed development. The design and construction of the building structures shall be in compliance with the requirements of the Manager of Environmental and Building Services and shall have regard to the flood proofing provisions within the Flood Plain Development Manual Guidelines. No additional filling shall be undertaken within the site prior to submission of an application and approval from Council.
20. The development shall make provision for a 2.4m (two point four) high, black or green plastic coat chain wire fence line along the entire Windsor Road frontage, without any pedestrian gateway and shall be submitted and approved by the Manager of Environment and Building Services prior to the release of the building application.
21. No goods or advertising signage shall be displayed between the front property boundary line to Windsor Road and the building line, nor upon the land between the road alignment and the front property line.

22. The building shall be constructed using materials and colours that are compatible with the amenity of the surrounding area having regard to the rural zoning of the property. Full details are to be submitted and approved by the Manager of Environment and Building Services, prior to the release of the building application.
23. Building Permit No. 890/89 shall be relinquished prior to issue of the building permit for this development.

An amendment was moved by Alderman Sheather seconded by Alderman Bazeley application be approved subject to the following conditions :

1. The development shall be carried out in accordance with the submitted plan dated the 7th March, 1990, except where amended by conditions of consent.
- 2.12 Standard Conditions (Development) - 31, 32, 33, 39, 50 (22) (twenty two), 54, 70, 73, 100, 101, 102.
13. The hours of operation being confined to between 9am and 5pm daily.
14. All goods and materials being stored wholly within the property.
15. The provision of a shade cloth fence surrounding the landscape supplies enclosures to mitigate dust emissions.
16. The development shall undertake direct vehicular access from the site via the rear to Old Hawkesbury Road. In this regard the developer shall undertake full construction of the portion of Old Hawkesbury Road between the subject site and Latona Avenue, including a 5.5 (five point five) metre wide sealed pavement, to the satisfaction of the Manager of Engineering Services. That Latona Avenue be an all weather pavement.
17. Direct vehicular access from Windsor Road is prohibited at all times including during flood periods in respect to the retail plant nursery/landscape supplies use.
18. Full engineering specifications in respect to the watercourse improvement works are required to be submitted and approved at the Building Application stage, prior to such works being undertaken.
19. Erosion control measures shall be undertaken in accordance with recognised soil conservation practices and in compliance with the State Pollution Control Commission and Soil Conservation Service. The

provision of sewer traps capable of mechanical cleaning shall be constructed with a natural watercourse at downstream end of the allotment as part of the initial works of the development, to minimise any possible sediment discharge from the development site. These practices shall operate for the full period of construction works for the proposed development. The design and construction of the building structures shall be in compliance with the requirements of the Manager of Environmental and Building Services and shall have regard to the flood proofing provisions within the Flood Plain Development Manual Guidelines. No additional filling shall be undertaken within the site prior to submission of an application and approval from Council and that such fill shall not exceed the heights of adjoining neighbouring boundaries.

20. The development shall make provision for a 2.4m (two point four) high, black or green plastic coat chain wire fence line along the entire Windsor Road frontage, without any pedestrian gateway and shall be submitted and approved by the Manager of Environment and Building Services prior to the release of the building application.
21. No goods or advertising signage shall be displayed between the front property boundary line to Windsor Road and the building line, nor upon the land between the road alignment and the front property line.
22. The building shall be constructed using materials and colours that are compatible with the amenity of the surrounding area having regard to the rural zoning of the property. Full details are to be submitted and approved by the Manager of Environment and Building Services, prior to the release of the building application.
23. Building Permit No. 890/89 shall be relinquished prior to issue of the building permit for this development.

The amendment was lost.

The motion was then put and carried.

ITEM 25 - STATUS OF PROPOSED ROAD BETWEEN GROSE VALE ROAD AND BELLS LINE OF ROAD, NORTH RICHMOND - KEMSLEY PASTORAL COMPANY PTY LTD L10/87 & 12083.04000

- 780 RESOLVED on the motion of Alderman Michael seconded by Alderman Denne that Council reconsider the proposed road reservation of land to enable a flood free access road to be built.

ITEM 34 - USE OF ANSCHAU CRESCENT BY HAWKESBURY VALLEY MOTORS. DA 221/87 & L11/89

TOWN CLERK/GENERAL MANAGER'S REPORT - PLANNING SECTION

ITEM 4 - USE OF ROSS STREET AND ANSCHAU CRESCENT BY HAWKESBURY VALLEY MOTORS. DA 221/87 & L11/89

781 Moved by Alderman Sheather seconded by Alderman Denne that :

1. No objection be raised to the use of Ross Street and Anschau Crescent for car access only to Hawkesbury Valley Motors.
2. Hawkesbury Valley Motors be advised to prepare a plan of management for the dealership incorporating;
 - (a) provision for car transporters to enter and leave the site via Macquarie Street only and to load and unload all vehicles on site,
 - (b) additional on site parking to cater for all staff and visitor parking.
3. Hawkesbury Valley Motors be advised that the plan of management must be completed by 26th July, 1990 or alternatively Council will commence legal proceedings to enforce the conditions of Development Consent 371/87.
4. Upon receipt of the plan of management, it be referred to the Local Traffic Committee for consideration.
5. That Mr Daines be advised of the above action.

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

- A. A further report be submitted to the next Ordinary Meeting.
- B.
 1. No objection be raised to the use of Ross Street and Anschau Crescent for car access only to Hawkesbury Valley Motors.
 2. Hawkesbury Valley Motors be advised to prepare a plan of management for the dealership incorporating;

- (a) provision for car transporters to enter and leave the site via Macquarie Street only and to load and unload all vehicles on site,
 - (b) additional on site parking to cater for all staff and visitor parking.
3. Hawkesbury Valley Motors be advised that the plan of management must be completed by 26th June, 1990 or alternatively Council will commence legal proceedings to enforce the conditions of Development Consent 371/87.
 4. Upon receipt of the plan of management, it be referred to the Local Traffic Committee for consideration.
 5. That Mr Daines be advised of the above action.

The amendment was lost.

The motion was then put and carried.

- 782 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that the Report of the General Purpose Committee Meeting held on 29th May, 1990 as recorded on Pages 1 to 35 of the Minutes of the General Purpose Committee Meeting, be adopted, with the exception of :

Section 2 - Planning and Development

Item 11 - Mr Alann James - Filling of Land for The Erection of Dwellings - Lot 25 DP 742749, Lots 2 & 3 DP 246975, Palmer & North Streets, Windsor. DA 59/89

Item 14 - Mendfield Pty.Ltd. - Caravan Park, Cabin Accommodation and Convention Centre - Lot 3 DP 717341, Chaseling Road, Leets Vale. 220/89

Item 19 - Phoenix Pistol Club - Establishment and Conduct of a Pistol Club - Part Lot 1, DP 530013, Scheyville Road, Oakville. DA 12/90

Item 25 - Status of Proposed Road between Grose Vale Road & Bells Line of Road, North Richmond - Kemsley Pastoral Company Pty Ltd L10/87 & 12083.04000

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Item 34 - Use of Anschau Crescent by Hawkesbury
Valley Motors. DA 221/87 & L11/89

which have already been considered by Council - See Minutes Nos. 776, 777, 778, 780 and 781.

GENERAL PURPOSE COMMITTEE MEETING HELD ON 7TH JUNE, 1990.

- 783 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that the Report of the General Purpose Committee Meeting held on 7th June, 1990 as recorded on Pages 1 to 3 of the Minutes of the General Purpose Committee Meeting, be adopted, with the exception of :

Item 3 - Alann James - Filling of Land for the Erection
of Dwellings - Lot 25 DP 742749, Lots 2 & 3 DP 246 975
Palmer Street, Windsor DA 59/89

Item 4 - Mendfield Pty. Ltd. - Caravan Park, Cabin
Accommodation and Convention Centre - Lot 3 DP 717341,
Chaseling Road, Leeds Vale 220/89

which have already been considered by Council - See Minutes Nos. 776 and 777.

SECTION 4 - REPORTS FOR DETERMINATION

FINANCE AND ADMINISTRATION

1. DEPARTMENT OF FAMILY AND COMMUNITY SERVICES
REVIEW OF COMMUNITY SERVICES GRANTS PROGRAMME. C45

- 784 RESOLVED on the motion of Alderman Michael seconded by Alderman Stubbs that the Department of Family and Community Services be requested to give consideration to the following recommendations:

1. That if a needs based planning approach is to be implemented in the Community Services Grants Programme, a valid, reliable and workable method of needs assessment be developed in consultation with Councils and community organisations;

2. That provision also be made for the delivery of specialised services to isolated communities and in areas where such services are currently functioning to meet a demonstrable community need.

2. STAFF MATTERS. S1/8P.

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

3. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. C51, I112/21.

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

- | | |
|--------|---|
| Leases | <ul style="list-style-type: none"> - Mr R & Mrs L Ross - residential lease in respect of 4 Macquarie Road, Wilberforce for 6 (six) months at a weekly rental of \$170.00 (one hundred and seventy). - Mr N & Mrs A Karaviotis - 3 (three) years plus 3 (three) year option. Renewal of lease agreement for Shop 2, McGraths Hill Shopping Centre. Initial annual rental \$7,800 (seven thousand eight hundred) plus 28.38% (twenty eight point three eight) of outgoings for the complex. - Ryloz Holdings Pty Ltd - 3 (three) years plus 3 (three) year option. Renewal of lease agreement for Shop 3, McGraths Hill Shopping Centre. Initial annual rental \$7,800 (seven thousand eight hundred) plus 28.38% (twenty eight point three eight) of outgoings for the complex. - Mr P Barlow - 3 (three) plus 3 (three) year option. Renewal of lease agreement for Shop 4 McGraths Hill Shopping Centre. Initial annual rental \$6,500 (six thousand five hundred) plus 19.84% (nineteen point eight four) of outgoings for the complex. |
|--------|---|

- Deed of Agreements - Between member Councils of Westpool to vary the original Deed of Agreement and the Memorandum of Cover in accordance with adopted policies. The documents have been endorsed by both the Westpool Management and Executive Committees.

4. HAWKESBURY DISTRICT EISTEDDFOD SOCIETY - DONATION.
D64

- 787 RESOLVED on the motion of Alderman Sledge seconded by Alderman Gibson that a donation of \$1000.00 (one thousand) be made to the Hawkesbury District Eisteddfod Society and that the Society be requested to nominate an award/prize at its annual eisteddfod in the name of Hawkesbury City Council. Further that Council subsidise the Hawkesbury District Eisteddfod Society for the use of the Windsor Function Centre on an annual basis for their Eisteddfod.

5. COMMONWEALTH BANK OF AUSTRALIA - RENEWAL OF LOAN.
D23-36

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

6. LOCAL GOVERNMENT ASSOCIATION OF NEW SOUTH WALES
- ANNUAL CONFERENCE 1990. C48.

- 789 RESOLVED on the motion of Alderman Michael seconded by Alderman Gibson that information regarding the 1990 Conference be received and Council elect its 4 (four) voting delegates, with Aldermen Michael, Benson, Sledge and Sheather being elected Council's delegates.

7. SALE OF LOT 100 MARCH STREET, RICHMOND TO
HAWKESBURY COMMUNITY AND RSL HOMES TRUST. S89/99,
P160/78, 2643w

- 790 RESOLVED on the motion of Alderman Sledge seconded by Alderman Stubbs that :
1. The Trust be advised Council is not interested in purchasing the existing building in West Market Street, Richmond.

This is Page of the Minutes of the ORDINARY NO. 5 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 12TH JUNE, 1990

Town Clerk/General Manager

Mayor

2. That no objections be raised to a deferred payment of the \$60,000 (sixty thousand) for 12 (twelve) months, provided Council has a security by way of mortgage or second mortgage over Lot 100 or the existing site in West Market Street, Richmond and that Lots 1 & 4, DP 223656 March Street be transferred to Council with vacant possession.

8. LOCAL GOVERNMENT ASSOCIATION - CONTRIBUTION FROM COUNCILS. L128

- 791 RESOLVED on the motion of Alderman Sledge seconded by Alderman Bazeley that a contribution of \$150.00 (one hundred and fifty) be made to the Local Government Association towards legal costs in the appeal lodged by Hornsby Shire Council V Porter.

9. ACQUISITION OF DIGITAL CADASTRAL DATA. C74, M14

- 792 RESOLVED on the motion of Alderman Sledge seconded by Alderman Stubbs that Council purchase the digital cadastral data for the City area at \$1.50 (one dollar and fifty cents) per land parcel from the Land Information Centre, that Council pay \$11,250 (eleven thousand two hundred and fifty) (25% [twenty five] of \$45,000 [forty five thousand]) to allow the LIC to commence the capture of the data, and the necessary agreement be executed under Seal of Council.

10. APPLICATION FOR LEASING UNFORMED PUBLIC ROAD. 665-243

- 793 RESOLVED on the motion of Alderman Rotherham seconded by Alderman Michael that approval not be granted for the leasing of the unformed road adjoining Lot 4 DP 209997 as:-
1. The existing carriageway is adequate, and if granted, the proposal would essentially duplicate the existing carriageway.
 2. The applicant should not be allowed exclusive use of a public roadway.
 3. The proposed exit onto Bells Line of Road is near a crest with subsequent limited visibility for motorists using Bells Line of Road and for vehicles ingressing and egressing from the driveway.
 4. The proposal is not in the public interest.

11. ROAD WIDENING - ROBERTS CREEK ROAD. S89/177

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

1. Application be made to the Metropolitan Lands Office for dedication of Crown Lands, having areas of 1347m² (one thousand three hundred and forty seven) and 998.5m² (nine hundred and ninety eight point five), as a public road to facilitate subdivision roadworks.
2. All necessary documentation be completed under Seal of Council.

12. COMMONWEALTH BANK OF AUSTRALIA - 1989/90 LOAN BORROWING PROGRAMME. B23-36

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

ENGINEERING1. HAWKESBURY CANOE CLASSIC ASSOCIATION INC - GOVERNOR PHILLIP RESERVE. 625/205

796 RESOLVED on the motion of Alderman Michael seconded by Alderman Stubbs that approval be granted to the application by Hawkesbury Canoe Classic Association Inc for the use of Governor Phillip Reserve on Saturday, 3rd November, 1990, with exclusive use during 4.00pm - 6.00pm on that date.

Further that approval be granted to erect 5 (five) marquees, use of a public address system, as well as use of the parking area to the right of the access drive, with Council to provide additional rubbish receptacles as required.

2. RICHMOND NORTH PUBLIC SCHOOL P & C ASSOCIATION - NORTH RICHMOND COMMUNITY CENTRE. A5, C40, D64, C45/30

797 RESOLVED on the motion of Alderman Sledge seconded by Alderman Michael that Council provide portable staging and additional rubbish receptacles, at Council cost, to the Richmond North Public School P & C Association for Carols by Candlelight on 7th December, 1990.

3. RICHMOND HIGH SCHOOL P & C ASSOCIATION - RICHMOND PARK -MARKET DAY. 625/202

798 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Bazeley that permission be granted to Richmond High School P & C Association for use of Richmond Park on Saturday, 27th October, 1990, to conduct a market day, subject to the following conditions:

- (i) A public liability policy in the amount of \$2 (two) million being obtained by the Association;
- (ii) the flow of pedestrian traffic along Windsor Street not being interrupted;
- (iii) no alcoholic beverages are to be sold, nor a central alcohol distribution point to be established during the course of the above function;
- (iv) noise levels to be kept at a reasonable level; and
- (v) the area to be left clean and tidy upon completion of the Association's function.

4. NSW WATER SKI ASSOCIATION LTD - GOVERNOR PHILLIP RESERVE - CASTROL BRIDGE TO BRIDGE WATER SKI CLASSIC, 1990. 625/205, F81, A5

799 RESOLVED on the motion of Alderman Sheather seconded by Alderman Bazeley that approval be granted to the application by the New South Wales Water Ski Association for exclusive use of Governor Phillip Reserve on Sunday, 18th November, 1990, to conduct the Castrol Bridge to Bridge Water Ski Classic, 1990, subject to the Association paying 40% (forty) of gross gate takings to Council.

5. SOUTH WINDSOR SEWAGE TREATMENT PLANT STAGE 2 AUGMENTATION - CONSTRUCTION OF CIVIL ENGINEERING WORKS AND SERVICES. S200/25

800 RESOLVED on the motion of Alderman Michael seconded by Alderman Books that Council not accept any tenders submitted on 27th April, 1990, for the South Windsor Sewage Treatment Plant Stage 2 Augmentation Construction of Civil Engineering Works and Services.

6. ROADS & TRAFFIC AUTHORITY - THE DRIFTWAY
PROGRAMME AND FUNDING. 665-2018

- 801 RESOLVED on the motion of Alderman Mackay seconded by Alderman Books that an application be lodged by this Council to the RTA for funding of the reconstruction of The Driftway on behalf of Penrith City Council and Hawkesbury City Council.

That the RTA be advised that an amount of \$50,000 (fifty thousand dollars) has been provided in Council's 1990 Estimates towards the project and that consideration will be given towards provision of a similar sum in the 1991 Estimates.

That Penrith City Council be advised of the action taken.

HEALTH AND BUILDING

1. EIS FOR SEWERAGE STRATEGIES IN THE UPPER BLUE
MOUNTAINS. S200.

- 802 RESOLVED on the motion of Alderman Benson seconded by Alderman Stubbs that the comments forwarded be endorsed.

2. HAWKESBURY FITNESS CENTRE. P179-1-1

- 803 Moved on the motion of Alderman Mackay seconded by Alderman Books that the proposal from the Australian Community Recreation Association for its consulting company LRM Australia Pty Ltd to carry out a feasibility study and management plan for the Hawkesbury Fitness Centre as detailed for the sum of \$10,000 (ten thousand) be accepted.

An amendment was moved by Alderman Bazeley seconded by Alderman Sheather that ACRA through its Consulting Company LRM Australia Pty Ltd carry out a feasibility study to :

1. review the adequacy of all existing facilities in the City covering activities proposed for the fitness centre,
2. survey and report on the needs of Hawkesbury residents for such facilities,

3. determine the site to meet those needs,
4. draw up a concept plan for such facilities for the sum of \$10,000 (ten thousand).

The amendment was lost.

The motion was then put and carried.

3. EAST KURRAJONG WASTE DEPOT - OPERATIONS CONTRACT.
(G90-2).

- 804 RESOLVED on the motion of Alderman Benson seconded by Alderman Sheather that an agreement between Mr E Palmer and Council be entered into under the same covenants and agreements as are contained in the current contract.

PLANNING

1. DRAFT DEVELOPMENT CONTROL PLAN FOR INDUSTRIAL
DEVELOPMENT. P160/80

- 805 RESOLVED on the motion of Alderman Rotherham seconded by Alderman Stubbs that :
- A. Council adopt the draft development control plan for industrial development.
 - B. That the adoption of the development control plan for industrial development be advertised in the Hawkesbury Gazette in accordance with the Environmental Planning and Assessment Regulations, 1980.
 - C. That a certified copy of the development control plan for industrial development be forwarded to the Secretary of the Department of Planning.

2. PHOENIX PISTOL CLUB - PART LOT 1, DP 530013, SCHEYVILLE
ROAD, OAKVILLE. DA 12/90

See Minute No. 778.

3. HORSE YARDS, FEEDSTORE, SHELTER STRUCTURES, DRESSAGE/EXERCISE YARD AND BRIDGE - LOT 1 DP 514209, COMMERCIAL ROAD, VINEYARD (MR CALDERONE AND MS BELFIELD. DA 375/89

- 806 RESOLVED on the motion of Alderman Mackay seconded by Alderman Stubbs that the applicant be advised that the fences have to be immediately removed in accordance with the approved plans and the area landscaped to the satisfaction of the Manager of Town Planning.

4. USE OF ROSS STREET AND ANSCHAU CRESCENT BY HAWKESBURY VALLEY MOTORS. DA221/87 & L11/89

See Minute No. 781.

5. VARIATION TO RESTRICTION AS TO USER - LOT 812 DP 778220, NO. 35 NEPTUNE CRESCENT, BLIGH PARK. DA 44/90

The Town Clerk/General Manager advised that a letter had been handed in just prior to the commencement of the meeting this evening, dated 12th June, 1990 addressed to the Town Planner, Hawkesbury City Council, from Mr. & Mrs. L. Weiss, relating to this matter, which he read in full and which is quoted below :

"I Lance Weiss of 33 Neptune Cres. Bligh Park wish to place an objection to Council's approval of a 40 place Kindergarten and Pre-School on Lot 812 (35) Neptune Cres. Bligh Park, Council's DA 44/90EH.

I further object to Council altering the restriction as to the user on said parcel of land and refer to Restrictions placed on Use of said land by your joint developer. That being 'Residential use only'."

Moved by Alderman Sheather seconded by Alderman Bazeley that a report come to the next General Purpose Committee meeting on the matter.

- 807 **AN AMENDMENT** was moved by Alderman Sledge seconded by Alderman Mackay that the restriction as to user be varied to allow the erection of a 40 (forty) place kindergarten/pre-school on Lot 812 DP 778220, No. 35 Neptune Crescent, Bligh Park, and that the Seal of Council be affixed to all necessary documents.

The amendment was carried.

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

6. BITTINI PTY LTD - TOURMALINE HOTEL/MOTEL LIQUOR BARN
- LOT 3 DP 559566 CNR WINDSOR AND BOUNDARY ROADS,
VINEYARD - EXTENSION OF THE LIQUOR BARN, FILE DA 87/90

- 808 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that the Local Traffic Committee recommendation be adopted, subject to the deletion of condition "(a). That the customer drive-through be relocated to the northern wall of the storeroom."

7. DUNSFORD INVESTMENTS - PROPOSED DISCOUNT
DEPARTMENT STORE, RICHMOND. L3/86

- 809 RESOLVED on the motion of Alderman Gibson seconded by Alderman Mackay that Council advise Dunsford Investments Pty Ltd that it no longer supports the draft local environmental plan submitted by the Company for the purposes of a discount department store and ancillary shopping at Richmond.

8. TREE PRESERVATION ORDER. P160/30

- 810 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Books that pursuant to Clause 8 of the Environmental Planning and Assessment Model Provisions, 1980, Council make a Tree Preservation Order to apply to the whole of the City area, and that the Order be published in the Government Gazette and the Hawkesbury Gazette, as is required.

SECTION 5 - REPORTS FOR INFORMATION

1. CONTRACT: ALTERATIONS TO COUNCIL CHAMBERS INCLUDING NEW ENTRY RAMP AND STAIRS. C51/1
2. KURRAJONG COUNTRY WOMENS ASSOCIATION. 3496C
3. WINDSOR FUNCTION CENTRE - APRIL/MAY BOOKINGS. C51/3
4. HAWKESBURY DISTRICT AGRICULTURAL ASSOCIATION - DONATION. D64
5. COMMUNITY SERVICES REPORT - MAY, 1990. C45
6. AUSTRALIANA PIONEER VILLAGE. C51/54
7. STAFF MATTERS. S205

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8. PITT TOWN LAGOON. 625
9. ARTS DEVELOPMENT IN WESTERN SYDNEY. A11
10. BUILDING APPLICATIONS. B25
11. LAUNCH OF THE CHILDREN'S LITERACY COLLECTION. L125
12. NEPEAN PARK, YARRAMUNDI. L9/87
13. BLIGH PARK. P160/46
14. DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY. P160/33
15. CONSTITUTION OF LOCAL GOVERNMENT RATING TASK FORCE. C44-1, R 186
16. HAWKESBURY HERITAGE ADVISORY COMMITTEE. H105

Moved by Alderman Bazeley seconded by Alderman Benson that Council ask the Committee to review the Heritage List as to a priority for their preservation and the appropriate use of funding as is made available each year.

The motion was lost.

17. TREE PRESERVATION ORDER APPLICATIONS. P160/30
18. SYDNEY REGION LAND AUDIT. P160-82
19. PUBLIC WORKS. S205/3/A
20. REPORTS REQUESTED BY COUNCIL - STATUS AS AT 12TH JUNE, 1990. C50-1

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

SECTION 6 - REPORTS OF COMMITTEES

1994 BICENTENNIAL COMMITTEE MEETING - 28TH APRIL, 1990

- 812 RESOLVED on the motion of Alderman Mackay seconded by Alderman Gibson that the Minutes of the 1994 Bicentennial Committee Meeting held on 28th April, 1990, as recorded on Pages 1 and 2 of the Minutes of the meeting, be adopted.

COMMUNITY COMMITTEE MEETING - 1ST MAY, 1990

- 813 RESOLVED on the motion of Alderman Mackay seconded by Alderman Gibson that the Minutes of the Community Committee Meeting held on 1st May, 1990, as recorded on Page 1 of the Minutes of the meeting, be adopted.

NOISE & ENVIRONMENTAL POLLUTION COMMITTEE MEETING - 2ND MAY, 1990

- 814 RESOLVED on the motion of Alderman Mackay seconded by Alderman Gibson that the Minutes of the Noise & Environmental Pollution Committee Meeting held on 2nd May, 1990, as recorded on Pages 1 and 2 of the Minutes of the meeting, be adopted.

HAWKESBURY FLOOD PLAIN MANAGEMENT COMMITTEE MEETING - 2ND MAY, 1990

- 815 RESOLVED on the motion of Alderman Mackay seconded by Alderman Gibson that the Minutes of the Hawkesbury Flood Plain Management Committee Meeting held on 2nd May, 1990, as recorded on Pages 1 and 2 of the Minutes of the meeting, be adopted.

HAWKESBURY FITNESS CENTRE FINANCE ADVISORY COMMITTEE MEETING - 3RD MAY, 1990

- 816 RESOLVED on the motion of Alderman Mackay seconded by Alderman Gibson that the Minutes of the Hawkesbury Fitness Centre Finance Advisory Committee Meeting held on 3rd May, 1990, as recorded on Pages 1 and 2 of the Minutes of the meeting, be adopted.

MANAGEMENT EXECUTIVE COMMITTEE MEETING - 9TH MAY, 1990

- 817 RESOLVED on the motion of Alderman Mackay seconded by Alderman Gibson that the Minutes of the Management Executive Committee Meeting held on 9th May, 1990, as recorded on Pages 1 and 2 of the Minutes of the meeting, be adopted.

HAWKESBURY HERITAGE ADVISORY COMMITTEE MEETING - 9TH MAY, 1990.

6.3 Poultry Pavilion - Hawkesbury Racecourse.

- 818 RESOLVED on the motion of Alderman Michael seconded by Alderman Books that Council does not support the recommendation that the poultry pavilion and surrounding trees be identified as a Heritage Item within Council's Planning Instrument.
- 819 RESOLVED on the motion of Alderman Mackay seconded by Alderman Gibson that the Minutes of the Hawkesbury Heritage Advisory Committee Meeting held on 9th May, 1990 as recorded on Pages 1 to 6 of the Minutes of the meeting, be adopted, with the exception of Item 6.3 - See Minute No. 818.

MUSHROOM COMPOSTING INDUSTRY SITING COMMITTEE MEETING - 16TH MAY, 1990

- 820 RESOLVED on the motion of Alderman Mackay seconded by Alderman Gibson that the Minutes of the Mushroom Composting Industry Siting Committee Meeting held on 16th May, 1990, as recorded on Pages 1 and 2 of the Minutes of the Meeting, be adopted.

COMMUNITY ENVIRONMENT COMMITTEE MEETING - 30TH MAY, 1990

- 821 RESOLVED on the motion of Alderman Mackay seconded by Alderman Gibson that the Minutes of the Community Environment Committee Meeting held on 30th May, 1990, as recorded on Pages 1 to 3 of the Minutes of the Meeting, be adopted.

HAWKESBURY FITNESS CENTRE FINANCE ADVISORY COMMITTEE MEETING - 31ST MAY, 1990

- 822 RESOLVED on the motion of Alderman Mackay seconded by Alderman Gibson that the Minutes of the Hawkesbury Fitness Centre Finance Advisory Committee Meeting held on 31st May, 1990, as recorded on Pages 1 and 2 of the Minutes of the Meeting, be adopted.

SECTION 7 - CORRESPONDENCE FOR INFORMATION

1. SCHOOL BOARDING SERVICES - APPRECIATION. A5
2. LOCAL GOVERNMENT ASSOCIATION OF NSW - REFUND OF FRINGE BENEFITS TAX & PAYE INSTALMENT CREDITS. T215-4
3. SAVE HOWLEY PARK CITIZENS' COMMITTEE - LEASE OF PARKS. 625
4. HAWKESBURY ADULT LITERACY GROUP - APPRECIATION. A5
5. COMMONWEALTH BANK OF AUSTRALIA, RICHMOND - GUARANTEE. B21
6. DAVID PROWSE, MLA, SPEAKER ACT LEGISLATIVE ASSEMBLY - CONGRATULATIONS. A5, CS2-4, T220
7. DAVID HAY, MINISTER FOR LOCAL GOVERNMENT, MINISTER FOR PLANNING - CODE OF CONDUCT FOR LOCAL GOVERNMENT MEMBERS AND STAFF. L128, C50
8. J H MILNE - APPOINTMENT - DIRECTOR - CENTENARY CELEBRATIONS. H101
9. DEPARTMENT OF SOCIAL SECURITY - CHANGES TO ASSISTANCE. C45
10. LOCAL GOVERNMENTS AND SHIRES ASSOCIATIONS - GENERAL CIRCULAR NO. 6/1990. C44/2
11. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW - GENERAL CIRCULAR NO. 7/1990. C44/2
12. WSROC - NEWCASTLE EARTHQUAKE - LORD MAYOR'S APPEAL. W275
13. DEPARTMENT OF PLANNING - PROPOSED DISPOSAL OF 3 WATER BOARD OWNED SITES. C51, M134
14. HAWKESBURY DISTRICT SENIOR CITIZENS CENTRE - APPRECIATION. A5
15. HAWKESBURY DISTRICT SENIOR CITIZENS CENTRE - ANNUAL FETE. A7-1
16. LIVERPOOL CITY COUNCIL - MULTIFUNCTION POLIS (MFP). W275
17. THE BILPIN DISTRICT HALL INC - MANAGEMENT COMMITTEE COMPOSITION. L125-28
18. NSW AGRICULTURE AND FISHERIES. L125, A10
19. FLOOD MITIGATION AUTHORITIES OF NSW. F84/7
20. LOCAL GOVERNMENT SHIRES ASSOCIATION OF NSW - 1990 ANNUAL CONFERENCE. W271, C48/1
21. STIMULUS. D64
22. RSL KURRAJONG-COLO - APPRECIATION. A5
23. L G MACDONALD & CO - LIMITED OVERDRAFT. A8

This is Page of the Minutes of the ORDINARY NO. 5 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 12TH JUNE, 1990

24. PETITION FOR CLOSURE OF ENTRANCE TO HAWKESBURY VALLEY MOTORS IN ANSCHAU CRESCENT. 14-1W
25. DEPARTMENT OF PRIMARY INDUSTRIES AND ENERGY - AUSTRALIAN WATER RESEARCH ADVISORY COUNCIL. W272
26. HAWKESBURY CRICKET CLUB - BENSONS LANE CRICKET COMPLEX. 625-220, 625-220B
27. ROADS & TRAFFIC AUTHORITY - DIRECTION TO RESTRICT. R190/10
28. MR. STEWART PACKHAM - TRANSCRIPTION - GROSE VALE. A7/1, P155
29. NATHAN BARNES & WARREN MOSS - RICHMOND HIGH SCHOOL -DONATION. D64
30. TOM LONSDALE AND ASSOCIATES - PROPOSED REZONING OF LOTS 308 AND 341 RIFLE RANGE ROAD, SOUTH WINDSOR. L2/87
31. MR C MERCIECA - ERECTION OF FOUR POULTRY SHEDS, BOCKS ROAD, OAKVILLE. DA 22/90
32. PECUNIARY INTEREST - PROCEDURE FOR DEALING WITH ALLEGED BREACHES. C50-23.
33. PUBLIC WORKS METWEST REGIONAL OFFICE. FLOOD DAMAGE - FEBRUARY 1990. G95/45, F84

- 823 RESOLVED on the motion of Alderman Mackay seconded by Alderman Bazeley that the correspondence in this section be received and appropriate replies forwarded where necessary.

SECTION 8 - OTHER REPORTS

There were no "Other Reports" in this Section.

SECTION 9 - SUPPLEMENTARY REPORTS

REPORTS FOR DETERMINATION

FINANCE AND ADMINISTRATION

13. WINDSOR COUNTRY CLUB LTD. L127-3

- 824 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Rotherham that Council give its consent to the Westpac Banking Corporation

increasing its priority on first mortgagee to \$150,000.00 (one hundred and fifty thousand) and any necessary documents be executed under Seal of Council.

14. REQUEST TO SUPPORT ESTABLISHMENT OF TAFE COLLEGE
AT MUNGERIE PARK. E70-1.

- 825 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that the Department of Technical and Further Education be advised that Council supports the development of a new College at Mungerie Park for the educational and social development and benefits of the population of North Western Sydney provided that it does not prejudice the development of the TAFE College at Richmond.

QUESTIONS WITHOUT NOTICE

Alderman Rotherham asked if a letter could be forwarded to His Excellency the Governor, Sir David Martin expressing Council's regret for the need for his early retirement and thanking him for the work that he has done in the community.

The Mayor agreed that this be done.

Alderman Mackay asked if the Save Our Rail Action Committee is still meeting.

The Mayor advised that the Committee meets again on Thursday next.

Alderman Mackay asked why the Committee did not report to Council.

The Mayor stated that it does not report to Council because it was appointed by a public forum.

Alderman Mackay sought an analysis of the future of the Ham/Mileham Street land where the inspection was carried out some time ago when medium density was proposed. He stated that a report was to come forward and asked when this report would be forthcoming.

The Manager of Town Planning stated that an internal priority list had been prepared which would be presented to the Management Executive Committee Meeting. The report requested was towards the top of priority because it had been outstanding for some time.

Alderman Books referred to an article in the paper regarding a waste dump being established at the R.A.A.F. Base and asked if Council had any information in this regard.

The Manager of Environment & Building Services stated that Council had not been advised formally about any proposal, however, he is trying to establish some contact with the R.A.A.F. Base to find out what is proposed. He has heard that there is a proposed treatment for some paint products and cladding residues that are used in the protection of aircraft and he imagines that it would be a chemical process bringing to a stage where it is suitable for discharge through their sewerage treatment plant. The Minister responsible had indicated that they will comply with any requirements of the State Government in this regard. The Manager of Environment & Building Services stated that he did not have any details at this stage.

Alderman Books stated that some of the farmers nearby are concerned that the runoff from the treatment plant will affect their vegetable growing areas.

Alderman Books asked if it is possible that Council could clear some more of the bush around the Stimulus building. He stated that the Stimulus people are having difficulty in keeping plants in the ground - they re-plant and the plants are stolen again within a week. He suggested better lighting in the area.

Alderman Benson drew attention to the lack of adequate carparking space at the Pitt Town Sports Club. He stated that at a recent function there were about 300/400 cars parked along Old Pitt Town Road, and this created a very dangerous situation and suggested that this corner be investigated with a view to possible lighting and signposting as it is a real hazard.

Alderman Gibson referred to the land on the western side of Hayes Bros and asked if a report could be brought forward if possible in relation to the usage of that land. He suggested a parking area if the usage of the land is feasible.

Alderman Sheather stated that Roberts Creek Road off East Kurrajong Road is not signposted and the first couple of hundred yards of the road is completely potholed.

Alderman Sheather asked how much had been raised in regard to the Sambell/Hayman fundraising project.

That Mayor stated that over \$400 had been raised, and that he was waiting on a letter from Beverley Hayman as she had indicated that she wished to donate her share to Kathy Sambell who made the National Championships.

Alderman Benson asked what is the situation in relation to the employees at the Windsor Function Centre and stated that some of them have had 12 years casual employment at the Centre.

The Mayor stated that the matter had been fully reported to Council about three meetings ago. He stated that it is open to one particular employee to continue with this Council or leave the Council - it is very much for that person's judgement. He stated that there is only one casual employee who was in fact appointed by the former Centre Manager.

Alderman Michael commented on Alderman Books' question regarding the R.A.A.F. Base and stated that he had made an appointment to talk with people on the Base on Thursday morning with a view to getting the correct person to talk to the Manager of Environment & Building Services.

QUESTIONS FROM THE GALLERY

The Mayor then invited Questions from the Gallery.

Mr.G.Farrance referred to the roadworks carried out by Council at the end of Eldon and Grenville Streets, Pitt Town and asked when is the road going to be fully sealed.

The Manager of Engineering Services stated that in regard to the kerbing and guttering works along Grenville Street, the allocation provided has been spent so it will be necessary for Council to continue to do the shoulder to provide additional funds. The matter will be considered in future programmes.

Mr.G.Farrance stated that there is a problem of dogs roaming in the Vermont and Hawkesbury Roads areas at Pitt Town and asked if the dog catcher could be sent out to these areas.

The Mayor asked Mr.Farrance if he could respond, or get somebody to respond, when dogs are active in a given locality.

The meeting terminated at 11.13 p.m.

Submitted to and confirmed at the meeting of Council held on 10th July, 1990.

..... Mayor

NOTICE OF MOTION

ORDINARY MEETING - 10TH JULY, 1990

By Alderman P.E.Gibson :

With the Council's involvement in the Commonwealth Government "Local Approvals Program" that the position be considered where panels/groupings of staff are established to advise/consult with prospective developers on the development proposal with the purpose of explaining State/Council policies and the provision of planning schemes in an endeavour to - reduce time of consideration - reduce deferral of applications - reduce costs to public and private sector. At the same time Councils be advised of the need to regularly update and review with full public consultation policies and planning schemes.

REPORT OF GENERAL PURPOSE COMMITTEE

SECTION 3

REPORT OF GENERAL PURPOSE COMMITTEE MEETING

I N D E X

Section 1 - Works

<u>Item No.</u>	<u>Subject</u>	<u>Page</u>
1	Works Cost Statement	1
2	McQuade Park Windsor - Council Policy re Use by Community	1-2
3	Baulkham Hills Shire Council - Maintenance of Boundary Road Maraylya	2-3
4	Prospect Electricity - Supply to North Richmond	3-4
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Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 26th June, 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, W.J. Mackay, G.G. Michael, R.F. Rotherham, L.C. Sheather, W.J. Sledge, and R.P. Stubbs.

An apology for absence was received from Alderman P.E. Gibson and from Alderman R.C. Bazeley who arrived at the meeting at 10.17 a.m. and were accepted.

SECTION 1 - WORKS

ITEM 1: WORKS COST STATEMENT

COMMITTEE'S RECOMMENDATION

THE WORKS COST Statement to 31st May, 1990 be adopted and the revised estimates of cost be adopted.

ITEM 2: (File 625/203)

SUBJECT: McQUADE PARK, WINDSOR - COUNCIL POLICY RE
USE BY COMMUNITY

REPORT (M.E.S.)

Council, at its meeting held in December, 1982, resolved in part that the following policy be adopted in respect of use of Council Parks:-

1. The riding of trail bike be prohibited in public reserves under the care and control of Council within the Shire of Hawkesbury.
2. Group bookings, use of sound amplifiers, the emission of excessive noise, the sale of alcoholic beverages and the erection of tent structures be prohibited on the following reserves:

Howe Park, Macquarie Park, McQuade Park, Paine Park and Smith Park.

All applicants are advised of the foregoing policy and the requirement for applications to be reported to Council.

The policy was adopted in respect to problems some years back, when carnivals, fun fairs and similar attractions were held in the park with, at one time, the carnival extending over a number of days and nights. These events attracted large numbers, were noisy during the night hours and extended through to the Sunday.

In relation to group bookings, McQuade Park is a popular venue for community-based functions ranging from weddings, car displays, charity fundraising activities, family reunions, sporting events, etc. With the exception of weddings, all of the foregoing activities require submission to Council with recommendation that Council exercise discretionary powers.

Of import since 1982, Council has not refused any application solely on the basis of the subject policy. On the other hand, considerable administrative expense is incurred by Council, as well as delay caused to the applicant, in awaiting Council's decision.

With regard to those other conditions listed in that policy, such are applied in respect of use of any reserve, as well as any other condition that may be deemed necessary upon assessment of an application.

Having regard to the foregoing, Council might wish to revoke its decision of December, 1982, in regard to park bookings. Applications of a contentious nature would still be reported to Council.

Recommendation

That Council revoke Item 2 of its policy decision of December, 1982, in respect of use of Howe Park, Macquarie Park, McQuade Park, Paine Park and Smith Park, with each application for use of these parks to be determined on its merits.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 665-256)

SUBJECT: BAULKHAM HILLS SHIRE COUNCIL -
MAINTENANCE OF BOUNDARY ROAD,
MARAYLYA

REPORT (M.E.S.)

Advising that Baulkham Hills Shire Council has approved the maintenance programme for Boundary Road up to a maximum amount of \$70,000.

Requesting that the programme as forwarded by Hawkesbury City Council be reduced from \$80,000 to \$70,000 by reduction of Item 2 Heavy Patching by \$10,000.

This will result in a reduction from \$28,400 to \$18,400 for the heavy patching work.

The variation proposed is acceptable and provides a saving of \$5,000 to this Council on the amount allocated in the estimates.

The programme as revised is as follows:-

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			\$18,400
3.	Routine maintenance minor structures	Item			~~\$100~~
4.	Reseal ch 4.0-5.0km	1000m			\$10,000
5.	Oncosts (36.9% labour)				~~\$400~~
6.	Engineering Supervision				~~\$300~~
7.	Administrative Expenses				~~\$200~~
Total					\$70,000

Recommendation

That the programme of works for Boundary Road for 1990 be reduced to \$70,000 (seventy thousand dollars) with a reduction of \$10,000 (ten thousand dollars) in the allocation for heavy patching.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File E74/1)

SUBJECT: PROSPECT ELECTRICITY - SUPPLY TO NORTH RICHMOND

REPORT (M.E.S.)

Forwarding plans for the installation of eleven 40 watt fluorescent column mounted street lights for Arthur Phillip Drive and associated streets in North Richmond, being for Stage 1B of the Kemsley estate development.

The annual cost will be \$1,058.20.

Recommendation

That Prospect Electricity be advised that Council will accept the annual street lighting charges of \$1,058.20 (one thousand and fifty eight dollars and twenty cents) for the installation of street lights at Arthur Phillip Drive, North Richmond as shown on Plan No. 111857/A.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File P160/46)

SUBJECT: FIELD IRRIGATION - BOUNTY RESERVE ADJACENT
TO WETHERILL CRESCENT, BLIGH PARK

REPORT (M.E.S.)

The development of the Reserve adjacent to Wetherill Crescent, Bligh Park provides for playing field irrigation. Funds for this work are presently available from Section 94 Contribution from the Bligh Park Estate.

Quotations for the supply and installation of an irrigation system comprising submersible pump and associated pop-up sprinkler systems with an underground moisture sensor have been called and received from the following firms:-

Hawkesbury Valley Irrigation - \$18,152.00
(Includes stainless steel Turrent
in sprinklers and sand bedding)

Southern Cross - *\$18,555.00
(Includes s/s Turrent in sprinklers)
* No provision for sand bedding and
moisture sensor to prevent
unnecessary watering during wet
weather.

The lowest quotation in the sum of \$18,152.00 has been received from Hawkesbury Valley Irrigation. This firm has previously undertaken similar works for Council in a satisfactory manner and its quotation is recommended for acceptance.

Recommendation

That the quotation in the sum of \$18,152.00 (eighteen thousand one hundred and fifty two dollars) received from Hawkesbury Valley Irrigation for the supply and installation of a submersible pump and underground pop-up sprinkler system at Bounty Reserve, Bligh Park be approved.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File T230-4)

SUBJECT: TENDERS - CONTRACT MOWING RESERVES AND ROADSIDES.

REPORT (M.E.S.)

Tenders were invited for a two year period for the maintenance mowing of parks, gardens and reserves and roadsides for nine areas with the City.

Area 1	Leets Vale, Webbs Creek and Wisemans Ferry, St. Albans
Area 2	Colo River, Colo Heights, Upper Colo
Area 3	Ebenezer, Sackville, Cumberland Reach and Lower Portland, East Kurrajong
Area 4	Kurrajong Heights and Bilpin
Area 5	Kurmond, Kurrajong and Bowen Mountain. Grose Vale and Grose Wold
Area 6	Agnes Banks and Yarramundi
Area 7	Cattai, Maraylya, Pitt Town, Oakville and Vineyard.
Area 8	Richmond Ex-Servicemen's Sporting Complex, Bensons Lane.
Area 9	Ham Common Bicentenary Park.

Currently, mowing is undertaken by contract in Area 1 by Gibb and Bailey and Areas 2, 4 and 6 by Dick Petrikas.

The work performed has been satisfactory with a significant improvement in the overall standard of the reserves in these areas during the contract period.

Mowing of roadsides is only undertaken when requested and is kept to a minimum, to match the available funds voted.

The allowance for cost increases over the two year period has been fixed at 1% increase each three months for the next two years in lieu of 1.5% as in the current contract.

Tenders received are as follows:-

Area 1 - Leets Vale, Webbs Creek and Wisemans Ferry, St. Albans

G. Bailey and P. Gibb, Upper Macdonald Road, St. Albans.

Parks and Reserves - \$1,690.50 per month

Roadsides - \$12.00/kilometre.

This is the only tender received and is from the current contractor. The tender is 4% above the current payment and will cost \$20,660.97 for a full year for the park mowing.

Acceptance of the tender is proposed.

Area 2 - Colo River, Colo Heights, Upper Colo

Dick Petrikas, Tennyson.

Parks and Reserves - \$900.00 per month

Roadsides - \$8.00/kilometre.

This is the only tender received and is from the current contractor. The tender, with some additional locations is a 31.2% increase and will cost \$10,999.62 for a full year for the park mowing.

Workmanship over the past two years has been to a high standard, the area is well away from the Council Depot requiring high travel time and acceptance of the tender is proposed.

Area 3 - Ebenezer, Sackville, Cumberland Reach and Lower Portland, East Kurrajong (New Area).

C.R. Muller, Tennyson Road, Tennyson.

Parks and Reserves - \$4,069 per month

Roadsides - \$12.00/kilometre

Koboo Pty Ltd, Lot 4 Mitchell Road, North Sackville.

Parks and Reserves - \$5,000 per month

Roadsides - \$9.00/kilometre

Dick Petrikas, Tennyson.

Parks and Reserves - \$1,800 per month

Roadsides - \$8.00/kilometre

Brisen Holdings Pty Ltd, Pendle Hill.

Parks and Reserves - \$1,590 per month

Roadsides - \$28.00/kilometre

Buttsworth Contracting, Tennyson Road, East Kurrajong.

Parks and Reserves - \$1,421 per month

Roadsides - \$23.00/kilometre

On the basis of acceptance of the lowest tender submitted by Buttsworth Contracting, the cost for twelve months will be \$17,367.46 for the park mowing.

Mowing of this area requires significant travel time for Council plant. It is considered that significant improvement and costs saving will be achieved by undertaking the work by contract.

Acceptance of the tender submitted by Buttsworth Contracting is proposed.

Area 4 - Kurrajong Heights and Bilpin

Buttsworth Contracting, Tennyson Road, East Kurrajong.

Parks and Reserves - \$1,955 per month

Roadsides - \$32.00/kilometre

Dick Petrikas, Tennyson.

Parks and Reserves - \$1,730 per month

Roadsides - \$8.00/kilometre

Brisen Holdings Pty Ltd, Pendle Hill.

Parks and Reserves - \$1,720 per month

Roadsides - \$40.00/kilometre

With due regard to the large difference in rates for mowing of roadsides and the high standard of performance that has been achieved to date by Dick Petrikas, it is proposed that the tender of Dick Petrikas be accepted.

The cost for the next twelve months will be \$21,143.71 for the park mowing.

Area 5 - Kurmond, Kurrajong and Bowen Mountain. Grose Vale and Grose Wold (New Area).

C.R. Muller, Tennyson Road, Tennyson.

Parks and Reserves - \$3,807 per month

Roadsides - \$17.00/kilometre

Dick Petrikas, Tennyson.

Parks and Reserves - \$2,840 per month

Roadsides - \$8.00/kilometre

Brisen Holdings Pty Ltd, Pendle Hill.

Parks and Reserves - \$2,140 per month

Roadsides - \$28.00/kilometre

Buttsworth Contracting, Tennyson Road, East Kurrajong.

Parks and Reserves - \$2,000 per month

Roadsides - \$23.00/kilometre

The cost for the next twelve months on the basis of acceptance of the lowest tender (Buttsworth Contracting) will be \$24,444.

Area 6 - Agnes Banks and Yarramundi

Buttsworth Contracting, Tennyson Road, East Kurrajong.

Parks and Reserves - \$1,231 per month

Roadsides - \$31.00/kilometre

Dick Petrikas, Tennyson.

Parks and Reserves - \$1,420 per month

Roadsides - \$8.00/kilometre

Brisen Holdings Pty Ltd, Pendle Hill.

Parks and Reserves - \$1,195 per month

Roadsides - \$30.00/kilometre

The lowest quotation for the Parks and Reserve mowing (Brisen Holding Pty Ltd) undertakes mowing on behalf of three other Western Sydney Councils and a number of other government organisations, working from their depot at the corner of Richmond and Statin Roads, Blacktown.

The cost for the next twelve months on the basis of acceptance of the lowest tender will be \$14,604.29, and acceptance of the tender is proposed.

Area 7 - Cattai, Maraylya, Pitt Town, Oakville and Vineyard (New Area).

S.M. Mowing Services, Mileham Street, South Windsor.

Parks and Reserves - \$3,592.10 per month

Roadsides - Not quoted

Buttsworth Contracting, Tennyson Road, East Kurrajong

Parks and Reserves - \$1,470 per month

Roadsides - \$35.00/kilometre

Brisen Holdings Pty Ltd, Pendle Hill.

Parks and Reserves - \$1,530 per month

Roadsides - \$35/kilometre

The cost for the next twelve months on the basis of acceptance of the lowest tender will be \$17,966.34.

Area 8 - Richmond Ex-Servicemen's Sporting Complex, Bensons Lane.

Koboo Pty Ltd, Mitchell Road, North Sackville - \$9,800 per month

Buttsworth Contracting, East Kurrajong Road, Tennyson - \$4,416 per month

Brisen Holdings Pty Ltd, Pendle Hill - \$3,500 per month

The lowest tender will result in a cost of \$42,770 for the first year.

Area 9 - Ham Common Bicentenary Park.

Koboo Pty Ltd, Mitchell Road, North Sackville - \$6,150 per month

Buttsworth Contracting, East Kurrajong Road, Tennyson - \$1,950 per month

Brisen Holdings Pty Ltd, Pendle Hill - \$1,500 per month.

The lowest tender will result in a cost of \$18,333 for the first year.

An amount of \$77,200 has been allocated this year for contract mowing.

It is proposed that tenders be accepted only for contract mowing in Areas 1, 2, 3, 4 and 6. On this basis, the total cost for one year is \$84,776 and the 1991 vote will need to be increased appropriately.

For the second half of this year, it will be necessary to increase the vote by only \$3,200. It is proposed that this action be taken with a corresponding reduction in the parks maintenance vote. The amended votes are Parks Maintenance - \$528,899, and Contract Mowing - \$80,400.

To proceed or accept tenders for contract mowing of all areas would require the allocation of \$188,200 in a full year. This would mean not only the redeployment of staff but action to significantly increase the votes for park work.

This matter will be addressed in the estimate process for 1991 on the basis of further expansion of the contract mowing operation.

Recommendation

That the following tenders be accepted for mowing of Parks and Reserves for a two year period.

Area 1 - Leets Vale, Webbs Creek and Wisemans Ferry, St. Albans

G. Bailey and P. Gibb at a rate of \$1,690.50 (one thousand six hundred and ninety dollars and fifty cents) per month for Parks and Reserves and \$12.00 (twelve dollars) per kilometre for roadsides.

Area 2 - Colo River, Colo Heights, Upper Colo

Dick Petrikas at a rate of \$900 (nine hundred dollars) per month for Parks and Reserves and \$8.00 (eight dollars) per kilometre for roadsides.

Area 3 - Ebenezer, Sackville, Cumberland Reach and Lower Portland, East Kurrajong

Buttsworth Contracting at a rate of \$1,421 (one thousand four hundred and twenty one dollars) per month for mowing of Parks and Reserves.

Area 4 - Kurrajong Heights and Bilpin

Dick Petrikas at a rate of \$1,730 (one thousand seven hundred and thirty dollars) per month for Parks and Reserves and \$8.00 (eight dollars) per kilometre for roadsides.

Area 6 - Agnes Banks and Yarramundi

Brisen Holdings Pty Ltd at a rate of \$1,195 (one thousand one hundred and ninety five dollars) per month for mowing of Parks and Reserves.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File S90/55)

SUBJECT: REQUEST AMENDMENT OF CONDITIONS -
SUBDIVISION LOT 332 DP 751665, GEORGE,
CASTLEREAGH AND MACQUARIE ROADS,
WILBERFORCE.
APPLICANT: T CLARK
OWNER: MRS W THOMPSON

REPORT (M.E.S.)

The subdivision creates two large vacant lots (1500 m² each) and a 4700 m² residue lot containing the existing cottage and shed.

In accordance with adopted policy the applicant was required to construct kerb and gutter, sealed shoulder and drainage for the full frontage of the land. The cost of this work has been estimated at \$64,800.

The applicant has objected to the condition requesting that the works be restricted to the frontage of the two new vacant lots. He points out that the land is not to be sold but transferred to grandchildren and that it is a general principle of land development that conditions should not apply to residues and further that the residue is capable of subdivision and the work can then be required. He also points out that if Council does not agree to the request then the subdivision will not proceed on economic considerations particularly related to Mrs Thompson's proposal to grant the two lots to grandchildren.

The fact that the land is not to be sold is not a consideration under the EPA Act and should have no bearing on the decision. It should also be noted that the lots being created are extremely large and could be reduced in size or part of the residue subdivided to provide additional lots for sale to provide funds to cover the costs of the works. The owner has chosen not to pursue this course of action.

It is considered that Council may find it difficult to support the requirement for construction over the frontage of the residue at appeal particularly in the light of its relatively large size and the existing development.

It is proposed that the applicant's request be agreed to with the addition of a requirement to construct kerb and gutter in George Road, along the frontage of the existing house. The Plan will be displayed at the meeting. The applicant has also requested Council to provide an estimate for the cost of the work so that payment can be made to obtain early release of the linen plan.

Recommendation

A. Council amend Condition 5 of Subdivision approval S90/55 dated 4th May, 1990 by substitution of the following in lieu.

"5a The construction of concrete kerb and gutter, including layback vehicular crossings, the footway area being formed in earth and all necessary drainage, including connection to the existing main in front of Lot 1 DP 255497, together with the full construction with a sealed pavement of the adjacent road shoulder over the frontage of proposed Lots 2 and 3 together with any such works as are necessary to make this construction effective.

5b The construction of concrete kerb and gutter with the footway area formed in earth over the frontage of Lot 1 to George Road."

B. The applicant be informed that Council will accept a contribution covering the above work the amount thereof to be calculated upon request.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File D66)

SUBJECT: DRAINAGE - TEVIOT STREET, RICHMOND AND
AREA OF SOUTH RICHMOND SURROUNDING
COLLEGE STREET

REPORT (M.E.S.)

The drainage of this area and that part of Hobartville to the east of Laurence Street is via an open drain, known as the College drain, which commences in Londonderry Road and extends generally in an eastern direction to a point of discharge into Rickaby Creek near the South Windsor Waste Depot. The channel is of an extremely flat grade and during heavy rain, water backs up through the system causing inundation of the roadway in College Street at the corner of Moray Street, East Market Street in the vicinity of the swimming pool, along Lennox Street and onto properties fronting Londonderry Road.

To improve the situation, the culverts under the College entrance drive and Blacktown/Richmond Road were increased in size and action taken to improve the grading of the drain through to the point where discharge from the Richmond Waste Water Plant enters into this system. It is now proposed to continue the improvement programme by lowering of a culvert in the University of Western Sydney property near the Richmond Waste Water Plant and regrading of a further section of the open drain downstream. It is proposed that the works be undertaken as a joint project between The Water Board, the University, Council and the Richmond Golf Club, which has signified its agreement to contribute so as to improve drainage conditions on the golf course.

The works are estimated to cost \$12,600 and agreement has been reached with all but one of the parties at this time. An amount of \$6,000 is available in the 86/87 Drainage Loan to meet Council's contribution. Work within the Catchment is proposed at the intersection of March Street and Paget Street as reported to this meeting and the problem of flooding along Lennox Street has been referred to the Roads & Traffic Authority.

As Council is aware, representations have been received from the Windsor Country Club concerning flooding of the Windsor Golf Course, indicating that drainage from Richmond contributes to the problem.

With regard to increased property development in the Catchment, it is proposed that discharge be limited to that which exists under the current situation.

Action will be pursued to continue these improvement works over subsequent years on a joint cost sharing basis. The works undertaken so far have provided some improvement but cannot completely overcome the backwater effect along the drainage channel and so completely eliminate the flooding problems.

Recommendation

That the report on drainage of Teviot Street and the area of South Richmond in the vicinity of College Street be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File E74)

SUBJECT: ELECTRICITY SUPPLY

REPORT (M.E.S.)

A new alignment of 1.2m from the boundary line has been adopted for the installation of electricity supply mains. The location has been determined following investigation and research regarding improvements to reduce the frequency and severity of vehicle impact with poles along the kerb line/roadside with agreement reached between the utility authorities and local government concerning allocations allotted by the streets opening conference.

The alignment appears quite satisfactory for rural/non urban roads, subject to acceptance of the necessary clearance by the property owner.

In residential areas, the allocation adjacent to the boundary line is still utilised for underground reticulation.

In industrial zones and those residential areas where reticulation is by overhead supply, the new alignment will require that footpath paving when provided, will now have to be located adjacent to the kerb, unless full width paving is undertaken with the street trees located along the same alignment as the power lines.

This alignment has been adopted for Royerdale Place, East Kurrajong and Wingate Place in the Mulgrave Industrial Area.

Recommendation

That the report on the new alignment for power lines be received and noted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File 625-21)

SUBJECT: KURRAJONG-COLO RETURNED SERVICES LEAGUE
OF AUSTRALIA

REPORT (M.E.S.)

Requesting that Council pave and/or concrete around the perimeter of the Wilberforce War Memorial, Wilberforce Park, prior to Anzac Day 1991, to allow for the involvement of a RAAF Catalogue Party in the Anzac Day ceremony.

Paving of a surround 8m x 7m using selected pavers, complete with a concrete edge strip would be appropriate to the memorial and park feature. The work is estimated at around \$8,200 subject to final design.

It is proposed that the work be included in the current programme for upgrading the park where an amount of \$76,000 has been allocated.

Recommendation

That a paving surround be provided at the War Memorial in Wilberforce Park, Wilberforce.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File E74/1)

SUBJECT: BLIGH PARK ESTATE - PRECINCT 24 STREET LIGHTING

REPORT (M.E.S.)

Council has received notification from Prospect Electricity advising that approval has been given for the installation of twenty six (26) street lights in accordance with Plan No. 111863/A in Precinct 24, Bligh Park, at an annual charge of \$2,893.28, based on present day rates.

Recommendation

That the street lighting proposal by Prospect Electricity for the erection of twenty six (26) street lights as shown on Plan No.B110443A in Precinct 24 Bligh Park at an annual charge of \$2,893.28 (two thousand eight hundred and ninety three dollars and twenty eight cents) be approved.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12: (File R190/2, R190/4)

SUBJECT: 1990 KERB & GUTTER, FOOTPATH PAVING AND DRAINAGE WORKS

REPORT (M.E.S.)

An amount of \$140,000 has been provided from the 1989/90 loan allocation.

The following works have been approved:-

Infill footpath, Windsor Town Centre	\$ 9,000
Drainage, King Road, Wilberforce	\$ 6,000
Golden Valley Drive (Glossodia School)	\$ 2,000
Grand Parade, Drainage and Roadworks	\$52,000
March Street, Richmond, Drainage rear of Senior Citizens	<u>\$26,000</u>
Total	\$95,000

As a result of the heavy rains earlier in the year, floodwaters entered a number of homes. It is proposed that funds be allocated towards works to improve these situations including a further allocation towards the North Street Drainage scheme.

In Bathurst Street, Pitt Town, installation of 80m of kerb and gutter in front of No. 38-46 is necessary to compliment the recent drainage works and overcome the discharge of street water into the properties.

While in Golden Valley Drive, construction of a section of concrete footpath paving is proposed to eliminate ponding of water in the front yard of two of the properties where kerb and gutter was recently provided.

The following programme is submitted to absorb the balance of the funds:-

March Street at Paget Street, Richmond (larger culvert).	\$ 7,200
21-23 Michael Street, North Richmond (build surcharge path).	\$ 3,800
26-28 Macquarie Road, Wilberforce, pipe culvert and kerb & gutter.	\$11,000
151-159 Golden Valley Drive, footpath paving	\$ 3,500
North Street Drainage	\$13,000
38-46 Bathurst Street, Pitt Town K&G	<u>\$ 6,500</u>
Total	\$45,000

Recommendation

That the following additional works be approved as part of the 1990 Kerb & Gutter, Footpath and Drainage Programme.

March Street at Paget Street Drainage	\$ 7,200
(seven thousand two hundred dollars)	
21-23 Michael Street, North Richmond Drainage	\$ 3,800
(three thousand eight hundred dollars)	
26-28 Macquarie Road, Wilberforce Drainage and K&G	\$11,000
(eleven thousand dollars)	
151-159 Golden Valley Drive, Drainage and footpath	\$ 3,500
(three thousand five hundred dollars)	
North Street Drainage	\$13,000
(thirteen thousand dollars)	
38-46 Bathurst Street, Pitt Town K&G	\$ 6,500
(six thousand five hundred dollars)	
Total	\$45,000
(forty five thousand dollars)	

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File R190/35)

SUBJECT: ROADWORKS PROGRAMMES

REPORT (M.E.S.)

Funds provided for roadworks in the 1989/90 loan borrowing programme totalling \$230,000 have been allocated as follows:-

Level Crossing Road - installation of warning lights.	\$ 30,000
Kentucky Drive, Glossodia - reconstruction of failed pavement.	\$ 85,000
Chestnut Drive, Glossodia - reconstruction of kerb and gutter and drainage part transfer from previous programme.	\$ 45,000
Wheeny Creek Crossing - provision of causeway.	\$ 20,000
The Driftway - reconstruction.	<u>\$ 50,000</u>
Total	\$230,000

Work has been completed in Kentucky Drive and at Wheeny Creek with the works in Chestnut Drive, Glossodia to be undertaken in the second half of this year.

A further report on funding of The Driftway was presented to the last Council meeting where it was indicated that allocation of further funds to this project will have to be determined in respect to the overall priorities for the City area, when future funding is being determined.

Co-ordination of work to upgrade the railway level crossings is now being undertaken by the Roads & Traffic Authority with apparently some delay on the works to be undertaken at the railway crossing Level Crossing Road.

Accelerated Road Improvement Programme -

Council was advised previously, of an allocation of \$267,000 for works in the City area and negotiations have taken place with Baulkham Hills Shire Council concerning improvement to Boundary Road.

Further, a submission has been made for funding towards the reconstruction of the road under the construction grant programme to be provided for regional roads for the 1990/91 financial period.

The programme is based on 50:50 contribution between the Councils and the State with an amount of \$2m to be provided for Sydney's West by the State.

Reconstruction of pavement between Windsor and Pitt Town/Dural Road including structure at Killarney Chain of Ponds has been adjudged Priority 2 on the basis of a programme of works to the value of \$350,000 in the first year's allocation.

It is proposed that Council's share of the cost of this project and the reconstruction of two failed sections to the north of Old Pitt Town Road be funded from the Accelerated Road Improvement Programme and the 1990/91 Local Roads Programme.

Other works proposed for inclusion in the ARIP are reconstruction of George Street, South Windsor; Richmond Road to Brabyn Street and Elizabeth Street, North Richmond; Charles Street to Campbell Street.

At both locations the pavement is breaking up due to heavy vehicle traffic where George Street provides for a large volume of the traffic between Windsor township and the area to the south of the railway line. It is proposed to complete the sealing of the gravel shoulders in Charles Street, North Richmond in conjunction with the Elizabeth Street project.

The following programme is submitted for approval -

Accelerated Road Improvement Programme -

Funds provided - \$267,000

Allocation 1 - George Street, Windsor; Richmond Road to Brabyn Street - Reconstruction with A.C. surface.	\$125,000
Allocation 2 - Elizabeth Street, North Richmond Reconstruction Charles Street to Campbell Street Charles Street completion of shoulder sealing William Street to Monti Place	\$ 72,000
Allocation 3 - Boundary Road - Reconstruction of failed patches, joint funded with Baulkham Hills Shire Council. Council's half share	\$ 70,000
Total	\$267,000

Local Roads Programme -

As indicated funding is proposed towards Boundary Road and it would be appropriate to include a further allocation towards the upgrading of The Driftway to allow Council to match the commitment sought by the RTA.

Work is currently in progress in Mileham Street, Windsor adjacent to the industrial land. A further allocation to extend this work is appropriate while it is also proposed that funds be provided towards the reconstruction of George Road, Wilberforce.

An amount of \$4,800 has been allocated in the 1989 loan works drainage programme to improve the drainage at the intersection of Castlereagh Road adjacent to the Wilberforce Public School. Upon completion of the detail plans, it was found that the pipeline would have to be extended through to the drainage line at Ascot Place. The work is estimated to cost \$41,700 with the allocation of the additional funds required proposed in the programme.

Attention is also required to reconstruct the failed sections between Coburg Road and Church Street, and Castlereagh Road and Duke Road.

The following programme is submitted as the basis of Council's application for funds:-

1. Maintenance Reseals - selected lengths Tennyson Road and East Kurrajong Road Section 1.	\$ 55,000
2. Boundary Road, Vineyard - reconstruction at Killarney Chain of Ponds (Council share)	\$ 87,500
3. George Road, Wilberforce - reconstruction and improvements	\$145,000
4. Mileham Street and Fairey Road, Windsor - reconstruction and improvement	\$242,500
5. The Driftway	<u>\$ 50,000</u>
Total	\$580,000

Recommendation

1. That the programme of works for George Street, Windsor; Elizabeth Street, North Richmond and Boundary Road, Maraylya totalling \$267,000 (two hundred and sixty seven thousand dollars) be submitted for funding under the Accelerated Road Improvement Programme.
2. That application be made for a grant of \$580,000 (five hundred and eighty thousand dollars) for work on Boundary Road, Vineyard; George Road, Wilberforce; Mileham Street and Fairey Road, Windsor; The Driftway and maintenance work on Tennyson Road and East Kurrajong for funding on Local Roads from the 1990/91 grant.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Report of the Local Traffic Committee Meeting held on Friday, 22nd June, 1990, in the Council Chambers, at 10.00am

PRESENT:

Members: Alderman H.J.M. Books, Chairman
Mr. G. Smith, Roads & Traffic Authority
Mr. R Searle, Office of K.R. Rozzoli, MP
Sgt. R. Pakes, NSW Police Department

Also Present: Snr. Const. G. Thompson, NSW Police Department
Mr. J.R. Gilmore, Manager of Engineering Services
Mr. K. Berzins, Executive Town Planner

APOLOGIES: Mr. G. Hatch, Department of Transport

CONFIRMATION OF MINUTES

Moved by R Searle, seconded by G Smith that the Minutes of the previous meeting held on 18th May, 1990, be confirmed.

DEVELOPMENT APPLICATIONS

ITEM 1: (File DA 25/90)

APPLICANT: R.G. DENMEADE

LAND & LOCATION: LOT 1 & PT. LOT 2 DP793822 OLD BELLS LINE OF ROAD, KURRAJONG

SUBJECT: USE OF EXISTING BUILDING AS A TAVERN

The Committee considered the proposal unsatisfactory on traffic grounds on the following bases:

1. Insufficient parking provided on-site
2. Unsatisfactory access from Lenords Lane to the property.
3. Large vehicles are unable to exit the site in a forward motion, when all parking spaces are occupied.
4. Poor sight distance at the intersection of Kurrajong Road and Lenords Lane for vehicles turning right into Kurrajong Road.

Committee's Recommendation

The Committee objects to the development on the bases that the proposal is deficient in providing off-street parking and poor access for vehicles to the trade entry at rear.

CORRESPONDENCE

ITEM 2: (File 665-1207)

CORRESPONDENT: MS J. DAWSON

SUBJECT: LONGLEAT ROAD, KURMOND

Requesting provision of a "No Standing" restriction along Longleat Road, in the vicinity of the intersection with Longleat Lane.

Committee's Recommendation

That no action be taken to provide additional restrictions to parking in Longleat Road.

ITEM 3: (File 665-1358)

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: PARKING SIGNS - MORAY STREET, RICHMOND

Requesting that consideration be given to the provision of angle parking signs in Moray Street, as drivers are currently receiving infringement notices when parking between the street trees.

The Committee was advised that the request was to provide satisfactorily for the parking of vehicles outside the Richmond Primary School. It was indicated that substantial works would be required to provide the angle parking bays and the Committee members considered there was no need for action on this matter as vehicles are able to angle park between the street trees without causing traffic conflict.

Committee's Recommendation

That no action be taken to provide parking restrictions in Moray Street.

ITEM 4: (File 665-1834, 665-118)

CORRESPONDENT: MR. S. DAINES

SUBJECT: PARKING - ROSS STREET AND ANSCHAU
CRESCENT, WINDSOR

This matter was considered at the Local Traffic Committee meeting held on 19th January, 1990, where it was resolved that no action be taken pending resolution of the use of the adjacent commercial zone in accordance with Council's Development Consent.

The representative of Mr. K. Rozzoli's office has requested that this matter be again considered by the Committee.

A site inspection was undertaken and access to the Hawkesbury Valley Motors site on Anschau Crescent was inspected.

The representatives of the NSW Police advised that they supported the previous action that there be no vehicular access to the adjacent commercial development via Ross Street or Anschau Crescent.

The Committee, in view of the current action being taken by Council considered that the matter should be deferred pending a review of the plan of management being prepared for the Hawkesbury Valley Motors site.

Committee's Recommendation

That the plan of management for the Hawkesbury Valley Motors site be submitted to the Local Traffic Committee for its consideration.

ITEM 5: (File 665-515, 665-1229, 665-1217)

CORRESPONDENT: R. PEARSON

SUBJECT: INTERSECTION EAST MARKET, LUTTRELL AND
LAURENCE STREETS, RICHMOND

Requesting replacement of "Give Way" sign at this intersection with action to improve safety for traffic passing through the intersection.

At the Local Traffic Committee meeting held on 16th March, 1990, it was resolved that a traffic count be undertaken and the accident history researched with the matter to be resubmitted back to the next meeting of the Committee.

A traffic count has been organised for 13th June, 1990, with details to be provided at the meeting. The traffic count indicated that the major traffic movement is East Market Street to Laurence Street.

Committee's Recommendation

That the matter be deferred pending further investigation and discussion with local residents.

ITEM 6: (File 665-1810, 665-1605)

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: 'GIVE WAY' SIGN - CNR RIVERVIEW STREET AND
PITT LANE, NORTH RICHMOND

At the Ordinary meeting of Council held on 10th April, 1990, it was recommended that consideration be given to provision of an additional 'Give Way' sign at the intersection of Riverview Street and Pitt Lane, North Richmond.

The representative of the NSW Police advised that if it is proposed that a "Give Way" sign be provided on Flinders Place the sign would have to be complemented by a "Give Way" sign on Pitt Lane to give priority to traffic along Riverview Street.

Currently, traffic on Riverview Street has to give way to traffic along Pitt Lane. It was therefore considered that no improvement would be achieved by providing the signposting to change the priority.

Committee's Recommendation

That no action be taken to alter traffic arrangements at the intersection of Pitt Lane and Riverview Street, North Richmond.

ITEM 7: (File 665-115)

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: ANDREW THOMPSON DRIVE, McGRATHS HILL

Representations have been received on behalf of Mr. T. Bye regarding traffic using Andrew Thompson Drive as a bypass to Main Cattai Road rather than the traffic lights at the intersection of Windsor Road.

At the Local Traffic Committee held on 18th May, it was resolved that the matter be deferred, pending a traffic count and speed evaluation survey by the Highway Patrol.

This matter is now resubmitted for the Committee's consideration.

The NSW Police advised that their investigation indicated that traffic was generally travelling in accordance with the 60kph speed limit for the area and that action had been taken regarding the parking of heavy vehicles in the street.

Committee's Recommendation

That no action be taken to provide additional traffic facilities along Andrew Thompson Drive, McGraths Hill.

ITEM 8: (File P160/46)

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: LOCAL AREA TRAFFIC MANAGEMENT PLAN
(LATM) - BLIGH PARK

This matter was considered at the Local Traffic Committee meeting held on 18th May, 1990, and it was resolved that it be deferred to the next Committee meeting.

The representative of the NSW Police expressed his concern that the connection of Rifle Range Road to the Windsor Downs Estate would create a by-pass to the main road system and recommended that Council give consideration to not providing the connection.

The representative of the NSW Police requested that consideration be given to the installation of slow points as an alternative to raised thresholds within the Bligh Park area on the grounds that nearby residents will be subject to unnecessary noise as vehicles pass across a threshold.

It was requested that consideration be given to the provision of a roundabout at the intersection of Rifle Range Road and Collith Avenue and to the merits of a roundabout at the intersection of Rifle Range Road and George Street as against the current proposal for traffic lights.

The representative of the Roads and Traffic Authority indicated that he did not favour the provision of a pedestrian crossing in Rifle Range Road near Sirius Crescent.

Committee's Recommendation

That the LATM Plan be referred back to Council for amendment and resubmission back to the Committee.

ITEM 9: (File LEP 9/89)

APPLICANT: STATE RAIL AUTHORITY

LAND & LOCATION: RICHMOND RAILWAY STATION, PART SECTION 12
RICHMOND

SUBJECT: COMMERCIAL REDEVELOPMENT

Comments - Roads and Traffic Authority

Following perusal of plans and information supplied by Council, the Authority raises no objection, in principle, to the proposed rezoning. However, the impact of possible developments in this area should be analysed as part of the proposed LATM study for Richmond prior to consideration of the matter by Council as this would give a wider picture of the rezoning's possible consequences.

Should the rezoning proceed, then:

1. Future development applications should particularly take into account:
 - (a) traffic delays in East Market Street
 - (b) parking provisions for commuters, shoppers and users of the development
 - (c) access points and loading facilities
 - (d) impact on traffic signal operation in the vicinity
 - (e) provision for buses and taxis to overcome current problems associated with their operations at the station.

2. The Authority will require that:

- (i) no access be allowed to East Market Street
- (ii) any future development applications arising from the rezoning be referred to the Authority for comment.

Comments - NSW Police

1. Consideration should be given to the land in two parts, being those areas to the north and south of the railway line.
2. That the land to the south of the railway line should be reserved for off-street parking with consideration given to including a bus interchange within the parking area.
3. No vehicular access from East Market Street.
4. Access to the northern area to be to and from Paget Street or, alternatively;
5. Consideration to acquisition of land to provide construction of an access road in Windsor Street opposite Toxana Street with installation of appropriate traffic facilities to control traffic at this intersection.

The Committee members consider that a traffic study should be undertaken to assess the impact on existing traffic. Such study to give consideration to the current traffic situation and change in traffic flow for a by-pass route around Richmond township.

Committee's Recommendation

There is no objection in principle to the proposed rezoning, subject to:

1. No access to or from East Market Street.
2. Any future development applications arising from the rezoning to be referred to the members of the Local Traffic Committee for comment.
3. That commuter parking be provided, in particular on the south side of the railway line, and that a bus interchange be included within this parking area.
4. That, in consideration to a development application for the site, a detailed traffic study be undertaken to determine the impact of the additional traffic on the adjacent streets.

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received.

LATE ITEMS

ITEM 10: (File 665-606)

APPLICANT: ROADS AND TRAFFIC AUTHORITY

SUBJECT: FAIREY ROAD, WINDSOR

The representative of the Roads and Traffic Authority advised that Fairey Road, from Mileham Street to Ham Street, would be zoned and signposted for a 60kph speed limit.

Committee's Recommendation

The information be received.

ITEM 11: (File M130/30)

APPLICANT: HAWKESBURY CITY COUNCIL

SUBJECT: BY-PASS OF WINDSOR AND RICHMOND

The representative of Hawkesbury City Council indicated that there is a need to determine a route for traffic to by-pass the townships of Windsor and Richmond at an early date so that consideration can be given to reserving the route and provide for action to allow for construction to proceed when funding becomes available.

Committee's Recommendation

That an approach be made to the Roads and Traffic Authority to undertake a detailed study for a by-pass of Windsor and Richmond townships and that Council give consideration, at the appropriate time, to providing financial assistance.

Date of Next Meeting: Friday, 20th July, 1990.

The meeting terminated at 12.41 p.m.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations adopted with the exception of the recommendation in respect to Item 9 of the report.

HAWKESBURY CITY COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATIONS

(Effective from 1st March, 1990)

Contributions

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

Engineering

10. Arrangements satisfactory to the Manager of Engineering Services are to be made for the adjustment of the sewer main affecting the site. Details are to be submitted for approval concurrently with the Building Application.
11. Arrangements satisfactory to the Manager of Engineering Services are to be made for the provision of common drainage and the disposal of drainage from the site. Where the disposal of drainage involves the provision of drains across land owned by other drainage easements to Council's requirements shall be provided for which documentary evidence will be necessary prior to the approval of the Building Application.

12. A surcharge path sufficient to carry the 1 in 100 year storm flow to be provided across the site and a drainage easement of adequate width to be created over the surcharge path.
13. The existing water courses shall be piped clear of all buildings and easements shall be created over the pipeline free of cost to Council.
14. The construction of kerb and gutter, concrete path paving, 1.2m wide with the remaining footway area being formed in earth and all necessary drainage, together with the full construction, including sealing of the adjacent road shoulder/half width road pavement over the frontage of the land together with any such works as are necessary to make this construction effective.
15. Construction of full width concrete path paving over the frontage of the development/site to *.
16. Construction of Council's standard heavy duty/residential footway and layback vehicular crossing to suit the access to the site with a minimum width of *m.
17. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
18. Construction of road and drainage or sewer works are not to commence until three (3) copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
19. Evidence of the payment of the Building and Construction Industry Long Service Levy together with a detailed estimate of the cost of the works being submitted to Council prior to the release of the engineering plans.
20. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments.

Health and Building

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

34. Adequate and suitable solid garbage/trade waste storage facilities shall be provided on the premises. Separate details indicating the location, type and construction of such facilities shall be lodged with Council concurrently with the Building Application.
35. All solid and liquid wastes arising from the premises shall be collected, stored and disposed of to Council's satisfaction. Separate details of the proposed waste collection, storage and disposal method/system shall be lodged with Council concurrently with the Building Application.
36. Separate details of the proposed method of treatment of liquid wastes prior to discharge to Council's sewer or stormwater drainage system shall be submitted concurrently with the Building Application for consideration and approval.
37. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
38. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Pure Foods Act 1908 and Regulations thereunder and Council's Premises Code.
39. Exterior surfaces of the proposed structure being painted or treated with a dark toned non-reflective material 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 occupation or use of the building.
40. No excavation on site works shall be commenced prior to the issue of the building permit.

Parking Access and Loading

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

54. A physical barrier being provided between public spaces, vehicles accessways, parking areas and the surrounding landscaped area.
55. Parking spaces, accessways and aisle widths are to be constructed with a sealed pavement, drained and marked to Council's requirements.

Design and External Finishes

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

Landscaping

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

Industrial/Commercial Development

80. No materials, goods or vehicles to be stored between the building and the street alignment.

81. All raw materials, finished goods and vehicles awaiting service and/or repairs to be stored within the building and all work performed to be confined in the building.
82. No retail sale of goods is to be made on the subject premises.
83. No motor vehicles are to be displayed for sale on the subject premises.
84. No goods are to be displayed on the premises whether in a window or otherwise.
85. The subject land is to be made tidy to Council's satisfaction.
86. Development Consent shall be obtained for the use of each factory unit/shop prior to occupation taking place.
87. Compliance with Australia Post requirements in relation to the location and number of letter boxes on the site.

Amenity

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

Dogs

110. Not more than * dogs are to be accommodated on the premises at any given time.
111. Dogs are to be confined to their kennels, exercise runs or exercise compounds at all times.

112. The premises are to be landscaped and screened in accordance with a plan of proposed planting to be submitted to Council for consideration and approval concurrently with the submission of a Building Application. Such landscaping and screening is to be carried out in a manner which will ensure the kennels and exercise yards cannot be viewed from the street or from adjoining residences.
113. All trees on the property are to be preserved with the exception of those trees which are required to be removed to allow siting of the kennels and exercise yards.
114. Concrete floors are to be provided to all kennels.
115. An acoustically insulated enclosure shall be provided for the accommodation of distressed animals to the satisfaction of Council.

Titles, Easements and Surveys

120. Registration of a plan of survey consolidating the site into a single allotment. Documentary evidence to be submitted to Council prior to occupation of the building.
121. Dedication at no cost to Council of a *m * splay corner at the intersection of * and *. Documentary evidence of registration of the plan of survey is to be submitted to Council prior to occupation of the proposed buildings.
122. Dedication of road widening in * as public road in accordance with * with documentary evidence of registration, to be provided before occupation of the proposed buildings.
123. Creation of a drainage easement *n wide over the existing/proposed pipeline through the site, free of cost to Council. Documentary evidence to be submitted to Council prior to occupation of the building.

HAWKESBURY CITY COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION UNDER SECTION 90

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

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

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

SECTION 2 - PLANNING AND DEVELOPMENT

WP - Row 1717.
- 12/7/90

Item 1: (File DA 117/90)
Development Application: **The Erection of three villa units**
Applicant: Mr J L Skinner
Owner: Mr J L Skinner
Land & Location: Lot B, DP 327448 and Lot 2, DP 420926, Bridge Street, Windsor
Area: 2676 square metres
Zoning: Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising: Advertised to adjoining landowners with no submission being received
Date Received: 16th February, 1990

REPORT (M.T.P.)

Proposal

This application seeks Council's consent for the erection of three single-storey villa units upon the subject land. The subject site is located directly behind the Bridge Street/Macquarie Street intersection and comprises of two irregular shaped allotments with a total allotment size of 2676 square metres.

Statutory Situation

The subject land is zoned Residential 2(a), in accordance with the provisions of Hawkesbury Local Environmental Plan, 1989. The provisions of Hawkesbury Local Environmental Plan, 1989 permit with Council's consent, the erection of residential flat buildings (all B developments, known as group homes, villas, townhouses and terrace buildings in lands zoned Residential 2 (a)).

Town Planning Assessment

The current application nominates the provision of a 10 minimum building setback between the front boundary alignment and the villa unit development, a 3 metre minimum eastern side setback and in addition a minimum 3.8 metre variable rear building line setback. This building line setback provision is in compliance with the general setback standard, adopted for similar developments in order to ensure privacy and amenity for adjacent landholdings.

The application further complies with the Medium Density Development Control Plan in terms of minimum landscaped open space and building height. Notwithstanding this, the proposal seeks direct vehicular access to Bridge Street adjacent to the Macquarie Street/Bridge Street traffic light intersection. In this regard, the application was previously referred to the Local Traffic Committee at its meeting dated the 18th May, 1990 at which time the Committee recommended to Council that the development be refused, given inadequate egress/ingress access points. Council adopted the recommendation at its Ordinary Meeting dated the 12th June, 1990 and accordingly, it is recommended that Council formally refuse this application on this basis.

Further, Council's medium Density Housing DCP, requires the provision of 1.5 covered car parking spaces per dwelling plus one visitor's car parking space per five dwellings. In this regard, the development requires the provision of 5 covered car parking spaces and one additional open visitor's car parking space. However, this

development makes provision for only 4 covered car parking spaces and a single open visitor's car parking space and as such represents a car parking shortfall.

Recommendation

That the application be refused for the following reasons:-

1. The development is subject to inadequate access given its proximity to the Bridge Street/Macquarie Street intersection.
2. The development is not in compliance with Council's adopted Medium Density Housing Development Control Plan in terms of car parking.
3. The development is not in the public interest.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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W.P. 12-1-90

Item 2:	(File DA 144/90)
Development Application:	Excavation of an irrigation channel and removal of sand
Applicant:	Mr E Chambers
Owner:	Mr E Chambers
Land & Location:	Lot 2, DP 228818, Freemans Reach Road, Freemans Reach
Area:	7.8 hectares
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Environmental Protection 7 (d1) (Scenic)
Advertising:	Adjoining owners notified with no submissions being received
Date Received:	2nd May, 1990

REPORT (M.T.P.)

This application seeks Council's consent for the excavation of an irrigation channel and removal of sand from a large sand bar. The proposal adjoins two properties which sought approval for similar development and which Council refused at its Ordinary Meeting on 12/6/90.

Statutory Situation

The subject land is currently zoned Environmental Protection 7(d1) (Scenic) in accordance with the provisions of Hawkesbury Local Environmental Plan, 1989. Under the provisions of Hawkesbury Local Environmental Plan, 1989 the extractive industry ie the winning of extractive material such as sand is prohibited within land zoned Environmental Protection 7 (d1) (Scenic). Conversely, the excavation of sand to primarily allow an irrigation channel for agricultural purposes in lands zoned Environmental Protection 7 (d1) (Scenic) is permissible in accordance with the provisions of Hawkesbury Local Environmental Plan, 1989. Accordingly, Council must be satisfied that if the application is to be considered without any

environmental impact statement, the primary purpose must be for agricultural use and not the associated winning of sand.

As previously reported, the Public Works Department is vested with concurrent powers under the Rivers and Foreshores Improvement Act and in respect to the excavation of irrigation channels and subsequent removal of sediment and deposits such as sand.

In this regard, the Public Works Department (PWD) has advised that the Department may consider an application for the excavation of an irrigation channel and associated removal of sediment (sand) provided the trench does not exceed 5 metres in width at low water mark and the sump hole is not more than 25 metres wide and 4 metres deep.

Planning Assessment

As previously reported, development consent issued in 1989 for the construction of a similar trench and sump on a property up stream of the subject land. In that instant, the excavation work was undertaken by a drag line with a subsequent irrigation channel being in excess of the PWD specification. The applicant and the contractor maintain that the drag line was used to make the trenches economically viable and subsequently it was evident that a drag line was incapable of working within the specifications provided by the Public Works Department.

This previous experience from the recent approval raises doubt in the merit of minor excavation and removal of sand for irrigation channels, given this economic viability argument and possible financial incentives for the applicant to exceed the specifications laid down by the Public Works Department. Further, the trench would require continual periodic maintenance and excavation. Accordingly it is impracticable for development applications to be lodged for each respective re-excavation period and therefore for a longer term approval would be required. However a longer term approval would require a periodic inspection and an approximation of the amount of material to be removed so as to fix a reasonable contribution towards road maintenance under Section 94 of the Environmental Planning Assessment Act of 1979. Notwithstanding this a longer term approval would further make it easier for the applicants to breach their conditions of consent and extract more sand than permitted thereby possibly leading to environmental degradation of the river and its surrounds.

Accordingly it is recommended that the application not be supported for the same reasons as recent similar proposals.

Recommendation

A. The application be refused for the following reasons:

1. The proposal, in part, constitutes an extractive industry which is not permissible.
2. The proposal is not in the public interest.

- B. The applicant be advised that Council will liaise on his behalf, with the Public Works Department and the Department of Planning to obtain the necessary approvals for the construction of irrigation trenches providing that no material is removed from site and that all material is graded to generally follow existing contours.

Mr. Chambers addressed the Committee.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

The Committee inspected the site at 3.30 p.m. Aldermen present at the inspection were Aldermen Horrex, Bazeley, Benson, Books, Denne, Mackay, Rotherham, Sheather and Sledge.

COMMITTEE'S RECOMMENDATION

- A. THE APPLICATION BE refused for the following reasons :
1. The proposal, in part, constitutes an extractive industry which is not permissible.
 2. The proposal is not in the public interest.
- B. There be liaison with the Department of Planning, Department of Lands and Public Works Department regarding the maintenance of the irrigation trenches providing that no material is removed from the site. Further, a response be sought from these authorities on the siltation and tree growth in this section of the river and any adverse impacts which this may have on bank stability.

Item 3: (File DA 143A/90)
Development Application: Erection of kennels for the housing and keeping of up to ten (10) dogs.
Applicant: C Eaton
Owner: T Golsby-Smith
Land and Location: Proposed lot 81 in subdivision of lots 6 and 8, DP 245097, Old East Kurrajong Road, East Kurrajong
Area: 1.59 hectares
Zoning: Hawkesbury Local Environmental Plan, 1989 -Rural 1(b)
Advertising: Adjoining owners were notified of the amended proposal with one submission being received from M & E Hrymak, lot 7 Old East Kurrajong Road.
Date Received: Amended plans received 4th June, 1990.

EW 17-7
WP 12/7

REPORT (M.T.P.)

Background

At its Ordinary meeting of 12th June, 1990, Council considered an application to keep up to 10 dogs in the existing house on the subject property. The application was subsequently refused for the following reasons:

1. The keeping of 10 (ten) dogs inside the dwelling may place at risk the well being and health of the human occupants.
2. The proposal will set an undesirable precedent for the keeping of dogs inside dwellings.
3. The proposal conflicts with the requirements of Council's Development Control Plan for housing and keeping of dogs.
4. The proposal is not in the public's interest.

Council also resolved that the applicant be invited to submit an amended proposal for the keeping of the dogs in accordance with the Development Control Plan - Housing and Keeping of Dogs.

This amended proposal is the subject of this report.

Proposal

The amended application seeks consent to erect a brick building, with corrugated iron roof, on the property to house the ten dogs (8 salukis, 1 basset hound and 1 doberman).

"The dogs concerned are companion dogs and household pets. They also compete in both shows and obedience trials and then, once their competition days are over, live out their lives as members of the household."

The proposed building will be 6.0 metres long, 2.0 metres wide and 1.8 metres high, and will be divided into two large kennels. The building will be located behind an existing shed on the property and will adjoin an exercise yard enclosed by a 1.8 metres high cyclone fence.

The kennels will be approximately 20 metres from the existing house on the site, 130 metres from Old East Kurrajong Road, 16 metres from the rear boundary, 32 metres from the nearest side boundary and 70 metres from the nearest adjoining dwelling.

The applicant states:

"I would also plant quick growing hedge plants as a screen from the dwelling next door to ensure that the dogs do not have a visual impact on the neighbouring property and that noise is minimised. There is already a screen of trees and bushes between the property and the vacant land at the rear."

Statutory Situation

The proposal may be classified as an "animal establishment", as defined under Clause 4 of Hawkesbury Local Environmental Plan, 1989. Animal establishments are permissible on lands zoned Rural 1(b), with the consent of Council.

Public Submissions

Adjoining owners were advised of the amended proposal with one submission being received. The grounds for objection are summarised below:

1. The subject land is undersized, being only 1.59 hectares, instead of 2.0 hectares;
2. The natural watercourse which traverses the property and adjoining lands, and runs into Howes Creek, will be polluted;
3. The smell of ten dogs will be unappealing;
4. The dogs will create an unhealthy environment;
5. The dogs will be a danger to local children and horses, as salukis are a natural hunting dog; and
6. Barking dogs would create nuisance in regard to noise.

Planning Assessment

Development Control Plan For Housing and Keeping of Dogs

The proposal has been assessed against the requirements of Council's recently adopted Development Control Plan for the Housing and Keeping of Dogs. The development generally conforms with the requirements of the code, with the exception of the following:

1. The site has an area of less than 2 hectares. (However, applications on areas of less than 2 hectares can be considered, having regard to surrounding lot patterns, land uses etc); and
2. An acoustically designed kennel/enclosure will not be provided for the housing of distressed dogs.

These matters are discussed below.

Relationship to Adjoining Development

The properties adjoining the subject site are used for rural (grazing horses) and rural residential purposes. The development is not inconsistent with landuses in the locality and as such is considered suitable for the area.

The nearest adjoining dwelling is approximately 70 metres to the north east of the kennels. Provided adequate landscaping is carried out on the north eastern side of the kennels and along the adjacent fence, to reduce the visual impact of the

development as well as minimise barking, no adverse effect on the area's amenity should result.

The kennels are considered to be a reasonable distance from the remaining boundaries of the site.

Design Quality

The proposed kennels will be located behind an existing shed on the site and as such will not be visible from Old East Kurrajong Road, particularly, if landscaping is carried out on the north eastern side of the building. Further, the corrugated iron roof proposed for the building is considered reasonable if landscaping is undertaken.

Noise

Given that there will only be up to 10 dogs on the property housed in an area approximately 70 metres from the nearest adjoining dwelling, and suitable screening will be provided to minimise barking, the noise created by the dogs is not likely to have a detrimental effect on the locality.

The provision of an acoustically designed kennel/enclosure to house sick or distressed dogs is generally required for boarding kennels. The proposal however is only for private use. Consequently the dogs are unlikely to be distressed as they will be with their owner. Further, sick dogs would normally be taken to the veterinarian. Therefore, an acoustically designed kennel is not considered necessary in this situation. However, should one of the dogs need to be separated, the dog could be housed in the existing shed on the site.

Flooding

Whilst part of the site is subject to flooding, the existing house and shed, as well as the proposed kennels will be on land above the 1 in 100 year flood frequency level.

Drainage and the Disposal of Wastes

The applicant has been advised by Council's Environment and Building Services Department of the necessary requirements for the satisfactory disposal of wastes and drainage from the land. This includes the provision of a spoon drain, solids arrester and an absorption trench. The applicant has agreed to provide these facilities and will submit details with the building application. An appropriate condition may be imposed in this regard.

This work should ensure that the natural water course on the site is not polluted.

Recommendation

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

- 1-7. Standard Conditions (Development) - 31, 100, 101, 110 (10 (ten) adult), 111, 113 and 114.

8. All solid and liquid wastes arising from the development shall be collected, stored and disposed of to Council's satisfaction. Separate details of the proposed waste collection storage and disposal method/system shall be submitted concurrently with the Building Application.
9. An adequate water supply shall be provided to the kennels at all times to the satisfaction of the Manager of Environment and Building Services.
10. The site is to be landscaped and screened in accordance with a plan of proposed planting to be submitted to Council for consideration and approval concurrently with the submission of a Building Application. Such landscaping and screening is to be carried out on the north eastern side of the proposed building and adjacent fence to ensure that the kennels and exercise yard cannot be viewed from the road or from the adjoining property to the north east.
11. No boarding activities are to be carried out on the subject premises.
12. The building permit for the proposed development shall not be issued until evidence is provided to Council that the linen plan of subdivision creating the proposed lot 81 has been registered with the Lands Title Office.

Mrs.S.Hrymak addressed the Committee.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

The Committee inspected the site at 4.00 p.m. Aldermen present at the inspection were Aldermen Horrex, Bazeley, Benson, Books, Denne, Mackay, Rotherham, Sheather and Sledge.

COMMITTEE'S RECOMMENDATION

THE APPLICATION BE refused for the following reasons :

1. Insufficient land.
2. Does not comply with the provisions of Council's Development Control Plan for Housing and Keeping of Dogs.
3. Proximity of proposed kennels to the adjoining residence.
4. Contrary to the amenity of the area.
5. Not in the public interest.

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Item 4: (File DA 25/90)
Development Application Use of an existing building for the purpose of an hotel.
Applicant: G Denmeade
Owner: G Denmeade of Lot 1 with options of purchase over strata lots 4 & 5
Land and Location: Lot 1 DP 793822 Lot 4 and Lot 5 in Strata Plan No. 361040 Old Bells Line of Road, Kurrajong.
Area: 683 square metres.
Zoning: Hawkesbury Local Environmental Plan, 1989 - General Business 3(a)
Advertising: The proposal was notified to adjoining owners as well as an advertisement being placed in the local paper.
A. Sixty nine (69) letters of objection including detailed submission by the Kurrajong Residents Action Group.
B. Four hundred and fifty eight (458) pro forma objections.
C. One letter of support.
Date Received: 31st January, 1990.

REPORT (M.T.P.)

BACKGROUND

The existing glazed, U-shaped building was approved as 8 shops in 1985. The building is vacant and has never been occupied.

In October, 1989, the land was sub-divided into 2 lots, with shops, the toilets and rear car parking and loading area being in one lot (Lot 1) and 5 shops being in the other lot (Lot 2). The subdivision was approved on the basis that lot 2 had access to the toilet facilities on lot 1.

In December, 1989, lot 2 was strata subdivided into 6 lots with 5 lots comprising the individual shops and the remaining lot comprising the vacant land off the rear of lot 2.

Interests associated with the applicant have purchased lot 1 and have an option to purchase lot 4 and lot 5 in the strata subdivision.

In January, 1990, the applicant lodged a development application for a hotel with a proposed licensed area of 279 square metres. The applicant was advised that additional information was required before the application could be determined.

This information included more detailed assessment of effluent removal from the site, noise impacts and car parking shortfall. In May 1990, Council received a revised application which is the subject of this report.

PROPOSAL

The applicant has provided the following information regarding the proposal:-

"a. Size

The proposed licensed area of the hotel will occupy part of the ground floor of the existing building as well as the lower floor or basement. Minor extensions are proposed to the existing building at both levels. On the ground floor, an area of 32.5 metres or thereabouts will be added to the floor area of the existing building by roofing over the rear section of the courtyard formed by the two arms of the U-shaped building. On the lower floor, part of the area beneath the projecting verandah will be enclosed and additional floor space created by excavating under the rear of the building. The extent of that excavation has not been finally determined but it is unlikely to extend more than 5 or 6 metres from the rear wall. The areas involved in these works are shown shaded on Plan 5 to this Statement which is based on Drawing No.3254 SK01/B prepared by Byrnes Smith and Associates.

The total area of the proposed licensed area is about 500 square metres. Within this licensed area, there will be two "public" areas:-

- (i) a public bar of 98 square metres; and
- (ii) a lounge/dining area of 78 square metres with the open verandah occupying an additional 23 square metres.

(The courtyard will occupy 78 square metres and the basement about 124 square metres, leaving some 96 square metres on the upper level for service areas, toilets, etc.).

The lounge has been designed to permit its use as an "entertainment area" and, in due course, an application for an entertainment authorisation may be made to the Council and the Liquor Administration Board to provide entertainment in that area.

The non-public areas of the hotel will consist of a kitchen, storeroom and office on the ground floor while the space on the lower floor will be taken up with a coolroom, storage space and a plant room.

The hotel has been designed so that minors, when in the company of an adult, may be permitted in to the lounge/dining area.

b. Capacity

The proposed hotel could accommodate about 180 persons if both of the public spaces were fully occupied. However, that is unlikely to occur due to their peak trading periods being at different times, eg the public bar is likely to peak in the late afternoon; the dining area in the early evening and the lounge, later in the evenings or on weekend afternoons.

There will be a block of toilets for each sex to service both public areas. The open court between the two arms of the U-shaped building will be landscaped to provide an entry into the public bar and the lounge. It will not be used as a beer-garden.

c. **Access**

Public access to the proposed hotel will be available from Old Bells Line of Road (via the courtyard) and from the eastern facade of the existing building (into the lounge/dining area).

d. **Trading Hours**

The Liquor Act now permits hotels to trade daily between 5am to 12 midnight except on Sundays when the hours of trade are confined to between the hours of 10am and 10pm. Applications may be made to extend those hours. It is intended that the proposed hotel, nominally, trade between 10am and 12 midnight on all days except Sundays when it will trade from noon to 10pm. However, it is likely that the hotel will close before midnight on most nights with the possible exception of Friday and Saturday nights. On those nights when it closes earlier, the actual closing time may depend upon the demand evident at that time.

e. **Deliveries**

It is envisaged that bulk beer and any other bulky items will be delivered to the rear of the hotel - at the lower floor level - via Lenords Lane. Smaller items may be delivered by smaller vehicles using the existing carpark to the east of the proposed hotel or from the kerb in Old Bells Line of Road.

f. **Effluent Disposal**

It is proposed that the toilets of the proposed hotel be connected to a septic tank and that the effluent from that tank pass into holding tanks from which it would be pumped out by Council's contractor, ie using similar arrangements to those already existing for the building. Any additional holding tanks required will be sited in the rear yard of the proposed hotel where there are already tanks installed to service the toilets in the building. Tankers emptying the tanks would stand on the land and not on Lenords Lane. It is estimated that the volume of effluent from the hotel will, at peak, be less than 10,000 litres per day with the average likely to be about 6000 - 7000 litres. The frequency of visits by tankers removing effluent will depend upon the capacity of the holding tanks installed and the arrangements made for the removal of effluent. In view of the constrained access along Lenords Lane, tankers mounted on rigid truck bodies would appear the most appropriate means of removal. Three to four removals per week may be required if the Council's contractor uses the smallest tanker in its current fleet.

g. **Airconditioning**

It is proposed to aircondition the hotel. The plant will be located on the lower floor of the building. The cooling tower will be located in the northwestern corner of the courtyard where it will be appropriately shielded both acoustically and visually.

h. **Ancillary Building Changes**

It is intended that alterations be made to the building in order to permit this proposal to proceed in addition to the increases to its floor area described at the beginning of this section. The most visible of these will be along the frontage to Old Bells Line of Road. There, the existing open entry to the courtyard (under the clock tower) will be enclosed with a wall and decorative gateway. In addition, the

existing glass shopfront on the western side of the courtyard will be replaced with a solid wall so that passers-by will not be able to see into the public bar.

Probably the next most visible change has already taken place - the replacement of the previous glass shopfront by a brick wall, with a suitable fire rating, between the courtyard and that part of the building excluded from the proposed hotel. The latter part of the building is to be used as three shops by Mr. Galea. It is understood that one tenant will be a bakery and will occupy two of the shops while the third is still to be leased.

Less evident alterations would involve changes to the shop fronts in the "arcade" leading from the carpark to the existing courtyard as well as minor changes in the appearance of the lower level rear of the building. The latter, in effect, will close in the space under the existing cantilevered balcony. In part, they are required for security and, in part, to reduce the need to excavate beneath the main building. The actual extent of the area to be excavated beneath the floor slab will depend on detailed design and engineering considerations.

Internally on the ground floor, the existing toilets will be remodelled and enlarged and various walls, etc built. It is not envisaged that these changes will alter the external appearance of the building.

i. **Carparking**

In the rear yard, which is accessible from Lenords Lane, it is proposed to provide sealed parking for six cars together with manoeuvring space for trucks servicing the proposed hotel (vide Plan 5).

It is not possible to provide more parking spaces on the land owned by Mr Denmeade. The hotel will generate a demand for more than six carparking spaces. As discussed in Section 5 - Section 90(1)(i) below, the likely requirement for carparking is about 18 spaces although Council's Parking Code would require provision of some 48 spaces. After allowing for the six spaces provided in the rear yard and for the six spaces already provided (computed on a pro rata basis) when the building was erected, there is a shortfall ranging from 6 to 27 spaces, depending upon the basis accepted for computing the parking requirement for the proposed hotel.

Mr Denmeade proposes that he provide additional carparking spaces on Council owned land at the rear of the existing carpark adjacent to the hotel. There is sufficient land to provide about another 20 spaces on the land. In making this proposal, Mr Denmeade recognises that it is dependent upon Council - as owner of the land - agreeing to it. Alternatively, Mr Denmeade could pay the Council a cash contribution in lieu of providing on site parking space."

Additionally, the applicant has provided acoustical assessment of the proposal as well as a survey documenting traffic generation and parking requirements of the Kurrajong Heights Hotel and the Pitt Town Hotel as a comparison with his proposal.

STATUTORY SITUATION

The use of the building for the purpose of an hotel is permissible with Council consent.

PUBLIC NOTIFICATION

As a result of writing to adjoining owners and the placement of an advertisement in the local paper, Council has received 69 written submissions, including a detailed objection from the Kurrajong Residents Action Group which has co-ordinated objection to the proposal. Four hundred and seventy seven pro forma objectors have also been received.

The grounds of objection as contained in the written submissions are summarised below:-

<u>GROUND OF OBJECTION</u>	<u>NO OF TIMES RAISED</u>
1. Noise	
a. Increased noise emissions from hotel.	25
b. Increased noise emissions from carpark and Lenords Lane.	9
2. Traffic	
Increased traffic congestion and possibility of drunk driving accidents.	30
3. Loading and Access	
a. Lenords Lane too narrow and unsuitable for heavy vehicles.	15
b. Rear carparking and loading area inadequate.	6
c. Obstruction of access to private properties in Lenords Lane.	5
4. Amenity	
a. Disturbance to peace after closing time and unsociable behaviour, including increased crime.	35
b. Degrade the character of the Village.	31
c. Loss of privacy from hotel and car park.	8
d. Brick wall in front of hotel would be unsightly.	2

5. Law and Order

Inadequate policing. 20

6. Disposal of Waste

a. Excessive odours from pump out. 7

b. Inadequate toilet facilities for shops if hotel is approved. 2

7. Drainage

Drainage problems from carpark to adjoining properties. 5

8. Parking

Shortfall of parking associated with hotel will exacerbate parking situation in Village. 22

9. Impact on Adjoining Land Uses

Interference with church activities and youth functions in CWA H all. 15

10. Water Use

Excessive water use therefore disadvantage residential users. 18

11. Other

a. Existing liquor and food outlets satisfy needs of community. 28

b. Alcohol has negative health effects and should not be encouraged. 15

c. Not in the public interest. 13

d. Danger to school children - molestation and drunk drivers. 13

e. No public transport on weekends therefore will lead to drunk driving offences. 5

f. Decrease in property values. 3

- | | |
|---|---|
| g. Inadequate street lighting | 3 |
| h. No need for additional meeting places. | 2 |
| i. Courtyard could be used as beer garden. | 2 |
| j. Lack of safety for senior citizens. | 2 |
| k. Danger to health of adjoining residents. | 1 |
| l. Potential danger of explosion from buried fuel tanks if excavations proceed. | 1 |
| m. Maximum capacity is 280 people not 180 people. | 1 |
| n. Hotel activities would be visible from carpark. | 1 |
| o. "The drunkard shall not inherit the Kingdom of God." | 1 |
| p. Approval will lead to adjoining shop being used as a bottle shop. | 1 |

The points of objection on the pro forma letter are reproduced below;

1. That the needs of the public in the neighbourhood of the premises can be met by existing facilities in and outside the neighbourhood.
2. That the quiet and good order of the neighbourhood in which the premises will be situated will be disturbed if the development is granted.
3. The development is not in the public interest of the residents of Kurrajong nor the City of Hawkesbury.
4. Inadequate off street parking, additional burden on water and sewerage systems, no Environmental Impact Study conducted for site nor for Kurrajong, outside Local Environment Plan (1987) considerations.
5. Loss of amenity of neighbourhood, inadequate policing of site, excess noise and public nuisance.
6. Increase in crime rate and drink driving matters before the Courts.
7. Uncertainty as to the future use of the hotel premises if later sold by current application.

Also the Kurrajong Residents Action Group has provided a detailed submission objecting to the proposal. Their grounds of objection are summarised below:-

1. The Development Application understates/not adequately address a number of environmental and planning issues.

2. Development Application considers only partial use of existing building, ie. the services of the remaining shops have not been addressed adequately.
3. Serious doubts raised as to proposed courtyard, changing to a beer garden or at least an overflow area.
4. Development Application considers 180 persons maximum in occupancy, Liquor Act 1982, Theatre and Public Halls Act, provisions provide an occupancy rate of up to 282 persons on persons/square metre calculation.
5. Trading hours in the Development Application are in conflict with those stated in Affidavits before the Licensing Court and conflict with traffic flow especially Sundays.
6. Lenords Lane inadequate for deliveries and effluent collection, Council's garbage truck will not use same.
7. Compared with existing shopping facility water supply usage and effluent storage and disposal will be dramatically increased. The shops are not provided with toilets. Approximately 20 litres/minute water consumption during trading hours, and no provision for fire hose reel usage. Proposed usage will increase 3.5 litres existing facility and up to 4 times if existing shops are taken into account. Maximum effluent usage 14400 litres/day not as stated at half this amount. Holding and septic tanks and grease trap provisions are inadequate.
8. Air-cooling tower should be acoustically treated other plant noise details not known.
9. Little detail known on the effect of ancillary building changes.
10. Carparking on site inadequate and use of Council carpark would deny others use of same for other activities already in existence - Tourists, Shoppers, Church goers, CWA Hall activities etc. No provision of how community is to cope with increased traffic flow.
11. Is the proposal financially viable as it is currently presented, and if not what changes would occur to make it commercially viable. There should be detail costings and projections made available.
12. Acoustic considerations inadequate for verandah, cooling tower, patrons entering and leaving the premises, car noise entering and leaving the carpark, noise from deliveries and removal of effluent from site.
13. Adverse effect of traffic entering from carpark on Old Bells Line of Road, (see Dr. I. Smith's letter to Council 2.3.90).
14. Inadequate public transport or taxi service. Carpark already overloaded most weekends with tourists.
15. Police response time approximately 20 minutes from Windsor, further delays if North Richmond bridge closed.

16. Unique vista of Kurrajong will be adversely affected if Development Application approved.
17. Tourists who visit hotel will add risk to road users when they leave area with alcohol in blood.
18. The amenity of the neighbourhood will be adversely affected by the hotel development.
19. Overwhelming evidence that an increase in alcohol outlets, increases the mortality rate of traffic accidents, mortality of liver cirrhosis, public health, increase in crime rate, domestic violence.
20. Under age drinking a problem that needs to be addressed in the Hawkesbury area, and not on the evidence available by opening up a new hotel.
21. Survey of Kurrajong residents say 'No' to the hotel development (73%) with immediate residents saying 'No' (87%) with business houses saying 'No' (61%).
22. Kurrajong Village is more than adequately served with the Bottle Shop off-licensed and Kurrajong Village Restaurant and several B.Y.O. Restaurants. Further there is the Kurrajong Heights Hotel, North Richmond Hotel and Sporting Club and other licensed and B.Y.O. Restaurants. The area is saturated with alcohol outlets.
23. Survey 79% of 620 people felt liquor laws should not be relaxed in N.S.W. and that 63% felt the current range of outlets were about right.
24. Expert evidence provided by K.R.A.G., Dr. I. Smith, Professor N. Heather and others all say the development is against the public interest and is inadequate on the various town planning conditions such as parking, traffic, etc.
25. 25% of motor vehicle fatalities in Hawkesbury Shire in 1988 were alcohol related.
26. No Environmental Impact Study undertaken for Kurrajong - future development should be addressed within such a study.
27. Developers Expert Reports are self serving and do not deal with facts only potential conditions of other developments as may be applicable here.
28. The tranquillity and peacefulness of Kurrajong is well described by S.B. Sheldon's Poem:

"THIS PLACE CALLED KURRAJONG

*A little piece of heaven,
This Place called Kurrajong,
It is a land of beauty,
This Place called Kurrajong.
They made this land a paradise,
This Place called Kurrajong."*

This is what the people of Kurrajong want to preserve.

PLANNING ASSESSMENT

The following heads of consideration are considered the most relevant in the assessment of this application.

Noise

The applicant has submitted a noise consultant's report which investigates noise emissions associated with on site entertainment and mechanical services (air conditioning etc). The report also comments on noise from the carpark.

The noise consultant's findings were based on the following premise:

"We have been advised that if entertainment is provided it will occur on Friday and Saturday evenings and will cease before 11.30pm. Furthermore we have been advised such entertainment will be limited to solo or duo acts in the lounge area of the hotel. There will be no rock bands permitted to perform on the premises."

The noise consultant concludes that noise emission would be satisfactory if northern windows and doors to the balcony be kept closed and that glazing 6mm thick be installed. No mention is made of noise impacts if the public bar doors were open.

The assumption is made that windows will be shut and that the verandah will not be used as licensed floor space. As the verandah is included as licensed floor space in the application it would appear that noise impacts would be difficult to control on the northern side.

The operation of the hotel during summer months may lead to patrons using the courtyard area however there is no evidence to suggest this.

Noise associated with patrons leaving the site has been addressed by the consultant recommending that a 1.2 metre to 1.5 metre high barrier be erected on the northern boundary of the carpark. This recommendation acknowledges that noise will be a problem as patrons leave the site. Residential properties are also located on the southern side of Old Kurrajong Road directly opposite the carpark and they would also be detrimentally affected.

No guarantees can be given as to controlling noise associated with patrons when they leave the premises late at night. This noise includes human voices and vehicle noise. Given the proximity of long established residences on both the southern and northern side of the proposal, it is considered that the late closing time would be in conflict with the residential use of adjoining land.

Traffic flows on Old Kurrajong Road are very light after 9.00pm. Traffic noise generated from the hotel would be significant on residences in the vicinity of the hotel.

Car Parking

The original consent for the shops required the provision of 10 onsite carparking spaces. Subsequently arrangements were made with the original applicant to seal Council's carpark on the adjoining lot and to provide an all weather surface at the rear of the shops for staff parking.

The applicant has stated that *"the shortfall in parking provided at the proposal could be as low as 6 spaces. Except on exceptional occasions, this demand could be accommodated in the existing carpark adjoining the proposed hotel since it receives little use throughout the day and almost none after ordinary business hours."*

The applicant has offered to construct, seal and drain the rear of Council's carpark which adjoins the site. The applicant has stated that *"the number of spaces that could be provided could be as many as 20 but a lesser number - say 10 to 15 - would provide a better aesthetic solution"*.

The applicant has also stated that the 6 car parking spaces at the rear of the site will be allocated to staff parking because there is a potential to disturb the amenity of adjoining residences to the north if they were to be used for public parking.

Expert advice was obtained by Council from traffic consultants "Stapleton & Hallam" in relation to carparking, access and traffic impact.

In relation to carparking, the consultants examined Council's Code, examined Roads Traffic Authority guidelines, made allowances for reduction of Council Code based on the effects of Random Breath Testing and surveyed Kurrajong Heights Hotel and Pitt Town Hotel to obtain a licensed floor space to carparking space ratio for hotels in the area.

In summary the results from this investigation are as follows:-

<u>Benchmark *</u>	<u>No. Of Car Parking Spaces Required For Proposed Hotel</u>
Council Code.	50 customers and 3 staff
Roads Traffic Authority Guidelines.	57 Total
Council Code - 25% (Effects of Random Breath Testing	38 customers and 3 staff
Kurrajong Heights Hotel	35
Pitt Town Hotel	43 including staff

* Assumes use of verandah and summer usage patterns.

Council's Traffic Consultants have concluded that:-

"Based on these figures, we conclude that the minimum parking demand would be almost 38 spaces for customers, (the average of the lowest three figures), plus 3 spaces for staff. We stress that this is based on limited surveys and that more detailed surveys might indicate a higher demand, particularly when entertainment was provided. On winter nights with no entertainment the equivalent figure would be 35 spaces for customers, assuming no use of the verandah."

Furthermore the consultants state that the total parking supply that could be provided on all of Council's carpark is 40 spaces. At the moment Council's carpark accommodates 21 carparking spaces.

Using the previously calculated parking demand of 38 customer spaces for the hotel, the shortfall, if Council's carpark was fully constructed would be 19 spaces.

In summary even if Council agreed to the provision of additional carparking on its land the carparking shortfall is substantial. The calculations were also based only on 75% of Council Code. If the Code were strictly applied then the shortfall would be 31 spaces.

Given the significant shortfall, patrons would seek parking on Old Bells Line of Road or adjacent streets. This would cause noise impacts at night as well as congestion and possible traffic hazard in Old Bells Line of Road this situation is unsatisfactory.

Loading and Access.

The proposal relies on rear access for hotel deliveries as well as septic tank pump out. Given the servicing requirements (eg beer deliveries, sewage pump out trucks, garbage) of the proposal, access and loading from the rear lane is unsatisfactory. Council's traffic consultant confirms this by stating:-

"With the change in the use originally designed for, from shops to an hotel, severe adverse effects would be anticipated in regard to service vehicle access. With service access from the rear, off Lenords Lane, a lane with a 2.8 metre carriageway, the size of vehicles that could enter the site would be restricted. With beer/drink deliveries, pump-out tanker truck movements and garbage removal, we consider that it is essential for access to be designed for a large rigid truck. Such a vehicle could not enter the site, because of the restricted distance between the building and the northern side of Lenords Lane. Such a vehicle would need to stand in the Lane, blocking it. It would have considerable difficulty in negotiating the right-angle turn beyond the site and could find that the easiest way out would be to reverse back along Lenords Lane, contrary to the one-way restriction. In summary, we conclude that the service arrangements proposed are unsatisfactory."

Amenity

From the table of objectors it is evident that the objectors are concerned about the effect patrons will have on the "peace and quiet" of the area as well as the character of the Village.

Objectors are concerned about unsocial behaviour after patrons leave the premises. This could take the form of excessive noise, crime including theft and vandalism. The lack of a police station in the Village is also of concern.

The residents concerns regarding an increase or anti-social behaviour and the resulting consequences on lifestyle cannot be proved for the particular application and indeed would appear to be not a valid consideration as hotels are an accepted development by the legislatures of the State. Given the late hours of the proposal however, the residential amenity of the area would be detrimentally affected.

The adjoining residents to the north would be especially affected as they would experience a loss of privacy from the use of the verandah. Extensions of the carpark would also create a loss of privacy to adjoining residents as they would be overlooked. This effect would be lessened as the applicant did indicate a willingness to construct a low wall as part of the construction of Council's car park.

Water and Septic Tanks

The hotel use will consume substantial amount of water. The Water Board has verbally advised that it has no objection to the proposal subject to the applicant provide a suitably sized holding tank onsite. The size of these tanks is usually 3 metres in diameter and space exists at the rear for such a tank if Council were to approve the application.

The use of the site for a hotel will generate a large amount of liquid waste which needs to be carted from the site. Adjoining residents would be subject to odours 3 or 4 times a week when such pumping was being carried out. Given the proximity of residential development at the rear of the site it is acknowledged that residents will be affected. This factor alone would not warrant refusal of the application but the cumulative impacts are significant and this as this issue adds weight to the arguments to refuse the application.

IMPACTS ON ADJOINING LAND USES

The hotel is proposed to be located at the eastern end of the business zone in the Kurrajong Village.

To the north and south are a number of existing dwelling houses. The business zone in Kurrajong is small in area compared to Richmond or Windsor. This smallness restricts its ability to act as a buffer for commercial uses, such as hotels, which can be detrimental to the residential amenity of an area. In the circumstances of this case there is a conflict between residential and commercial use and accordingly the hotel proposal should not be supported as it has not been demonstrated that the benefit to the community will outweigh the degradation of adjoining residents amenity.

PUBLIC INTEREST

As can be seen from the issues raised in the summary of objections, the grounds of concern by members of the Kurrajong community are many and varied. Some of the objections contain no weight, others show a concern from the community of impacts of the proposal and the locality. Given the large number of submissions and varied concerns the public does have a strong interest in the proposal. Approval of the proposal would not be in the public interest.

CONCLUSION

The use of part of the existing building for the purpose of an hotel is not supported in that it is incompatible with adjoining residential development and that the site was not initially designed and developed for such a use. In other words a hotel does not "fit" on the site.

Recommendation

That the application be refused on the following grounds:-

1. The proposal will cause noise pollution.
2. Adequate provision has not been made for carparking associated with the proposal.
3. Loading and manoeuvring areas of the rear of the site are inadequate for the heavy vehicles associated with the proposal.
4. The proposal will have a detrimental effect on adjoining residential development.
5. The proposal will detract from the existing and likely future amenity of the area.
6. Not in the public interest.

Alderman Bazeley arrived at the meeting at 10.17 a.m.

Mr. Paul Rogers, a citizen of Kurrajong and Chairman of the Kurrajong Residents Action Group, addressed the Committee as an objector and tendered a Statutory Declaration from Terry Ann Buckett.

Mrs. Jennifer Scott, local Solicitor, addressed the Committee as an objector.

Mr. George Smith, addressed the Committee on behalf of the applicant.

Mr. Graham Edds, Architect and resident of Kurrajong ; Mrs. Mozelle Aaron, resident of Kurrajong; and Mr. John Cooper, adjoining owner, addressed the Committee as objectors.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Item 5: (File DA 136/90) wp-137
Development Application: Utilisation of First Floor of Heritage Item for Sale of
Antiques and Office Space
Applicant: Mr S & Mrs J Geha
Owner: Mr S & Mrs J Geha
Land & Location: Lot 25 RP 23467 No 265 George Street, Windsor
Area: Approximately 500 sq m
Zoning: Hawkesbury Local Environmental Plan, 1989 -
Residential 2 (a)
Advertising: Advertised in the local press - no submissions received
Date Received: 27th April, 1990

REPORT (M.T.P.)

Proposal

Consent was issued under delegation on 28th February, 1990 for the restoration and alteration of the heritage item for residential use. Consent was further issued on the 16th March, 1990 for construction of an addition and barn at the rear of the heritage item situated on the land and for subsequent adaptive re-use of the addition as a restaurant and barn for the sale of antiques. The proposal consented to on the 16th March, 1990 related to use of the ground floor for display and office purposes and use of the first floor as a residence for the applicants.

The applicants now wish to vary the proposal previously consented to by Council and have lodged an application seeking approval for the use of the first floor of the heritage item for the sale of antiques and office space. The applicants wish to operate from the first floor during the hours consented to under the previous application ie 9am to 5pm 7 days per week.

The former Georgian Inn on the land is identified as a heritage item in Schedule 1 of Council's Planning Instrument.

Statutory Situation

The proposal is permissible with Council's consent pursuant to Clause 29 of Council's Planning Instrument (Conservation Incentives relating to heritage items).

Public Submissions

In accordance with the provisions of Clause 30 of the Planning Instrument (Heritage Advertisements and Notifications) the proposal was advertised in the local press for one month and adjoining owners notified. No submissions were received as a result of this.

Planning Assessment

The change in adaptive re-use sought by the applicants for the first floor of the premises ie from residential usage to commercial - the sale of antiques and office space is only permissible under the Residential 2(a) zoning of the land due to the premises being identified as a heritage item in Schedule 1 of the Planning Instrument. Clause 29 (Conservation Incentives relating to heritage items) of the Instrument provides that Council may consent to adaptive re-use of a heritage item if it believes the use would have little or no adverse effects on the amenity of the area and that conservation of that heritage item would be assisted by the granting of the consent.

The works include demolition of existing stairway and stud wall, construction of replacement stairway matching existing stair in every detail except width - repair of flooring, replacement of windows, restoration of half a mantle and demolition of part wall to form new opening. With the exception of demolition of the existing stairway all works will assist in the conservation of the building. The demolition of the stairway is necessitated by the need to comply with the provisions of Ordinance 70 in terms of fire requirements.

Under the ambit of previous consents issued for the heritage item parking will be provided for three vehicles between the proposed barn and the rear boundary which is still considered satisfactory.

Notwithstanding the Residential 2(a) zoning of the subject and adjacent lands and the proximity to other commercial developments the proposal is not considered to have adverse impact on the amenity of the area. The proposal will not greatly increase traffic along George Street - the main thoroughfare to the commercial centre. Further the absence of public submissions would suggest that adjoining owners have no objection to the proposal.

It is considered that the applicants' request to change use of the first floor of the heritage item from residential to commercial premises should be supported as it will not unduly compromise the fabric of the building nor will it have any adverse impact on the amenity of the surrounding area. The proposal will provide the applicants with a necessary means to undertake conservation and continued maintenance of the building.

Recommendation

That consent be granted for use of the first floor of the heritage item for commercial premises - sale of antiques and office space generally in accordance with plans prepared by Aloha Design No G1/90/6 dated 16th April, 1990 subject to:

1. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 4 (four) metres. The crossing shall be constructed 25mm (twenty five) low and surfaced with asphaltic concrete.
2. Design and construction of drainage shall be carried out in accordance with Council's guidelines for stormwater drainage requirements for commercial, industrial and medium density developments. Details to be submitted for approval with the building application.
- 3-8. Standard Conditions - 31, 32, 33, 40, 50 (parking being provided for 3 (three) vehicles), 70.
9. Details of joinery, windows, balustrading, verandahs and gutters will be submitted for approval by the Manager of Town Planning with the building application. These details must be based on historical research - early photographic evidence.
10. Submission of details of external paint scheme for consideration and approval of the Manager of Town Planning with the building application. The external paint scheme shall be based on historical research of the original scheme (paint scrapings).
11. Operating hours for the first floor of the heritage item shall be limited to 9am - 5pm Monday to Friday. Alteration of these hours will require Council's consent.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Item 6: (File DA 151/90) *W.P. 14.7.90*
Development Application: **The erection of 2 x 2 bedroom villa units and 1 x 3 bedroom townhouse unit**
Applicant: Ace Brook Pty Ltd
Owner: Property 2000 Pty Ltd
Land & Location: Lot 26 DP 801358, Drift Road, Richmond
Area: 1000 sq metre
Zoning: Hawkesbury Local Environmental Plan, 1989 Residential 2(a)
Advertising: Advertised by way of letters to adjoining landowner (ie Property 2000 Pty Ltd) with no submission being received
Date Received: 14th May, 1990

REPORT (M.T.P.)

The land is contained within the "Mountain View" Estate.

The provision of Hawkesbury Local Environmental Plan 1989, permits with Council's consent, the erection of residential flat building Class B developments, known as group homes, villas, townhouses and terrace buildings in land zoned Residential 2(a).

Density

This application is in compliance with the provision of Council's adopted Medium Density Housing Development Control Plan in terms of density given that the development requires a minimum provision of 850 sq metres whereas the subject site comprises a total site area of 1000 sq metres.

Relationship to adjoining land

The current application nominates a 2 metre minimum building line setback between the two separate carports (forward of the Medium Density Development) and the front boundary line. In general, the minimum building line setback is 7.5 metres. In this case, the road reserve between the road alignment and the front property boundary line is up to 10 metres wide. This front road reserve coupled with proper intensive landscape open space treatment will help "soften" the carport buildings from Drift Road. Further, the provisions of the Development Control Plan allow a minimum, zero building line setback for medium density developments with anticipated low traffic volumes or for positive design merits. Given this, it is considered reasonable to accept this development layout proposal.

Development Design

The proposal is a high quality medium density development and consists of two villa units and a central townhouse unit with a minimum 3 metre wide setback from adjoining land holdings. The development is considered appropriate within this new residential estate particularly in terms of privacy and amenity to prospective adjacent land holdings.

Private Open Space Land

The application complies with the Development Control Plan in terms of adequate private open space far in excess of 30 sq metre of side area per unit. This

development is designed and orientated to ensure adequate sunlight will be received in some period between 9am and 3pm during mid winter.

Car Parking

The application nominates the provision of 6 covered car parking spaces comprising of a double garage and 2 covered carports consisting of 2 individual car parking spaces, respectively and complies with the DCP.

Recommendation

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

1. The townhouse/villa unit development shall be carried out in accordance with the submitted plan dated the 14th May, 1990, except where amended by the conditions of Consent.
- 2 - 10 Standard Conditions - 6(\$3454.00(three thousand four hundred and fifty four), 17, 31, 33, 50(6(six), 70, 73, 83, 104
11. Construction of Council's standard residential footway and layback vehicular crossing to suit the access to the site.
12. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Development.
13. The development shall ensure that the carport external finishes and materials are in accordance and compatible with the overall development. Full details are to be submitted and approved by the Manager of Environmental Building and Building Services at the building application stage.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Item 7:	(File DA 161/90)	WP 137
Development Application:	Construction of First Floor Additions to an Existing Building to create Five Residential Flats and Professional Offices	
Applicant:	E A Buttsworth	
Owner:	E A Buttsworth	
Land & Location:	Lot 12, DP 557252, No 507 George Street, South Windsor	
Area:	714m ²	
Zoning:	Hawkesbury Local Environmental Plan, 1989 - General Business 3(a)	
Advertising:	Not required under Council's advertising policy as located in a commercial area	
Date Received:	21st May, 1990	

REPORT (M.T.P.)

Background

In the early 1970's, Council acquired land by dedication at the rear of properties fronting George Street between Argyle and Campbell Streets, South Windsor for road widening purposes and subsequent car parking. The subject property was one of these properties.

In June, 1981, Council resolved to delete a condition of approval relating to a parking contribution for development in the area, on the basis that it was the intention of the owners who agreed to dedicate their land for road widening, that they would not be required to make a contribution for parking.

In December 1983, Council granted consent to the erection of an arcade of shops with first floor offices above on the subject land. Again, due to the dedication, by the owner, of land at the rear of the site, the parking requirement for the development was deleted. Whilst the arcade of shops were subsequently erected on the site, the first floor offices were never built.

Proposal

This current application now seeks Council's consent to construct first floor additions to the existing building on the site in order to create 4 x two bedroom units (83m² - 94m² in area), 1 x single bedroom unit (52m² in area) and 113m² of office floor space. The additions have been designed so that small "open" courtyards will be provided for each unit to allow light into the building. Car parking facilities are not proposed to be provided on the site.

Statutory Situation

The site is zoned General Business 3(a) under the provision of Hawkesbury Local Environmental Plan, 1989. The proposed residential flats and offices are permissible on the land with Council's consent.

Clause 37 of the LEP also applies to the development as the site is subject to aircraft noise at a level of approximately 20 ANEF. Accordingly, the development will require the incorporation of sound attenuation measures to the satisfaction of the Manager of Environment and Building Services.

Planning Assessment

Character/Design Quality

Most of the buildings within the South Windsor shopping centre are single storey buildings. The buildings on either side of the proposed development are single storey only and consequently, the second storey facade will stand on its own. The design of the building, particularly the front and rear elevations, however, are considered to be reasonable and compatible with surrounding development.

Open Space

There is no open space proposed on site for each residential flat; which whilst not being contrary to Council's Medium Density DCP, as the code does not relate to

flats above shops, could be considered to be undesirable. Recreational open space areas such as McLeod Park and South Windsor Swimming Pool, however, are within walking distance and this lack of on site open space would be indicated to the applicant in the lesser return received from rent of the flats.

Car Parking

In December 1983, when Council granted consent to the erection of an arcade of shops on the site, with first floor offices above, the parking requirement for the development was deleted, due to the dedication by the owner of land at the rear of the site.

Council's Car Parking Development Control Plan currently requires off street parking to be provided at a rate of one space per 40m² of gross floor area. In other words 16.6 (or 17) spaces would have been required if the first floor offices were constructed.

The current application generates a demand for 9 spaces:-

3 spaces for professional offices; and

6 spaces for flats (1 space per unit and 1 visitor's space per 5 units)

As the proposed use will be less "intensive" than the previously approved use, no objection is raised to the proposed development in terms of not providing additional parking.

Recommendation

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

- 1 - 5 Standard Conditions (DAs) 1(\$12782.50) (twelve thousand seven hundred and eighty two dollars and fifty cents), 6(\$8635.00)(eight thousand six hundred and thirty five)), 31, 32, 33
6. Mechanical dryers are to be provided to all units.
7. The development shall incorporate aircraft noise attenuation measures to the satisfaction of the Manager of Environment and Building Services.

Alderman Mackay declared an interest in this matter and sought permission to address the Committee.

Mr. Graham Edds, Architect, and Alderman Mackay addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Item 8: (File DA 146/90)
Development Application: **Extensions to existing Club House**
Applicant: Mr I Stubbs
Owner: Department of Lands
Land & Location: Lot 322 DP 704506 Old Pitt Town Road, Pitt Town
Area: 1.012 hectares
Zoning: Hawkesbury Local Environmental Plan, 1989 - 1(c)
(Rural "C")
Advertising: Advertising by way of letters to adjoining landowners
with no submissions being received
Date Received: 14th May, 1990

REPORT (M.T.P.)

The applicant seeks consent for extensions of the existing Pitt Town and District Sports Club. These extensions involve an addition to the lounge (floor area 65.0m²), new covered verandah and ramp (66.6m²), loading dock (9.1m²) and additional male and female toilets (27.5m²).

Council's Parking Policy Development Control Plan requires one space per 6 square metres of service area, which includes lounge area. Therefore, the extension to the lounge area would require 11 additional car parking spaces. Although the parking area is not marked out, sufficient car parking currently exists for the development and the proposed extension. In the absence of any control, parking may become chaotic and limit the number of car spaces available for use.

A large area at the front of the site has been surfaced with crushed sandstone and other land fill. The area is uneven, but trafficable. As the subject property is within the Long Neck Lagoon catchment area, there exists concerns regarding pollution caused by scour and dust from the development.

A sealed vehicular entrance to the site and details of stormwater disposal should be conditioned to reduce any impact on Long Neck Lagoon caused by the development.

The proposed extensions will be consistent and complement the existing club house design and will have minimal impact on the surrounding environment.

The extension to the existing club house is permissible with Council's consent.

Recommendation

That consent be granted for the extensions to the club house in accordance with plans dated April 1990, subject to the following conditions:

- 1-8 Standard conditions (DAs) 31, 32, 33, 37, 38, 40, 52 and 100.
9. Parking shall be provided for 52 (fifty two) 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. Vehicular access to the site being restricted to the existing access point just to the north of the front of the existing club house.

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11. Construction of a sealed rural type vehicular entrance to the site to the requirements of Council's Engineer.
12. Stormwater from the site to be disposed of to the satisfaction of Council's Engineer. Details to be submitted with the Building Application.
13. Compliance with any requirements of the Department of Lands.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Item 9: (File DA 142/90)
Development Application: **The erection of one 3-bedroom and two 2-bedroom elevated town houses.**
Applicant: Mr C Calderone and Ms A Tsapatsari
Owner: Mr C Calderone and Ms A Tsapatsari
Land & Location: Lot 4 DP 788379 Corner Plimsoll and Wolseley Streets, McGraths Hill
Area: 975.7m²
Zoning: Hawkesbury Local Environmental Plan, 1989 - 2(a) (Residential "A")
Advertising: Five adjoining landowners notified in accordance with Council's advertising policy. One submission was received from Graham Price Pty Ltd
Date Received: Original plan submitted on 8th June, 1989, with amended plan submitted 5th June, 1990.

Lh 217-7
WP 13-7

REPORT (M.T.P.)

Background

Two previous development applications for the above property have been received by Council in the past.

1. An application for three town houses was submitted to Council on 8th June, 1989 (DA 217/89) and was refused as the current Residential 2(a) zoning, at that time, did not permit the development of land for the purpose of medium density housing.
2. An application for two 2-storey detached dwellings was received by Council on 1st November, 1989 (DA 390/89) and was approved on 13th February, 1990.

Proposal

This application seeks Council's consent to erect one 3-bedroom and two 2-bedroom elevated town houses, generally in accordance with amended plans submitted on 5th June, 1990. The town houses are a tri-level design, where garages and laundries are located on the ground floor and living areas and bedrooms are on a split-level and

on the first floor. Three separate courtyards are located at the rear of the town houses.

Landscaping will be provided between the town house development and Plimsoll and Wolseley Streets. Five under cover garages and one visitor's car space will be supplied.

Statutory Situation

The provisions of Hawkesbury Local Environmental Plan, 1989, permit with Council's consent, the erection of residential flat building Class B developments, known as group homes, villas, town houses and terrace buildings, in lands zoned Residential 2(a).

Public Submissions

Adjoining owners were notified of the proposal in accordance with Council's 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 nearby the proposed development, I believe that I cannot refuse - however, I do believe that you are asking for more complaints from people who may say that they did not know that the farm existed before they moved in.

Stage 2 of our new development is on schedule, and is looking extremely promising, however, as it is still early days in this development, we cannot guarantee the outcome of these trials.

I believe that in all fairness to those concerned, you should obtain, in writing from the owner of the proposed development, that he will inform all tenants that they will be living near a composting farm, and that neither the tenants, nor the owner will complain.

We are prepared to assist, by displaying near our entrance on Wolseley Road, a large sign, somewhat similar to our letterhead."

Planning Assessment

The application involves construction of three town houses on land being subject to flooding. The allotment is within the 1 in 100 year flood frequency level having a height of 17.2 metres Australian Height Datum. Consequently, the town houses are to be elevated with garages and laundries provided underneath.

Density

This application is in compliance with provisions of Council's adopted Medium Density Housing Development Control Plan which requires the provision of 850m² total site area whereas the subject site comprises 975.7m².

Private Open Space

This application complies with the development control plan in terms of adequate private open space in excess of 30m² of site area per town house. This open space

provision is directly accessible from each dwelling via the laundry. The design and orientation of this area ensures that adequate sunlight will be received between 9.00am and 3.00pm during mid-winter.

Car Parking

Under Council's Medium Density Housing DCP, three bedroom unit medium density developments require the provision of two covered car parking spaces per dwelling plus one visitor's space per five dwellings, whilst two bedroom unit medium density developments require the provision of 1.5 covered car parking spaces per dwelling plus 1 visitor's space per 5 dwellings. The car parking provision on-site complies with the requirements of the DCP.

Access

The 3-bedroom town house and a 2-bedroom town house gain vehicular access from Plimsoll Street and the remaining 2-bedroom town house receives direct access from Wolseley Street. Driveway width complies with the requirements of the DCP.

Vehicles will need however, to reverse from the garage off Wolseley Street.

Insufficient manoeuvring and turning areas currently exist, as vehicular access to the outer two garages off Plimsoll Street is not possible.

Relationship to Adjoining Land

The current application nominates a provision of a variable "zero building line" setback between the side property boundary of Lot 3 DP 788379 and the proposed single garage off Wolseley Street. The "zero building line" setback is considered to be not warranted. The remaining town house development is approximately 6.4 metres from the property boundary.

The application nominates a 3.0 metre building line setback between the development and the property boundary of Lot 7 DP 242319. However, the visitor's car space has no setback from this boundary and lies in close proximity to a dwelling.

Public Submissions

With reference to Mr Graham Price's 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 investigated by purchasers before exchanging of contracts. There is no statutory requirement of notification by owner notifying intending purchasers of undesirable development within the area. Council is under no statutory obligation in this regard either.

Conclusion

It is considered that the development whilst complying in most respects with the DCP, is an overdevelopment of the site particularly in terms of bulk. The building has an appearance of unwarranted bulk in the locality which no doubt is caused by the flood nature of the land and the requirement to have elevated style buildings.

This fact plus the undesirability of there being two entrance/exit points to the development and the fact of impacting on adjoining properties by the closeness of car ports etc. suggests that the proposal should be refused.

Recommendation

The application be refused for the following reasons:-

1. The proposal is an overdevelopment of the site by virtue of the bulk of the building.
2. The proposal is not satisfactory in terms of access and manoeuvring areas.
3. It caused an adverse impact on adjoining residences.
4. Not in the public interest.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Item 10: (File DA 130/90) WP 13.7.90
Development Application: Erection of 3 x three bedroom Townhouses
Applicant: R A Pont
Owner: P & Z Yannakouros
Land & Location: Part Lots 17 & 18, Section 13, DP 68432, No 102 The Terrace, Windsor
Area: 898m²
Zoning: Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising: Adjoining owners were notified with no submissions being received
Date Received: 23rd April, 1990

REPORT (M.T.P.)

Proposal

This application seeks Council's consent to erect 3 x three bedroom townhouses on the subject land together with associated car parking and landscaping. The townhouses will be of brick veneer construction, with corrugated "colorbond" roofs, and will have private courtyards ranging in size from 50m² to 63m².

The site currently contains an early colonial cottage in a state of disrepair, which is presently divided into three flats. The building will be demolished prior to the proposed development being constructed. The cottage is not classified as an item of environmental heritage under Schedule 1 of Hawkesbury LEP, 1989, but is included in the National Trust Register.

Statutory Situation

The subject land is zoned Residential 2(a) under Hawkesbury LEP, 1989. Townhouses are permissible within this zone, with the consent of Council.

Clause 37 of the LEP applies to the development as the site is subject to aircraft noise at a level of approximately 25 ANEF. Accordingly, the development will require the incorporation of sound attenuation measures to the satisfaction of the Manager of Environment and Building Services.

Planning Assessment

Existing Building

The existing building on the site, constructed circa 1870, was identified in the North West Sector Heritage Study prepared for the Department of Planning in 1984. The study described the building as "a now mutilated Georgian cottage which forms part of an important precinct" and "an early Colonial cottage with round timber columns, but the original roof form has been mutilated and the original joinery removed."

In May, 1987 Council resolved to not include the property as an item of environmental heritage in Draft LEP 1987 (now Hawkesbury LEP 1989), given that the building has been substantially altered and would make restoration extremely costly. Therefore, demolition of the building is considered to be reasonable provided it is replaced with development sympathetic with nearby heritage items.

Character/Amenity

The subject site is located in close proximity to a number of heritage items. Consequently, it is important that the development not have any detrimental effect on the heritage significance of these buildings and the general streetscape.

In order to maintain the character of the streetscape, the applicant has separated the front townhouse from the remaining two and designed the building with a "massing", which is complimentary to the adjoining heritage item at No 100 The Terrace.

The buildings will include various design elements and will comprise of materials such as face brick, timber framed windows and corrugated metal roofing, to ensure the development is sympathetic with nearby historical buildings.

Building Setback

Council's policy in relation to building setbacks requires a 7.5m setback from The Terrace. The proposal, however, will only be setback 5.0m from the street to provide some continuity with adjoining dwellings. This setback is considered reasonable in the circumstances.

Private Open Space

In accordance with Council's Medium Density DCP, adequate enclosed courtyards, directly accessible to internal living areas, have been provided for each townhouse. These courtyards will fully receive direct sunlight between the hours of 10.00am and 3.00pm, during mid winter.

Dense landscaping is proposed along the northern and eastern boundaries of the site to maintain the privacy of both adjoining landowners and future residents.

Access and Parking

Council's Medium Density DCP requires the provision of off street parking at a rate of 2 spaces for each three bedroom dwelling, and one visitor's space for each five dwellings. In other words, 7 spaces are required to be provided on site. Further, the DCP also requires that driveways have a minimum width of 6m at or in front of the building line.

The applicant however has only provided six covered spaces and a 3m wide driveway in front of the building. Consequently, the following submission has been made:

"...reference to the plan will show that the required visitor parking space could be incorporated in the driveway directly opposite the kitchen to Unit 2. This would however be at the expense of the landscaping and as there are only three units I would ask that Council waive its normal requirements in this regard as I feel it would have a detrimental effect on the scheme. In the same manner I would suggest that the 3m wide driveway be extended to the street and not increased in width as required under Council's Medium Density Housing Code. This would further help the streetscape and reinforce the small scale nature of the development."

It is agreed that the visitor parking space directly opposite the kitchen to Unit 2 would be in an undesirable location, as it would conflict with manoeuvring areas needed for those vehicles using garages 2 and 3. Instead, the landscaping area should be reduced to ensure adequate area is available for manoeuvring. Vehicles using garage 3 will already be required to perform a three point turn when leaving the site. However, this is considered reasonable given the scale of the development.

It is also considered reasonable that the visitor space not be required and the 3m driveway be maintained, to ensure the development does not have any detrimental effect on the streetscape and that the small scale of the proposal is reinforced. The demand for a single visitor parking space can be accommodated in The Terrace without adversely affecting the flow of traffic in the street.

As the driveway will be relocated to the southern side of the property, it is considered appropriate that the sandstone blocks used in the existing kerb and gutter be utilised to replace the old driveway, and the footpath and grassed areas reinstated. Further, the new driveway will result in the loss of one crepe myrtle, and this should be replaced in an alternative location, consistent with the existing street planting in the area.

Existing Sewer Line

Townhouse No 3 and the associated garage are proposed to be erected over the existing sewer line of the property. Council's policy, however, requires that all buildings be constructed clear of the sewer line. In this regard, the applicant has made the following submission:-

"Whilst it would be possible to relocate the proposed buildings to avoid the line it would detract considerably from the amenity of the future occupants and the adjoining owners. The result would be to move the two rear units to the west,

thus eliminating the landscaped areas to either side of the carports and locating both units in such a position as to overlook the rear yard of the adjoining property to the north. The resultant open area to the east of unit 3 would perhaps be a bonus to that unit but would be a mis-use of area in relation to the total scheme....

Because of the deleterious effect it will have on the development I ask that Council allow my client to build over the sewer in this instance and allow the original plan as lodged with the Development Application to proceed. My client is prepared to concrete encase the line for the full width of the building and to convert the rear garage to a carport with a block paved floor in lieu of concrete."

On the basis of the above comments, construction over the sewer line is considered reasonable subject to the imposition of appropriate conditions.

Recommendation

That the application be approved generally in accordance with the plans submitted by Robert Pont, Architect, dated April 1990, reference No 8915, subject to compliance with the following conditions:-

- 1 - 9 Standard Conditions (DA's) 1 (\$6000) (six thousand), 6 (\$3454)(three thousand four hundred & fifty four), 11, 31, 33, 61, 70, 73, 104.
10. The development shall incorporate aircraft noise attenuation measures to the satisfaction of the Manager of Environment and Building Services.
11. The landscaped area directly opposite the kitchen to Unit 2 is to be reduced to permit adequate manoeuvring area for vehicles using garages 2 and 3.
12. Parking spaces, accessways and aisles are to be constructed with a sealed pavement, drained and marked to Council's requirements. Details to be submitted for approval with the building application.
13. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site.
14. Removal of the existing redundant layback crossing and replacement with the sandstone kerb and gutter removed due to the construction of the new driveway, and the restoration of the footway area with grass and concrete path paving to match that existing.
15. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Damage Requirements for Commercial, Industrial and Medium Density Developments. Details to be submitted with the building application.
16. The construction of a sewer manhole on the existing line just to the south of proposed townhouse No 3.

17. The existing sewer main under proposed townhouse No 3 is to be fully encased to the requirements of Council's Engineer.
18. The proposed garage at the rear of the site being converted to an open carport, or alternatively the concrete encasing and any necessary repair being extended to the northern boundary of the lot.
19. All footings in the vicinity of the sewer line to be pierced and beamed to the invert of the line.
20. The crepe myrtle located in the area of the proposed driveway is to be replaced in an alternative location. Details to be submitted with the plan of landscaping.
21. Submission of detailed photographs of the existing building on the site suitable as an historic record to the satisfaction of the Manager of Town Planning.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Item 11: (File DA 91/90) WP 13-7-90
Development Application: Erection of 8 x two bedroom and 2 x three bedroom villa houses
Applicant: H B H Vision Windows Pty Ltd
Owner: Okway and Marsin Corporation Pty Ltd
Land & Location: Lots 1, 2, 3 and 19 of an approved subdivision of Lot A DP 379253 (Plan not yet registered, Francis Street, Richmond)
Area: 2826 sq metres
Zoning: Hawkesbury Local Environmental Plan, 1989 - Part Residential 2(a) and Part Environmental Protection (Scenic) 7(d1)
Advertising: Adjoining owners notified with one submission being received from Mrs A R Pritchard, 27 Francis Street, Richmond
Date Received: Amended Plan - 13th June, 1990

REPORT (M.T.P.)

Proposal

This application seeks Council's consent to erect 8 x two bedroom and 2 x three bedroom villa houses on the land. The proposed villa houses will be of brick veneer construction with concrete tiled roof and will have courtyards ranging in size from 40m² to 100m².

Statutory Situation

Following registration of a plan of subdivision of Lot A, Lots 1, 2, 3 and 19 will be zoned residential 2(a) under Hawkesbury Local Environmental Plan, 1989. Villa houses are permissible within this zone with the consent of Council.

Clause 37 of the Planning Instrument applies to this development. The site is situated within the 35 A.N.E.F. contour and accordingly any medium density development on the land will require the incorporation of sound attenuation measures to the satisfaction of the Manager of Environment and Building Services.

Public Submissions

Adjoining owners were notified of the proposal in accordance with Council's advertising policy with one submission being received. The submission from Mrs A Pritchard makes the following comments:-

- " - *to protect my privacy a higher fence along my boundary would be appreciated*
- *is it necessary to have the clotheslines for units on the fence line instead of beside the unit*
- *I must point out my block is higher than this land and whilst steps are being taken to link up my down pipe drains there will still be considerable run off due to the natural slope of the land*
- *I shall take the opportunity to draw Council's attention to an exceptionally large farm shed stark against the background of a mountain. Could Council now enforce planting of trees and shrubs to soften the outlook from my home and the view from the many new houses to be erected soon."*

The comments made in the submission are discussed below.

Planning Assessment

Density

In proposing construction of 8 x 2 bedroom villa houses and 2 x 3 bedroom villa houses the proposal satisfies the density provisions of the DCP.

Private Open Space

Council's Medium Density DCP requires that an enclosed courtyard with a minimum area of 30m² be provided for each dwelling. The proposed courtyards range in size from 40m² to 100m². The DCP further requires that at least half of each courtyard must receive direct sunlight between 10.00am and 3.00pm during mid winter. At least half of the majority of courtyards within the development will receive sunlight. Villas 4, 5, 8 & 9 will however cast a reasonable shadow on adjacent lots 20 and Lot C at 3pm in mid winter. The degree of overshadow of adjacent lots is not significant and more than half of the lots will receive sunlight in mid winter.

The DCP also requires that where possible the courtyard area should be directly accessible to the living areas of each dwelling. The courtyards provided for all villas with the exception of villas 3 and 6 are directly accessible to their internal living areas of each villa.

Character/Amenity

The subject land overlooks the Richmond lowlands to the north and the escarpment to the west. Notwithstanding that St Monica's Primary School is situated opposite the site, the character of the area surrounding the site is predominately residential with single storey detached dwellings. Whilst Medium Density development is permissible within Residential 2(a) zones this proposal will have an impact on the character of the existing area due to its "infill" nature. The proposal however is not considered to be incompatible with existing residential development due to its proposed design.

Privacy

The adjoining owner to the east of Lot 1 Mrs A Pritchard (Lot C) has formally requested that consideration be given to construction of a higher fence between the site and Lot C. Three villa houses will be situated adjacent to Mrs Pritchard's home. Construction of a 1.8 metre high brush/lap and cap or other similar material fence will greatly assist in ensuring privacy for both Mrs Pritchard and prospective occupiers of villa houses 8, 9 and 10. Provision of such fencing should be made conditional on consent.

Mrs Pritchard's request to relocate the clotheslines adjacent to the boundary is not possible due to insufficient wall space being available at villas 9 and 10 to accommodate 2 metre wide folding clotheslines. Furthermore location of the clotheslines adjacent to the boundary fence will enable clothes to receive morning sunlight.

To further ensure Mrs Pritchard's privacy consent will be made conditional on the applicant's provision of screen planting along the eastern boundary of Lot 1.

Access and Parking

Council's Medium Density DCP requires the provision of off street parking at a rate of 1.5 spaces for each 2 bedroom dwelling, 2 spaces for each 3 bedroom dwelling and 1 visitor's space for each 5 dwellings. The proposal provides 16 covered spaces for residents and 2 visitors' spaces behind the building setback in accordance with DCP requirements. To soften the visual impact of the substantial driveway area of the development, approval has been conditioned on the provision of brick paving from the concrete layback at Francis Street to the visitor parking, a distance of 17.5 metres as well as the driveway for villa 5. Thus from Francis Street and the proposed road at the rear of the site the development will have the appearance of being brick paved.

Drainage

Whilst the majority of the site gradually falls to the rear the eastern corner slopes quite steeply away from the boundary with Lot C (Mrs Pritchard's property). Accordingly, care will need to be taken with drainage during construction to avoid excess surface run off and a condition has been imposed in this regard.

Garbage

Garbage bins will be stored in each individual courtyard and moved to the Francis Street and proposed road frontages on collection days.

Conclusion

Notwithstanding that the proposal will have an impact on the character of the existing area the proposal has been designed so as to, as far as possible, "fit in" with surrounding development. The single storey nature of the development together with attendant landscaping will ensure that the proposal is compatible with and has no adverse impact on existing development within the area. For this reason it is considered the application should be supported.

Recommendation

That the application be approved generally in accordance with plans submitted dated 13th June, 1990 Drawing Number 31590 subject to compliance with the following conditions:-

1. The registration and consolidation of proposed Lots 1, 2, 3 and 19 in a subdivision of Lot A DP 379253 with documentary evidence being provided to Council that such has taken place prior to release of the building permit.
2. The development shall make provision for a suitable fence 1.8 (one point eight) metres high surrounding the property boundary. The fence shall be consistent with all boundaries and shall be constructed of brush, lap and cap or some other material of aesthetic merit to the satisfaction of the Manager of Town Planning with the fence being provided prior to occupation.
- 3-4 Standard Conditions (DAs) 6 (\$15,543.00) (fifteen thousand five hundred and forty three), 11.
5. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit access to the site to Francis Street.
6. Standard Condition (DAs) 17
7. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Details to be submitted for approval with the Building Application and will include upgrading the existing interallotment drainage line to where surface water is connected.
- 8-13. Standard Conditions (DA's) 31, 33, 40, 50 (parking being provided for 18 (eighteen) vehicles), 53, 54.
14. Parking spaces, accessway and aisles to be constructed with sealed pavement, drained and marked to Council's requirements. Details to be submitted with the Building Application.

- 15-17. Standard Conditions (DAs) 61, 70 & 73.
18. All land not required to be sealed is to be landscaped in accordance with the plan of landscaping which is to be submitted to Council for its consideration and approval within a period of 30 (thirty) days. Such landscaping shall be completed to Council's satisfaction prior to occupation of the development.
19. The building design shall incorporate components that will provide aircraft noise mitigation in accordance with AS2021 to the satisfaction to the Manager of Environment and Building Services. Details to be submitted for approval with the building application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12: (File L10/87)

Glen 13-7-

SUBJECT: ENVIRONMENTAL STUDY - RURAL RESIDENTIAL
DEVELOPMENT IN THE CITY OF HAWKESBURY

REPORT (M.T.P.)

This study was considered by Council at its meeting on 12th June, 1990 and it was resolved that it be deferred until the next Committee Meeting.

Recommendation

That the recommendations listed in the report titled "Environmental Study, Rural Residential Development, City of Hawkesbury" be adopted.

Mr.B.McKinlay addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File L10/89)

Glen 13-7

SUBJECT: ENVIRONMENTAL STUDY - RURAL RESIDENTIAL
STUDY. SUBMISSION FROM MCKINLAY MORGAN &
ASSOCIATES ON BEHALF OF THE KEMSLEY PASTORAL
COMPANY.

REPORT (M.T.P.)

A submission has been received from McKinlay Morgan and Associates proposing either the relocation of boundaries in the Kemsley Downs property to create 21 rural residential allotments or alternatively a general rezoning to allow rural residential subdivision. It is proposed that the average lot yield would be one lot per hectare. The lots would be located between Grose Vale Road, Bells Road and Redbank Creek at the north western end of the property. It is proposed to retain that part of the property between the rural residential subdivision and the existing North Richmond urban area in a single holding for future urban development.

The proposed subdivision is similar in effect to a submission received from Mr G. Brackenreg on behalf of Mr R. Peel proposing a major subdivision by boundary adjustment of land off Redbank Road. This is reported on page 38 of the Environmental Study for Rural Residential Development. In relation to the proposal by Brackenreg it was noted that the principle of a boundary adjustment to consolidate the existing rural residential lots into a small part of the existing holding should be supported by the Department of Planning because it reduces the potential for fragmentation of ownership of a large part of the land.

Whilst the Brackenreg application proposed that the rural residential lots be located at the western end of the property it was recommended that the application be considered on the basis that the lots be located close to the intersection of Bells Line of Road and Redbank Road. This would be contiguous with the proposed rural residential lots around Rural Press and conform with the objective of clustering smaller rural residential lots around an existing town rather than as separate "semi urban" identities.

The comments in relation to the Brackenreg application are equally applicable to the proposal by McKinlay Morgan and Associates. In this instance the applicant is seeking to preserve that part of the land which is more suited to urban development, although it is not included in the Urban Development Program. The time frame for further residential subdivision in North Richmond is unknown at this stage and support for the proposed rural residential lots would not only conflict with the objective of clustering smaller rural residential lots around an existing town but may also compromise future residential development of the land.

Recommendation

That the applicant be advised that Council does not support the proposal for the reasons indicated in the report.

Mr.B.McKinlay addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL SUPPORT in principle the submission by McKinlay Morgan & Associates for boundary adjustment in relation to Kemsley Downs and that the matter be further reported after discussions with Mr.McKinlay with appropriate recommendations aimed at preserving an adequate unfragmented area for future urban expansion.

ITEM 14: (File DA 444/89)

planned 13.7.90

SUBJECT: SYDNEY GRAIN PACKERS - PRODUCE STORE LOT 2 DP
235250 PITT TOWN DURAL ROAD, MARAYLYA

REPORT (M.T.P.)

Council at its Ordinary Meeting of 13th March, 1990 approved an application to use the existing buildings on the site for the purpose of a produce store.

Inspection of the premises reveal that the applicant has replaced a petrol driven motor with an electric motor and has covered the auger with some insulation. However, complaints regarding excessive noise are still being received. Council officers at the present time are undertaking sound tests to ascertain the noise levels associated with the levels of operation and upon the results of these samples, will be advising the operator as to whether a noise consultant has to be engaged to make recommendations on any noise mitigation works that need to be carried out.

Also Council has received complaints from an adjoining owner that semi-trailers have been arriving at the above premises prior to 7am. The operator has been requested in writing, to advise his contractors that the hours of operation are to be adhered to as specified in the development consent. These hours are limited to 7am to 5pm Mondays to Fridays and 7am to 1pm Saturdays.

Failure to comply with the above will constitute a breach of the conditions of consent and may lead to legal action.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 15: 3655(W) 3871-1(C))

MERS

SUBJECT: MUSHROOM COMPOSTING REPORT

REPORT (M.E.B.S.)

On 1st February, 1990, notices were served on Graham Price Pty Ltd and Mushroom Composters Pty Ltd requiring the abatement of the emission of offensive odours from their premises within twelve months.

It is considered that Council and the community should be informed on the strategies to be employed to comply with the notices and, accordingly, the following advices have been received, from the companies.

"Graham Price Pty.Limited

Please find enclosed report on the progress being made with the 'Accelerated Assisted Compost' project being conducted at Graham Price Pty/Ltd farm at McGraths Hill.

As discussed with Council in our endeavours to reduce compost odour, every effort is being made with the new process and the following report will explain the procedure and the progress being made.

GRAHAM PRICE PTY/LTD

A progress paper for Council:

From the conception of the mushroom industry the production of compost for use as a nutritional substrate has been done out of doors. Initially this involved a single step. Mixing the raw ingredients and allowing them to naturally ferment. Later work by Sinden introduced a second indoor pasteurisation phase. Known as phase II it was quickly accepted by the mushroom growing community world wide. Thus the conventional preparation of mushroom compost consists of two distinct phases, I and II.

Compost manufacture by Graham Price Pty Ltd at McGraths Hill to this date has involved this conventional method. Some refinements have been made, some of these being taken up by the world industry eg. the use of cotton seed hulls in the compost formulation. As suburbia encroached and confrontations began to increase, the management at Graham Price Pty/Ltd decided to investigate ways to overcome problems that were beginning to emerge. To this end in 1988 work started on what was to be known as Short Composting (SC). This involves the use of a tunnel. A room into which compost is loaded having a raised slatted floor through which an air stream mixture can be blown. This process took 8 days with 2 days externally for the blending of materials. It was soon evident, however, that a problem existed as production in the best crops would not yield more than 75% of that of control conventional compost.

At this point Dr Tan Nair and Graham Price began to work together. A chance discovery showed that a little known or used parameter, lipid:protein, was incorrect. Subsequent experimental trials using chemically treated material showed that lipid:protein could be adjusted and on doing so control yields could be achieved. An added benefit of this treatment was the speeding up of the process. It was here that the Accelerated Assisted Compost (AAC) was born.

It was evident from the start that the product used to treat the raw material would have to satisfy four criteria. The chemical must be effective in releasing cellulose from the straw. The cost of the treatment economic. The chemical must be readily available.

Last and by no means least the chemical must be non-hazardous to persons handling it, non corrosive to machinery and non pollutant to the environment. From these criteria the levan accelerator was developed. It should be stressed here that the work undertaken from the initial discussions with Dr Nair up to this point has been a co-operative effort between Graham Price Pty/Ltd and the New South Wales Department of Agriculture and Fisheries. Resulting from this co-operation a joint patent has been taken out covering all aspects of the AAC process. Being taken out in the names of the Minister for Agriculture and Graham Price Pty/Ltd. The AAC process is currently under commercial trials at Graham Price Pty/Ltd on their site at McGraths Hill. The benefits of the AAC process are as follows. The time taken to produce compost can be reduced from 25-35 days down to 4-5 days. Being from dry bales of straw to spawnable compost. A significant saving in dry matter can be achieved using the AAC technique over the conventional composting technique. Losses of dry matter can be reduced from 60% down to only 20%. Yields consistent with those of conventional compost can be achieved. Last but not least a very significant reduction in odour, to a level almost non existent, compared to that of conventional compost is achievable.

As stated previously the AAC project is at the stage of commercial testing. Problems, mainly minor are still evident, being solved as experience is gained in the AAC process. It should be noted here that this process is unique in its approach with many parameters flying in the face of convention. This clearly shows that more work must be carried out to enable a greater understanding of the underlying processes involved before full commercialisation can be achieved. As more and more refinements are made the results are very encouraging. The management at Graham Price Pty/Ltd hope that by the end of this calendar year, all going well, all compost for use on their McGraths Hill site will be AAC.

Graham Price Pty/Ltd must stress here that this does not include compost sold to other clients, either ready mix phase I or bagged spawned phase II compost.

In conclusion, Graham Price Pty/Ltd would like to state that work is proceeding as fast as possible and that as soon as practically possible the switch to AAC will be made. It should be remembered, however, that as this process is still developmental research no absolute quantitative time limit can be placed on the full implementation of AAC technology. Finally Graham Price Pty/Ltd would like to thank the Hawkesbury City Council for its support in our successful dollar for dollar loan application from the Department of Business and Consumer Affairs. To this end Graham Price Pty/Ltd would like to offer an open ended invitation to Council for the inspection of the AAC technique."

"Mushroom Composters Pty. Limited

As indicated in my letter of May 4th, I outline below progress made by the Company in reducing odour through new composting techniques.

In November 1989, Composters sponsored a visit by the American mushroom industry consultant, Mr George Carapiet. His brief was to look at odour levels and to report on our composting methods compared with current American techniques.

Following Mr Carapiet's visit, I spent two weeks in the United States, looking at composting techniques in California and Florida. The U.S. mushroom industry has experienced the same problems as we have with odour and have reduced it with an improved blending process and lengthened composting cycle. I also visited New Zealand to inspect composting machinery.

Recently the AMGA hosted an International Seminar on composting techniques. Seventeen countries were represented and of course, Mushroom Composters were active participants and a financial sponsor.

As a result of knowledge gained through the American experience, and after long debate, Mushroom Composters has decided to change from a wet to dry start and to lengthen the composting cycle. We expect this change of method to result in a measurable abatement of odour from our operations.

New machinery is being purchased from England to carry out these changes which should be in effect by December this year. The total investment will amount to \$400,000 AUS.

As you can see, Composters has made a concerted effort to improve its operation and invested considerable capital in doing so.

The American experience indicates that the composting method I have just described does lessen odour by minimising the anaerobic processes. We are confident that this method can be successfully applied to our operations."

The altered technique of Mushroom Composters Pty. Limited will necessitate the laying of two concrete pads each of approximately 50m² for the placement of the new machinery and mixing of supplements. Additional area for composting will not be provided.

Upon expiration of the notices, Council must be in a position to determine compliance or otherwise. This aspect has been discussed with the State Pollution Control Commission to ensure that the procedure used is substantive. The Commission has recommended the use of an independent odour panel which would be unaware of the source of the air samples subject to assessment. The use of this independent panel allows for the air samples to be assessed by the "average person" as it negates possible odour sensitivity of local residents.

Negotiations are being held with an educational institution which it is anticipated will carry out the odour survey. The procedure to be used is yet to be finalised, however, preliminary agreement has been reached as follows:-

- All work will be carried out by staff and students.
- Samples of air emitted will be collected from immediately above the compost ricks.
- These samples are diluted to several proportions with fresh air and each sample assessed by each member of the panel. It is determined at what dilution the odour is detectable.
- Panel members to be pre screened to obtain those with an average sensitivity to odours.
- The identity of panel members will not be known outside the educational institution.
- State Pollution Control Commission will loan some equipment and render technical advice.
- Several odour assessments will be conducted up to and including February 1991.
- Information obtained from the assessments will enable progress of odour abatement to be monitored for Council, residents and the composters. Also dilution factors can be related to dilution occurring in the atmosphere and thus the distance from the compost ricks that the odour is likely to be detected can be determined.

Final details should be concluded shortly and a further report including costs will be submitted. The assessment of compliance with the notices is most important as it would be open to challenge should legal action be taken by any party. From discussions with the State Pollution Control Commission and several other bodies, there would appear not to be any other approach than that detailed above.

Recommendation

That the information regarding Mushroom Composting be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 16: (File 68A/268/72; 68A/297/76)

SUBJECT: EXTRACTIVE INDUSTRIES - EAST KURRAJONG ROAD
SECTION 2.

Clem - 13/7/90

REPORT (M.T.P.)

At its Special meeting of 7th June, 1990, Council resolved to receive information on the report put to it at that time and that a further report be brought forward.

It is intended to make the designated development application for Schaffer Ltd. and the use of royalty payments for construction of East Kurrajong Road, Section 2, the subject of the further report.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 17: (File LEP 12/89B)

Chem 13.11.90

SUBJECT: P.S. GRAHAM & ASSOCIATES - REZONING TO PERMIT
RESIDENTIAL DEVELOPMENT - 260 TERRACE ROAD,
FREEMANS REACH.

REPORT (M.T.P.)

At its meeting of 13th February, 1990, after consideration of an application to rezone the subject land into ten residential lots, it was resolved 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 of this development from the Water Supply Benefit Area and/or for drip type feed water tanks to be provided".

The further negotiations indicated in the resolution did take place and were reported to Council at its meeting of 13th March, 1990. It was reported that the negotiations with the applicant only led to him agreeing to a reduction of one lot, making nine lots in total, whereas, it was reported to Council that five lots would be a better proposition and more in keeping with recent subdivisions on land in the vicinity.

The matter was also referred to the Water Board, as required, which has responded as follows:-

"The water supply at Freemans Reach-Glossodia is a government assisted scheme. The original system design allowed for a single domestic connection to each existing dwelling within the benefit area and provided for 100% increase in the number of dwellings constructed over the subsequent years of operation of the system. However, the number of existing lots, identified in all zonings, which front watermains within the benefit area and eligible for a single domestic connection is now equal to the ultimate design (i.e. existing dwelling plus 100% development) for the system. The Board is now only approving 20mm restricted water service (flow of 3 litres per minute), storage tank and booster pumps, for all new connections in rural zoned area.

Demand increases caused by unplanned developments will result in shortfalls to the Board's standards of service which, in the case of isolated systems such as Freemans Reach-Glossodia, would require expensive amplifications. We do

not support the rezoning of any rural land for subdivision in this water supply zone, where it fronts an existing watermain. The Board normally requires developers to fund all upgradings necessary to supply subdivisions fronting watermains, to ensure a minimum standard of water supply is provided to residential dwellings within the subdivision. We are unable to determine the Board's normal requirements at this stage, and if Council did approve the proposed subdivision of this land, we may only approve one (1) 20mm restricted service to supply all properties in the proposal. The Board considers this to be an unacceptable method of supplying residential lots which will be fronting existing watermains. Your proposal to put restrictions on the land title to prohibit connection to the Board's main is not acceptable to the Board. Future owners during times of drought will put pressure on the Board, possibly by Members of Parliament, to allow them to connect to the main fronting their property. Potable water cannot be drawn from the Hawkesbury river, unless treatment facilities are installed.

Consequently, the Board cannot support your proposal at this stage, as there is no spare capacity to provide for developments other than single dwellings on single lots, and the proposal of a single restricted water service would not, in the Board's opinion, provide a satisfactory standard for this location."

The reasons for non-support of the proposal by the Water Board are concurred with and are considered sufficient reasons for the proposal not to be supported any further at this stage.

Recommendation

That the applicant be advised that Council does not support the rezoning any further, at this stage, as there is not the likelihood of the subdivision being provided with reticulated water to each lot, and the single connection that may be approved by the Board is not considered to be a sufficient capacity for the number of lots proposed.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 18: (File LEP 9/89)

SUBJECT: PROPOSED COMMERCIAL ZONING OF STATE RAIL
AUTHORITY LAND IN RICHMOND.

REPORT (M.T.P.)

At its meeting of 14th November, 1989, after consideration of a request from the State Rail Authority to rezone the land owned by the Authority in the vicinity of Richmond Rail Station, Commercial 3(a), Council resolved to initiate a rezoning of the land and requested agreement from the Authority in the production of an economic impact assessment as part of the rezoning process.

Whilst the Authority subsequently agreed to the preparation of the economic impact assessment, the Department of Planning indicated that the environmental study was

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not required. This is presumably as a result of other discussions with the Department of Planning concerning commercial floor space in Richmond as a result of various K-Mart proposals, etc., the fact that Council's own commercial impact assessment for the Discount Department Store proposals indicated that a substantial increase in floor space could be catered for and the fact that there has not been an increase in floor space because the K Mart development has not proceeded.

Consequently, the proposal was put on public exhibition, as is required, with the following submissions being received:-

- . **The Richmond Branch of the Australian Labor Party** - requesting information as to how the proposal affects upgrading of the Rail Station commuter facilities and electrification.
- . **Save Our Rail Action Committee** - objecting on the basis that the proposal will:
 - a) jeopardise the current upgrading of the Riverstone to Richmond rail link;
 - b) restrict, if not prevent, the future duplication of the rail line;
 - c) have an adverse impact on a major heritage item of the Hawkesbury;
 - d) require an Environmental Impact Statement which has been waived by Council; and
 - e) the proposal is considered to be contrary to Council's resolution in support of upgrading of the railway line to include electrification and duplication and the upgrading of station buildings, etc.
- . **Windsor Chamber of Commerce** - objecting on the grounds of parking and indicating that if parking is not provided at Richmond, then the Richmond commuters would park their cars at Windsor which would exacerbate parking problems in that locality.
- . **Richmond and District Chamber of Commerce** - objecting to any retailing zone on the railway land and indicating that the land should be entirely used for car parking.

It was previously reported that the State Rail Authority does not, in a statutory sense, need the rezoning to allow subsequent commercial development as the land has been deemed to be surplus government land and, under the provisions of the planning legislation, can be used for any purpose subject to Ministerial approval. The reason for requiring Council's support to the rezoning is so that, when subsequent tenders are sought for commercial redevelopment, respective private sector tenderers are likely to respond more willingly to land that is zoned commercial than they are to land that is zoned Special Uses (Railway). Further, the Council support is sought to enable Council to be part of the controlling process of land use within its area and, consequently, have a greater say in subsequent development.

The wording of the rezoning document that was placed on exhibition merely proposed rezoning of the entire land to Commercial 3(a), which is normal procedure, with the subsequent design criteria, including parking, etc. being resolved at development application stage. However, it is conceded that the rezoning instrument should be altered to include wording to the effect that subsequent development must take into account commuter car parking for the Rail Station being retained, plus extra parking commensurate with subsequent commercial development. Further, that

development proposals must take into account heritage significance of the Railway Station and provide a sufficient curtilage around it so as to ensure its heritage viability.

There has been no indication in documentation from the State Rail Authority of any change to their policy in relation to electrification and/or duplication of the line, nor of their intent to reduce or eliminate commuter car parking. In recent discussions with officers of the Authority it has been indicated that commercial development is to account for these matters.

Recommendation

That Council further support the Draft Local Environmental Plan to rezone the subject land Commercial 3(a) subject to the planning instrument, as placed on exhibition, being altered to include provisions that subsequent development shall not take place unless there has been adequate commuter car parking and commercial car parking provided, and that the curtilage around the historical Rail Station building be considered in conjunction with Council and the Heritage Branch of the Department of Planning.

Mr. Michael Saint, President of the Richmond and District Chamber of Commerce and representative of the Save Our Rail Action Committee, addressed the Committee on behalf of the Chamber of Commerce as an objector to the rezoning of the land.

Mr. John Christie addressed the Committee as an objector to the rezoning.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL NOT support the Draft Local Environmental Plan to rezone the subject land Commercial 3(a), because :

1. It jeopardises the current upgrading of the Riverstone/Richmond rail link.
2. It restricts, if not prevents, the future duplication of the rail line.
3. The commercial development of the site is not prevented under the existing Special Uses (Railway) zoning.
4. Not in the public interest.

ITEM 19: (File DA 609/87)

SUBJECT: LIQUOR ADMINISTRATION BOARD HEARING -
KURRAJONG VILLAGE RESTAURANT - OLD BELLS
LINE OF ROAD, KURRAJONG.

GLENW-13-7-

REPORT (M.T.P.)

Council will be aware that numerous complaints had been received from an adjoining owner, Mr. Brian Warham, regarding noise pollution and loss of amenity associated with the use of, and especially the rear verandah, by patrons of the restaurant.

On the 11th May, 1990, the Liquor Administration Board heard a request from the operators of the Kurrajong Village Restaurant that external seating areas be used for the sale and supply of meals and liquor during any day and until 9.00 p.m. on Friday and Saturday evenings.

The Magistrate from the Liquor Administration Board heard arguments from the operators of the restaurant as well as Mr. Warham regarding use of external seating areas. The application for use of the external seating areas as discussed above, was approved subject to the following conditions:-

1. Decking to be vacated by 10.00 p.m. each evening; and
2. Rear decking not to be used.

Recommendation

That the contents of this report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 20: (File DA 220/89)

WP. 19.7.90

SUBJECT: MENDFIELD PTY. LTD. - MOONREACH TOURIST
DEVELOPMENT - CHASELING ROAD, LEETS
VALE.

REPORT (M.T.P.)

At its meeting of 12th June 1990 Council, after consideration of an application for development of the site generally for the purposes of 30 cabins and 130 caravan sites and associated facilities, resolved:

"That the applicant be invited to resubmit the application to incorporate all permanent sites and buildings above the 1:100 year flood level so as to:

1. minimise excavation
2. not restrict all floodways
3. that a flood evacuation plan be included."

The applicant subsequently had a meeting with the Mayor and Council officers and, as a consequence of Council's resolution and that meeting, has resubmitted a revised proposal along with the following letter:-

"Subsequent to our meeting of Wednesday 13th June, 1990, and as discussed, we attach our amended Concept Plan for the above development. We believe that we have now met far beyond the normal requirements necessary for the determination of this application.

We now request, that, as agreed at our meeting of the 13th that you call a Special Meeting of Council to enable determination of this application within five working days.

Further, we request the amendment of the following items of the Committee's recommendation of 12th June, 1990.

Item 4: to be deleted

Item 5: amend to read "Northern Boundary"

Item 13: to be deleted

In anticipation of your favourable consideration in this matter."

The revised documentation includes a plan now indicating a proposal for 70 cabins and 25 caravan sites, with other development as similarly proposed. The entire siting of the cabins, caravans, parking, conference centre, etc. is now proposed to be above the 1:100 year flood level, albeit with a portion of the land adjacent to the 1:100 year level to be filled so as to create extra land at the 1:100 year level. The proposal, however, does not propose any isolated fill and subsequent placement of caravans which was a major concern with Council in the previous proposal.

The proposal has been referred to the Public Works Department, as is required, and, at the time of writing of this report, a reply had not been received. It is anticipated that a reply will be received in the near future and that the matter will be reported to the Ordinary meeting of Council in July. In this report, the development proposal will be fully addressed, including the request in Mendfield's letter concerning alteration and/or deletion of previous recommended conditions of consent.

In general terms, however, it is considered that the revised proposal is superior to the previous proposal, is generally in terms of the Council's resolution, although does propose far greater development on the hillside than previously proposed, with the consequential concern of hillside clearing and erosion in relation to cabin and car parking siting.

Recommendation

That the information concerning the revised development application by Mendfield Pty. Ltd. for the establishment of a tourist resort be received.

The Town Clerk/General Manager advised that a reply had been received late this morning from the Metropolitan West Regional Office of the Department of Public Works in reply to Council's letter of 21st June, which he read to the Committee in full and which is quoted below :

"Mendfield Pty.Ltd. 'Moon Reach Resort' Hawkesbury River, Leets Vale.

Reference is made to your letter of 21st June, 1990 seeking the Department's comments on an amended proposal for the above resort.

As noted by Council, the amended proposal would greatly reduce the flood hazards and evacuation problems in the event of major flooding which were mentioned by the Department in previous correspondence."

The Town Clerk/General Manager advised that accordingly with that response the Manager of Town Planning would now be in a position to prepare a report with conditions of approval for the Ordinary Meeting where the Council can further consider the matter.

COMMITTEE'S RECOMMENDATION

THAT THE MANAGER of Town Planning prepare a report with conditions of approval to the Ordinary Meeting when the Council can further consider the matter.

SECTION 3 - FINANCE

ITEM 1 : ACCOUNTS PAID, STATEMENT OF BANK BALANCES
AND TOWN CLERK'S CERTIFICATE, FORM 2, AND
SCHEDULE OF INVESTMENTS

COMMITTEE'S RECOMMENDATION

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder, and that the Statement of Bank Balances as shown in Form 2 showing the position of the Bank Accounts be received.

General Fund Nos.	87463 - 88306	\$7,734,587.72
Trust Fund Nos.	7772 - 7827	\$636,334.01
		\$8,370,921.73

ITEM 2: (File C51/21)

SUBJECT: SOUTH WINDSOR TENNIS COMPLEX

REPORT (TC/GM)

Council at its meeting of 10th April, 1990 supported a request from the Hawkesbury District Tennis Association to terminate its lease with Council over the South Windsor Tennis Complex.

Expressions of interest were subsequently called for the re-leasing of the Complex and the three (3) submissions itemised below were received:

1. Mr Peter Becroft

Rental:	\$7,000 per annum plus outgoings. Rental to be increased by 5% annually.
Period of Lease:	Five (5) years with five (5) year option for renewal.
Special Conditions:	Council to be responsible for the replacement of the playing surface.

2. Mr Ray Bray

Rental:	\$4,160 per annum plus outgoings. Rental to be indexed annually to CPI.
Period of Lease:	Five (5) years with five (5) year option for renewal.
Special Conditions:	Lessee will be responsible for replacement of the playing surface.

3. Hawkesbury District Tennis Association

Rental:	Nil. The Association proposes to manage the Complex on Council's behalf.
Period of Lease:	Five (5) years with five (5) year option for renewal.
Special Conditions:	(i) Council to receive all court hire fees (ii) Council to be responsible for maintenance and repairs to the Complex (iii) Council to be responsible for improvements to the Complex including replacement of court playing surface (iv) The Association to receive all competition registration fees and returns from the kiosk

It is considered appropriate that Council seek an arrangement whereby the lessee(s) will be totally responsible for the management of the complex ie bookings, collecting fees etc, general maintenance and repairs and improvements to the complex. This form of arrangement effectively eliminates the need for the use of Council resources in the operation of the Complex and provides adequate incentive for the operator(s) to market and improve the complex as a profit making venture. Subsequently, the submission from the Hawkesbury District Tennis Association is not supported due to the potential drain on Council's resources.

It is noted that the submission from Mr Peter Becroft provides the highest initial rental return however, it is pointed out that his proposal only provides for five per centum (5%) annual increases while the submission from Mr Ray Bray provides for annual adjustments in line with movements in the Consumer Price Index (currently 9.1%). On this basis, the rentals paid by Mr Becroft and Mr Bray for the tenth year of the term would be \$10860.00 and \$9111.00 respectively.

Importantly, it should be noted that Mr Bray has advised that subject to his application being approved, he would undertake to replace the court surface when necessary and at his own expense. Mr Becroft has indicated that under his proposal, Council would be responsible for the court surface replacement. Council will be aware that as soon as the weather permits, the playing surface will be replaced by Supergrasse Pty Ltd at no cost to Council due to the significant deterioration of surface prior to the expiration of the current warranty period. However, it is envisaged that the life of the new surface will be approximately seven (7) years at which time a new playing surface will be required. Based on today's costs, the replacement of the playing surface on the four (4) courts would be approximately \$32,000. In comparing the two (2) submissions, this cost should be added to the rental return to Council expected under the proposal submitted by Mr Bray. Subsequently, over a ten (10) year period the proposal submitted by Mr Bray, is financially far more favourable to Council.

It is also pointed out that Mr Bray has managed the Complex on behalf of the Hawkesbury District Tennis Association over the past two (2) years and has established a sound rapport with the existing clientele. His responsibilities have included bookings, collecting fees, general maintenance and repairs to the grounds, courts and amenities facilities and the operation of the Pro Shop/Canteen. In his submission, Mr Bray has also detailed plans for improvements to the Complex

including the provision of additional shelter adjacent to the courts and the installation of BBQ facilities at a further cost of approximately \$4000.00 . Mr Bray is a qualified tennis coach, has extensive tennis playing background and has served on many committees involved in the administration of tennis, including the Hawkesbury District Tennis Association of which he is currently a member. Mr Becroft is also a qualified tennis coach with an impressive playing record and has served on various committees associated with the administration of tennis. However, Mr Becroft has no direct experience with the management of a tennis complex.

Recommendation

1. That Council enter into a lease arrangement over the South Windsor Tennis Complex with Mr Ray Bray subject to the following general terms and conditions:
 - (i) The tenure being 5 (five) years with an option to renew for a further 5 (five) years.
 - (ii) The initial annual rental to be \$4,160.00 (four thousand one hundred and sixty) and adjusted annually in line with movements in the Consumer Price Index.
 - (iii) The lessee being responsible for payment of all outgoings in respect of the Complex ie electricity, water, land rates etc.
 - (iv) The lessee being responsible for the management of the Complex.
 - (v) The lessee being responsible for general maintenance and repairs to the amenities, facilities, courts, grounds and car park.
 - (vi) The lessee to replace when required and at his own expense, the synthetic grass playing surface on the courts.
 - (vii) Future improvements to the complex to be subject to prior Council approval.
 - (viii) The lessee being responsible for public risk, plate glass and general property insurance on the property.
 - (ix) The lessee to pay all costs associated with the preparation of the lease documentation.
2. That all necessary documents be completed under seal of Council.

COMMITTEE'S RECOMMENDATION

1. THAT COUNCIL ENTER into a lease arrangement over the South Windsor Tennis Complex with Mr Ray Bray subject to the following general terms and conditions:
 - (i) The tenure being 5 (five) years with an option to renew for a further 5 (five) years.
 - (ii) The initial annual rental to be \$4,160.00 (four thousand one hundred and sixty) and adjusted annually in line with movements in the Consumer Price Index.
 - (iii) The lessee being responsible for payment of all outgoings in respect of the Complex ie electricity, water, land rates etc.
 - (iv) The lessee being responsible for the management of the Complex.

- (v) The lessee being responsible for general maintenance and repairs to the amenities, facilities, courts, grounds and car park.
- (vi) The lessee to replace when required and at his own expense, the synthetic grass playing surface on the courts with a pro rata apportionment to the usage if the contract is terminated prior to maturity.
- (vii) Future improvements to the complex to be subject to prior Council approval.
- (viii) The lessee being responsible for public risk, plate glass and general property insurance on the property.
- (ix) The lessee to pay all costs associated with the preparation of the lease documentation.

2. That all necessary documents be completed under seal of Council.

ITEM 3: (L125/2)

SUBJECT: REVIEW OF ALLOCATION OF STATE
GOVERNMENT FUNDING TO LOCAL
GOVERNMENT LIBRARIES.

REPORT (C.LIB)

At the meeting held at the State Library on June 1st concern was expressed at the imbalance that will exist with the proposed formula between country and metropolitan services. It was explained that this is a result of the request of the Minister to address the problems faced by many country Councils in maintaining their services. However, it is felt that this situation is more a direct result of the State subsidy not having kept pace with the real costs. Local government now funds 85% of all costs of operating public libraries.

The proposed formula if implemented without change is biased towards the country councils.

Comments on the formula must be received by July 2nd by the Working Party.

Discussions have been held between the Western Sydney Chief Librarian's Committee and WSROC staff and it is proposed to finalise a submission for the Working Party at a meeting to be held on June 25th, 1990.

This submission will address the issues of the imbalance in the draft formula and the need to provide for growth areas such as Western Sydney where the cost of infrastructure is high. It is also hoped to address the disadvantages faced by fringe metropolitan Councils such as Hawkesbury.

It is intended to forward the submission by the deadline of July 2nd and to seek ratification at the next WSROC meeting.

Alderman Benson stated that the sign on Neich Road off Boundary Road is only on one side of the road and that the traffic coming from the other direction ignores the restriction because of the lack of a sign.

Alderman Benson stated that he had received a complaint regarding a feedlot on Pebbly Hill Road between Mitchell Park Road and Reedy Road and asked if this could be investigated.

Alderman Benson referred to a problem in Pitt Town regarding the Jacaranda trees which require attention a couple of times a year and asked if Prospect Electricity could be requested to instal an ABC cable at this location.

Alderman Benson asked if kerbing and guttering work in Chatham Street between Bathurst and Buckingham Streets, both sides, could be included in the Estimates for next year.

Alderman Benson stated that he had received a complaint from Mrs. Stubbs concerning a drainage problem in front of her property in Johnston Street, Pitt Town.

The Manager of Engineering Services stated that the matter will have to be reported to Council.

Alderman Denne asked what is happening about the skateboard ramp.

The Manager of Engineering Services stated that a report would be submitted to the next General Purpose Committee Meeting which will include the North Richmond request.

Alderman Sheather referred to the sale of books outside the shop in the Windsor Town Centre and asked if Council had any control over this activity.

The Mayor stated that this would be investigated.

Alderman Rotherham asked if he could be given more details regarding the installation of an ABC cable at Pitt Town so that he could take the matter up at the meeting of Prospect Electricity on Thursday.

The Committee then adjourned for inspections.

The meeting terminated at 4.15 p.m.

Recommendation

That:-

1. Hawkesbury express its concern at the bias in the proposed formula and support the submission to be made by the Western Sydney Chief Librarian's Committee.
2. Hawkesbury request WSROC to indicate its concern and forward a submission on the proposed formula as outlined.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE

Alderman Rotherham asked what progress is being made with the manufacture of the new Hawkesbury City flag and asked if it would be ready for the Mayor to take one to Tamba for presentation.

The Mayor then displayed the new flag and advised that a flag would be taken to Tamba and he understood that one would also be ready to be taken to the United States of America by the Band.

Alderman Bazeley referred to the increasing congestion at the Richmond Library and asked if a report could be brought forward on how to alleviate the problem.

Alderman Stubbs asked what is the current status regarding the approval for the cannons to be placed in Richmond Park.

The Manager of Town Planning advised that a report would be submitted to the Ordinary Meeting.

Alderman Sledge asked if the report requested by Alderman Bazeley concerning the Richmond Library could include out of hours operation for both Windsor and Richmond.

Alderman Books asked if Council had any knowledge of a composting operation in Sargents Road, Ebenezer off Stannix Park Road.

The Manager of Environment & Building Services stated that a complaint had been received in regard to this matter and was investigated. He stated that there is no additional composting being carried out on this property. The concrete slab was constructed to give trucks more room to manoeuvre by forming a fillet at a right angle in the driveway.

Alderman Benson referred to his written request for attention to be given to some potholes in Pitt Town. He stated that attention has not been given to these matters and that they are getting very dangerous.

REPORTS FOR DETERMINATION

SECTION 4

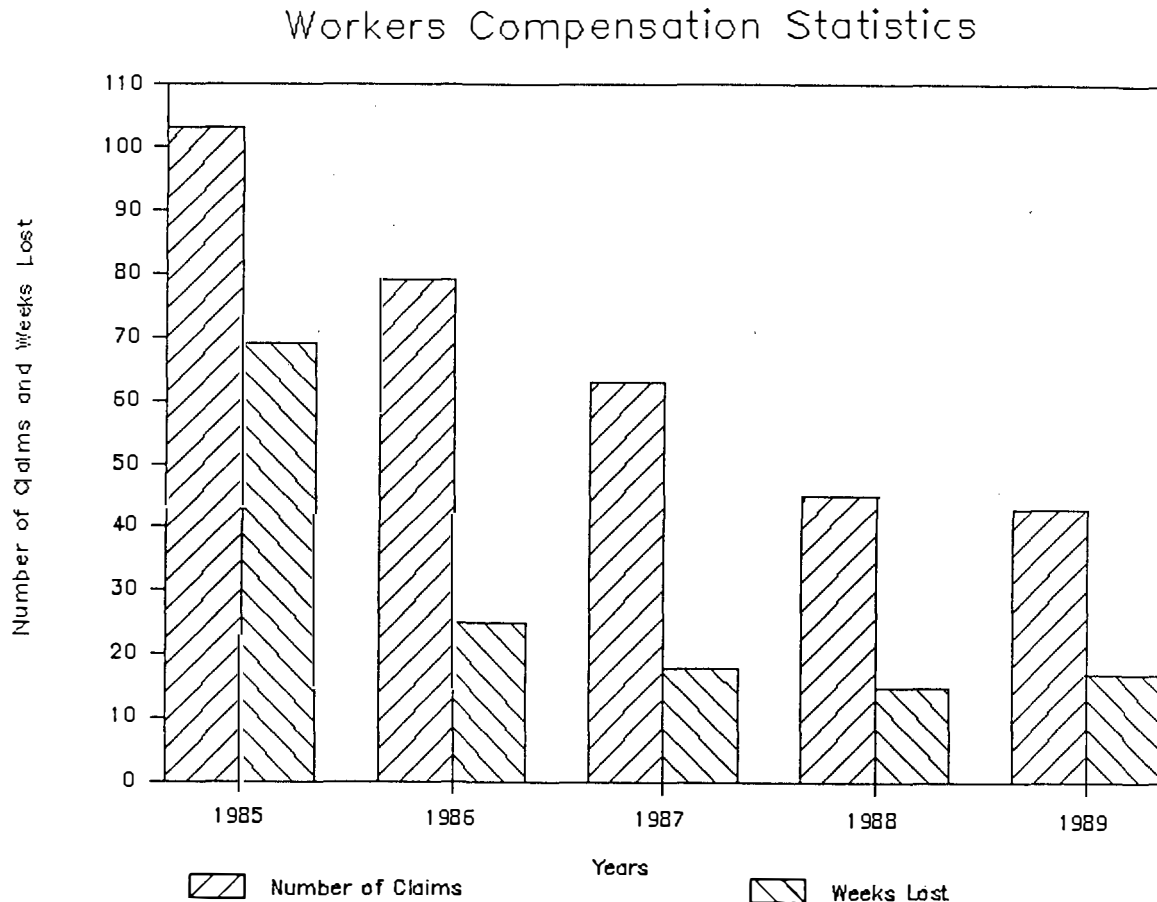
FINANCE AND ADMINISTRATION

1. RENEWAL OF COUNCIL'S WORKERS COMPENSATION SELF-INSURERS LICENCE. WC/C14

Council's Licence to act as a self-insurer for workers' compensation expires on 30th November, 1990, and application for renewal of the licence closes on 31st July, 1990.

As a self insurer for workers' compensation Council has obtained benefits by retaining funds allocated to workers' compensation. These benefits are achieved by utilising the allocated funds for investment purposes or in alleviating any short term cash flow difficulties as opposed to the premium which Council would pay had it not been self-insured.

Council's safety procedures and work practices have resulted in improved safety standards which in turn achieved a reduction in the number and severity of compensable injuries as follows:-



If Council renewed its licence to self-insure, it would be necessary to continue to hold an Excess of Loss policy. The Excess of Loss policy limits Council's liability to a maximum of \$350,000 in respect of any one event.

It is considered appropriate for Council to renew its licence having regard to the financial advantages that have to date occurred as a result of Council's participation in this scheme.

IT IS RECOMMENDED THAT an application be made to the Work Cover Authority to renew Council's licence for Workers' Compensation.

2. LOT 4 DP 748866 BELLS LINE OF ROAD, NORTH RICHMOND - KLELONG PTY LTD. P160/21, P155/12

The above property, being part of the North Richmond Council mall area, was resumed by Council by notice in the Government Gazette of 9th February, 1990 and, following the resumption a Claim for Compensation was received for \$57,575.00.

Council's valuer assessed the value of Lot 4 as \$50,000 at the date of resumption and the previous owners have now accepted Council's offer.

IT IS RECOMMENDED THAT:-

1. Council pay \$50,000 (fifty thousand) in compensation for the resumption of Lot 4 DP 748866 Bells Line of Road, North Richmond.
2. Council erect a new 1.8m (one point eight) high timber paling fence along the new property line.
3. All documents be executed under seal of Council.

3. STAFF MATTERS. 51/8P.

The following resignations have been received:-

Mrs Pat Davis, Dog Control, Environment & Building Services Department, effective 6th July, 1990.

Ms Karlene Miller, Library, effective 21st June, 1990.

Mr Michael Coulter, Deputy Manager, Town Planning, effective 13th July, 1990

IT IS RECOMMENDED THAT the resignations be accepted and references be issued under the Common Seal of Council.

4. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. C51/8/G, C51/5/H, C51/26

IT IS RECOMMENDED THAT the Seal of Council be affixed to the following documents:

Discharge of Mortgage: A S Wheeler Pty Limited - Discharge of Mortgage No T205740 in respect of 15 Box Avenue, Wilberforce. Payout amount \$14,327.50 (fourteen thousand three hundred and twenty seven point five zero).

Lease Agreement: Mr B Jones - (Jennings Car Sales) Shop 1 McGraths Hill Shopping Centre. Three (3) years plus three (3) year option agreement with commencing annual rental \$7,280 (seven thousand two hundred and eighty) plus 23.40% (twenty three point four zero) of outgoings.

Lease Agreement: Mr A P and Mrs M A Shepherd - Shop 3 Wilberforce Shopping Centre. Three (3) years plus three (3) year option with commencing annual rental \$10,400 (ten thousand four hundred) plus 13.46% (thirteen point four six) of outgoings.

5. LEASE OF UNNECESSARY ROAD - LOT 4 DP 723664 HANLONS ROAD (SOUTH) BILPIN - V F E & P J RAY

Negotiations have been taking place with the owners over a number of years to realign Hanlons Road to follow its constructed location, resulting in the need to acquire some lands and dispose of some unnecessary section of roads.

Lot 4, containing an area of 188.6m² is such a section of road now no longer required and has been offered to the adjoining owners above for amalgamation with their land.

The owners have stated they are not in the position at this time to meet the costs of closing the section of road and the granting of an easement to Prospect Electricity over the unnecessary road. However, they may be in a position to consider

purchasing the land at a future date. In the interim, they have offered to lease this section of road for "a small peppercorn rent".

There does not appear to be any objection to this proposal and Council's valuer has indicated that \$50.00 per year would seem reasonable in the circumstances. A plan of the road will be displayed at the meeting.

IT IS RECOMMENDED THAT:-

1. Council agree to lease Lot 4 DP 723664, being an unnecessary section of Hanlons Road, to V F, E & P J Ray for an annual rent of \$50.00 (fifty) and the arrangements rest on correspondence.
2. That any necessary documents be executed under seal of Council.

6. LOCAL GOVERNMENT ASSOCIATION OF NSW - CONTRIBUTION TO LEGAL COSTS. L128-4

A letter has been received from the Local Government Association of New South Wales referring to the Executive's request in August 1988 that contributions be sought from member councils to defray costs incurred by Gosford Council in defending an action in the Supreme Court of New South Wales and the Court of Appeal. Contributions are only now being sought because it was considered desirable in this case to first determine the final cost. The cost has now been determined at \$142,302 and Council is invited to contribute \$1,636 in accordance with the current method for calculating contributions.

This case involved action brought by an owner of property on the beachfront at Wamberal. The property was undermined by heavy seas in 1978 and collapsed. Proceedings were commenced against the Council in the Supreme Court in 1979 alleging negligence by the Council in allowing a seawall to remain in place. The seawall had been erected in 1974 to protect a block of home units in the vicinity of the property from collapse during the worst storms on record for the area. There was conflicting expert evidence as to whether the seawall had caused changes to the beach which resulted in the undermining of the house.

Mr. Justice Smart in the Supreme Court found that on the balance of probabilities, the seawall had contributed to the collapse of the house, but went on to hold that because of the state of knowledge of engineering at the time, the Council had not behaved unreasonably in the circumstances and, therefore, had not been negligent. The owner appealed against that decision to the Court of Appeal.

The Court of Appeal comprising Justices Hope, Samuels and Clarke dismissed the appeal and found that, assuming a duty of care, the trial Judge's finding was correct

that danger to the plaintiff's property was not reasonably foreseeable by the Council and, hence, there was no breach of that duty. In addition, Justice Clarke found that the Council was not under any relevant duty of care towards the plaintiff in respect either of its acts or its failure to take action. The case is an important one to all councils as it deals with a number of important issues including: liability, what constitutes reasonable foreseeability; the relevance of a failure to obtain expert advice; the duty of care; and considerations such as the exercise of, and failure to, exercise statutory powers by Local Government bodies.

The Court of Appeal made a favourable order for costs, but because the plaintiff was legally aided for both the initial action and the appeal, the Council will only receive \$15,000 from Legal Aid towards its total legal costs of \$157,302.

IT IS RECOMMENDED THAT a contribution of \$1,636 (one thousand six hundred and thirty six) be forwarded to the Local Government Association as a contribution to the legal costs incurred by Gosford Council.

7. EXPO WEST DRUG ACTION REQUEST FOR DONATION. C45/23

Correspondence has been received from the working party which was formed to set up a two day exhibition for Drug and Alcohol Services in Western Sydney. The Western Sydney Regional Organisation of Councils has supported the proposal in nominating Alderman Dominic Syme, Prospect County Council's delegate to WSROC, as its representative on the working party. It is proposed that there be a two day exhibition at Bowman Hall, Blacktown on 8th and 9th November, 1990. This will be accompanied by a Trade Fair Entertainment presentation with prominent entertainers and sporting personalities supporting the "Say No to Drugs" campaign. It is also proposed that during Drug Action Week, 5th to 11th November, there be a concert at Hawkesbury Showground.

The organisers of Expo West Drug Action request that Council support the proposals with a donation of \$500.00. It is considered appropriate for Council to support the exhibition and make a donation of \$500.00.

IT IS RECOMMENDED THAT a donation of \$500 (five hundred) be made to Expo West Drug Action.

8. LEASE OF KIOSK BUILDING AT CLARENDON TO MR WILLIAM CHAN, 625-21.

As the Council will be aware, the kiosk/tea rooms constructed within the Ham Common Bicentenary Park at Clarendon, were recently leased to Mr William Chan for use as a restaurant and take-away food outlet.

The tenure of the arrangement is currently three (3) years with an option to renew for a further three (3) years. Since commencing the leasehold of the premises in March this year, Mr Chan has invested a substantial amount of capital in the restaurant in anticipation of long term returns on his investment. Subsequently, Mr Chan has requested the tenure be amended to a five (5) year term with a five (5) year option.

It is pointed out that similar arrangements have been entered into with other lessees of Council premises and notably the former tenants of the premises, Callaghans Pty Limited, were subject to a five year x five year tenure.

It is suggested that the request be accepted subject to the rental being reviewed to market value or CPI at the end of the third year, whichever is the greater, and, reviewing to CPI at the end of the fourth year of the term.

IT IS RECOMMENDED THAT the term of the lease with Mr William Chan in respect of the Kiosk/Tea Rooms at the Ham Common Bicentenary Park, Clarendon, be changed from a 3 (three) year x 3 (three) year tenure to a 5 (five) year term with a 5 (five) year option.

9. DOORKNOCK APPEALS, 1991. A7.

Set out below are dates scheduled for Doorknock Appeals during 1991 :

<u>Organisation</u>	<u>Date Required</u>
Australian Red Cross Society - Red Cross Calling	18-24th March
St. John Ambulance Brigade	13-19th May
The Salvation Army Red Shield Appeal	26th May
Australian Freedom From Hunger Campaign	8th September

Approvals were granted to the above organisations to conduct Doorknock Appeals during 1990.

Submitted for Council's determination.

10. RETIREMENT OF CITY MANAGER - TEMPLE CITY. C50/10/a

The City Manager of Temple City, Mr Karl Koski, is retiring this month. Mr Koski is held in high regard as a City Manager and as a member of the International City Managers' Association. He has also been instrumental in furthering the Sister City relationship with Hawkesbury, and visited here with his wife five years ago.

It is recommended that the Council record its appreciation of Mr Koski's involvement in Local Government and particularly the Sister City movement by an appropriate certificate with the Council's seal.

IT IS RECOMMENDED THAT Council record its appreciation of the City Manager of Temple City, Mr Karl Koski, at the time of his retirement, for his work in Local Government and the Sister City movement and place its seal on an appropriate document.

ENGINEERING

1. ROTARACT CLUB OF HAWKESBURY - GOVERNOR PHILLIP RESERVE
- ROTARACT RIVER RACE - EXCLUSIVE USE. 625-205

Requesting exclusive use of Governor Phillip Reserve on Sunday, 14th October, 1990, to conduct the Rotaract River Race and include the following activities: displays, food stands, bands, aerobics displays, fashion parade, water skiing display, children's pony rides in the car park, inflatable castle, stationary vehicle display. Inherent within such activities, erection of portable staging.

Further requesting provision of an appropriate number of rubbish receptacles, as well as to charge a projected entry fee of \$5.00 per vehicle.

Requesting Council give consideration to waiving its usual requirement that 40% of gross gate takings be paid to Council in respect of such functions, or at least reduction of that rate.

(MES - The event is an annual one and has been supported by Council in past years. The scale of proposed activities is substantially greater than formerly undertaken, however, is supported save for use of bands on the basis of nuisance to adjoining residents.

The function is in aid of the Royal Guide Dog Association of NSW and the Club is a non-profit organisation with all funds going to that Association. Accordingly, Council might give consideration to waiving of its usual requirement of payment of 40% gross gate takings to Council.)

IT IS RECOMMENDED THAT approval be granted to the Rotaract Club of Hawkesbury for exclusive use of Governor Phillip Reserve on Sunday, 14th October, 1990, to conduct its annual Rotaract River Race, subject to the area being left clean and tidy upon completion of that function.

That further approval be granted to:

1. the Club charging an admission price of \$5.00 (five) per vehicle.
2. the Club conducting the programme of events submitted by it, with the exception of bands (both live and amplified taped music).

2. UPPER HAWKESBURY POWER BOAT CLUB - CHARITY DAY. 625-205

Advising that the Club is holding a charity day for the Windsor Stimulus Group on Sunday, 22nd July, 1990, and requesting that Council waive the boat launching fees so as to provide this money to Stimulus.

(MES - In discussion with the Secretary, it was advised that the Club pays the launching fees and that they would total around about \$100.

It is considered more appropriate that consideration be given to the Council providing a donation with no change to the usual arrangements for payment of the boat launching fees.)

IT IS RECOMMENDED THAT a donation of \$100 (one hundred) be made by Council to the Stimulus Group from Section 504 expenditure.

3. UPPER HAWKESBURY POWER BOAT CLUB - GOVERNOR PHILLIP RESERVE - 1991 RACE CALENDAR. 625-205

Advising of the Club's racing calendar for 1991 at Governor Phillip Reserve, Windsor, on the following dates:

13/1/1991	5/5/91 (Bridge to Bridge)	28/7/91	20/10/91
10/2/1991	19/5/91 (Alternative to 5/5/91)	11/8/91	10/11/91
10/3/1991	16/6/91	31/8/91-1/9/91	8/12/91
		(Club spectacular)	
14/4/1991	14/7/91	29/9/91	

(MES - The above calendar complies with Council policy regarding use of Governor Phillip Reserve. Exclusive use is required for 5th May, 1991.)

IT IS RECOMMENDED THAT the above 1991 calendar of the Upper Hawkesbury Power Boat club be noted, with exclusive use being granted for 5th May, 1991, subject to 40% (forty) of gross gate takings being paid to Council in respect of that date.

HEALTH AND BUILDING

1. RECYCLING. G90/17

Distributed with the business paper is a report on Recycling in the Hawkesbury City prepared by Trainee Health & Building Surveyor, Christopher Tame.

The report looks at the philosophies of recycling, community expectations, types of recyclables, experiences of other authorities and methods.

As Council would be aware there is considerable interest in recycling by individuals and community groups and many requests have been received from those interested for the opportunity to comment on the report and have input generally prior to Council taking decisions to implement a recycling scheme.

As community support is vital to the success of any scheme, community input should be welcomed.

IT IS RECOMMENDED THAT the report be distributed for comment and the matter re-submitted to Council's September meeting with firm recommendations for implementing an appropriate recycling scheme for the City.

PLANNING

W.P. 13-7-

1. MCKINLAY MORGAN & ASSOCIATES/FORSTER - SUBDIVISION TO
CREATE 4 ALLOTMENTS AND DEDICATE ADDITIONAL LAND TO THE
EAST KURRAJONG WASTE DISPOSAL DEPOT. S90/105

This application was reported to Council's meeting on 10th April, 1990 (page 30) and it was resolved that:

1. Council support the application in principle and refer it to the Department of Planning for the Director's concurrence pursuant to State Environmental Planning Policy No. 1.
2. Upon receipt of the Director's concurrence the application be referred to Council for determination of the drainage of the tip and works to be undertaken by Council, including fencing and legal and survey costs associated with the transfer of the land.

The Director's concurrence to the subdivision has now been received.

It will be recalled that the subdivision is to create 4 allotments and involves land described as Lot 5 DP 247968, East Kurrajong Road (owner: Forster) and also land in Lands Department Plan Catalogue No. MS 11289 SY which is part of the East Kurrajong Waste Disposal Depot. The application seeks Council support for a 3 lot subdivision of Lot 5 DP 247968 (two lots @ 3.7 ha and one lot @ 3.6 ha) and proposes the dedication of an area of approximately 0.3 ha for inclusion in the East Kurrajong Waste Disposal Depot. This 0.3 ha area has been excavated as part of the former quarry.

The following correspondence has been received from McKinlay Morgan & Associates (the applicant surveyors) in relation to the plan for this subdivision.

"...Mr Forster has indicated that he is prepared to grant or lease to Council that area which was excavated previously by the DMR and which adjoins the East Kurrajong Waste Depot. It is understood that the acquisition of this area by Council would considerably extend the life of the Waste Depot. At present the hole created by this excavation is undesirable in the property, together with the drainage channel which is constructed and allows for the waste depot to drain through the Forster's property.

The eventual filling of this excavated area and reinstatement would be the best solution to what at present is undesirable, at the same time, Council would gain in the additional tip volume.

Provision could be made for building control in the plan of subdivision, by the creation of a "Restriction as to User" over the affected area..."

Mr Forster also requests that Council pay survey and legal costs associated with transfer of the excavation area to Council and provide protective fencing around the excavation area and the deep channel.

The drainage of the waste depot through Mr Forster's land and into a dam on the property is undesirable and alternative methods of drainage are currently being investigated by the Manager of Environmental and Building Services. It is proposed that the drainage channel which currently drains the tip into Mr Forster's dam be filled in and that the runoff be irrigated back over the waste depot.

It is also considered reasonable that Council pay for the survey and legal costs associated with the transfer of the 0.3 ha excavation area to Council and provide protective fencing around the excavation area. It is proposed that the deep channel be filled in at Council's expense which would be a more desirable alternative to the channel being retained but being provided with a man proof fence.

The principle of the subdivision is sound as it will provide additional tip space. The additional tip space exceeds the 3,000 square metres indicated on plan as it will obviate the need to batter the slope back from the existing boundary.

IT IS RECOMMENDED THAT:

- A. The application to subdivide Lot 5 DP 247968 and land in D. 176729 East Kurrajong Road, East Kurrajong to create 4 (four) allotments generally in accordance with the plan prepared by McKinlay Morgan & Associates Pty. Ltd. (Reference 87738, date 16/3/90) be approved subject to the following conditions:
1. The submission of a Subdivider/Developer Certificate (a Certificate under Part 3, Division 2, Section 27 of the Water Board Act, 1987).
 2. Submission of a Certificate from Prospect County Council that satisfactory arrangements have been made for the provision of electricity to each of the resultant lots of the subdivision.
 3. Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
 4. A contribution of \$4,842 (four thousand eight hundred and forty two) 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.

5. Construction of a half width sealed pavement (minimum 3.5 (three point five) metres wide) and necessary drainage over the frontage of lots 2, 3 and 4 and extending to East Kurrajong Road. Where pavement already exists the bitumen seal, grass and scrub is to be removed, the pavement rectified and sealed with a 3.5 (three point five) metre wide 2 (two) coat bitumen seal.
 6. The creation of reciprocal rights of way over the access strip to lots 3 and 4 and construction of a 4.5m (four point five) wide compacted crushed rock pavement and any necessary drainage along the access strip and across the footway to lots 3 and 4. The maximum grade is to be 1 in 8 however steeper grades may be permitted if sealing is carried out. The pavement may be reduced to 3.5 (three point five) metres width where only one lot is served and the handle width is to be increased to 6 (six) metres.
 7. The creation of easements to drain water over the site of drainage discharge from roads 4 (four) metres wide and 10 (ten) metres long free of cost to Council.
 8. Construction of road and drainage works are not to commence until 3 (three) copies of the plans and specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
 9. A design checking and inspection fee of \$444 (four hundred and forty four) must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1990.
 10. The transfer of that part of the excavation area on Lot 5 DP 247968 to Council free of cost.
 11. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
 12. Payment of a linen release fee of \$180 (one hundred and eighty). This amount is valid until 31st December 1990.
- B. Council is to pay survey and legal costs associated with the transfer of the excavation area and is to fill in the deep channel which currently drains into a dam on the proposed lot 3.
- C. Council is to provide protective fencing around the excavation area.

Wf 13-7
2. BILPIN DISTRICT BIBLE CHURCH - CARPARKING VARIATION - LOT B DP 376192, BELLS LINE OF ROAD, BILPIN. DA 385/89

Council at its Meeting of 13th February, 1990 resolved to approve the erection of an additional building to conduct regular Sunday School and other affiliated church meetings upon the subject land in the current ownership of the Bilpin District Bible Church. This approval was granted, subject to conditions including:-

- "3. *Parking shall be provided for 11 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.*"

However, Council is now in receipt of correspondence from the Church seeking variation from the carparking condition in terms of the provision of an all-weather concrete construction, drained, sealed and marked to Council's specifications. This variation was requested since:

- (1) The construction cost was prohibitive for a non-monetary organisation; and
- (2) the sealing of the parking spaces is unwarranted given that the additional Sunday School building is used only once a week on Sunday mornings.

No objection is raised to the variation of the carparking condition to allow the construction of an all-weather surface comprising of a minimum 150mm depth of crushed rock.

This carparking variation is considered reasonable since the additional Sunday School building will be primarily used once a week and as such lower traffic/vehicular movement upon the subject site is anticipated in comparison to other commercial uses.

IT IS RECOMMENDED THAT Council vary the previous Development Consent No 385/89 Condition No 3 to require the provision of an all-weather crushed rock parking area to cater for a minimum of 11 (eleven) vehicles to the satisfaction of the Manager of Engineering Services.

3. DEVELOPMENT APPLICATION FOR CARAVAN PARK, CABIN
ACCOMMODATION AND CONVENTION CENTRE - CHASELING ROAD,
LEETS VALE DA 220/89

WP 13.1.90

Background

At its General Purpose Committee meeting of 25th June, 1990, Council was made aware of the Department of Public Works' views in relation to relocating caravan sites off the flood plain and onto the adjoining hillside. In light of these comments, Council resolved that "the Manager of Town Planning prepare a report with conditions of approval to the Ordinary meeting when the Council can further consider the matter".

Applicant's Submission

The applicant now wishes to site 70 cabins on the hillside. These cabins will be designed as pole platform structures in an endeavour to minimise earthworks on the hillside. Also the access roads to the cabins will be designed to cater for electric golf carts which will be the principal vehicular mode of transport on site. The applicant maintains that this will lessen the need for wide roads and, hence, lessen the scarring on the hillside.

A 25 site caravan park is to be located on filled land adjoining the existing hillside on the north eastern side of the land. This filling will extend some 30 to 45 metres into the flood plain from the existing hillside and will be at a level of 6.9 metres AHD (1:100 year flood level).

The applicant's consultant states that:-

"The amended proposal will only remove around 100 square metres of the flow area and consequently the effects on water levels, velocities and erosion characteristics will be even more insignificant and in fact negligible.

While the fill batters will be the subject of detail design, it is noted that batters as steep as 1:3 can generally be adequately landscaped with vegetative cover to prevent scour and erosion.

In summary, there will be negligible impacts with respect to flooding either on or due to the amended development proposal.

Flood hazards will be further reduced from the previously low level since the amended filling is contiguous with high ground."

The applicant has also requested that the following proposed conditions (as contained in previous report to General Purpose Committee of 26th June, 1990) be deleted:

- Payment of a contribution of \$70,000 (seventy thousand) towards the upgrading and maintenance of the Bicentennial Road between the two arms of Chaseling Road. The amount to be updated in accordance with variations in the CPI from September 1989 to the date of payment.
- The provision of a culvert under the access road sufficient to carry 149 (one hundred and forty nine) cumecs at a water RL of 6.9 (six point nine) AHD. Details to be submitted for approval with the building application.

Planning Assessment

Given the positive comments from the Public Works Department in relation to the amended proposal, no objection is raised on flooding grounds. The filled area is not great in area and can be treated with landscaping to blend with the adjoining hillside.

The car parking area for 58 cars which is proposed on the hillside will cause scarring given its size and location. This car parking area can be relocated onto the flood plain and still be close to the amenities building as well as the cabins. This change can be covered as a condition of consent.

The concept of pole construction for the cabins is supported as the hillside on which the cabins are located is highly visible. "Pole platform" construction markedly reduces earthworks thereby minimising scarring. The external finishes of the cabins will need to be closely checked both on aesthetic as well as bushfire safety grounds. This can be controlled as a condition of consent.

The applicant's request to delete the condition requiring a contribution to the upgrading and maintenance of the Bicentennial Road is not supported because there are sections of this road which are not suited for caravan traffic. The contribution would improve certain sections of the road to at least make them safer for caravan traffic. Furthermore, the applicant has not provided any reasons for deletion of the condition.

The request to delete the condition which required a culvert under the access road on the floodplain is supported as the access road no longer needs to be elevated to the 1:100 year level.

IT IS RECOMMENDED THAT the application be approved subject to the following conditions:-

1. Submission of all levels of any fill, excavations, access roads, tennis courts and floor levels of all structures for approval by the Manager of Engineering Services. In this regard the caravan sites and access road are to have a minimum finished level of RL 6.9 (six point nine) AHD.

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2. Compliance with the requirements of the Public Works Department to any excavations within 40 (forty) metres of the river bank, filling adjacent to the bank and the construction of the boat ramp.
 3. Construction of a 5.5 (five point five) metre wide sealed pavement in Chaseling Road from the end of the existing seal fronting the site to its intersection with the Bicentennial Road. details to be submitted for approval prior to construction.
 4. Payment of a contribution of \$70,000 (seventy thousand) towards the upgrading and maintenance of the Bicentennial Road between the two arms of Chaseling Road. The amount to be updated in accordance with variations in the CPI from September 1989 to the date of payment.
 5. Access to the site being via a single drive, a minimum of 7 (seven) metres width, located at the northern boundary of the site to provide maximum site distances for vehicles entering and leaving the site.
 6. The access, all internal access roads, parking and manoeuvring areas being constructed with a sealed pavement and any necessary drainage. Details to be submitted with the building application.
 7. Drainage of the site incorporating sediment control measures is to be carried out to the satisfaction of the Manager of Environment and Building Services. Details to be submitted for approval with the building application.
 8. The control of siltation and turbidity of storm water discharge from the site, building waste disposal and the emission of noise from machinery during this construction phase to be carried out to the requirements of the State Pollution Control Commission and Council. Details to be submitted for approval with the building application.
 9. The submission of a satisfactory detailed geotechnical report covering all excavation, filling and bearing of all structures to be carried out or erected on the site.
 10. Compliance with the requirements of the State Pollution Control Commission in relation to the proposed sewer treatment plant. Consideration is to be given to relocating the treatment plant to above the 1 in 100 year flood frequency level. Details of the waste disposal system are to be submitted with the building application.
 11. Submission of chlorination, filtration and desalination details for drinking water together with details on storage capacity. Such details are to be submitted and approved prior to any work being carried out on the proposed development.

12. The proposed caravan shall comply in all respects to the requirements of Ordinance 71 of the Local Government Act.
13. The cabins shall have a pole platform design. Details of external finishes and surveyed location of each cabin shall be submitted with the Building Application. Site works shall be kept to a minimum on the hillside.
14. Provision of an elevated water storage reservoir with a minimum capacity of 200,000 (two hundred thousand) litres for fire fighting and domestic use purposes is to be provided. Alternatively details are to be provided with the building application of an alternative fire fighting system utilising the proposed reservoirs on the flat land.
15. The conference complex, cabins and manager's residence shall comply with the requirements of Council's Bushfire Mitigation Policy.
16. Facilities and access for disabled persons shall be provided in the conference centre in accordance with the requirements of Part 53 and Specification 9 of Ordinance 70.
17. No internal wood fires or slow combustion fires are to be installed in any of the dwellings. Details of a central incineration plant are to be submitted to and approved by Council prior to the issue of the building permit.
18. Compliance with any requirements of the Maritime Services Board.
19. Submission of a building application, plans and specifications complying with Ordinance 70.
20. 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.
21. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Manager of Environment and Building Services.
22. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
23. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Pure Foods Act 1908 and Regulations thereunder and Council's Premises Code.

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24. Exterior surfaces of the proposed structure being painted or treated with a dark toned non reflective material 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.
 25. 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. Special attention is to be given to landscaping on the river bank and on the filled area in which the caravans are located with the aim of screening the caravan development. The plan shall also show infill planting on the hillside. The plan is to be prepared by a qualified landscape architect.
 26. Landscaping shall be maintained to Council's satisfaction.
 27. 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.
 28. The subject development, including landscaping is to be maintained in a clean and tidy manner to Council's satisfaction at all times and any direction given by Council in this regard is to be complied with forthwith.
 29. Compliance with the requirements of the State Pollution Control Commission in relation to providing noise insulation within the conference centre. Details to be submitted with the building application.
 30. The cabin development shall not exceed 70 (seventy) dwelling units.
 31. The development shall be carried out generally in accordance with Amended Plan No. 1B dated June 1990.
 32. The 58 (fifty eight) car parking sites on the western side of the entry shall be relocated onto the floodplain.

REPORTS FOR INFORMATION

**1. MONITORING THE DELIVERY OF HUMAN SERVICES TO
NEW RELEASE AREAS. C45**

At a time when there is an increasing awareness about the need to provide community or human services to meet the rapid population growth of Western Sydney, WSROC has released the final volume of a study which was funded under the Local Government Development Programme. The aim of the study was to provide Councils with a means of establishing the level of human services necessary to meet the needs of residents in new release areas. This was carried out by addressing three main objectives.

Objectives of the Study

- (1) Establish a framework for the collection by Councils of data necessary for monitoring the provision of services and facilities to release areas.
- (2) Identify the patterns of facility and service provision in release areas and the existing gaps and shortfalls.
- (3) Evaluate the adequacy of the existing provision process.

It is recognised that Councils are constrained by present systems of funding and responsibility.

The report made the following recommendations to Councils:-

- (1) The drafting of Local Environmental Plans so as to provide flexibility and encourage the private provision of community infrastructure.
- (2) Moving social planning away from justification of needs towards programmes for facility or service provision.
- (3) Improving procedures in management and expenditure of contributions towards community facilities levied under Section 94 of the Environmental Protection and Assessment Act.
- (4) Support and resource community organisations in developing and running community services.

The role of Local Government Social Plans is to ensure that physical, economic and social planning for new communities is carried out in an integrated way. It has been necessary to identify, quantify and cost, community service requirements in the same way as for the physical infrastructure of roads, sewerage, water and power.

In the report, Councils are encouraged to concentrate on developing facilities and services using available resources by:

- * including expenditure for priority facilities in Council's planning and budgeting process
- * encouraging the development of community organisations and community based programmes
- * using temporary facilities and multiple use of such facilities
- * indexing Section 94 contributions
- * using staff with experience in managing capital expenditure in providing facilities
- * working with the emerging communities, as new release areas develop, to encourage them to operate their own services.

Recommendations to State Government

It is recognised that State Government departments need to work closely with Councils to ensure necessary services are available to new residents at the time they need such services. The Urban Development Committee needs

"to co-ordinate existing information and establish procedures to ensure the provision of Human Services to Release Areas".

Assurances are sought regarding the level and timing of funding for projects which involve Government Departments and Councils in the joint provision of facilities and services.

Case Studies

The report was based on the following New Release Areas in Western Sydney Council areas:-

South West St Clair -	Penrith City Council
Dean Park -	Blacktown City Council
Bonnyrigg -	Fairfield City Council
Hoxton Park -	Liverpool City Council
Bligh Park -	Hawkesbury City Council

Computational Aspects

Methods of assessing the adequacy of human services were examined in each case. The study concluded:

"it is inappropriate at this time to talk about a single human services monitor".

The report recommends that Councils set up processes to collect information about the nature of the population and plan to develop facilities and services appropriate to the needs of that population.

Melanie C. Reeds
13-7

2. DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY. P160/33

The following is a list of development applications which were approved under delegated authority subject to conditions.

Applicant/Land	Type of Development	Date Received	Date Approved
Rose Consulting Group Lot 102 Richmond Road Bligh Park	25 Lot Subdivision S90/83	6.4.90	5.6.90
James Matthews Homes Pty Ltd Lots 107 & 108 DP 775240 Williams Street North Richmond	5 Lot Subdivision S90/107	18.4.90	5.6.90
Kevin F Brown & Assoc Lot 1 DP 533450 251 George Street Windsor	12 Lot Strata Subdivision S90/116	17.5.90	6.6.90
P Stephens Lot 779 DP 778220 Neptune Crescent Bligh Park	2 Lot Strata Subdivision S90/97	10.4.90	7.6.90

Town Clerk/General Manager's Report

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D Elliott Lot 7 DP 787262 Aspinall Place Mulgrave	Manufacture of Manchester and curtaining DA128/90	18.4.90	7.6.90
McKinlay Morgan & Assoc Lot 159 DP 751656 Blaxlands Ridge Road East Kurrajong	2 Lot Subdivision S90/106	11.4.90	7.6.90
Hawkesbury City Council Lot 1 DP 739572 Faurey Road Windsor	Sewerage Treatment Plant Stage 2 DA 153/90	17.5.90	7.6.90
L Packer & D Corey Lot 1 DP 628125 Cnr George & Castlereagh Roads Wilberforce	2 Lot Subdivision S90/43	9.2.90	7.6.90
D & G Sandrin Pt Por 16 Parish of Meroo Lot 3 DP 739686 Blaxlands Ridge Road Kurrajong	3 Lot Subdivision S90/37	6.2.90	8.6.90
W J Kavanagh Lot 103 DP 715083 Curtis Road Mulgrave	Erection of factory DA 129/90	19.4.90	12.6.90
McKinlay Morgan & Assoc Lots 54 & 56 DP 753793 St Albans Road St Albans	2 Lot boundary S90/94	3.4.90	13.6.90
A W Starr Lot 10 DP 591038 Mitchell Road Pitt Town	3 Lot Subdivision	5/9/89	13/6/90

Town Clerk/General Manager's Report

Ord. 10/7/90

W J Collier Lot 4 Section M Macquarie Street Windsor	4 Lot Strata Subdivision S90/80	28.3.90	14.6.90
G Stoneman Lot A Resub Pt Por 16 Psh of Bilpin Berambing Crescent Berambing	Dual Occupancy DA159/90	18.5.90	14.6.90
M J Malcom Lot 1 DP 736139 21 Brabyn Street Windsor	Erection of garage and loft DA127/90	17.4.90	15.6.90
Clever Const Pty Ltd Lot 1020 DP 788674 Rifle Range Road Bligh Park	2 Lot Strata Subdivision S90/81	29.3.90	15.5.90
Marsim Corp P/L Lot 1 DP 569843 Castlereagh Road Richmond	10 Lot Subdivision S90/75	19.3.90	15.6.90
M Edwards Lot 10 DP 258063 39 Redhouse Crescent McGraths Hill	Dual Occupancy DA148/90	8.5.90	29.6.90
D Christou Lot 838 DP 240249 Cornwall Avenue Richmond	Dual Occupancy DA150/90	11.5.90	19.6.90
Cesan Pty Ltd Lots 142 & 143 DP 752036, 58-60 Windsor Road Richmond	Erection of 13 Villas DA28/90	25.1.90	20.6.90

Town Clerk/General Manager's Report

Ord. 10/7/90

GLF Martin Services P/L Land in DP 83287 161 George Street Windsor	Demolition of Wall DA442/89	28.12.89	20.6.90
F Marosevic Lot 971 DP 788674 Thomas Place Bligh Park	Dual Occupancy DA140/90	2.5.90	20.6.90
J & V O'Brien Lots 2 & 3 DP 228767 Bells Road Grose Vale	2 lot boundary adjustment S90/96	9.4.90	20.6.90
Wincrest Homes Pty Ltd Lot 962 DP 788674 Strang Place Bligh Park	2 lot Strata Subdivision S90/76	20.3.90	20.6.90
C T Hawken Lot 1 DP 793211 Cnr George & Duke Roads Kurrajong Hills	Dual Occupancy DA163/90	23.5.90	21.6.90
Dolphin Homes Pty Ltd Lot 973 DP 788674 Thomas Place Bligh Park	Dual Occupancy DA141/90	2.5.90	21.6.90
T M Clark Lot 1 DP 263911 Fisher Road Maraylya	3 lot Subdivision S90/10	1.5.90	22.6.90
Teerman Newton Pty Ltd Lot 16 DP 751665 Tizzana Road Ebenezer	Subdivision 2 Torrens Title subdivision S90/78	23.3.90	22.6.90
Glenhaven Horticulture Services Pty Ltd Lot 4 DP 349193 Roxana Road Kurrajong	2 lot Subdivision S90/44	9.2.90	25.6.90

G K & S G Wooden Lots 1 & 2 DP 577753 67 & 69 Warks Road Kurrajong Heights	Boundary adjustment of subdivision S90/117	21.5.90	25.6.90
K C & J Moore Lot 544 DP 751665 Reserve Road Freemans Reach	2 lot Subdivision S90/109	30.4.90	27.6.90
North Western Surveys Lots 101 & 102 DP 789265 & 709569, Lot 2 DP 775133 & Lot 179 DP 709568 Mountain View Close & Hermitage Road Kurrajong	41 lot Subdivision S89/154	26.9.89	21.6.90

3. COMMUNITY SERVICES REPORT - JUNE, 1990. C45

A. CO-ORDINATOR'S REPORT

Area Assistance Scheme

Forty two applications have been received for funding under the 1990 Scheme, requesting a total in grants of \$776,276. This compares with last year when 44 applications were received for a total of \$689,134. Of last year's applications 10 were successful with grants being offered for a total of \$126,038. Applications are being collated and copies will be forwarded to members of the local priority rating committee, prior to the meeting at which recommendations will be prepared for forwarding to the Regional Priority Review and Rating Committee.

Bligh Park Neighbourhood Centre

This management committee was successful in its application to the Area Assistance Scheme for funding to employ a co-ordinator/community worker. An appointment has been made to fill this position. There are now similar positions, for which funding is being received, at Richmond, Glossodia, North Richmond (and also at Blaxland Ridge and Wisemans Ferry through the mobile resource units). These management committees have been able to extensively use facilities provided by Council to meet the needs of local communities.

B. COMMUNITY ARTS OFFICER'S REPORT

Arts Development in Western Sydney

This report, commissioned by the Australia Council, was released in May. The widest possible response to the recommendations has been sought, and a meeting of artworkers, community project officers, WSAAS and the consultants, was held on 1st June. A forum will be held at the University of Western Sydney on Thursday, 12th July to seek responses from Local Government, regional organisations and artworkers. The forum will be addressed by Mr Lynden Esdaile, Strategic Development Director, Australia Council and Ms Alice Spizzo, WSROC. Representatives have been sought from each Council in the region and the Community Arts Officer will be attending.

Macquarie Town Festival 13th - 21st October

Richmond Players, Glossodia Youth Theatre, Richmond Youth Theatre and a local professional chamber music group have all indicated that they will be involved in performances during the Festival.

Friends of the Hawkesbury Art Collection

Two fund-raising functions, a Cocktail Party and Christmas in July dinner are being organised. The "Friends" are also assisting with the Macquarie Towns Acquisitive Art Exhibition. The Committee resolved that Council be requested to confirm the committee as a 530A committee, and pay the Public Liability insurance. The committee will then seek Incorporation from the Corporate Affairs Commission.

Macquarie Towns Acquisitive Art Exhibition 20th - 26th July

Entry forms and fees are being received until 7th July. Entries will be delivered on 13, 14, 15 July and the exhibition will open on 20th July at 8pm.

C. YOUTH/RECREATION OFFICER'S REPORT

Youth Week Concert

The "Rock for Youth Week" concert was held on Sunday, 27th May at Hawkesbury Showground. A great deal of work went into planning and organising the event which attracted over 200 young people.

Organisers were slightly disappointed with the attendance, however feedback has been encouraging.

It is hoped that another concert can be organised to coincide with Drug and Alcohol Week in November.

Fun Pedal-Bike Week 1990

A family bike ride is being organised for Sunday, 21st October. The ride will have two tracks available, a 30km and a 70km ride. It is hoped that some funds will be available from the Roads & Traffic Authority and/or the Bike Safe Committee.

The safety aspects of bike riding will be stressed through the ride advertising and also on the day.

Vacation Activity Centres

Three Vacation Activity Centres are operating throughout the July holidays - Glossodia, Richmond and South Windsor.

Vacation Care Centres

Three Vacation Care Centres have been organised by the Youth/Recreation Officer - North Richmond, Richmond and South Windsor. All centres are full to capacity.

Vacation Activity Programme

Various activities have been organised for young people in the area. A rugby union training day is being run by a Development Officer from the Sydney Rugby Union; trips to Qantas Air Base and Australia's Wonderland; and a netball training day. The Westside Players are putting on a performance of their latest children's production "Bushfire", and a horse riding excursion has also been organised.

4. BUSINESS INFORMATION. C48/7, L125/27

On Thursday, 19th July, a meeting between members representing local business organisations, the NSW Office of Small Business and the Parramatta Office of Small Business and Consumer Affairs, will be held in the Tebbutt Room at 5.45pm.

At this meeting, it is hoped to explore ways that local businesses can be assisted to achieve sustainable economic development and improve the viability of local businesses in the Hawkesbury.

The Hon. Kevin Rozzoli, Speaker, Member for Hawkesbury, will be presenting a cheque to Council for the library service at this meeting as reported in the Correspondence Section of this Business Paper. A proportion of these funds will be to conduct a study in order to develop a business information service for small businesses in the Hawkesbury City area.

5. AUSTRALIANA PIONEER VILLAGE. C51/54

Set out below are the financial details relating to the operations of the Australiana Pioneer Village for the month of June, 1990.

Income

Gate Takings:	11,308.90
Other (including rental and filming activities):	977.91
	12,286.81

Less Costs Providing Income

Entertainment	5,685.44
Total Net Income	6,601.37

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 & Stationery	450.00
Train Maintenance	125.00
	15,255.00

Nett Loss	(8,653.63)
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Ticket Sales Included:

Adults:	737
Children:	86
Pensioners:	93

During the month of June 27 school groups, comprising 1573 children and 36 adults, and eleven pensioner groups comprising 343 persons visited the Village. There were also 3 visits from the Lady Hawkesbury (44 adults) and 6 special groups who visited the Village.

It is pleasing that for the fourth successive month, the attendance figures have increased over the 1989 figures - June 1990 figures show an increase of 281% over June 1989.

During the month of June, there were two special events at the APV which were very successful and enjoyable. The first of these was the Pioneer Family day which was organised in conjunction with students from UTS Kuring-gai. Many special games were held and the day was a great success. On Wednesday, June 20th, the First Annual Fashion Parade was held. Over 300 people attended on the day and the Village staff added to the parade of hand spun garments by parading the pick of the colonial outfits. Representatives of the local press were in attendance and the photographic story will be in the Gazette shortly.

Bookings continue to be strong. Several Christmas functions have already been booked including Nestles and McDonalds. The McDonalds party is particularly significant - for executives and children. The Village was recommended by the Amber Tiles Company, who held its staff party there in March 1990.

A great effort by staff and Friends of The Village has resulted in the establishment of the "Bush Theatre". This structure is the former machine shed and utilising second hand materials and imagination the building has been transformed into a wonderfully rustic undercover area that will serve as a venue for a variety of functions.

6. PORTER & ASSOC. -V- HORNSBY SHIRE COUNCIL AND OTHERS. B25

This matter was reported to Council at its December meeting last year. In this judgement Mr Justice Cripps ruled that by virtue of the combined operation of Sections 313 (1) (a) and 312 A of the Local Government Act, Councils are under an obligation to notify adjoining owners of building applications in order that they may inspect the plans and make submissions to the Council before building approval is given or refused.

Hornsby Shire Council appealed against the ruling, however, advice has been received that the appeal was unsuccessful. Accordingly, procedures have been put in place to comply with the ruling and all building applications received after 30th June will be advised to adjacent and/or affected owners.

As previously advised these procedures will increase Council's costs and will result in increased delays in issuing permits which in turn may increase construction costs in many cases.

7. HOUSEHOLD CHEMICAL COLLECTION CAMPAIGN. G90/7

The Water Board has advised that it is intended to continue this campaign commenced during 1989, whereby chemical substances may be disposed of on predetermined weekends at various locations.

The program has been determined for 1990/1991 with the weekends of October 20th and 21st; February 2nd and 3rd and May 18th and 19th being selected for the facility to be located at South Windsor Waste Depot.

There is no charge for the service and significant advertising will precede these dates.

8. BUILDING APPLICATIONS. B25

The following is a summary of Building Applications received during the month of June, 1990. Applications received during June, 1989, shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
48	(56) New Dwellings	\$3,321,912	(\$5,748,434)
48	(67) Additions to Dwellings	445,442	(979,315)
4	(1) Residential Flat Buildings	4,538,000	(29,500)
-	(7) New Buildings Other Than Residential	-	(1,704,000)
5	(7) Additions to Buildings Other Than Residential	614,700	(350,000)
7	(12) Swimming Pools	99,150	(130,714)
4	(6) Additions to Dwelling - Dual Occupancy Unit	361,400	(558,000)
<u>116</u>	<u>(156)</u>	<u>\$9,380,604</u>	<u>(\$9,499,963)</u>

Building Applications received up to the end of June 1990. Approvals for the corresponding period during June, 1989, shown in brackets.

No.	Type of Building	Estimated Value	
311	(342) New Dwellings	\$25,666,897	(\$31,824,273)
320	(413) Additions to Dwellings	3,751,094	(5,326,457)
9	(5) Residential Flat Buildings	6,208,000	(1,099,500)
14	(41) New Buildings Other Than Residential	4,847,000	(16,117,748)
31	(22) Additions to Buildings Other Than Residential	3,456,703	(2,594,758)
48	(62) Swimming Pools	632,136	(827,350)
34	(35) Additions to Dwellings - Dual Occupancy Unit	3,409,802	(3,008,965)
<u>767</u>	<u>(920)</u>	<u>\$47,971,632</u>	<u>\$60,799,051</u>

9. PUBLIC WORKS. S205/3/A

ROADS RECONSTRUCTION

Joseph Street, Richmond

Construction of dish crossing in lieu of kerb and gutter has been completed. Reconstruction of the pavement will now follow.

Mileham Street, Windsor, Brabyn Street to Forbes Street

All drainage and pavement strengthening by cement stabilisation has been completed with placement of the single coat bitumen seal ready for placement of the asphaltic concrete final surface.

Castlereagh Road, Richmond, Long Street to Southee Road

Stormwater drainage has been completed with work in progress on kerb and gutter.

DRAINAGE

Bathurst Street, Pitt Town

Stormwater drainage has been completed.

New Richmond Nursing Home - rear of Senior Citizens Centre

Installation of stormwater pipeline around perimeter of site is well advanced.

FLOOD MITIGATION MAINTENANCE

Works approved under the 1989/90 programme have been completed.

OTHER WORKS

Kurmond Road, Freemans Reach

Profiling of part of the pavement between Creek Ridge Road and Marlene Street, Freemans Reach, with placement of asphaltic concrete over the disturbed area. A full width reseal will be applied when the warm weather returns.

Dight Street/Percival Street

Shoulder grading and strengthening, maintenance patching including surface correction and deep lift work as part of the 19/89/90 joint programme between Council and the Federal Government.

Upper Colo Bridge

Replacement of girders and headstock where badly worn with provision of a new deck is well advanced.

MAINTENANCE

Work included replacement of failed kerb and gutter Johnston Street, Windsor, Coburg Road and Castlereagh Road, Wilberforce.

Shoulder maintenance Spinks Road, Kurmond Road, Broos and Bocks Roads, Oakville.

PARKS AND GARDENS

Paving of the grassed area between the courts and the kiosk at the South Windsor Netball Centre for the Association has been completed.

BUILDINGS

Bounty Reserve, Wetherill Crescent, Bligh Park

Construction of the amenities building has been completed.

The Breakaway

Construction of the toilet block is well advanced, with the building ready for tiling and fitting out.

SEWERAGE

McGraths Hill Waste Water Plant

Average Daily Flow - 2867 kl/day

Cleaning of the digesters in the old works is in progress. The irrigation system is now in full operation.

South Windsor Waste Water Plant

Average Daily Flow - 1002 kl/day.

A blockage in the return sludge line from the clarifier to the aeration tank was cleared and involved emptying of the clarifier.

PUMP STATION

A pump from Station A, corner of Ham and Cox Streets, is away for overhaul.

A radio link has been provided between Stations H and M to even out flow to the works by preventing both stations pumping simultaneously.

Four pump station chokes had to be cleared.

SEWERS

Four manholes have been raised to reduce water infiltration.

Eight mainline blockages were cleared with attention given to new lines around Social Security Department, George Street, Windsor, to check that they are operating properly.

10. TREE PRESERVATION ORDER APPLICATIONS. P160/30

The following determinations have been made under application of Tree Preservation Orders.

Applicant	Reason/Request	Determination
Mr R Wright Lot 52 Chaseling Road Leets Vale	Remove several trees for power supply 3.5.90 - 26.6.90	Approved
Mr R Styner 6 Tim Whiffler Place Richmond	Remove 3 storm damaged trees 4.5.90 - 6.6.90	Approved
Mr K & Mrs N Manning 1 Glebe Road Pitt Town	Remove 3 trees too close to house and pool 15.5.90 - 1.6.90	Approved
Mr N Roknic 4 Hayman Street North Richmond	Remove 3 trees too close to house 15.5.90 - 6.6.90	Approved
Ms S Suhr Por 14 Mt. Lagoon Road Bilpin	Remove Gum suckers close to dwelling 14.5.90 - 1.6.90	Approved
Mrs M. Wynbergen Lot 2 Vincent Road Kurrajong	Remove 1 Lemon Scented Gum tree - unsafe 14.5.90 - 1.6.90	Not approved Considered Safe
Ms J Stoney 41 Colonial Drive Bligh Park	Remove 1 Gum tree - roots undermining foundations of house & carport 14.5.90 - 6.6.90	Approved
Mr & Mrs A Clark 21 Dorothy Street Freeman Reach	Remove 1 Gum tree damaging slab 22.5.90 - 1.6.90	Approved

Town Clerk/General Manager's Report

Ord. 10/7/90

Ms E Reid 56 March Street Richmond	Remove 1 large Jacaranda tree - danger to neighbouring house 23.5.90 - 6.6.90	Approval to remove selected limbs
Ms T Stockton 120 Lennox Street Richmond	Remove 5 trees on boundary line 24.5.90 - 12.6.90	Approved
Mr C Xiberras 8 Berger Road South Windsor	Remove or trim 1 Gum tree - danger of falling 24.5.90 - 12.6.90	Approved to lop by 1/3 only
Mrs J Webb 222 Lt. Bowen Drive Bowen Mountain	Remove 1 dead tree and other large tree close to buildings 24.5.90 - 8.6.90	Approved
G W Irving & Sons P/L Lot 4 Fairey Road South Windsor	Remove 6-8 dead Gum trees 29.5.90 - 12.6.90	Approved
Mr H Wells 224 Lt Bowen Drive Bowen Mountain	Remove 3 eucalypts - danger of falling 29.5.90 - 8.6.90	Approved
Mr P Bugeja 8 Stahls Road Oakville	Remove 2 Iron Bark trees 1 for dwelling extension other danger to power lines 28.5.90 - 12.6.90	Approved to remove 1 tree only
Wilkinsons Real Estate 85 Mileham Street South Windsor	Remove 3 trees - damaging guttering and drainage pipes 28.5.90 - 12.6.90	Approved
Mr B & Mrs H Palmer 12 Robert Street North Richmond	Remove 3 Eucalyptus trees to improve yard and provide more sunlight 28.5.90 - 14.6.90	Approved

Mr F Smith 9 Currawong Crescent Bowen Mountain	Remove several trees - danger of falling on house and improved sunlight 30.5.90 - 25.6.90	Approval to remove 17 Eucalyptus trees
Mrs E Neale 105 Roxana Road Kurrajong	Lop 1 Silky Oak tree too large 1.6.90 - 25.6.90	Approved
Mr K Wilson 592 George Street Windsor	Remove 1 Eucalyptus tree - dying and branches falling 5.6.90 - 8.6.90	Approved
Ms W Shouten 25 Colonial Drive Bligh Park	Remove 2 trees - too close to house 5.6.90 - 14.6.90	Not Approved Considered Safe
Ms S Roberts 261 Kurmond Road Freemans Reach	Remove 1 damaged tree - dangerous condition 6.6.90 - 25.6.90	Approved
Ms D. Hansell 48 Lennox Street Richmond	Remove 1 Gum tree - danger to power lines 12.6.90 - 25.6.90	Approved
Prospect Electricity Windsor Road McGraths Hill	Remove 5 Silky Oak trees and 2 Eucalyptus trees - safety to power lines 12.6.90 - 25.6.90	Approved

11. SYDNEY SIDECAR OWNERS CLUB - USE OF RICHMOND PARK. 625-202

Approval has been granted to the Sidecar Owners Club, Sydney, for use of Richmond Park on Saturday, 15th December, 1990, as destination for the Club's annual Toy Run, in aid of San Miguel Family Centre.

12. PROPOSED CANNON HOUSE - RICHMOND PARK. 625-202*Glen 13-7
cc. Records*

Council is in receipt of correspondence from the Heritage and Conservation Branch of the Department of Planning advising that proposals for improvements to Richmond Park, that is the cannon house, should not be considered individually in an ad-hoc manner but should await the preparation and adoption of a Conservation and Management Plan for the Park.

The correspondent further advises improvements may be then considered within the framework of a co-ordinated policy and strategy which takes account of the importance of the Park to the heritage of Richmond.

Council has previously received advice to the effect that the Minister for Planning will revoke Interim Conservation Order placed over the Park in 1985 on the basis of submission of a satisfactory Conservation and Management Plan. Notwithstanding that a Conservation Plan was submitted for approval of the Heritage Council in 1988, this plan did not receive support and, accordingly, the Interim Conservation Order over the Park remains.

Prior to determination of a development application proposing construction of the cannon house within Richmond Park, Council must obtain approval from the Heritage Council due to the Park being encompassed by the Interim Conservation Order. In the absence of such approval, Council would be unable to determine any development application for the proposal.

Advice has recently been received from the Heritage Branch which suggests that rather than support revocation of the Interim Conservation Order encompassing the Park following receipt of a satisfactory Conservation and Management Plan, the Branch's preferred course of action is upgrading of the Order to a Permanent Conservation Order and granting full exemptions to Council in order that it can control activities within the Park. Both courses of action rely, however, on submission and approval of a satisfactory Conservation and Management Plan. Given this, it is considered appropriate that a further Conservation and Management Plan be prepared for Richmond Park.

Whilst the expertise required to prepare such a plan is available within Council, the resources available to undertake this, together with existing priorities may mean that the plan may take six months to finalise. Alternatively, a consultant versed in preparation of conservation and management plans for urban parks may be engaged by Council. The latter course of action is estimated to cost between \$5,000 - \$10,000. A further alternative is for Council to undertake preparation of the plan inhouse but to subcontract various parts of the plan out to suitably qualified persons. This course of action would not only reduce the overall cost of preparation of such a plan for Council but would also essentially reduce the amount of time the plan would take to prepare.

The latter alternative is being pursued and will be further reported to Council.

*Filed 13-7-
cc Review*

13. NEEDS OF URBAN ABORIGINAL AND TORRES STRAIT ISLAND PEOPLE P160/70

Council is in receipt of correspondence inviting submission from Council in relation to the needs and language maintenance of Aboriginal and Torres Strait Islander people. The correspondence advises that public hearings will be held in a number of centres around Australia at which persons who have made submissions will be asked to present supporting evidence and requests that submissions be forwarded to the Committee no later than 13th July, 1990.

*Filed 13-7-
cc Review*

14. REVIEW OF MEDIUM DENSITY HOUSING. P160/80

More than six months have elapsed since gazettal of Council's new planning instrument. A major feature of the instrument has been the inclusion of provisions which allow medium density development to be constructed in all Residential 2(a) zones of the City serviced by reticulated water and sewage. The medium density development provisions were specifically incorporated into the planning instrument to provide City residents with a wider choice and more affordable housing. In order to ascertain whether the provisions of the instrument and Council's Development Control Plan for Medium Density Housing is responding adequately to changing community needs, a review of medium density development within the City is being undertaken.

The review being undertaken by staff includes the following:-

- . assessment of the 1990 Community Profile - Hawkesbury;
- . assessment of medium density applications approved pursuant to Hawkesbury Local Environmental Plan, 1984, and Hawkesbury Local Environmental Plan, 1989;
- . review of the Development Control Plan for Medium Density Housing;
- . a comprehensive survey of attitudes of occupiers in medium density housing in Windsor, Richmond and North Richmond.

Survey of attitudes of occupiers will be an integral part of the review, providing information in relation to the reasons people live in medium density housing. Without such information it is difficult to ascertain what the demands for medium density housing is, whether provision of such, to date, has been satisfactory, or to ascertain whether planning policy is responding to public need.

The survey questionnaire, together with a covering letter and prepaid self-addressed envelope will be delivered to occupiers of medium density housing in Windsor, Richmond and North Richmond. It is anticipated that the review of medium density development within the City will be completed mid-August 1990 and subsequently reported to Council.

15. NATIONAL LIVESTOCK BROKERS PTY LTD. DA 46/90

File 13-7-

The following letter from Alan Cadman, M.P., has been received:-

"Recently I have been contacted by producers and the National Livestock Brokers Pty. Ltd., concerning the operation of sale yards at McGraths Hill.

The north western sector of Sydney is sorely pressed for an outlet for livestock now that Flemington has closed. The operation of the sale yards at McGraths Hill are part of the traditions of the district. Any steps that are taken to expand the activities at McGraths Hill should be welcomed by local residents, provided that there is not any inconvenience caused.

It is my understanding that traffic access to the site can be gained without passing the Windsor High School and that the pollution from more closely situated obnoxious waste treatment is a more substantial problem than the operation of the sale yards is ever likely to be.

Recognising the needs of primary producers and hobby farmers right throughout the area from Castle Hill to Wisemans Ferry and back to Penrith then the siting of sale yards are a commendable and useful public amenity. If at all possible, it is my view, that this amenity should be maintained and it the view that has been expressed to me by many primary producers.

I trust that Council in consideration of these matters will have regard to the special needs of the rural members of our community."

A letter has been forwarded to Mr. Cadman indicating that the expanded operation of the sale yards was refused by Council and has operated regardless of the refusal, and that the fact of there being a sewerage treatment plant in proximity to the school is no reason for support of development which impacts on the school.

16. SCHEYVILLE - PROGRESS REPORT. L12-89

Some of the studies being undertaken into the possible use of Crown land at Scheyville for urban purposes have been received. With the current extent of concern over environmental issues both in social and political terms and some of the specific issues involved at Scheyville it is expected that investigation will still continue for some time. With the amount of interest in the matter it has been agreed with the Department of Housing that the reports would be made available when they are received.

The major disadvantage of this is that there is still ongoing work, there is a need to read some reports in conjunction with others and it may be necessary as a result of some investigations, to vary or reject earlier investigations. It could also lead to ill-informed discussion. The public interest in the matter however is such that the reports being available can only benefit discussion regarding the future of the area's development.

A detailed report will be provided for Council when work on the important issue of water cycle management is completed.

17. BOOK DEPOTS. L125/24

The library service has recently transferred the Pitt Town Book Depot from Pitt Town Cellars to Pitt Town Produce and Hardware, 89 Bathurst Street, Pitt Town.

A change in ownership of the original premises resulted in the need to find a new location. Mr Andre Flakus of Pitt Town Produce and Hardware Store was very happy to house the collection of approximately 250 adult fiction paperbacks. The hardware store is open 7.30am - 6pm Monday to Friday and on weekends from 8am - 4.30pm.

Other depots are successfully operating at Hanlon's Hardware Produce and Transport Store, Bells Line of Road, Bilpin; Glossodia Community Centre, Golden Valley Drive, Glossodia, and North Richmond Community Centre, William Street, North Richmond.

Difficulty has arisen in finding a suitable location for the St Albans Book Depot. The proposed School of Arts building in the village is not frequently used. Other suggested locations at Wisemans Ferry and Cattai are already serviced by Baulkham Hills Bookmobile Service. This matter will be the subject of a further report.

REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 12TH JUNE, 1990. C50-1

File Rep Date	Referred To	Subject	Comment
12 Jul 88	Park & Street Bins MO	Investigation into installation of Sulo bins to replace existing bins	Report June 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	Report July GPC
12 Sep 89	Tree Planting Programme MES	Planned areas, storage and maintenance	Report July GPC
12 Sep 89	Sporting Facilities MES	Existing Council sporting facilities and amenities and possible expansion to cover full use	Report July GPC

File Rep Date	Subject Referred To		Comment
14 Nov 89	Proposed Sewerage Treatment Plant Rouse Hill MES	Report on Development	Report August GPC
13 Feb 90	Wheeny Creek Bridge MES	Access during wet weather Bridge Priorities, raising of crossing, effect of lowering of Wheeny Creek	Report July GPC
13 Mar 90	Angle Parking MES	Footpath area The Terrace, Kable Street Parking area to Fitzgerald Street	Report August GPC
13 Mar 90	Clause AS2021 MTP	Clarification of use	Report when information received from Department of Planning
13 Mar 90	Box culvert Old Stock Route Road MES	Feasibility of replacing roadway pipes across Chain of Ponds with a culvert	Report July GPC
10 Apr 90	Regional Sporting Facilities MES	Clarendon area including project for Richmond Swimming Centre and use of adjoining university area.	Report July GPC
10 Apr 90	Noise Nuisance MES	Greenway Crescent and Moses Street, Windsor	Report July GPC
8 May 90	Skateboard Ramp MES	Ongoing cost involved in construction & operation	Report July GPC

File Rep Date	Subject Referred To		Comment
8 May 90	Windsor Town Centre MTP	Proposed Development Plan - feasibility including methods of financing	Under investigation
12 Jun 90	Structural Extensions MEBS	Mushroom and Composting operations since 17/5/88	Report August GPC
12 Jun 90	Usage of Land MTP	Western side of Hayes Bros	Under investigation

IT IS RECOMMENDED THAT the reports in this section be received.

REPORTS OF COMMITTEES

HAM COMMON BICENTENARY PARK COMMITTEE MEETING
held on 19th June, 1990

Minutes of the Ham Common Bicentenary Park Committee meeting held in the Council Chambers on Tuesday 19th June, 1990, at 7.30pm.

PRESENT: Alderman G.G. Michael, Acting Chairman; Alderman R. Rotherham; Messrs N. Wenzel; I. McEwan; R. Miller; J.R. Gilmore, Manager of Engineering Services. Also in attendance Mr. C. Hamilton, Parks Superintendent.

APOLOGIES: Alderman J.J. Horrex, Mayor, and Alderman W. Mackay.

Confirmation of Minutes

Resolved on the motion of Alderman R. Rotherham seconded N. Wenzel that the Minutes of the Ham Common Bicentenary Park Committee meeting held on 14th March, 1990, be confirmed.

Business Arising

Alderman Rotherham enquired regarding the planting of the Red Cedar trees, requested that a letter of thanks be forwarded to Mr. A. York for the supply of the trees, and Council staff further contact him. Alderman Rotherham advised the Committee that Mr York is prepared to supply further trees.

Mr. R. Miller requested advice regarding the placement of mushroom compost around the trees to assist with growth. He was advised that this work is still to be undertaken.

Correspondence

Nil.

Reports

Item 1 - Pathway/Bikeway

Report (MES)

Advice has been received from officers of the Roads & Traffic Authority that the Authority is proceeding with the extension and construction of the bikeway between Windsor and Richmond by widening of the existing carriageway.

Work is currently in hand on the section in front of the Park where the road shoulders are being widened and strengthened prior to sealing.

This action explains earlier advice that provision of a subsidy towards the construction of a bikeway through the Park would not be supported.

Additional funding will be required for the project.

Current priorities for the design staff with a number of projects requiring attention to meet deadlines for grant programmes has not allowed work to be commenced on the preparation of detailed plans and design for the bikeway/pathway. .../2

Minutes of the Ham Common Bicentenary Park Cttee meeting - 19.6.90

Currently, it is anticipated that survey and design will proceed towards the end of the year.

Recommendation

That the report on the pathway/bikeway through the Ham Common Bicentenary Park be received.

Committee's Recommendation

That the report be adopted.

Item 2 - Overall Development

Report (MES)

With regard to the further development of the Park, reference is made to the following works, tree planting, viewing platform, third Car park at Clarendon end, landscape centre island at Racecourse Road and area adjacent to Hayes Bros. The autumn tree planting scheme has been attended to with the trees settling in well.

Construction of the soft surface surround for the playground area is programmed for July/August as parks maintenance requirements decrease and staff can be directed to the project. A report on surface materials is before the meeting.

Priorities have prevented attention to the other items raised at the last meeting.

With respect to the works, an amount of \$39,488 is currently available for the area earmarked towards the bikeway/pathway.

It will be necessary to undertake or commence the replacement of the fence along the Park next year, with the work to be listed for consideration when the 1991 Estimates and programmes are to be determined.

Recommendation

That the report on Park development be received.

Committee's Recommendation

1. That the report be received.
2. That construction of the pathway proceed to utilise the funds available with installation of a pathway between the playground equipment and the second car park towards the Richmond end as the first stage.

Minutes of the Ham Common Bicentenary Park Cttee - 19.6.90

3. That a further report and costing for replacement of the park fencing along the main road frontage be submitted to the next meeting of the Committee.

Item 3 - Soft Surface Material

Report (MES)

Several inspections have been undertaken to ascertain the viability of soft surface material for playground usage.

Several materials were investigated to follow up the request that shredded rubber material may be of some value as a suitable soft surface. A suitable material should be relatively inexpensive, easy to maintain, adequately impact-absorbing and resistant to weather and vandalism.

From recent investigations, it does appear that suitable materials are those of a loose nature eg; sand, wood chip, iron bark, pine bark, rubber or sawdust. These materials are recommended as the safest possible surface under equipment but do have both pros and cons as to their suitability.

1. Sand -

Advantages: excellent impact absorbing qualities, relatively inexpensive to install, approximate cost \$7.50 per tonne delivered.

Disadvantages: daily raking required; can be fouled by animals, can conceal hazardous objects, needs to be replenished often, is hard when wet, can be easily pushed away from impact areas, easily wind blown and thrown about.

2. Loose ground surface, eg: pine bark, tan bark, wood chip -

Advantages: good impacting-absorbing qualities, unattractive to animals, reasonably well draining.

Disadvantages: loses impact-absorbing properties when wet, tendency to break down and move under constant use, high maintenance, needs replenishing on a regular basis, easily thrown or blown about, rots when wet or floats.

3. Shredded rubber -

Advantages: good impact-absorbing qualities, easily handled and installed.

Disadvantages: stains when heated (hot weather); omits a rubber smell, varies in size from small shreds to large chunks; due to nature of material

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obtained from retreaded tyres, small pieces of light wire have been found in samples obtained; high maintenance; floats in wet weather; may be set alight (vandalism) supply cost relatively high in contrast against more widely used materials such as pine bark or tan bark for quality material.

Cost - \$18.00 per cubic metre.

Recommendation

Due to apparent disadvantages, shredded rubber not be considered as an alternative soft surface material for around the playground equipment.

It was requested that the work provide for the playground to be built to above the surrounding ground to improve drainage.

Committee's Recommendation

That shredded rubber be used as the final surface for the children's playground.

Questions/General Business

Ian McEwan requested that if it is proposed by Council to remove the plane trees from Windsor Mall, consideration be given to relocation of the trees to the Park. He was advised that no decision has been taken regarding the trees.

Noel Wenzel advised that he had undertaken a further inspection of the fountain where there is loss of water and blocking of the inlet with leaves. He considered that alteration to provide for quicker transfer of water from the outlet to the inlet sump would improve the reliability of the installation.

Alderman G. Michael requested that State Rail be contacted regarding further upgrading of the fence between the Park and railway line. He was advised that this action would be taken.

Date of the next meeting - Tuesday 18th September, 1990.

The meeting closed at 8.52pm.

CORRESPONDENCE FOR INFORMATION

SECTION 7

1. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS - GENERAL CIRCULAR NO 8/1990. C44/2

1. International Volunteer Day.
2. FACS - A Review of the Community Services Grants Program.
3. Farmland Rating.
4. Structural Efficiency - Half Day Seminars.
5. Staff Training - TDU.
6. Dividing Fences in Urban Areas.
7. Land/Property Information Seminar, Tuesday 19 June 1990.
8. Award Restructuring Follow Through - Planning Organisational Change Workshops.
9. Award Restructuring.
10. Multi-Function Polis (MFP) - Associations' Position.
11. When Does a Development Control Plan "Apply" to Land?
12. Composting Bin - Discount Offer.
13. International Graffiti and Vandalism Conference.
14. Motor Vehicle Purchasing.

2. WSROC - NSW STATE LIBRARY SUBSIDIES. L125-1

Circular enclosing copy of letter written to the Hon PEJ Collins, MP, State Minister for Health and Minister for the Arts expressing concern in the distribution of library subsidies.

(CL - The subsidy is paid on the final population figures issued by the Commonwealth Statistician. The 'preliminary' and/or provisional population figures have not been acceptable to the Library Council of NSW when determining library subsidy payments. Because the production by the Australian Bureau of Statistics of 'final' figures has taken longer to produce in recent years, it has meant that the Library Council made 'make-up' payments when the figures came to hand. This practice has been discontinued, and it is on this aspect of payment of library subsidy that WSROC is making representation.)

3. MACQUARIE TOWNS JUNIOR SYMPHONY ORCHESTRA. D64

Thanking Council for setting aside funds for financial assistance, despite the fact that the previous application form failed to arrive. Enclosing an application for said funds, as well as a copy of the Orchestra Calendar for 1990. Also copies of previous

letters requesting assistance and Council support in appointing a representative to the Chairmanship of the Orchestra.

(TC/GM - Provision was made in the 1990 Budget Estimates for a donation of \$1,000. Payment has been made to the Symphony Orchestra).

4. NORTH RICHMOND CHILD CARE CENTRE INCORPORATED - APPRECIATION. 51-8P, C43-1, A5

Thanking Council and in particular the Community Services Co-ordinator for their support, guidance and advice over the past 13 years of operation.

5. DAVID HAY, MINISTER FOR LOCAL GOVERNMENT, MINISTER FOR PLANNING - APPRECIATION. A5

Conveying sincere thanks to Council for the prompt support in authorising two officers to assist Bogan Shire Council at Nyngan after the recent floods.

6. GROSE VALE COMMUNITY CENTRE - DONATION. 2166C

Enclosing cheque for \$100.88 being garbage rates for the Grose Vale Community Centre Inc. Requesting Council to make payment of General Rates of \$285.16 as a donation.

(TC/GM - Provision has been made in the 1990 Estimates for a further donation to the Community Centres as in previous years. The rates have been paid as a donation to this organisation. Interest has also accrued on these rates as the letter of request has only recently been received and have also been paid. The interest amounted to \$21.93.)

7. ROSA RANGER - APPRECIATION. S205

On behalf of both the CEW Course Coordinator of Blacktown College, and herself, thanking the Council for being very friendly and helpful during her week of work experience.

8. ELIZABETH EURELL, CLASS TEACHER - PITT TOWN PUBLIC SCHOOL - APPRECIATION. A5

Thanking Council for the recent class visit. Stating that they found the visit both enjoyable and educational.

9. LIBRARY COUNCIL OF NSW - SPECIAL GRANTS FOR LIBRARY SERVICES 1989/90. L125-1

Stating that the Minister for Arts, Peter Collins, has approved an individual Special Grant to the Library for \$13,000. This grant has been approved for resources for information service to small business and adult literacy resources.

(CL - \$7,000 for Information Service for small business with the aim to conduct a study by networking with the State Library's "Information Edge" project, in order to develop a business information centre for small business in the Hawkesbury City area, \$6,000 for Adult Literacy Resources to expand and develop the Adult Literacy collection by purchasing commercial tape and text kits.)

10. WATER SUPPLY AND RESOURCES COMMITTEE - MINUTES. W271

Forwarding minutes of the meeting of the above Committee held on Thursday, 26th April, 1990.

11. AUSTRALIAN FORMULA ONE POWERBOAT GRAND PRIX PTY LTD - APPRECIATION. A5, A1-2

Thanking Council for support with the recent Sydney Formula 1 Powerboat Grand Prix, held at the Upper Hawkesbury Powerboat Club, Windsor, on June 16/17, 1990. Enclosing cheque for \$1012.50 in payment of costs levied against paying spectators.

12. ROADS AND TRAFFIC AUTHORITY - CASTLEREAGH ROAD
CONSTRUCTION OF KERB AND GUTTER AND SHOULDER SEALING
FROM LONG STREET TO SOUTHEE ROAD. M130-27, 665-378

Advising of an unexpended balance of \$21,494.57 as a result of finalisation of the 1987/88 maintenance and improvement programme which has now been included in the Castlereagh Road construction programme.

(MO - The additional funds will now allow completion of the drainage, and kerb and gutter both sides of Castlereagh Road between Long Street and Southee Road. Shoulder reconstruction will require further funding from the RTA.)

13. THE SYDNEY MORNING HERALD - HERALD YOUTH AWARDS. A9

Requesting assistance from Librarians throughout the State to publicise the awards to youth in the community. Enclosing an entry form and poster for publicity purposes.

(CL - The information will be displayed.)

14. NORTH RICHMOND COMMUNITY CENTRE INC. MANAGEMENT
COMMITTEE - CHAS PERRY HALL. C43-8

Requesting Council to install a new floor in the Chas Perry Hall.

(MES - Currently action is directed towards improvement to the external lighting around the Centre and further improvement to the drainage so as to stop stormwater flooding in under the rear door of the Community Centre.

The request will be considered when priorities are being determined for next year's programme.)

IT IS RECOMMENDED THAT the correspondence in this section be received and appropriate replies forwarded where necessary.

Minutes of the Friends of the Hawkesbury Art Collection meeting held on 31st June, 1990, in the Aldermen's Room, Council Chambers, Windsor.

Present: Alderman W Mackay, R Shaw, E Colquhoun, H Wells, D Morrison and E Manning.

Apologies were received from S Davson, P Weeden and J Brownlie.

Minutes of the previous meeting were adopted on a motion of D Morrison, seconded E Manning.

Treasurer's Report

Cheque account balance is \$1,025.68 with \$1,000 on fixed deposit.

The Treasurer's Report was accepted on a motion of H Wells, seconded D Morrison.

General Business

Christmas in July dinner will be held on Saturday, 14th July at Bowman Cottage, Richmond. The charge will be \$30 (caterer is charging us \$25) for a 3-course meal. The limit is 40 people in two rooms. The raffle will be half a dozen each champagne and wine glasses, 1 bottle champagne, 1 bottle wine, all in a large basket.

D Morrison, D Finch and E Colquhoun will form a sub-committee for the dinner.

Samples of wine and champagne glasses purchased from Council were tabled. These have been purchased for \$1, will re-sell for \$3. Macquarie Towns Arts Society will sell some of these on consignment and take a 50 cents commission. Orders were taken from committee members present.

The cocktail party will be \$10 a head and \$2 for children, with champagne and orange juice and the food selection chosen at the last meeting. Limit will be 30. The function will be 6.30-8.00pm, before the opening of the art exhibition.

The Bligh Room must be cleared and available to the public by 8.00pm. Rod Shaw is to draw up a notice for the door "Friends of the Hawkesbury Art Collection" Private Function until 8.00pm. Payment and bookings are to be received by Dianne Finch by 14th July and badges will be issued.

On Sunday 17th June, a bus/drive/walk trip has been organised to Jeff and Janie Buchan's studio at Maroota, the old convict-built road, Sackville Cemetery, Aboriginal Rock Engravings. Cost will be \$12 adult, \$8 child, if travelling by bus (limit of 23), and \$8 adult \$4 child if travelling by car. Bus will leave Windsor at 10.00am, back 5.00pm.

A card table, manned by "Friends" will be set up outside the tent for "Art in the Park" on 13th October, to sell glasses.

The next meeting will be on 28th June.

A roster of assistance needs to be drawn up for the Macquarie Towns Acquisitive Art Exhibition. Assistance with "Friends" raffle, memberships; painting and pottery sales; catalogue sales, is needed for opening night (20th July).

Taking in weekend 14, 15 July 9.00am-5.00pm.

Exhibition open 21-26th July inclusive 10.00-5.00pm.

Collection weekend 28, 29 July 10.00am-5.00pm.

FRIENDS OF THE HAWKESBURY ART COLLECTION

Minutes of the Meeting held 28/6/90 in the Aldermens' Room

Present: Sharon Davson in Chair, Enid Colquhoun, Rod Shaw, Brian Jones, Harold Wells, Vicki Munro.

Apologies: Ald W. Mackay, Michael Doyle, Deidre Morrison, Dianne Finch.

Minutes of the previous meeting were adopted on a motion of H. Wells, seconded B. Jones with the alteration of date from "June" to "May".

Treasurer's Report:	<u>Expenditure</u>	
	Glasses	\$231.00
	Petty Cash	\$50.00

	Total	\$281.00
	<u>Income</u>	
	Glasses	\$129.00
	Cocktail Party	\$94.00
	Dinner	\$30.00
	Membership	\$30.00

	Total	\$283.00
	Cheque Account Balance	\$1027.68

The Treasurer's Report was accepted on a motion of S. Davson, seconded E. Colquhoun.

General Business

Glasses were purchased outright from the Council to allow easy access and ease of payments. Mainly champagne flutes are available, most with Rose Cottage, Ebenezer Church and Windsor Court House. One dozen glasses are in the raffle. Glasses and raffle tickets will be on sale at Christmas dinner, cocktail party and opening night of art exhibition.

Vicki Munro, Deputy Librarian was welcomed to the Committee. She will also represent "Friends of the Hawkesbury Library".

The Christmas in July dinner was discussed. Numbers are low and an effort will be made to contact members. E Colquhoun will do this when a list of members and phone numbers, are supplied. The menu will be selected with the Manageress of Bowman Cottage. Brian Jones has donated holly and flowers.

Details of Cocktail Party cannot be ascertained yet. A letter of congratulations will be sent to Judy Brownlie. The art swap, to be conducted by Sharon Davson, will still go ahead during the Macquarie Towns Festival.

It was unanimously resolved that the Committee become a Council 530A Committee, become an Incorporated Association and request that Council pay the annual Public Liability Insurance. The Committee is then eligible to join the Regional Galleries Association.

Logo

Rod Shaw presented a logo design and spoke about the significance and design of a logo. Harold Wells also produced a spatial design. After discussion, a decision was deferred.

The next meeting will be on 23rd August, 1990 at 8.00pm in the Aldermens' Room.

MACQUARIE TOWNS FESTIVAL COMMITTEE INC

Minutes of the meeting held on 30th May, 1990 in the Aldermen's Room, Council Chambers, Windsor.

Present: Ald R Stubbs, Ald G Michael, C Daley, E Taylor, P Kersivien, E Manning.

Apologies: F Child, B Hardiman, P Gardner, A Hendrikson.

Minutes of the previous meeting were adopted on a motion of C Daley, seconded P Kersivien with Ald G Michael added to the list of apologies.

Correspondence - Out:

Letters seeking sponsorship for cost of programmes to Airlite Windows, Hanna Match, S F Coffee, Speedo, Rum Corps Resort, Colonial Motels.

Letters confirming bookings to - Gamilaroi Dance Group, Roby's Amusements, Macquarie Towns Junior Symphony Orchestra, Kool Kids Kompany.

Telecom Business Office re phone book cover using Festival photos.

Correspondence - In:

Arts Out West re seminar, Speedo re non-sponsorship, Kool Kids Kompany, A Cassel - resignation from Committee, Southern Cross Flags, nine (9) application forms for Festival involvement.

Business arising from correspondence:

Sponsorship letters to be sent to - Coles Head Office, Sunscreen companies, big swimming pool firms, building societies, NRMA (Windsor).

Treasurer's Report:

The cheque account shows a balance of \$4686.59, with \$30,000.00 on fixed deposit.

Executive Officers Report/General Business:

1. A current list of clowns/roving musicians etc is being obtained from Darling Harbour. The price and details of a nylon sail canopy is also being obtained, as if this was purchased at the end of this year, it could be hired out to repay some of the cost.
2. Bike week occurs within the Festival. The Youth Recreation Officer is to organise a Family Bike Ride.
3. Darryl Anderson, Vice President of Richmond Players has been approached to compere the Open Air Fair and Music in the Park. A stage manager is still to be hired.

4. Entertainers booked - Hawkesbury Hoppers, Clown show, Extended Limbs, Chinese Acrobats, Kook Kids Kompany, Home Rule Bush Band - for Open Air Fair. Macquarie Towns Junior Symphony Orchestra, Gamilaroi Aboriginal Dancers, a Jazz Band, another act, maybe Sirocco and the RAAF Band for Music in the Park.
5. Quotes have been obtained for the Festival programmes. As is (one fold) \$1300 for 20,000; 2 fold (allows room for advertising space \$1900 for 20,000. It is not considered that \$600 worth of advertising will be forthcoming. Therefore, letters have been written seeking full sponsorship of programmes, which does not entail extra space. Only one reply has been received. It is considered that it is more productive to seek sponsorships or donations in kind for Parade banners etc.
6. St Matthews School have booked McQuade Park for 21st October, so we need to contact Syd Howard Fireworks regarding extra care in clearing the fireworks area.
7. A backstage tent with lighting is required for performers. The RAAF will be approached for loan of a tent. An approach will also be made for banner placement over Windsor Road. Liaison re the Open Day on 21st needs to be given attention.
8. A contribution of \$50 for a Parade banner has been received from Windsor Chamber of Commerce.
9. Mr & Mrs Stan Stevens will be invited to judge the Festival Parade.
10. The Festival Parade Sub-Committee of Police, SES, Manager of Engineering Operations and Executive Officer will meet in the near future.

It was suggested that Skillshare be invited to participate in the Festival.

The SES fluorescent "snakes" will be investigated.

The meeting closed at 9.30pm.

The next meeting will be on 25th July.

10/1/90

WSROC REGION MEETING

HELD ON FRIDAY 1ST JUNE, 1990 AT HAWKESBURY CITY COUNCIL'S
COMMUNITY CULTURAL CENTRE, WINDSOR

MINUTES

10/1/90

Present:

Cllr J Worthington (Baulkham Hills) (Chairman)
Cllr A Bolitho (Baulkham Hills)
Ald R Dickens (Blacktown)
Ald J Bryant (Blacktown)
Ald J Anderson (Blue Mountains)
Ald M Mackay (Hawkesbury)
Ald L Sheather (Hawkesbury)
Ald R Downing (Holroyd)
Ald K Morrissey (Holroyd)
Ald D Brock (Liverpool)
Ald T Aquilina, M.P. (Penrith)
Ald R Kluin (Penrith)
Ald D Syme (Prospect)
Ald K Dwyer (Prospect)

Mr E Simpson (Baulkham Hills)
Mr D Johnson (Blacktown)
Mr R Fennell (Blue Mountains)
Mr B Husking (Fairfield)
Mr G McCully (Hawkesbury)
Mr P Tuxford (Holroyd)
Mr D Mead (Liverpool)
Mr B Long (Penrith)
Mr R Thorn (Prospect)
Mr S Alchin (WSROC)
Ms A Spizzo (WSROC)

Mr L Weatherstone (Hawkesbury)
Mr G Falson (Hawkesbury)
Ms J Brown (Hawkesbury)
Ms J Newby (Westir)
Mr R Dwyer (Westbiz)

1. APOLOGIES

MOVED that apologies be received from Ald J Books, M.P. (Parramatta), Ald J Hyam (Parramatta), Ald M Latham (Liverpool), Ald S Barone (Fairfield), Ald R Ingram (Fairfield), Ald T Lord (Fairfield), Ald P Ngo (Fairfield), Mr T Barnes (Fairfield), Ald W Sledge (Hawkesbury) and Ald P Pantaleo (Liverpool).

Ald R Downing/Cllr L Bolitho
CARRIED

At this point the Chairman introduced the Mayor of Hawkesbury City Council, Ald J Horrex, to address the meeting. Ald Horrex said that it was a pleasure to see the familiar faces of WSROC. Ald Horrex recalled the history of WSROC, making reference to its time as Region 14 during the time of the Whitlam Government and its antecedent, the Municipal and Shire Assembly. Ald Horrex said that WSROC is possibly the most influential group of councils in Australia.

Ald Horrex said that the review of the Local Government Act and the Rating Inquiry are major matters confronting local government at the present time. In addition, local government faces a number of crises, notably in the area of funding. Ald Horrex concluded his comments by saying that he welcomed the current WSROC review.

2. CONFIRMATION OF MINUTES OF MEETING HELD ON 6TH APRIL, 1990

MOVED that the minutes of the meeting held on 6th April, 1990 be confirmed.

Ald R Downing/Ald D Brock
CARRIED

3. BUSINESS ARISING FROM THE MINUTES

3.1 NATIONAL CONFERENCE ON REGIONAL CO-OPERATION (021/6)

A late report on this item was tabled. Ald Syme, who had attended the conference, said that his impression of the statements made by the Minister for Local Government, the Hon Wendy Fatin, M.P., and others at the conference, suggested that the Federal Government will place more emphasis on regional organisations of councils (ROCs) and take more notice of such bodies. He stressed that he could see no move by the Federal Government to press the amalgamation of councils.

Ald Bryant said that WSROC should be wary of what the Office of Local Government is doing. Any actions by the Office of Local Government regarding ROCs must meet our approval and support.

The Director spoke of the relative per capita contributions paid by WSROC member councils and councils that are members of other ROCs.

Cllr Bolitho queried how much money WSROC had received from the Local Government Development Program over its life. The Director advised that in real June, 1989 dollars, the total was close to \$1.2m. On this theme, Ald Kluin said that the value of these studies to the region was quite substantial. Ald Kluin instanced the two studies on tourism and subsequent investment in the region.

Ald Dickens noted that the Federal Minister for Primary Industries, the Hon J Kerin, M.P., had made comments which suggested that the Federal Government was interested in examining the prospect of amalgamation of councils. Ald Dickens added that the Office of Local Government is keen to deal with ROCs. He noted, though, that other States have ROCs which consist not only of elected members, but also of representatives from other sectors of the community. This is a matter that WSROC should monitor.

The Chairman indicated that government Ministers have indicated a preference to work with one group of councils rather than a large number of individual councils. Ald Kluin argued, though, that this pre-supposes councils can identify broad issues within a region.

Ald Bryant said that ROCs should do their own work, not that of the Federal Government.

MOVED that the information be received and noted.

Ald R Dickens/Ald R Downing
CARRIED

4. SECRETARIAT WORK COMMITMENTS

MOVED that the information be received and noted.

Ald R Downing/Cllr A Bolitho
CARRIED

5. MULTIFUNCTION POLIS

(017/36)

MOVED that:

- (1) copies of the summary of the final NSW proposal for the MFP be forwarded to member councils;
- (2) the WSROC Taskforce be asked to convene after 30th June, 1990 to consider:
 - (i) further WSROC involvement with the MFP project (should the NSW proposal be recommended for further consideration by the MFP Joint Secretariat); or
 - (ii) what features should be drawn from the NSW proposal to form the basis for a Western Sydney component to a proposed Sydney Region Economic Development Strategy (should the NSW proposal not be recommended for further consideration).

Ald J Bryant/Ald R Dickens
CARRIED

6. LOCAL GOVERNMENT MATTERS

6.1 INQUIRY INTO LOCAL GOVERNMENT RATING (07/8)

The Director asked delegates and others to be cautious in their use of their figures and graphs contained in the attachment to the agenda. The financial modelling exercise, whilst using methodologies which appear correct, has produced results which, in some instances, are "quirky". There is a need to further test the model, and to refine it so that it takes account of other features of the recommendations of the Inquiry, e.g. the rating of vacant properties, rating of non-strata titled flats, and rating of dual occupancy properties and long stay caravan sites. The Director indicated that it was his intention for this modelling exercise to be undertaken over the next several weeks, with the results forming part of a further report to WSROC and its August meeting.

Ald Syme expressed concern at the Inquiry's conclusions and recommendations concerning entrepreneurial income. Mr Alchin commented that this aspect of the Inquiry's report (and many other aspects) had been extensively criticised at a meeting of council Clerks and Treasurers in late May.

MOVED that:

- (1) Whilst noting that there may be unanswered anomalies in the results of the modelling exercise, WSROC refer the attachments to this report to:
 - (i) member councils; and
 - (ii) the Minister for Local Government
- (2) WSROC asks Clerks and Treasurers from member councils to reconvene in July to prepare a draft response to the Inquiry's report.
- (3) the draft response be presented to the region meeting on 17th August for endorsement.

WHO MOVED
CARRIED

6.2 WSROC AND URBAN DEVELOPMENT INSTITUTE OF AUSTRALIA (UDIA)
SEMINAR ON LOCAL GOVERNMENT (023/18)

MOVED that WSROC assist the UDIA in its seminar on local government and, that delegates attend and encourage their member councils to attend the seminar.

Ald R Downing/Ald R Dickens
CARRIED

6.3 JOINT VENTURE FOR MORE AFFORDABLE HOUSING (JVFMH) SEMINAR
ON THE AUSTRALIAN MODEL CODE FOR RESIDENTIAL DEVELOPMENT
(017/46)

Ms Spizzo indicated that the seminar had been called at the request of the Joint Venture so that members of the Joint Venture Task Force could respond to points raised in WSROC's submission on the Australian Model Code for Residential Development. Whilst the Task Force had taken on some of WSROC's recommendations, notably those relating to drainage, it differed from WSROC on such matters such as street widths.

The Joint Venture (or Green Street Venture, as it is now called) will be releasing a second edition of the Australian Model Code in September. This will also be the subject of further consultation.

The Chairman noted that the Chairman of the Task Force, Prof Hans Westerman, had said that WSROC's submission had been one of the best made to the Joint Venture. Ald Kluin suggested that the staff responsible for preparing the submission should be congratulated.

Ald Bryant argued that the Venture is failing to achieve results. He argued that in many areas, e.g. Plumpton, smaller blocks are being sold for similar prices to those being fetched for larger blocks. Ald Bryant also commented on the role of the Land Commission in areas such as Plumpton, the Commission's failure to pay certain S.94 contributions, the absence of public transport in such areas, and the poor roads in those areas.

MOVED that the information be received and noted.

Ald R Downing/Cllr A Bolitho
CARRIED

7. HUMAN SERVICES

7.1 ARTS DEVELOPMENT IN WESTERN SYDNEY

Ms Colleen Chesterman addressed the meeting regarding this matter. Ms Chesterman tabled copies of the report prepared by Jane Schwager and herself entitled *Arts Development in Western Sydney*.

Key points raised during Ms Chesterman's address were:

- (1) Western Sydney is not a cultural desert; there is a lot of activity in the area, both community based and professional;
- (2) local government has contributed to arts development in a variety of ways;
- (3) there is a major disparity of funding for the arts between Western and non-Western Sydney;
- (4) Western Sydney generates relatively few applications for arts funding;
- (5) the Australia Council's submission based model of funding, rather than a needs based model, is problematic;
- (6) the Commonwealth and State Governments should fund a regional cultural planning centre to act as an advocate for Western Sydney arts groups and to assist local groups;
- (7) other approaches to promoting arts development in Western Sydney include innovative touring programmes, securing earlier performances by major companies, establishing more companies and galleries in the region. Existing theatre companies are all based in the city. There is a particular need for a new set of companies in the region, given its large and growing youth population;
- (8) local government can and should build cultural planning considerations into its general operations, e.g. planning. Moreover, greater use of S.94 contributions, notably on developers of retail and commercial property should be explored as a means of developing arts facilities in the region.

Ms Chesterman concluded her presentation by saying that if arts development does not occur in the region, the younger people of the west will be poorer for it. They will have a lack of choices which youth in other parts of Sydney have.

Cllr Bolitho asked a question regarding the allocation of funds between Western and non-Western Sydney. Ms Chesterman noted that whilst the success rate of applications from Western Sydney was marginally higher than for non-Western Sydney, the number of applications was much lower (300 compared to 2,300 in 1988/89). As a result, a much smaller share of funds is coming to the region.

Ald Dickens queried how we can encourage people to attend and utilise facilities that may be provided. He asked how one can instill culture into a population. Ms Chesterman said that permanent companies would "find" their audience.

Cllr Bolitho said that Ms Chesterman's comments regarding S.94 were unrealistic. Cllr Bolitho said that existing S.94 contributions for basic works were under attack. Any move to expand S.94 contributions to provide for arts facilities would require legislative change.

Ald Bryant said that arts facilities should be provided if there is a basic need coming from the community. If there is, councils and others would support their development. Ms Chesterman said in response that there is a strong demand for arts in the west. She cited such events such as Opera in the Park, and the development of murals. Ald Kluin said that nobody uses existing youth centres. Ms Chesterman suggested that they may be used if they were used as rock recording centres.

Ald Kluin asked Ms Chesterman whether she and Ms Schwager had discussed arts matters with Western Sydney educationalists. Ms Chesterman said that they had held discussions with some teachers and others in central positions. She suggested that there was a need to build further bridges between schools and others involved in the arts. Ald Kluin agreed, noting that for most people, an interest in the arts stems from their children and their children's involvement in art at school. The question is how one opens it up. Ms Chesterman said that more attention must be paid to the arts in schools. It is difficult for schools and students from Western Sydney schools. She argued that it is difficult for students to appreciate Shakespeare or a piece of music without actually seeing it performed. In addition, the distances that students from Western Sydney must travel to centres of art in the city present difficulties both in terms of time and cost.

Cllr Bolitho expressed concern at the concept of funding community arts officers. He cited instances where facilities had been provided, notwithstanding the absence of evidence that there was grass roots interest in having the facilities.

MOVED that WSROC support the establishment of a Regional Cultural Planning Centre on the condition it does not rely on funds from local government.

Ald R Downing/Cllr A Bolitho
CARRIED

8. TRANSPORT

8.1 LOCAL AREA TRAFFIC MANAGEMENT (LATM) SCHEMES (023/23)

MOVED that the information be received and noted.

Ald R Downing/Ald J Bryant
CARRIED

9. LOCAL GOVERNMENT DEVELOPMENT PROGRAM

9.1 IMPACT OF URBAN CONSOLIDATION FOR THE PLANNING AND PROVISION OF HUMAN SERVICES (017/44)

MOVED that the information be received and noted.

Ald R Kluin/Ald R Downing
CARRIED

9.2 MONITORING THE DELIVERY OF HUMAN SERVICES TO NEW RELEASE
AREAS VOLUME 3 (017/30)

MOVED that WSROC endorse the study as the third and final part of Monitoring the Delivery of Human Services to New Release Areas study.

Ald R Kluin/Ald J Bryant
CARRIED

9.3 ESTIMATING THE COST OF URBAN DEVELOPMENT TO LOCAL
GOVERNMENT

MOVED that the information be received and noted.

Ald R Kluin/Ald R Downing
CARRIED

10. REPORTS

10.1 WESTERN SYDNEY INFORMATION TECHNOLOGY CENTRE LTD (05/46)

MOVED that the information be received and noted.

Ald R Kluin/Cllr A Bolitho
CARRIED

10.2 WSROC GROUP APPRENTICES (05/15)

A late report was tabled on this matter. Ald Syme drew delegates' attention to the desire of the message in the report that the group apprenticeship scheme should be seen as a separate entity from WSROC. Ald Syme said he disagreed with this view. Ald Syme concluded by saying that the Group Apprenticeship Scheme is likely to establish a new office in Liverpool by the end of 1990.

Cllr Bolitho queried whether the Group Apprenticeship Scheme is separately incorporated and, if so, whether councils had provided any of the venture capital. Ald Syme replied that the scheme is separately incorporated and that councils had provided money to establish the scheme. In response, Cllr Bolitho said that we should pursue this matter. If councils provided venture capital, then the Group Apprenticeship Scheme has a duty to report to WSROC.

Cllr Worthington commented on the Scheme's development in the near future. He argued that any organisation that carried the WSROC name should report to WSROC as a courtesy.

Ald Syme said that the representatives from two WSROC member councils were rarely present at the WSROC Group Apprenticeship Scheme's board meetings. The delegates from one of the member councils indicated that they would take this matter up with the representative concerned.

MOVED that WSROC advise the WSROC Group Apprenticeship Scheme that it wishes to receive reports in the future.

Ald R Kluin/Cllr A Bolitho
CARRIED

10.3 WESTIR LTD (03/11)

Mr Jan Newby, Westir's Executive Officer, spoke to the report in the agenda and emphasised the organisation review which had set a clear direction for Westir. Ms Newby also emphasised that its forthcoming bulletins 3 and 4 would contain many matters of interest to WSROC councils, e.g. relating to urban consolidation and education participation in Western Sydney.

Ald Kluin suggested that the Westir board should be congratulated for conducting the review and setting a clear direction for the organisation.

Ald Dickens queried whether there was any overlap between Westir and WSROC. Ms Newby said that there was only a minor overlap. Mr Alchin advised that, from 1991, Westir would be fully funded by the Department of Family and Community Services to undertake research and provide information on human services matters. WSROC undertakes a much broader research role dealing with such matters as local government finance and transport.

Cllr Bolitho expressed some concern about Westir's emphasis on self promotion.

MOVED that the information be received and noted.

Cllr A Bolitho/Ald R Kluin
CARRIED

11. PRESS COVERAGE

MOVED that the information be received and noted.

12. OTHER BUSINESS

12.1 EXPO WEST (03/24)

Ald Syme drew delegates' attention to the Expo West exposition on drugs to be held at Bowman Hall on 11th November, 1990. Councils are co-operating with the Drug and Alcohol Workers' Network, which is organising the expo. There may be a further expo at Fairfield. Ald Syme noted that some councils, however, have not contributed any money to the exposition. Ald Syme noted that Mrs Hazel Hawke is likely to be a patron of the exercise, as is the NSW Minister for Health, the Hon P Collins, M.P.

12.2 PCB DUMP AT MERRYLANDS (06/12; 019/7)

Ald Downing raised concerns held by Holroyd Council regarding recent advice that a dump of polychlorinated biphenyls had been found within its area. Ald Downing asked for WSROC's support in seeking the removal of this dump. He indicated that officers from Holroyd Council would be able to provide the WSROC secretariat with information to assist in making further representations.

MOVED that WSROC write to the Premier and appropriate Ministers seeking removal of the PCB dump from the Holroyd municipality.

Ald R Downing/Ald K Morrissey
CARRIED

13. DATE OF NEXT MEETING

MOVED that the next Region meeting be held at 7.00 p.m, 17th August, 1990 at Blacktown City Council

Stephen Alchin
Director

Cllr John Worthington
Chairman