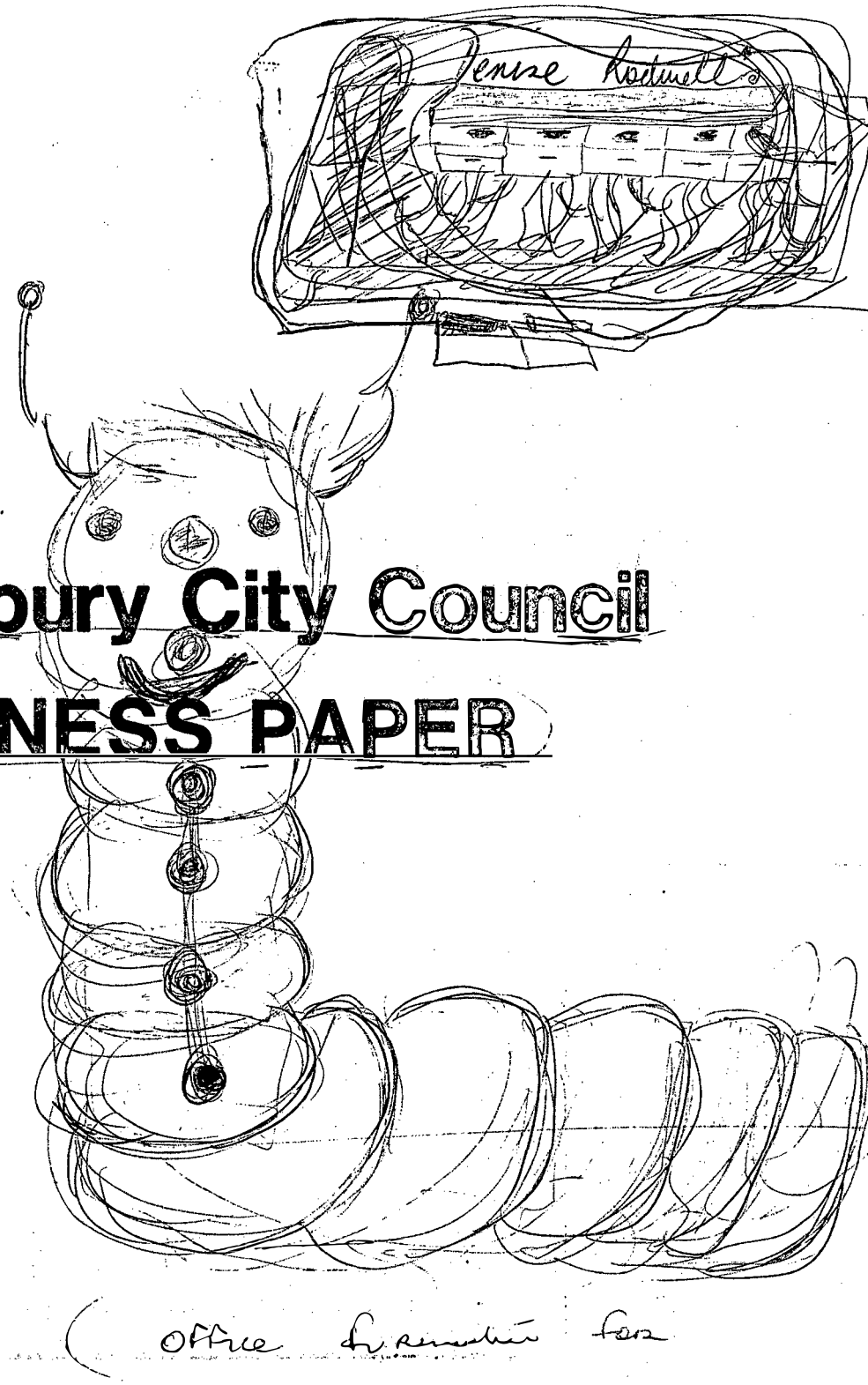


Hawkesbury City Council

BUSINESS PAPER

Office Use Only

Ordinary Meeting

13 MAR 1990

MINUTES OF MEETINGS

ORDINARY MEETING HELD ON 13TH FEBRUARY, 1990

SPECIAL MEETING HELD ON 20TH FEBRUARY, 1990

Minutes of the Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 13th February, 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. Denne, P.E. Gibson, W.J. Mackay, G.G. Michael, R.F. Rotherham, L.C. Sheather, W.J. Sledge and R.P. Stubbs.

Apologies for lateness were received from Alderman G.G.Michael, Alderman R.C.Bazeley and Alderman R.F.Rotherham.

Alderman Michael arrived at 7.35 p.m., Alderman Bazeley at 7.38 p.m. and Alderman Rotherham at 9.23 p.m.

577 RESOLVED on the motion of Alderman Mackay seconded by Alderman Stubbs that the apologies be accepted.

578 RESOLVED on the motion of Alderman Mackay seconded by Alderman Denne that Standing Orders be suspended to allow Council to welcome Mika Hujo, a Rotary Exchange student from Findland who made a presentation to Council of a town banner. Mika was accompanied by Mr. David Merrington, Rotary International Services Director and Mr. Barry Gale, Rotary Councillor.

579 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Gibson that Open Council be resumed.

Alderman Michael arrived at this stage, the time being 7.35 p.m.

SECTION 1 - MINUTES OF MEETINGS

CONFIRMATION OF MINUTES

580 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that the Minutes of the Special Meeting of Council held on 12th December, 1989, commencing at 7.35 p.m. having been circulated amongst the members of Council, be confirmed.

581 RESOLVED on the motion of Alderman Books seconded by Alderman Gibson that the Minutes of the Ordinary Meeting of Council held on 12th December, 1989, having been circulated amongst the members of Council, be confirmed.

582 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that the Minutes of the Special Meeting of Council held on 19th December, 1989, commencing at 3.00 p.m. having been circulated amongst the members of Council, be confirmed.

583 RESOLVED on the motion of Alderman Books seconded by Alderman Stubbs that the Minutes of the Special Meeting of Council held on 19th December, 1989, commencing at 7.42 p.m. having been circulated amongst the members of Council, be confirmed.

Alderman Bazeley arrived at this stage, the time being 7.38 p.m.

MAYORAL MINUTES

1. HAWKESBURY CITY PIPE BAND. D64 [50.634]

584 RESOLVED on the motion of Alderman Horrex seconded by Alderman Gibson that an amount of $1,500 (one thousand five hundred) be paid to the Hawkesbury City Pipe Band as a contribution for the years 1990 and 1991.

2. ESTABLISHMENT OF COMMITTEE - BICENTENNIAL CELEBRATIONS, WINDSOR C40/19 [50.635]

585 RESOLVED on the motion of Alderman Horrex seconded by Alderman Mackay that Council nominate 2 (two) members for the Windsor Bicentennial Celebrations Committee.

586 RESOLVED on the motion of Alderman Denne seconded by Alderman Gibson that Alderman Books and Alderman Sledge be nominated the two Aldermen on the Committee.

SECTION 2 - NOTICE OF MOTIONS

By Alderman R.P.Stubbs A9/3 [50.636]

587 MOVED by Alderman Stubbs seconded by Alderman Mackay that, at future Australia Day Dinners, an award be presented to the student attaining the highest aggregate mark in the Higher School Certificate in the City.

An amendment was moved by Alderman Bazeley seconded by Alderman Books that the matter be referred to the Australia Day Committees for their views before Council proceeds to determine the matter.

The amendment was lost.

The motion was then put and carried.

By Alderman R.C.Bazeley E70 [50.637]

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

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

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

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

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

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

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

SECTION 3 - REPORT OF GENERAL PURPOSE COMMITTEE

SECTION 2 - PLANNING AND DEVELOPMENT

ITEM 7 - P S GRAHAM & ASSOCIATES - REZONING TO PERMIT RESIDENTIAL DEVELOPMENT - LOT 14 DP 202803, 260 TERRACE ROAD, FREEMANS REACH. (LEP 12/89) [50.638]

589 RESOLVED on the motion of Alderman Michael seconded by Alderman Bazeley 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.

ITEM 16 - SUBDIVISION IN THE BILPIN/BERAMBING/MOUNTAIN LAGOON AREAS. (L5/89) [50.639]

Moved by Alderman Bazeley seconded by Alderman Stubbs that Council introduce a 20 (twenty) hectare subdivision standard within the zone 7 Environmental Protection Area having regard to viability of agricultural land and surrounding National Park use.

An amendment was moved by Alderman Books seconded by Alderman Benson that within a 2 (two) to 3 (three) kilometre radius of Bilpin, lots be allowed to be subdivided to 10 (ten) hectare.

Alderman Michael foreshadowed a further amendment.

Alderman Sledge foreshadowed a further amendment.

The amendment was lost.

590 A foreshadowed amendment was moved by Alderman Michael seconded by Alderman Gibson that Council introduce a 20 (twenty) hectare subdivision standard and that this be reviewed in the future.

The foreshadowed amendment was carried.

The foreshadowed amendment then became the motion.

A foreshadowed amendment was moved by Alderman Sledge seconded by Alderman Denne that :

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

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

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

The foreshadowed amendment was lost.

The motion was then put and carried.

ITEM 19 - PITT TOWN SAND WORKING PARTY - DRAFT PLAN OF MANAGEMENT. E78-5 [10.544]

Alderman Stubbs and Aldermen Benson declared an interest in this matter.

ITEM 23 - TOWN HOUSE DEVELOPMENT : LOT 2 DP 262112 WILLIAM STREET, NORTH RICHMOND. DA 277/89 [50.640]

Item 36 of the Town Clerk/General Manager's Supplementary Report - Correspondence for Information - was dealt with in conjunction with Item 23 above.

591 RESOLVED on the motion of Alderman Denne seconded by Alderman Gibson that development consent Number 277/89 be amended so that the description of the development reads as follows :

> Erection of 11 (eleven) town houses - 2 (two) x 3 (three) bedroom units and 9 (nine) x 2 (two) bedroom units.

SECTION 3 - FINANCE

ITEM 1 - TOURISM HAWKESBURY INC. - TOURIST DRIVE SIGNAGE R190-10, T220-5 [50.641]

Alderman Stubbs and Alderman Michael declared an interest in this matter.

592 MOVED by Alderman Gibson seconded by Alderman Denne that the $20,000 (twenty thousand) be not allocated to Hawkesbury Tourism.

An amendment was moved by Alderman Mackay that an amount of $20,000 (twenty thousand dollars) be provided to Tourism Hawkesbury for the purchase and erection of nineteen Tourist Drives Commencment Signs, and the amount be made available from the capital works programme.

The amendment lapsed for the want of a seconder.

The motion was then put and carried.

ITEM 2 - PROPOSED ESTABLISHMENT OF LOCAL GOVERNMENT COMMISSION L128/8 [50.642]

Moved by Alderman Bazeley seconded by Alderman Gibson that the Local Government Association be advised that providing the State Government implements its policy of reduced regulations on Local Government and at no additional cost to Local Government :

1. Council supports the concept of a Local Government Commission where Local Government participates actively in the management of its affairs and it takes considerable responsibility for improving Local Government management.

2. Council supports the Association's Executive position of the concept provided there is substantial elected Local Government representation together with Local Government professional officers' representation.

3. If there is general Local Government support for the Commission, then its establishment, objectives, roles, representation and financing should be detailed for discussion. This to include the basis on which the functions are to be relocated to other departments and how it is to be administered.

4. If the Commission is to proceed the method of election of Local Government representatives should be decided by Local Government as a whole and the matter of conflict of interest determined at that time.

593 AN AMENDMENT was moved by Alderman Sheather seconded by Alderman Mackay that the Local Government Association of NSW be advised that :

1. Council supports the concept of a Local Government Commission where Local Government participates actively in the management of its affairs and it takes considerable responsibility for improving Local Government management.

2. Council supports the Association's Executive position of the concept provided there is substantial elected Local Government representation together with Local Government professional officers' representation.

3. If there is general Local Government support for the Commission, then its establishment, objectives, roles, representation and financing should be detailed for discussion. This to include the basis on which the functions are to be relocated to other departments and how it is to be administered.

4. If the Commission is to proceed the method of election of Local Government representatives should be decided by Local Government as a whole and the matter of conflict of interest determined at that time.

The amendment was carried.

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

594 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Sheather that the Report of the General Purpose Committee Meeting held on 30th January, 1990 as recorded on Pages 1 to 32 of the Minutes of the General Purpose Committee Meeting, be adopted, with the exception of :

Section 2 - Planning & Development

Item 7 - P S Graham & Associates - Rezoning to Permit Residential Development - Lot 14 DP 202803, 260 Terrace Road, Freemans Reach (LEP 12/89) [50.638]

Section 3 - Finance

Item 1 - Tourism Hawkesbury Inc. - Tourist Drive Signage R190-10, T220-5 [50.641]

which have already been considered by Council - Minutes Nos. 589 and 592.

SECTION 4 - REPORTS FOR DETERMINATION

Alderman Rotherham arrived at the meeting at this stage, the time being 9.23 p.m.

FINANCE AND ADMINISTRATION

1. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. C51-36. [50.643]

595 RESOLVED on the motion of Alderman Mackay seconded by Alderman Bazeley that the Seal of Council be affixed to the following documents:-

1) Renewal of Lease Agreements-

Department of Corrective Services - 22 Fitzgerald Street, Windsor. Exercising two (2) year option at an annual rental for both years of $9,520.00.

- Government Insurance Office - 139 March Street, Richmond.

- Mr HR & Mrs EJ Munroe - Shop 1 Wilberforce Shopping Centre for three (3) years plus three (3) year option. Rental for first year $10,400 plus outgoings.

- Mr ML & Mrs DL McAuliffe - Shop 2 Wilberforce Shopping Centre for three (3) years plus three (3) year option. Rental for first year $10,400 plus outgoings.

- R & L Ferguson Pty Ltd - Shop 4 Wilberforce Shopping Centre for three (3) years with three (3) year option. Rental for first year $10,400 plus outgoings.

- Mr & Mrs Horsburgh - Shop 1 Hobartville Shopping Centre exercising three (3) year option.

- Mr W & Mrs A Derbas - Shop 5 Hobartville Shopping Centre for three (3) years with three (3) year option. Rental for first year $10,400 plus outgoings.

- Momoto (Printing) Pty Ltd - Shop 1 Glossodia Shopping Centre for three (3) years with three (3) year option. Rental for first year $8,008 plus outgoings.

- Mr BV & Mrs MH Fifield - Shop 3 Glossodia Shopping Centre for three (3) years plus three (3) year option. Rental for first year $8,008 plus outgoings.

- Mr GJ & Mrs KL Agnew - Shop 4 Glossodia Shopping Centre for three (3) years plus three (3) year option. Rental for first year $8,008 plus outgoings.

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2. L G MACDONALD & CO - RE-APPOINTMENT OF AUDITOR. A8. [50.644]

596 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Gibson that Mr Leo Gordon MacDonald, Principal of L.G. MacDonald and Co., be re-appointed as Council's Auditor for 1990 in accordance with Section 211 of the Local Government Act, 1919, and to the scale of charges.

3. COMMONWEALTH BANK OF AUSTRALIA - 1989/90 LOAN BORROWING PROGRAMME. B23-36. [50.645]

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

4. RESUMPTION OF PART PORTION 52, PARISH OF PITT TOWN, 21 ELDON STREET, PITT TOWN. 1185w [50.646]

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

1. Council serve notice of intention to resume Part Portion 52, No. 21 Eldon Street Pitt Town, with the period of lodgement of objections being 30 (thirty) days.

2. All necessary documents be executed under Seal of Council.

5. APPOINTMENT TO THE NATIONAL AWARDS SUB-COMMITTEE - THE AUSTRALIAN SISTER CITIES ASSOCIATION. C50-10, S1/8P [50.647]

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

1. Council agree to the appointment of Miss Kaylene Kelland to the National Awards Sub-Committee of the Australian Sister Cities Association.

2. That the Hawkesbury Sister City Committee be advised of Miss Kelland's appointment and be requested that one of the two delegates to attend the National Conference each year, whilst she is

a continuing member of the Awards Sub-Committee, be a delegate from the Hawkesbury Sister City Association.

6. STAFF MATTERS. S1/8P. [50.648]

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

7. PROPOSED LEASE OF KIOSK/TEA ROOMS AT HAM COMMON BICENTENNIAL PARK, CLARENDON. 625/214 [50.649]

601 RESOLVED on the motion of Alderman Mackay seconded by Alderman Gibson that the information concerning the leasing of the kiosk/tea rooms at Clarendon to Mr Chan be received and authority be given to affix the Common Seal of Council to all necessary documentation.

8. SULLAGE REMOVAL SERVICE. S195/5. [50.650]

602 MOVED by Alderman Bazeley seconded by Alderman Gibson that Council in relation to the sullage removal service charge:

1. Offer a rebate of $250 (two hundred & fifty) per year of the charge to pensioner/pensioners and where no other adult lives in the house, who qualify under Section 160AA of the Local Government Act.

2. Offer a deferment of a maximum of $250 (two hundred and fifty) per year of the charge to applicants submitting details and a declaration indicating their hardship. As a guideline, the deferment would apply to those who indicate hardship and where there has been a significant increase in the yearly cost that the charge be a deferred payment.

3. That Council pursuant to Clause 2.9 of its Delegations (to the Town Clerk/General Manager) delegate to the Manager of Administrative and Financial Services, Lyndon Weatherstone, authority to consider and determine :

   (a) approval of applications for deferment.

(b) recommend refusals of applications for deferment to Council for its determination following advice to the applicant that the matter will be so determined and their acknowledgement of such procedure being received.

4. That a review of the rebate/deferment of charges take place annually prior to the Estimates Meeting.

An amendment was moved by Alderman Michael seconded by Alderman Rotherham that Council in relation to the sullage removal service charge, offer a deferment of a maximum of $250 (two hundred and fifty dollars) per year of the charge to applicants submitting details and a declaration indicating their hardship. As a guideline, the deferment would apply to pensioners who qualify under Section 160AA of the Local Government Act and others who indicate hardship and where there has been a significant increase in the yearly cost. That the charge be a deferred payment on the property and to include interest at the rate applying to general rate with a requirement that it be paid at the time of sale of the property, a change in the circumstances of the owner (particularly occupation) or, in an Estate.

That Council pursuant to Clause 2.9 of its Delegations (to the Town Clerk/General Manager) delegate to the Manager of Administrative and Financial Services, Lyndon Weatherstone, authority to consider and determine applications for deferment.

Those applications that are refused being reported to Council following advice to the applicant that the matter will be reported and their acknowledgement of such procedure being received.

The amendment was lost.

The motion was then put and carried.

9. HAWKESBURY DISTRICT SENIOR CITIZENS' CENTRE - FINANCIAL ASSISTANCE. C51/17. [50.651]

603 RESOLVED on the motion of Alderman Rotherham seconded by Alderman Gibson that the Council make a donation of $200 (two hundred) to the Senior Citizens' Association, Richmond towards the costs of maintenance of the air-conditioning unit and that the Association be requested to extend the use of the Centre for lease to community groups as the need arises.

Town Clerk/General Manager Mayor

10. RESUMPTION OF LAND - ORANGE GROVE MALL. P160-38, 2658W. [50.652]

604 RESOLVED on the motion of Alderman Gibson seconded by Alderman Denne that the owners and occupiers of Strata Plan 20754 be given notice that they are in breach of Development Consent No. 357/82 with regard to the provision of car parking required by that approval and to provide the car parking within 28 (twenty eight) days, failing which proceedings will be commenced in respect of the breach.

11. HAWKESBURY FLAG. C50/14 [50.653]

Moved by Alderman Rotherham seconded by Alderman Mackay that Council adopt the varied design of the flag for the City of Hawkesbury.

605 AN AMENDMENT was moved by Alderman Michael seconded by Alderman Gibson that the central stripes of green and blue be centred and the blues, top and bottom, be of equal size, that the logo be positioned in the centre of the flag and being 2-1/2 times the size of the existing logo on the current flag.

Alderman Sheather foreshadowed a further amendment.

The amendment was carried.

The amendment then became the motion.

The foreshadowed amendment was moved by Alderman Sheather seconded by Alderman Bazeley that the High Schools be approached in relation to the design of the flag using the basic principles that are outlined in relation to colour and emblem.

The foreshadowed amendment was lost.

An amendment was moved by Alderman Rotherham seconded by Alderman Sledge that the matter be deferred and that a full sized mockup of the flag proposed by Alderman Michael be made in paper and also a full sized mockup of the recommended flag be made, coloured, and reviewed at the March General Purpose Committee Meeting.

The amendment was lost.

The motion was then put and carried.

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12. CODE OF CONDUCT. L128;C50 [50.654]

606 RESOLVED on the motion of Alderman Gibson seconded by Alderman Benson that the Principles of the Code of Conduct for Local Government as prepared by the Minister for Local Government and Minister for Planning, the Ombudsman, Independent Commission Against Corruption and the Local Government & Shires Associations be adopted in full and that copies be distributed to all members and staff.

13. RECYCLED PAPER. A1 [50.655]

607 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that the Local Government Association be advised Council has investigated for some time the use of recycled paper and found there are some problems with printing that can be overcome however, there is an increased cost involved. That Council considers if there is to be a positive effect of the use of recycled paper from Local Government this would require a large number of Councils combining to purchase and, accordingly, the Local Government Association be requested to investigate and advise on such a scheme.

ENGINEERING

1. PAVEMENT RECONSTRUCTION IN FITZGERALD STREET, WINDSOR. 665-610 [50.656]

608 RESOLVED on the motion of Alderman Books seconded by Alderman Gibson that the schedule of rates quotation of $\$51.00/m^2$ (fifty one dollars) received from Bitupave for the reconstruction of approximately $720m^2$ (seven hundred and twenty) of road pavement in Fitzgerald Street between Macquarie and George Streets be accepted and approval be granted for the temporary road closure on Sunday 4th March, 1990.

2. PAVEMENT RECONSTRUCTION IN KABLE STREET, WINDSOR. 665-1117 [50.657]

609 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that the schedule of rates quotation of $\$51.00/m^2$ (fifty one dollars) received from Bitupave for the reconstruction of approximately $590m^2$ (five

hundred and ninety) of road pavement in Kable Street between Macquarie and George Streets be accepted and approval be granted for the temporary closure on Sunday 11th March, 1990.

3. CONSTRUCTION STAGE II SOUTH WINDSOR WASTE WATER TREATMENT PLANT, TENDERS FOR CONTRACT NO.2100-S2 DESIGN, MANUFACTURE, INSTALLATION AND COMMISSIONING OF AERATION EQUIPMENT. P160/46/D, S200/25 [50.658]

610 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Gibson that Aquatec-Maxcon's tender be accepted in the amount of $274,000.00 (two hundred and seventy four thousand dollars), for the design, manufacture, installation and commissioning of Aeration Equipment for South Windsor Sewerage Treatment Plant - Stage II Augmentation.

4. TRAFFIC IMPROVEMENTS - WINDSOR. R190, P160/36 [50.659]

Moved by Alderman Gibson seconded by Alderman Books that the provision of a two (2) hour time limit for parking in The Terrace, Windsor, adjacent to Howe Park on both sides of the street be referred to the Local Traffic Committee for consideration.

That the plans for the reconstruction of The Terrace to provide for opening of the road north of New Street to vehicular traffic, be amended to provide for an "S" lane configuration with the provision of thresholds at each end. Upon completion that the plans be submitted to Council.

That upon approval to the plans by Council, the opening and closure of The Terrace be advertised in accordance with the statutory requirements and procedure for effecting road closures.

An amendment was moved by Alderman Sheather seconded by Alderman Bazeley that the plans for the reconstruction of The Terrace to provide for opening of the road north of New Street to vehicular traffic, be amended to provide for an "S" lane configuration with the provision of thresholds at each end. Upon completion that the plans be submitted to Council.

That upon approval to the plans by Council, the opening and closure of The Terrace be advertised in accordance with the statutory requirements and procedure for effecting road closures.

Alderman Rotherham foreshadowed a further amendment.

Alderman Michael foreshadowed a further amendment.

The amendment was lost.

The foreshadowed amendment was moved by Alderman Rotherham seconded by Alderman Denne that the provision of a two (2) hour time limit for parking in The Terrace, Windsor, adjacent to Howe Park on both sides of the street be referred to the Local Traffic Committee for consideration.

That the plans for the reconstruction of The Terrace to provide for opening of the road north of New Street to vehicular traffic, be amended to provide for an "S" lane configuration with the provision of thresholds at each end. Upon completion that the plans be submitted to Council with cost estimates.

That upon approval of the plans and cost estimates by Council, the opening and closure of The Terrace be advertised in accordance with the statutory requirements and procedure for effecting road closures.

The foreshadowed amendment was carried.

The foreshadowed amendment then became the motion.

611 AN AMENDMENT was moved by Alderman Michael seconded by Alderman Gibson that the provision of a 2 (two) hour time limit for parking in The Terrace, Windsor, adjacent to Howe Park on both sides of the street be approved.

That the plans for the reconstruction of The Terrace to provide for opening of the road north of New Street to vehicular traffic, be amended to provide for an "S" lane configuration with the provision of thresholds at each end. Upon completion that the plans be submitted to Council with cost estimates.

That upon approval of the plans and cost estimates by Council, the opening and closure of The Terrace be advertised in accordance with the statutory requirements and procedure for effecting road closures.

The amendment was carried.

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

PLANNING

1. PROPOSED SUBDIVISION - LOT 5 DP 778197, BUCKINGHAM STREET & BATHURST STREET, PITT TOWN (OWNER: R & B WEATHERSTONE). S89/98 [50.670]

612 MOVED by Alderman Bazeley seconded by Alderman Rotherham that:

1. Council support the amended application in accordance with the plan prepared by McKinlay Morgan & Associates Pty Ltd and dated 17th January 1990.

2. That Council request the concurrence of the Director of the Department and Planning pursuant to State Environmental Planning Policy No. 1.

3. Upon receipt of the Director's concurrence, the Manager of Town Planning determine the application by delegated authority.

An amendment was moved by Alderman Benson seconded by Alderman Bazeley that this matter be deferred for further consideration at the General Purpose Committee Meeting.

The amendment was lost.

The motion was then put and carried.

2. PLANTER BOXES IN FRONT OF COLES SUPERMARKET, GEORGE STREET, WINDSOR. DA 520/87 [50.671]

613 RESOLVED on the motion of Alderman Benson seconded by Alderman Denne that the offer by SHK Architects (NSW) Pty. Ltd. to the purchase of the planter boxes in front of Coles, George Street, Windsor, be not accepted and that Coles Myer Ltd. be requested to remove the planter boxes as soon as is possible. Further, that they be advised that Council has deemed Condition No.2 of Development Consent 240/1988 to have been complied with.

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3. HAWKESBURY HOSPITAL - MACQUARIE STREET, WINDSOR. H105 [50.672]

614 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Gibson that Council resolve to prepare a draft local environmental plan to include the main barracks building of the Hawkesbury Hospital within Schedule 1 of Hawkesbury Local Environmental Plan, 1989.

SECTION 5 - REPORTS FOR INFORMATION [50.673]

1. BUILDING APPLICATIONS. B25
2. RATE INCREASES - 1990. R186
3. WINDSOR FUNCTION CENTRE - NOVEMBER BOOKINGS. C51/3
4. WINDSOR FUNCTION CENTRE - DECEMBER BOOKINGS. C51/3
5. DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY. P160/33
6. BLIGH PARK ESTATE. P160/46
7. COMMUNITY SERVICES REPORT - JANUARY, 1990. C45
8. PROCEEDS OF SALE OF LAND - CASTLEREAGH ROAD, RICHMOND. S13/41
9. READYMIX EXTRACTIVE INDUSTRY - EAST KURRAJONG ROAD, SECTION 2. 68A/297/76
10. CALSIL PTY. LIMITED - EXTRACTIVE INDUSTRIES - EAST KURRAJONG ROAD, SECTION 2. 68A/268/72
11. HOTEL APPLICATION - OLD BELLS LINE OF ROAD, KURRAJONG. DA 25/90
12. PUBLIC WORKS. S205/3/A
13. FRIENDS OF HAWKESBURY LIBRARY. L125
14. TREE PRESERVATION ORDER APPLICATIONS. P160/30
15. AUSTRALIANA PIONEER VILLAGE. C51-54
16. REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 13TH FEBRUARY, 1990. C50-1
17. FLOOD AND STORM DAMAGE - FEBRUARY 1990 F84/16

615 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that the reports in this section be received. Further that an application be made for flood damage repair in respect of Cupitts Lane, Greenway Crescent, Cordners Lane, Cornwallis Road and Old Stock Route Road.

SECTION 6 - REPORTS OF COMMITTEES

GOVERNOR PHILLIP PARK COMMITTEE MEETING [50.674]

616 RESOLVED on the motion of Alderman Gibson seconded by Alderman Benson that the Minutes of the Meeting of the Governor Phillip Park Committee held on 15th November, 1989 as recorded on Page 1 of the Minutes, be adopted.

MUSHROOM COMPOSTING INDUSTRY COMMITTEE MEETING [50.675]

617 RESOLVED on the motion of Alderman Gibson seconded by Alderman Benson that the Minutes of the Meeting of the Mushroom Composting Industry Committee held on 6th December, 1989 as recorded on Pages 1 to 3 of the Minutes, be adopted.

MUSHROOM COMPOSTING INDUSTRY SITING COMMITTEE MEETING [50.676]

618 RESOLVED on the motion of Alderman Gibson seconded by Alderman Benson that the Minutes of the Meeting of the Mushroom Composting Industry Siting Committee held on 6th December, 1989 as recorded on Pages 1 and 2 of the Minutes, be adopted.

HAM COMMON BICENTENARY PARK COMMITTEE MEETING [50.677]

618 RESOLVED on the motion of Alderman Gibson seconded by Alderman Benson that the Minutes of the Meeting of the Ham Common Bicentenary Park Committee held on 23rd January, 1990, as recorded on Pages 1 and 2 of the Minutes, be adopted.

HAWKESBURY HERITAGE ADVISORY COMMITTEE MEETING [50.678]

619 RESOLVED on the motion of Alderman Gibson seconded by Alderman Benson that the Minutes of the Meeting of the Hawkesbury Heritage Advisory Committee held on 24th January, 1990, as recorded on Pages 1 to 6 of the Minutes, be adopted.

This is Page of the Minutes of the ORDINARY NO. 1 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 13TH FEBRUARY, 1990.

Town Clerk/General Manager Mayor

SECTION 7 - CORRESPONDENCE FOR INFORMATION [50.679]

1. LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF NEW SOUTH WALES - GENERAL CIRCULAR NO. 12/1989. C44-2
2. AUSTRALIA POST - INSTALLATION OF POST BOX, COLES MALL, RICHMOND. P180
3. WILKINSONS REAL ESTATE - CLAREMONT COTTAGE. 3 (3819-1w), 3300
4. DEPARTMENT OF LOCAL GOVERNMENT - RATE OF INTEREST PAYABLE ON OVERDUE RATES. C44-2.
5. DEPARTMENT OF IMMIGRATION, LOCAL GOVERNMENT AND ETHNIC AFFAIRS - STATEMENT BY SENATOR MARGARET REYNOLDS, MINISTER FOR LOCAL GOVERNMENT - RURAL COUNCILS RECOGNISED IN 1989 NATIONAL AWARDS FOR INNOVATION IN LOCAL GOVERNMENT - A9
6. MINISTER FOR LOCAL GOVERNMENT, MINISTER ASSISTING THE PRIME MINISTER FOR THE STATUS OF WOMEN - SENATOR THE HON MARGARET REYNOLDS. A5
7. MINISTER FOR AGRICULTURE AND RURAL AFFAIRS NSW - IAN ARMSTRONG, MP. H102
8. A R BLUETT MEMORIAL TRUST - CIRCULAR. A9-1
9. ROADS AND TRAFFIC AUTHORITY - BRIDGE OVER REDBANK CREEK ON BELLS LINE OF ROAD, NORTH RICHMOND. B24, 665-243
10. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - CONTRIBUTION TOWARDS URBAN CONSOLIDATION STUDY - IMPACT OF HUMAN SERVICES. W275-13, 1200.
11. DEFENCE FORCE RECRUITING CENTRE - FLIGHT LIEUTENANT M. SHROEDER. 665/2343
12. COOLAMON SHIRE COUNCIL - 0.03^{c}/LITRE STATE FUEL TAX. L128, 14700.
13. COOTAMUNDRA SHIRE COUNCIL - S R WARD, SHIRE PRESIDENT. B27,10500.
14. HAWKESBURY RIVER COUNTY COUNCIL - CONTRIBUTION. E77-8.
15. DEPARTMENT OF LOCAL GOVERNMENT - COMMENCEMENT OF PROVISIONS OF LEGISLATION. R186, C44-1.
16. ROADS & TRAFFIC AUTHORITY. T225
17. ROADS & TRAFFIC AUTHORITY - ANNUAL REPORT 1988-89. T225

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Town Clerk/General Manager Mayor

18. COMMONWEALTH DEPARTMENT OF PRIMARY INDUSTRIES AND ENERGY - FLOOD MITIGATION. F84
19. FLOOD MITIGATION AUTHORITIES OF NSW. F84/7
20. ROADS & TRAFFIC AUTHORITY. T225, T225-1
21. WATER SUPPLY & RESOURCES COMMITTEE. W271
22. DEPARTMENT OF PUBLIC WORKS - NSW WATERWAYS INFRASTRUCTURE DEVELOPMENT PROGRAM. G95, H100
23. MOUNTAIN LAGOON PROGRESS ASSOCIATION - MOUNTAIN LAGOON ROAD. 665-1321
24. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NEW SOUTH WALES - GENERAL CIRCULAR NO. 1/1990. C44/2
25. EMILY VERMEULEN - CITIZENSHIP AWARD. A9-3
26. LANDSTINGS FORBUNDET - STUDY TOUR. C50-17
27. MINISTER FOR LOCAL GOVERNMENT, MINISTER FOR PLANNING -RATING SYSTEM. R186
28. LOCAL GOVERNMENT ASSOCIATION OF NSW - SKILLS QUESTIONNAIRE NOW BEING PRINTED. L128.5
29. BLAXLANDS RIDGE VOLUNTEER BUSH FIRE BRIGADE. B28-2;B24
30. LAND AND ENVIRONMENT COURT DECISION - PORTER VS HORNSBY RE NOTIFICATION OF BUILDING APPLICATIONS TO ADJOINING OWNERS. L122, B25.
31. C.E. CHAPMAN & CO. SOLICITORS - VARIATION OF TRADING HOURS FOR THE WINDSOR TAVERN, BRIDGE STREET, WINDSOR. 410-10000W.
32. A.D. & P.E. GARDNER - APPRECIATION OF HELP FROM LOCAL STATE EMERGENCY SERVICES VOLUNTEERS. S206
33. THE HON DAVID HAY, MBE, MP - MINISTER FOR LOCAL GOVERNMENT AND MINISTER FOR PLANNING. L125-1
34. LOCAL GOVERNMENT & SHIRES ASSOCIATION OF NSW. C44/2
35. HAWKESBURY DISTRICT SENIOR CITIZENS CENTRE. S205/19/A
36. TOWN HOUSE DEVELOPMENT : LOT 2 DP 262112 WILLIAM STREET NORTH RICHMOND DA 277/89

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

SECTION 8 - OTHER REPORTS [50.680]

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

This is Page of the Minutes of the ORDINARY NO. 1 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 13TH FEBRUARY, 1990.

Town Clerk/General Manager Mayor

SECTION 9 - SUPPLEMENTARY REPORTS

REPORTS FOR INFORMATION

17. FLOOD AND STORM DAMAGE - FEBRUARY 1990. F84/16

See Minute No. 615.

CORRESPONDENCE FOR INFORMATION

36. TOWN HOUSE DEVELOPMENT - LOT 2 DP 262112 WILLIAM STREET, NORTH RICHMOND. DA 277/89

See Minute No. 591.

QUESTIONS WITHOUT NOTICE [50.681]

Alderman Mackay referred to a levy applied by the former Moss Vale Pasture Protection Board, on the landholders who are running stock in the area.

The Town Clerk/General Manager stated that he had sought advice on the current situation and the levies that had been applied. He undertook to advise Alderman Mackay when he receives a response.

Alderman Books referred to the clearing of land at 30 Bocks Road, Oakville and asked if the clearing had been approved subject to conditions under the Tree Preservation Order. He stated that the whole block has been cleared including clearing out the front.

Alderman Books asked if something could be done about the provision of a flood free access through to the McGraths Hill area.

Alderman Benson referred to the bridge over Bardenarang Creek which was recently fixed. He asked if it was fixed by Council or privately. He stated that there is a breach again in the flood mitigation channel after the last flood.

The Manager of Engineering Services undertook to investigate the matter.

Alderman Benson referred to the caravans from the Ski Garden parking in Bathurst Street, Pitt Town during flood times. He stated that they park in front of the residences and there is no provision for sewerage. He asked if this could be investigated.

Alderman Gibson asked if there was any further information regarding Glossodia Sewerage.

The Town Clerk/General Manager advised that no further information had been received.

Alderman Gibson asked if the easement pipe in Shepherds Road had been investigated.

The Manager of Engineering Services stated that it had been investigated.

Alderman Gibson referred to the potholes in the Glossodia area.

Alderman Sheather asked if a card could be forwarded to Mrs. Williams, who had broken her arm over the Christmas period.

Alderman Sheather referred to the public meeting convened by the residents of Upper Colo on Monday evening last in relation to the condition of the road. He stated that the bridge is no longer there. If the road deteriorates any more the residents will have a major problem in getting out. Alderman Sheather asked if the Manager of Engineering Services could take up with the Committee the likelihood of works to be done.

Alderman Sheather asked when would the matter relating to the East Kurrajong quarries be looked at.

Alderman Sheather asked if Council was aware that during the storms, water went through a house at Wilberforce.

Alderman Sheather stated that he had received a phone call from a resident in North Street at 3.00 a.m. in the morning regarding the water going through his house.

The Mayor stated that a Mr. Sean Bourke of North Street rang him and as a result a meeting was held with Mr. Bourke, Alderman Books, the Manager of Engineering Services and himself. The Mayor stated that the matter is being seriously addressed.

This is Page of the Minutes of the ORDINARY NO. 1 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 13TH FEBRUARY, 1990.

Town Clerk/General Manager Mayor

The Manager of Engineering Services stated that the site had been inspected and a further evaluation had been taken to pursue a proposition put by one of the Aldermen to create a surcharge path across the next door neighbour's property.

Alderman Rotherham referred to the problems at Upper Colo Road and the demolition of the Wheeny Creek Bridge. He asked if the Manager of Engineering Services could bring forward a report addressing the matter of the Wheeny Creek Bridge from the point of view of the extra inconvenience to the local people in getting access during wet weather and the bridge priorities, also to ascertain whether the crossing could be raised. Also the effect the lowering of the level of Wheeny Creek at Comleroy Road crossing.

Alderman Rotherham also asked for a report from the Fire Control Officer with regard to the position relating to the fire brigades and the crossing. He understood there is some confusion as to where the Brigades should attend.

Alderman Rotherham suggested a site inspection with the local people.

Alderman Michael stated that the meeting held on the evening of Monday, 12th February, was attended by 33 people. A group of four people was formed to meet with the Engineering staff to give some local knowledge so that the problems could be discussed at levels that could be understood by everyone. The meeting had decided to forward a letter to the Town Clerk/General Manager requesting such a meeting take place and advising the names of the nominees who would be attending.

Alderman Gibson referred to the topsoil at Cordners Corner and asked if Council was still having a major holdup with the Public Works Department.

The Town Clerk/General Manager advised that the local Federal Member made some enquiries to the Public Works Department, but as yet no response was forthcoming.

QUESTIONS FROM THE GALLERY [50.682]

The Mayor then invited questions from the gallery.

Mr.Farrance, Hon. Secretary of the Pitt Town Progress Association, 34 Old Stock Route Road, Pitt Town, stated that during the height of the storm last weekend, the only road that could have been available for people to

come in and out of Pitt Town was Old Stock Route Road, and this road was closed. He sought an update on what Council is doing about getting the road opened.

The Mayor advised Mr. Farrance that Council would forward him a letter in this regard.

Mrs. Val Males asked if it was possible, when the delegation goes to Upper Colo Road, if it could go via Wheeny Creek.

The Mayor undertook to discuss the matter after the meeting with Mrs.Males.

Mr. Steve Chinner of Lot 1, Singleton Road, East Kurrajong, referred to Item 10 in the Reports For Information to this meeting and asked Council to give him a report on the number of times and dates that the Council's Ordinance Inspectors had visited the quarry in 1989.

The Mayor advised that this information would be forwarded to Mr. Chinner.

Mrs.Anne Duffy asked if it was right in the Gazette that the Civic Centre was up for lease. She stated the building was built as a community centre and asked if leasing made it a commercial venture and in competition with other places.

The Town Clerk/General Manager stated that Council was looking at the question of a Manager and/or Managerial Contract and/or lease. If it did go out to lease, there would have to be more detail on how Council subsidises the community use of the building.

Mrs.Anne Duffy stated that at the corner of Macquarie and Fitzgerald Streets, Windsor, there was a business office block which previously provided parking. Mrs.Duffy sought advice about parking fees now that a shop or offices is being constructed on the site.

The Manager of Town Planning advised that the parking contribution paid for the deletion of the existing parking plus parking generated by the development.

The meeting terminated at 11.45 p.m.

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

..... Mayor

This is Page of the Minutes of the ORDINARY NO. 1 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 13TH FEBRUARY, 1990.

Town Clerk/General Manager Mayor

Minutes of the Special Meeting of the Council of the City of Hawkesbury called at the written request of four Members of the Council being the following - Alderman H.J.M.Books, Alderman R.C.Bazeley, Alderman P.E.Gibson and Alderman W.J.Mackay, held at the Council Chambers, Windsor on Tuesday, 20th February, 1990 commencing at 7.30 p.m.

PRESENT: Alderman J.J.Horrex, Mayor, and Aldermen R.C.Bazeley, H.J.M.Books, F.Y.Denne, W.J.Mackay, R.F.Rotherham, L.C.Sheather, and W.J.Sledge.

Apologies for absence were received from Aldermen R.P.Stubbs, G.G.Michael, P.E.Gibson and R.S.Benson, and from Alderman W.J.Mackay who would be arriving late. Alderman Mackay arrived at the meeting at 7.35 p.m.

622 RESOLVED on the motion of Alderman Sledge seconded by Alderman Books that the apologies be accepted.

Alderman Mackay arrived at this stage, the time being 7.35 p.m.

SO AS TO DISCUSS THE IMPLEMENTATION OF COUNCIL RESOLUTIONS BY SENIOR STAFF. C50

Moved by Alderman Bazeley seconded by Alderman Books that all Managers provide a brief report on all resolutions of Council for which action remains outstanding at the end of each three months prior to the action being completed.

The motion was lost.

The meeting terminated at 8.31 p.m.

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

. . . . . Mayor

This is Page of the Minutes of the SPECIAL NO. 1 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 20TH FEBRUARY, 1990.

Town Clerk/General Manager Mayor

NOTICE OF RESCISSION MOTION

ORDINARY MEETING - 13TH MARCH, 1990

By Alderman R.F.Rotherham
Alderman L.C.Sheather
Alderman W.J.Mackay :

That Resolution C50/14 of the Ordinary Meeting of Hawkesbury City Council be rescinded.

****

NOTICE OF MOTION

ORDINARY MEETING - 13TH MARCH, 1990

By Alderman R.S.Benson :

That Council investigate the possible damage to wildlife in Bardenarang Creek and Pitt Town Lagoon due to the recent pollution from recent flood.

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REPORT OF GENERAL PURPOSE COMMITTEE

SECTION 3

REPORT OF GENERAL PURPOSE COMMITTEE MEETING

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Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 27th February, 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, P.E. Gibson, G.G. Michael, R.F. Rotherham, L.C. Sheather, W.J. Sledge, and R.P. Stubbs.

Apologies for absence were received from Alderman W.J.Mackay, and from Alderman R.C.Bazeley who arrived late at the meeting, and were accepted.

Alderman Bazeley arrived at the meeting at 12.29 p.m.

SECTION 1 - WORKS

COMMITTEE'S RECOMMENDATION

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

ITEM 1: (File 665-1012) [1.490]

SUBJECT: PROSPECT ELECTRICITY. STREET LIGHTING - SUBDIVISION OFF IVY AVENUE, McGRATHS HILL.

REPORT (M.E.S.)

Forwarding a plan of underground electrical reticulation to the subdivision providing for fourteen (14) streetlights at an annual cost of $1,346.80 to Council.

Recommendation

Prospect Electricity be advised that Council accepts the streelighting charges for the subdivision development off Ivy Avenue, McGraths Hill serving Johnson Street, Albert Street and Ilma Close.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File E74/1) [1.491]

SUBJECT: PROSPECT ELECTRICITY. BLIGH PARK ESTATE - PRECINCT 23 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 streetlights in accordance with Plan No.111379 in Precinct 23 Bligh Park, at an annual charge of $2,501.20 based on present day rates.

Recommendation

That the streetlighting proposal by Prospect Electricity for the erection of twenty six (26) street lights as shown on Plan No.111379 in Precinct 23 Bligh Park at an annual charge of $2,501.20 (two thousand five hundred and one dollars and twenty cents) be approved.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 665-1902, 665-1514) [1.492]

SUBJECT: INTERSECTION OF SALTERS AND OLD SACKVILLE ROADS, WILBERFORCE.

REPORT (M.E.S.)

At the General Purpose Committee meeting on 30th January, 1990, the question was raised regarding the advantages to be gained by the installation of piping at the intersection of Old Sackville and Salters Roads, Wilberforce.

An investigation has been carried out into the desirability of extending the pipe under Old Sackville Road where filling is being placed, to allow further placement of material at this location.

An inspection has been undertaken with the work proposed allocated a low priority in regard to expenditure of Council funds.

Drainage is satisfactory, with no need for the work to be undertaken for some time.

Recommendation

That no action be taken in respect to the extension of the stormwater pipe under Old Sackville Road at Salters Road, Wilberforce.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File 665-2002) [1.493]

SUBJECT: APPROACHES TO CAUSEWAY - HOWES CREEK, TENNYSON ROAD

REPORT (M.E.S.)

A report has been requested seeking action to improve the approaches to the causeway at Howes Creek on Tennyson Road.

The existing causeway, approximately 5 metres wide is approached on both sides by a steep descent with traffic crossing over the causeway at significant speed.

The bitumen approaches have been extensively patched and there has been further loss of pavement material following the recent rain, giving an uneven texture and finish, affecting vehicle traction.

Improvement could be achieved by extension of the causeway in concrete, 12 metres on each side of the Creek with reconstruction of the bitumen pavement for a further 60 metres on the southern (Glossodia) approach. The opportunity could be taken to place a further relief pipe to reduce the period of overtopping following high flows along Howes Creek. The work is estimated to cost $23,000.

The site has been identified for construction of a bridge to replace the causeway requiring property acquisition to provide an improved alignment.

Although preliminary work has been undertaken, it will be some time before Council could complete the land matters and obtain subsidy towards the project.

It would therefore be appropriate that the reconstruction of the approaches should be listed as works to be considered when further roadworks programmes are to be determined.

Recommendation

That extension of the concrete causeway and improvement to the approaches to the causeway at Howes Creek, Tennyson Road, be listed as an item of works for consideration in future roadworks programmes.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File 665-2338) [1.494]

SUBJECT: BIKE RACK - WEST MARKET STREET, RICHMOND

REPORT (M.E.S.)

In conjunction with attendance at the "Fifth Dimension" in West Market Street, Richmond, children often leave bicycles on the footpath, causing an obstruction to pedestrians.

Inspections have been undertaken and although the footpath width is 3.5m, provision of a bike rack would seriously obstruct the passage of pedestrians. A location for a bike rack hard against the property on the side boundary of the property on the corner of Windsor Street and West Market Street, currently used for off street car parking, would provide some minor improvement but may result in unacceptable width being available for people to pass.

An alternative would be the provision of a bike ramp on the kerb line where usage would either result in significant blockage of the footpath or placement of

the bikes in the parking lane of the carriageway with loss of car parking space and creation of a possible conflict point for vehicles to damage a bicycle.

Although inspections have been made during normal hours, it does appear that there has been a drop from the initial patronage, reducing the number of bicycles left on the footpath area. It is therefore suggested that no further action be taken.

Recommendation

That no further action be taken to provide bike racks on the footpath near the "Fifth Dimension", West Market Street, Richmond.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File 625) [1.495]

SUBJECT: PARKS MAINTENANCE - MOWING PROGRAMME

REPORT (M.E.S.)

A report has been requested in respect to the cost differential between summer and winter mowing of Council parks.

With regard to the mowing programme, the activity is varied in respect to seasonal conditions, particularly rainfall and growth rate. Currently, the ovals and cricket fields are listed for weekly mowing with a high compliance rate achieved in respect to the major grounds used for the top grades.

With regard to other areas, they are scheduled on varying programmes of two - seven week cycles, determined from their degree of use and location, with mowing suspended when, as in late winter, the field or area does not require attention.

Over the past 18 months, contract mowing has been undertaken in respect to parks on the perimeter of the City area, with attendance required at least monthly. Good results have been achieved, however, in regard to the City area, somewhat disproportionate with a higher standard being achieved on areas subject to very little use in relation to the overall mowing programme.

It is proposed in the new specification (tenders to be invited March/April) to reduce the performance standard for these areas. At the same time, it is proposed to increase the area of contract operation. It will be necessary to reduce or deploy day labour staff and resources not required as a result of this action.

With respect to costs, the maintenance costs for parks mowing for 1989 have been analysed with monthly expenditure as follows. It should be noted that during winter, hazard reduction attention to low use areas is undertaken as staff requirements for mowing of the major fields diminishes.

January	$16,341	July	$16,804
February	$42,512 (incl. statutory payments)	August	$ 5,821
March	$33,621 (5 weeks)	September	$10,429 (5 wks)
April	$15,071	October	$11,485
May	$13,439	November	$16,769
June	$18,242 (5 weeks)	December	$28,122

These figures, although for one year, are a good example of the activity and procedures followed. The overall expenditure for the year was $230,653.

It is proposed, as has been indicated to Council, to give more emphasis to the highly used parks and playing fields, maintaining a lower standard than current levels for open space in the less densely populated area.

Recommendation

That the report on Parks and Gardens maintenance mowing and gardening procedure be received and noted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File F86) [1.496]

SUBJECT: FLOOD GAUGES

REPORT (M.E.S.)

Council has requested a report on flood gauges for the Colo River with a view to installation of the facilities at selected locations.

With regard to gauging for the purpose of flood warning, a request has been forwarded to the Department of Water Resources for the installation of gauges in the vicinity of the bridge over the Colo River on Colo Heights Road and at St. Albans on the Macdonald River.

In addition, installation of depth gauges will be provided on West Portland Road/Greens Road at the low point to the north of the bridge over the Colo River to advise motorists of the depth over the road during flood discharge.

It might be noted that an automatic recorder has been installed at North Richmond and that further installations are proposed in the Yarramundi/ Castlereagh area along the Nepean River.

Recommendation

That the information concerning the installation of flood gauges be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File 665-236) [1.497]

SUBJECT: WINDSOR COUNTRY VILLAGE - BANDON ROAD, VINEYARD

REPORT (M.E.S.)

With regard to a submission from the Windsor Country Village concerning the dangerous conditions in Bandon Road, Vineyard, in the vicinity of the Village, in particular, the 80kph speed limit and the lack of footpath, the Council adopted the report of the Local Traffic Committee that the LTC supports the construction of footpaths in Bandon Road and refers the matter to Council for its consideration. It is approximately 190 metres from the Village to Windsor Road, with a further 100 metres across the frontage of the retirement village to the vehicular entry. This latter section has been grassed and provides a reasonable surface for pedestrians.

A number of mature native trees would have to be moved to provide for a concrete footpath from the property along to Windsor Road. These works are estimated to cost $12,540 and would be subject to a charge of half cost of the path against the adjacent landholders. Although in a Non Urban zone, the frontages are not excessive. Although it is possible to walk along the existing footpath area, it is considered that without a paved surface, the people in the area prefer to walk on the sealed portion of the carriageway.

A decision is required as to when Council should proceed with the work which is adjudged not to have a top priority.

In regard to a footpath through to Vineyard Station, construction on the Hawkesbury side of Bandon Road would require the removal of a considerable number of roadside native trees. Relocation of the footpath to the other side within the Blacktown City Council area would eliminate the need to remove trees, but would require the Village residents to cross the road at two locations to reach the station. One crossing would be in the centre of a curve subject to fast moving traffic.

The distance to the station is approximately 520 metres and is considered to be an abnormal distance for the elderly to walk. No action in therefore proposed.

Recommendation

That Council not proceed with the construction of concrete footpath paving along Bandon Road, Vineyard.

COMMITTEE'S RECOMMENDATION

THAT THE MATTER be reconsidered at the next Committee Meeting.

ITEM 9: (File P160/46) [1.498]

SUBJECT: DEVELOPMENT OF SPORTING FACILITIES IN THE RESERVE ADJACENT TO COLONIAL DRIVE, BLIGH PARK

REPORT (M.E.S.)

The Bligh Park development incorporates a 4ha parcel of open space at the corner of Colonial Drive and Guardian Crescent. It should be noted that this site is utilised as a flood retention basin and as such, will experience periodic filling which may render the fields unusable for a short period.

The proposed development, as shown on accompanying plan No. 1954-40 incorporates both summer and winter sporting facilities, namely cricket, full size track and field and associated activities, two football fields and a junior play area at the north western corner. An area at the northern end of the site, containing the remaining trees, has been set aside for a future amenities building and car parking for approximately twenty one vehicles. It is anticipated that an established grassed playing surface could be made available for next winter's sporting competitions.

Traffic congestion is not expected to be a problem as the site is served by a number of streets, thereby providing easy access to the site.

Council's approval in principle to the proposed Development Control Plan No.1854-40 is now sought. Funds for the project are to be provided from the Bligh Park Section 94 Contributions.

Prior to the commencement of any works it is proposed to advertise the project in conjunction with a development application.

Council has requested a report on the provision of athletic facilities in the City. It is considered that this development would provide an area suitable for the senior athletes in addition to the Bligh Park residents. It is considered that the use and appropriateness for the use by the senior ranks should be reassessed, say 12 months after completion of all works with further consideration then given to the need and construction of a synthetic track. It should be noted that a synthetic track for athletic purposes, is not compatible with football activities.

Significant funds will be required for such a facility and there will be a need to assess the compatibility between the proposed use for athletics and other sports.

Recommendation

That Development Control Plan No.1954-40 for an amenities building and sporting facilities in the reserve adjacent to Colonial Drive, Bligh Park be adopted in principle and placed on public display.

COMMITTEE'S RECOMMENDATION

THAT DEVELOPMENT CONTROL Plan No.1954-40 for an amenities building and sporting facilities in the reserve adjacent to Colonial Drive, Bligh Park be adopted in principle and placed on public display and that an athletics track be considered in the plan.

Alderman Bazeley arrived at this stage, the time being 12.29 p.m.

ITEM 10: (File 665-1409, D66/5) [1.499]

SUBJECT: STORMWATER DRAINAGE - NORTH STREET, WINDSOR

REPORT (M.E.S.)

During the recent heavy rain, stormwater surcharge caused inundation of the property and lower floor of No.25 North Street, Windsor.

Following representations and discussion with the Mayor, a survey was undertaken to provide for the establishment of a surcharge path with a view to providing a relief drain. It has been ascertained that an open drain could be constructed through the adjoining property commencing at a level 25cm below the floor level of No.25.

Discussions have been held with the downstream owner, who is agreeable to the proposal that provides for reshaping of the front of the property and upgrading of the vehicular entry in concrete. The ground has to be lowered 0.42m at the deepest point with provision of a shallow tailout drain along North Street.

The work is estimated to cost $4,300 and has been programmed for implementation for the week commencing 26th February, 1990. Funds will come from those allocated by Council for North Street drainage works.

Recommendation

That the report on the stormwater drainage, North Street, Windsor, be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Report of the Local Traffic Committee Meeting held on Friday 16th February, 1990, in the Council Chambers at 10am.

PRESENT:

Members - Alderman H.J.M. Books, Chairman
Sgt. R. Pakes, NSW Police Department
Mr. G. Smith, Roads & Traffic Authority

Also Present - Mr. G. Hatch, Ministry of Transport
Snr. Const. G. Thompson, NSW Police Department
Mr. R. Gilmore, Manager of Engineering Services
Mr. K. Berzins, Executive Town Planner

APOLOGIES: Mr. R. Searle, Office of K.R. Rozzoli MP

CONFIRMATION OF MINUTES:

It was noted in the Minutes of the Meeting held on 19th January, 1990, that Mr. R. Searle, the representative of Mr. K.R. Rozzoli MP had tendered his apologies and was inadvertently shown as in attendance.

Moved by Alderman Books, seconded by Snr. Const. G. Thompson that the Minutes of the previous meeting held on 19th January, 1990, be confirmed.

DEVELOPMENT APPLICATIONS

ITEM 1:	(File DA112/89) [1.500]
APPLICANT:	MEPSTEAD & ASSOCIATES P/L
LAND & LOCATION:	LOT 1 DP569843 CASTLEREAGH ROAD, RICHMOND
SUBJECT:	MEDIUM DENSITY HOUSING

The matter was previously considered by the Local Traffic Committee about April, 1989, when it was recommended:-

> "That a passing lane and deceleration lane be provided as part of Stage I, along with a pedestrian refuge.
>
> That provision of traffic signals at the intersection be considered in conjunction with the next stage of the development."

In light of the above, the following condition was imposed on the Development Consent:-

> "14. Fulfilment of the Roads and Traffic Authority's recommendation in relation to the proposed road widening within Lot 1. Construction of the intersection at the entrance

to Castlereagh Road to the requirements of the Roads & Traffic Authority as well as the Local Traffic Committee, including the acquisition and dedication of any necessary road widening on the opposite side of Castlereagh Road and the provision of a pedestrian crossing including a refuge island, across Castlereagh Road."

The RTA has verbally advised that no passing lane or deceleration lane is required for the following reasons:-

a) The development is within the Richmond Township.

b) K&G has recently been constructed over the frontage of the land and makes no provision for passing or deceleration lanes.

c) Road widening necessary to provide the facilities would be difficult to obtain (note: would entail acquisition of school property).

The representative of the NSW Police advised that in further consideration to the development and proposal for an uncontrolled pedestrian crossing, that such facility would give rise to an unsafe situation for pedestrians and be a hindrance to the free flow of traffic. It was requested that any further proposals for a pedestrian crossing be reported to the Local Traffic Committee.

Recommendation

That the intersection of the access road with Castlereagh Road be constructed in accordance with the design requirements for urban road intersection.

Committee's Recommendation

That the recommendation be adopted.

CORRESPONDENCE

ITEM 2: (File C40/6) [1.501]

CORRESPONDENT: THE RETURNED SERVICES LEAGUE OF AUSTRALIA

SUBJECT: ANZAC MARCH & COMMEMORATIVE SERVICE

Requesting permission to conduct its Annual Anzac Commemorative March and Service through the township of Richmond and at the Richmond War Memorial on Sunday, 22nd April, 1990, commencing at approximately 2.20pm.

Committee's Recommendation

There is no objection from the members of the Traffic Committee to the Council granting permission for the holding of the march.

ITEM 3: (File 665-2003) [1.502]

CORRESPONDENT: MR. C. BROWN

SUBJECT: OLD SACKVILLE ROAD, WILBERFORCE

Requesting clarification of speed limits on Old Sackville Road, Wilberforce.

1. From Singleton route, Argents Road, Salters Road, Old Sackville Road, in one direction limit appears to be 100kph, in the other direction speed limit appears to be 80kph.

2. From Singleton Road, Old Sackville Road through to King/Woodlands Roads, in one direction the speed limit is 80kph in the other direction it is 60kph.

Also requesting that consideration be given to the provision of "Give Way" signs on Salters/Old Sackville Roads.

Committee's Recommendation

That the matter be referred to the Roads and Traffic Authority with support for the establishment of a 60kph speed limit with appropriate signs in Old Sackville Road and an 80kph speed limit in Argents and Salters Roads.

Also, that "Give Way" signs be provided on both sides of the road in Salters Road with priority to traffic along Old Sackville Road.

That Council be requested to undertake the preparation of plans with a view to improvement of the alignment of the intersection.

ITEM 4: (File 625/203) [1.503]

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: TEMPORARY ROAD CLOSURES

Advising of temporary closure of the following roads between 9.45am and 11.15am on Saturday, 17th February, 1990, to conduct a Freedom of the City ceremony for the RAAF, Richmond Base:-

Moses Street, Windsor - between Greenway Crescent and Richmond Road.

Richmond Road, Windsor - between Moses Street and George Street.

George Street, Windsor - between Richmond Road and Dight Street.

Committee's Recommendation

That the information be received.

ITEM 5: (File 665-731) [1.504]

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: CNR. GEORGE AND ARGYLE STREETS, WINDSOR.

Requesting extension of the "No Standing" zone on the south west corner of Argyle Street along George Street.

Committee's Recommendation

That the "No Standing" zone be extended to a point 10 (ten) metres from the intersection.

ITEM 6: (File 665-309, 665-708, 665-1220) [1.505]

CORRESPONDENT: ROADS & TRAFFIC AUTHORITY

SUBJECT: GIVE WAY SIGNS

Requesting consideration to the relocation of the "Give Way" signs from Chestnut Drive/Lindsay Place into Golden Valley Drive.

Committee's Recommendation

That no action be taken.

ITEM 7: (File 665-243) [1.506]

CORRESPONDENT: ROADS & TRAFFIC AUTHORITY

SUBJECT: BELLS LINE OF ROAD, NORTH RICHMOND

Requesting consideration to proposed increased "No Standing" restrictions on the south side of Bells Line of Road between Pitt Lane and Grose Vale Road.

Committee's Recommendation

That the matter be deferred for a site inspection at the next Local Traffic Committee meeting.

ITEM 8: (File 665-1605) [1.507]

CORRESPONDENT: ROADS & TRAFFIC AUTHORITY

SUBJECT: PITT LANE, NORTH RICHMOND

Requesting the Committee's consideration to the following matters:-

a) Period parking adjacent to the shops in order to prevent all day parking by workers.

b) Restrictions on eastern side at Hotel require adjustment due to the recent Council works. The area for unloading of kegs needs to be relocated.

Committee's Recommendation

That the matter be deferred for a site inspection at the next Local Traffic Committee meeting.

ITEM 9: (File 665-510) [1.508]

CORRESPONDENT: ROADS & TRAFFIC AUTHORITY

SUBJECT: EAST KURRAJONG ROAD, SEC. 2, EAST KURRAJONG

The Authority has received a request from a resident for widening of the road, especially curves between Halpins Quarry entrance and Coobah Road as trucks are damaging the edge of the road.

Committee's Recommendation

That the Committee supports the widening of the road to provide for traffic and would recommend Council give early consideration to the matter.

ITEM 10: (File S196/11) [1.509]

CORRESPONDENT: ROADS & TRAFFIC AUTHORITY

SUBJECT: KURMOND PUBLIC SCHOOL

The Authority has received a request from the School Principal for "No Standing" restriction across the pedestrian gate entrance to the School.

Committee's Recommendation

That the matter be deferred pending an onsite inspection.

ITEM 11: (File 665-2309) [1.510]

CORRESPONDENT: ROADS & TRAFFIC AUTHORITY

SUBJECT: WEST PORTLAND ROAD, BLAXLANDS RIDGE TO LOWER PORTLAND

Requesting double lines on the curves between Blaxlands Ridge Road and Lower Portland. Also improvements to warning signs.

Committee's Recommendation

That the matter be referred to Council for the marking of the centre line, with double lines on curves as appropriate, together with the installation of signs indicating the curves as determined appropriate.

ITEM 12: (File 665-2003) [1.511]

CORRESPONDENT: ROADS & TRAFFIC AUTHORITY

SUBJECT: SPEED LIMIT - TERRACE ROAD

Requesting the Committee's consideration of a proposal for rationalisation of speed limits from Bells Line of Road to Kurmond Road.

Committee's Recommendation

That the proposal to amend the speed limits as follows be supported.

- Bells Line of Road for a distance of 0.6km	60kph
- 0.6km - 3.4km	70kph
- 3.4km - 5.0km	60kph
- 5.0km - Kurmond Road	70kph

LATE ITEM

ITEM 13: (File P155) [1.512]

CORRESPONDENT: ROADS & TRAFFIC AUTHORITY

SUBJECT: PARKING - CITY AREA

The representative of the RTA requested identification of locations where on street parking causes interference and leads to late running of buses.

Committee's Recommendation

That such locations, if any, be identified and advised to the Roads & Traffic Authority.

Date of Next Meeting: 16th March, 1990.

The meeting terminated at 11.20am.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations adopted.

HAWKESBURY CITY COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATIONS

(EFFECTIVE FROM 17TH JULY 1989)

Contributions

1. Payment of a sewer headworks contribution to Council of $* . This contribution shall be paid prior to release of building approval and will be reassessed at the rate applicable at the time of payment.

2. Payment of a Section 94 contribution covering sewer headworks for the Mulgrave industrial area of $* to Council, calculated at base date of September, 1988 and varied in accordance with changes in the Consumer Price Index to the date of payment. Payment shall be made prior to the release of the building approval.

3. Payment of a Section 94 contribution covering the construction of the intersection of Park Road and Groves Avenue with Windsor Road of $* to Council, calculated at base date of December, 1987 and varied in accordance with changes in the Consumer Price Index to the date of payment. Payment shall be made prior to the release of the building approval.

4. Payment of an amount of $* to Council being the contribution in lieu of carparking not provided on the site based on $* per space. Payment shall be made prior to release of building approval.

5. Payment of an amount of $* to Council being a contribution towards the parking spaces deleted by the development based on $* per space. Payment shall be made prior to the release of the building approval.

6. A contribution of $* based on $912 (nine hundred and twelve) per additional dwelling being a contribution for open space and community facilities as a consequence of residential flat development.

Engineering

10. Arrangements satisfactory to the Manager of Engineering Services are to be made for the adjustment of the sewer main affecting the site. Details are to be submitted for approval concurrently with the Building Application.

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

12. A surcharge path sufficient to carry the 1 in 100 year storm flow to be provided across the site and a drainage easement of adequate width to be created over the surcharge path.

13. The existing water courses shall be piped clear of all buildings and easements shall be created over the pipeline free of cost to Council.

14. The construction of kerb and gutter, concrete path paving, 1.2m wide with the remaining footway area being formed in earth and all necessary drainage, together with the full construction, including sealing of the adjacent road shoulder/half width road pavement over the frontage of the land together with any such works as are necessary to make this construction effective.

15. Construction of full width concrete path paving over the frontage of the development/site to .....

16. Construction of Council's standard heavy duty/residential footway and layback vehicular crossing to suit the access to the site with a minimum width of *m.

17. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.

18. Construction of road and drainage or sewer works are not to commence until three (3) copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.

19. Evidence of the payment of the Building and Construction Industry Long Service Levy together with a detailed estimate of the cost of the works being submitted to Council prior to the release of the engineering plans.

20. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Damage Requirements for Commercial, Industrial and Medium Density Developments.

Health and Building

31. Submission of a building application, plans and specifications complying with Ordinance 70.

32. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.

33. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Manager of Environment and Building Services.

34. Adequate and suitable solid garbage/trade waste storage facilities shall be provided on the premises. Separate details indicating the location, type and construction of such facilities shall be lodged with Council concurrently with the Building Application.

35. All solid and liquid wastes arising from the premises shall be collected, stored and disposed of to Council's satisfaction. Separate details of the proposed waste collection, storage and disposal method/system shall be lodged with Council concurrently with the Building Application.

36. Separate details of the proposed method of treatment of liquid wastes prior to discharge to Council's sewer or stormwater drainage system shall be submitted concurrently with the Building Application for consideration and approval.

37. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.

38. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Pure Foods Act 1908 and Regulations thereunder and Council's Food Premises Code.

39. Exterior surfaces of the proposed structure being painted or treated in such a manner so as to cause the structure to blend with the landscape of the site and its surroundings. Such painting or treatment to be completed to the satisfaction of the Manager of Environment and Building Services prior to occupational use of the building.

40. No excavation on site works shall be commenced prior to the issue of the building permit.

Parking Access and Loading

50. Parking shall be be provided for * vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.

51. An adequate onsite area for parking and loading is to be constructed with an all weather pavement to the satisfaction of the Manager of Town Planning.

52. Provision of adequate loading and unloading facilities to cater for the proposed use of the land.

53. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.

54. A physical barrier being provided between public spaces, vehicles accessways, parking areas and the surrounding landscaped area.

55. Parking spaces, accessways and aisle widths are to be constructed with a sealed pavement, drained and marked to Council's requirements.

Design and External Finishes

61. Submission of a schedule of proposed external finishes including sample materials for Council's consideration and approval in conjunction with the submission of a Building Application.

62. Screen walls are to be provided to screen open yard activities and are to be of an approved design, details of which are to be submitted with the Building Application.

Landscaping

70. A detailed plan of landscaping shall be submitted and approved by the Manager of Town Planning prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building.

71. All land not required to be sealed is to be landscaped in accordance with a plan of landscaping which is to be submitted for Council's consideration and approval concurrently with the Building Application.

72. Previously approved landscaping is to be reinstated to Council's satisfaction.

73. Landscaping shall be maintained to Council's satisfaction.

74. As far as practicable all trees and shrubs on the site are to be preserved and integrated with the plan of landscaping. No trees over 3m in height shall be removed without the approval of the Manager of Town Planning. Such approval to be sought subsequent to the pegging of building works.

74. No use, other than for landscaping purposes, is to be made of the land situated between the building and the street alignment.

75. All land not required to be sealed is to be landscaped in accordance with the plan of landscaping which is to be submitted to Council for its consideration and approval within a period of 30 days. Such landscaping is to be completed to Council's satisfaction within three (3) months from the date of the issue of the consent.

Industrial/Commercial Development

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

81. All raw materials, finished goods and vehicles awaiting service and/or repairs to be stored within the building and all work performed to be confined in the building.

82. No retail sale of goods is to be made on the subject premises.

83. No motor vehicles are to be displayed for sale on the subject premises.

84. No goods are to be displayed on the premises whether in a window or otherwise.

85. The subject land is to be made tidy to Council's satisfaction.

86. Development Consent shall be obtained for the use of each factory unit/shop prior to occupation taking place.

87. Compliance with Australia Post requirements in relation to the location and number of letter boxes on the site.

Amenity

100. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.

101. The subject development, including landscaping is to be maintained in a clean and tidy manner to Council's satisfaction at all times and any direction given by Council in this regard is to be complied with forthwith.

102. Council reserves the right to impose additional conditions if at any time in its opinion the use is causing injury to the amenity of the neighbourhood.

103. The spillage of light, if any, shall be controlled to the satisfaction of Council.

104. Provision of a clothes drying area which is to be effectively screened from public roads and reserves, details of screen design and material to be submitted with the Building Application.

105. Operating hours shall be limited to * to * Mondays to Fridays and * to * Saturdays and * to * Sundays and public holidays. Any alteration of these hours will require Council consent.

Dogs

110. Not more than * dogs are to be accommodated on the premises at any given time.

111. Dogs are to be confined to their kennels, exercise runs or exercise compounds at all times.

112. The premises are to be landscaped and screened in accordance with a plan of proposed planting to be submitted to Council for consideration and approval concurrently with the submission of a Building Application. Such landscaping and screening is to be carried out in a manner which will ensure the kennels and exercise yards cannot be viewed from the street or from adjoining residences.

113. All trees on the property are to be preserved with the exception of those trees which are required to be removed to allow siting of the kennels and exercise yards.

114. Concrete floors are to be provided to all kennels.

115. An acoustically insulated enclosure shall be provided for the accommodation of distressed animals to the satisfaction of Council.

Titles, Easements and Surveys

120. Registration of a plan of survey consolidating the site into a single allotment. Documentary evidence to be submitted to Council prior to occupation of the building.

121. Dedication at not cost to Council of a *m * splay corner at the intersection of * and *. Documentary evidence of registration of the plan of survey is to be submitted to Council prior to occupation of the proposed buildings.

122. Dedication of road widening in * as public road in accordance with * with documentary evidence of registration, to be provided before occupation of the proposed buildings.

123. Creation of a drainage easement *m wide over the existing/proposed pipeline through the site, free of cost to Council. Documentary evidence to be submitted to Council prior to occupation of the building.

HAWKESBURY CITY COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION UNDER SECTION 90

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

(a) the provisions of:

  (i) any environmental planning instrument;
  (ii) any draft environmental planning instrument that is or has been placed on exhibition pursuant to Section 47(b) or 66(1)(b).
  (iii) any draft State environmental planning policy which has been submitted to the Minister in accordance with Section 37 and details of which have been notified to the consent authority; and
  (iv) any development control plan in force under Section 72, applying to the land to which the development application relates;

(b) the impact of that development on the environment (whether or not the subject of an environmental impact statement) and, where harm to the environment is likely to be caused, any means that may be employed to protect the environment or to mitigate that harm;

(c) the effect of that development on the landscape or scenic quality of the locality;

(d) the social effect and the economic effect of that development in the locality;

(e) the character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of that development;

(f) the size and shape of the land to which that development application relates, the siting of any building or works thereon and the area to be occupied by that development;

(g) whether the land to which that development application relates is unsuitable for that development by reason of its being, or being likely to be, subject to flooding, tidal inundation, subsidence, slip or bush fire or to any other risk;

(h) the relationship of that development to development on adjoining land or on other land in the locality;

(i) whether the proposed means of entrance to and exit from that development and the land to which that development application relates are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles within that development or on that land;

(j) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect of that traffic on the movement of traffic on that road system;

(k) whether public transport services are necessary and, if so, whether they are available and adequate for that development;

(l) whether utility services are available and adequate for that development;

(m) whether adequate provision has been made for the landscaping of the land to which that development application relates and whether any trees or other vegetation on the land should be preserved;

(m1) whether the development is likely to cause soil erosion;

(n) any representations made by a public authority in relation to that development application, or to the development of the area, and the rights and powers of that public authority;

(o) the existing and likely future amenity of the neighbourhood;

(p) any submission made under Section 87;

(p1) without limiting the generality of paragraph (a), any matter specified in an environmental planning instrument as a matter to be taken into consideration or to which the consent authority shall otherwise have regard in determining the development application;

(q) the circumstances of the case;

(r) the public interest;

(s) any other prescribed matter.

SECTION 2 - PLANNING AND DEVELOPMENT

ITEM 1:	(File DA 10/90) [10.551] WP 15-3-90
APPLICANT:	MR PHILLIP WRIGHT
DEVELOPMENT APPLICATION:	HOME ACTIVITY - TEACH BALLROOM AND SQUARE DANCING
OWNER:	MR & MRS WRIGHT
LAND & LOCATION:	LOT 8, DP 959819, 12 WINDSOR ROAD, MCGRATHS HILL
AREA:	15790m^2
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RURAL 1(c)
ADVERTISING:	ADJOINING OWNERS NOTIFIED WITH NO SUBMISSIONS.
DATE RECEIVED:	12TH JANUARY, 1990

REPORT (M.T.P.)

Proposal

The applicant seeks approval for a "home activity" for the purpose of teaching ballroom and square dancing. The applicant proposes to use the ground floor of an existing two storeyed dwelling.

The existing dwelling is located approximately 50 metres from Windsor Road (Main Road 184). The proposal is to be accessed from Windsor Road via the existing driveway. Hours of operation are to be from 7.30 pm to 10.30 pm, Mondays and Thursdays.

Statutory Situation

The proposal is identified as a "home activity" contained in Clause 5 of Hawkesbury Local Environmental Plan, 1989. The development is permissible with consent under the Rural 1(c) zoning of the land.

Town Planning Assessment

The subject property is situated on the main road opposite Curtis Road. Located on the property there exists a two storeyed residence, a fibro shed located between the residence and Windsor Road, a galvanised iron shed and a newly constructed steel shed which is located behind the residence.

The land is flood prone and is within the 1 in 20 year flood frequency level having a height of 13.3 metres Australian Height Datum.

The "home activity" is to be held within the existing house with a capacity at any one "session" being 22 people. Car parking is to be provided which is to be located on the northern side of the residence, adjacent to the side boundary. It is considered that provision for a gravel base and accessway be made.

It is considered that minimal noise will be emitted, and as the adjoining dwellings are some distance, it is considered that disturbance, if any, will be minimal.

Recommendation

That consent be granted for a "home activity" for the purpose of teaching ballroom and square dancing subject to:

1. No advertising structures to be erected, displayed or affixed on any building or land except as in condition 5(b)(v) below.
2. Provision of an adequate access and onsite area for parking is to be constructed to the satisfaction of the Manager of Engineering Services.
3. Operating hours shall be limited to 7.30 pm to 10.30 pm, Mondays and Thursdays. Any alteration of these hours requires Council consent.
4. The development shall, at all times, conform with the following definition of "home activity" as defined in the Hawkesbury Local Environmental Plan, 1989;

   "home activity" means any activity, pursuit, occupation or profession not specifically defined elsewhere in this clause, carried on for personal gain in a building or a room or a number of rooms forming part of, attached to or on the same parcel of land as a dwelling-house or in a dwelling in a residential flat building where:

   (a) only goods made or produced therein as a result of the activity or pursuit and goods ancillary thereto are displayed or sold; and
   (b) the activity or pursuit does not -
      (i) interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;
      (ii) involve exposure to view from any public place of any unsightly matter;
      (iii) require the provision of any essential service main of a greater capacity than that generally available in the locality;
      (iv) involve the employment of persons other than residents of the dwelling-house or dwelling; or
      (v) involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (one) metre by 0.6 (naught point six) metres exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File S90/37) [10.552] Michael - for Action 15-2-90
APPLICANT: D & G SANDRIN
DEVELOPMENT APPLICATION: SUBDIVISION TO CREATE THREE ALLOTMENTS, TWO OF WHICH ARE TO HAVE A MINIMUM AREA OF FOUR HECTARES WITH THE THIRD

	LOT HAVING AN AREA OF APPROXIMATELY THREE HECTARES
OWNER:	D & G SANDRIN AND P & SHADBOLT
LAND & LOCATION:	PART PORTION 16 PARISH OF MEROO AND LOT 3 DP 739686, BLAXLAND RIDGE ROAD, KURRAJONG.
AREA:	APPROXIMATELY 11 HECTARES
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RURAL 1(C1)
ADVERTISING:	NOT REQUIRED UNDER COUNCIL POLICY
DATE RECEIVED:	6TH FEBRUARY, 1990

REPORT (M.T.P.)

On 16th April 1986, the applicant submitted an application for subdivision of the land into two lots with areas of 2 ha and 4.6 hectares. Council resolved to support the application but the Director of the Department of Planning declined to issue concurrence for the subdivision. Subsequently, the matter was brought before the Land and Environment Court and the appeal was dismissed, the Court agreeing with the Director's refusal to issue concurrence for the use of State Environmental Planning Policy No. 1 (SEPP1).

On 14th August 1989, the applicant lodged a further subdivision application, almost identical to that previously determined by the Court except the lot areas were indicated as 3.2 ha and 3.06 ha. This application was refused by Council at its meeting on 3rd October generally on the grounds that the lots did not comply with the minimum area requirement for the zone which is 4 ha.

The circumstances of the current application are significantly different to those of the previous two applications. Firstly, the application is for a resubdivision of two lots, an adjoining lot (lot 3 DP 739686) being introduced which has 0.932 ha surplus to the minimum area requirement. Secondly, the gazettal of Hawkesbury Local Environmental Plan 1989 on 22nd December, 1989 has relaxed the minimum area requirement for subdivision to provide for a minimum area requirement of 4 ha. Previously, under the Rural 1(a6) zoning the subdivision criteria were that the each separate lot must have:

(i) an area of not less than 4 hectares of arable land not including -

   (a) an area suitable, in the opinion of the Council, for the erection of a dwelling, associated domestic and farm buildings and a water supply dam; and
   (b) any land having a slope in excess of 1 in 6, and

(ii) a satisfactory ratio of depth to frontage.

The applicant has submitted an objection to the 4 ha minimum area requirement for the zoning under No. 1. The relevant extract of the objection is as follows:

"... The resubdivision provides for a total area of 11.002 hectares, which is slightly below the minimum area requirement for a 3 lot subdivision under Hawkesbury Local Environmental Plan 1989 being 12 hectares.

It is contended that compliance with the minimum subdivision standard of 4 hectares per lot is unreasonable and unnecessary in the circumstances of the case for a number of reasons.

Firstly, the variation from the numerical standard is relatively small.

Secondly, there is no possibility of substantially increasing this area by a resubdivision with other adjoining lots as the surrounding lots are either below or just above the minimum area requirement.

Thirdly, the surrounding lot pattern has numerous "undersized" allotments.

Accordingly it is requested that the application be processed by reference to State Environmental Planning Policy No. 1."

It is considered that the applicants objection under No. 1 is justified and that the maintenance of the standard for the proposed three lot subdivision is unreasonable and unnecessary.

As one of the allotments will have a minimum area more than 10% below the 4 hectare standard, the application must receive the concurrence of the Director of the Department of Planning.

Recommendation

A. That the State Environmental Planning Policy No. 1 objection to the 4 ha minimum requirement be supported.
B. That the application be referred to the Director of the Department of Planning for concurrence.
C. Upon receipt of the Director's concurrence, the Manager of Town Planning be provided with delegated authority to determine the application subject to conditions.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File DA 439/89) [10.553] hp 12.3.90
APPLICANT: MR A & MRS J GEHA
DEVELOPMENT APPLICATION: CONSTRUCTION OF ADDITION AND BARN AT REAR OF HERITAGE ITEM - ADAPTIVE RE-USE RESTAURANT/ADDITION AND SALE OF ANTIQUES/BARN
OWNER: MR S & MRS J GEHA
LAND & LOCATION LOT 25 DP 22167 NO 265 GEORGE

AREA:	APPROXIMATELY 500 SQUARE METRES
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RESIDENTIAL 2(a)
ADVERTISING:	NOT REQUIRED
DATE RECEIVED:	20TH DECEMBER, 1989

REPORT (M.T.P.)

Proposal

The application seeks approval for the construction of a single storey addition and two storey 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 sale of antiques. The former Georgian Inn is identified as a Heritage Item in Schedule 1 of Council's Planning Instrument. The building is additionally encompassed by a Section 130 "Demolition" Order made pursuant to the Heritage Act of 1977.

The single storey addition to be constructed immediately adjacent to the existing building will accommodate the proposed Restaurant kitchen as well as amenities. The construction of a two storey barn approximately 8 (eight) metres from the existing building will enable a courtyard space to be created separating the two structures. The proposal further involves use of ground floor space within the existing building for display and office purposes and first floor space as a residence for the applicants.

The applicants propose to operate the Antique Store 7 (seven) days per week, from 10am to 5pm; the Restaurant from 10am to 5pm Monday to Wednesday and from 10am to 10pm Thursday to Sunday.

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.)

As required, pursuant to Section 132 of the Heritage Act, the applicants lodged notification of their intentions in respect of the building with the Heritage Council. The Heritage Council approved the proposal under delegated authority, subject to the following conditions being placed on the Development Consent issued by Council:-

(a) That detailing of the joinery (including windows, balastrading and new verandah) is to original detail as shown on historic photographs.
(b) That the external colour scheme is in appropriate colours based on research.

Public Submissions

In accordance with the provisions of Clause 30 of the instrument (Heritage Advertisements and Notifications), the proposal was advertised in the local press for 1 (one) month, and adjoining owners notified. No submissions were received as a result of this.

Planning Assessment

Whilst the adaptive re-use proposal is permissible under the zoning of the land, Council has previously only issued consent for such proposals where it has considered the re-use to be in the interest of conservation of the building. Thus, when consents have been issued they have been made conditional upon the undertaking of works which ensure conservation of the item. Such works include replacement of guttering or roof, installation of appropriate sub-soil drainage or damp proof course. To this end, consent has recently been issued under delegation for restoration and alteration of the building to facilitate its residential use. The works being undertaken by the applicants are essential to halt further deterioration of the building, which prior to acquisition by the applicants in October, 1989, had been utilised as rental accommodation for many years.

The proposed addition and barn are considered to be sympathetic in terms of form, scale and materials, and will not compromise the fabric of the building nor its significance. When viewed from New Street, the addition will "read" as a side wing of the building, the barn as a separate structure.

The provision of carparking between the barn and the rear boundary is desirable as the distance of the carpark from the intersection of George and New Streets is increased to 30 (thirty) metres. Whilst the proposal provides 4 (four) spaces, it is considered that space number 1 should be deleted as a vehicle could not exit the site from this space in a forward direction. With provision of only 3 (three) spaces, the proposal satisfies Council's Carparking Policy.

Given its proximity to other commercial developments (i.e. shopping complex on eastern side of New Street, Royal Theatre opposite and adjacent cottage) the proposed adaptive re-use will have no adverse impact on the amenity of the area despite the Residential 2(a) zoning of the subject and adjacent lands. The proposal will not greatly increase traffic along George Street, the main thoroughfare to the commercial centre. Although the applicant proposes to trade 7 (seven) days per week, the Restaurant will be open till 10 pm 4 (four) evenings per week. The absence of public submissions would further suggest that adjoining owners have no objection to the proposal.

It is considered that adaptive re-use of the building should be supported as the proposal will not 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 the necessary means to undertake conservation and continued maintenance of the building. Adaptive re-use will ensure that what has previously been a deteriorating but important focal point in George Street to be reinstated to original appearance.

Recommendation

That consent be granted for construction of addition and barn at rear of Heritage Item - adaptive re-use Restaurant/addition and sale of antiques/barn generally in accordance with plans prepared by Aloha Design, numbered G1/90/3/b, 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 25 (twenty five) millimetres low and surfaced with ashphaltic concrete.
2. 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.

3-9. Standard conditions 31, 32, 33, 38, 40, 50 (parking being provided for 3 (three) vehicles) and 70.

10. Details of joinery, windows, balastrading, verandahs and gutters will be submitted for approval by the Manager of Town Planning with the Building Application. These details shall be based on historical research - that is early photographic evidence.
11. 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).
12. Operating hours for the Antique Shop shall be limited to 10 am to 5 pm, 7 (seven) days per week. Alteration of these hours will require Council consent.
13. Operating hours for the Restaurant shall be limited to 10 am to 5 pm, Monday to Wednesday, and 10 am to 10 pm, Thursday to Sunday. Alteration of these hours will require Council consent.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4:	(File S89/136) [10.554] WP 15-3-90
APPLICANT:	MR N RUTLEDGE
DEVELOPMENT APPLICATION:	SUBDIVISION OF THE LAND INTO 2 ALLOTMENTS GENERALLY IN ACCORDANCE WITH THE PLAN SUBMITTED.
OWNER:	MR N & MRS M RUTLEDGE
LAND & LOCATION:	LOT 38 DP 7565, BELLS LANE, KURMOND
AREA:	2.76 HA
ZONING:	a) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RURAL 1(B)
ADVERTISING:	NOT REQUIRED BY COUNCIL'S POLICY
DATE RECEIVED:	29TH AUGUST, 1989

REPORT (M.T.P.)

The application was referred to Council's meeting of 14th November, 1989 (item 7, page 13) and it was resolved that the application be deferred pending further discussions between Mr Rutledge and the Manager of Town Planning.

It will be recalled that the applicant seeks approval for a two lot subdivision having areas of 0.8 ha and 2.02 ha within a 10 ha minimum zoning. The applicant has submitted a letter in support of the application which provides as follows:

> "The reason I need to sub-divide the property is that proceedings are presently before the Family Law Court of Australia. Namely, to distribute the assets of my former wife and myself. If the sub-division is not successful the above property will be treated as one until sold and I am not in a position to purchase my former wife's share.
>
> The above property was constructed to meet my physical needs because twenty years ago I was involved in a motor vehicle accident resulting in me becoming a "Quadraplegic" confining me to a wheel-chair permanently.
>
> I realise that a sub-division of this type is not usually approved by Hawkesbury Shire Council. However, I feel my circumstances are unique and if the sub-division is not approved and I am forced to sell my home it would cause me great hardship. Therefore, I would be grateful if council will consider this proposal on compassionate grounds."

On 4th January, 1990 the Deputy Manager of Town Planning met with Mr Rutledge and discussed the potential of a boundary adjustment involving adjoining land which could allow Mr Rutledge to sell surplus land. Mr Rutledge indicated that he would discuss the matter with an adjoining property owner who had expressed some interest and that he would further advise Council of his intentions.

Correspondence dated 29th January, 1990 has now been received from Mr Rutledge advising as follows:

> "After the discussions held with Michael Coulter at the Council offices, regarding the above property, on the 4th of January 1990, it was resolved that I should make inquiries into the likelihood of one of my neighbours acquiring the five acre parcel, on the basis of a boundary change. Following discussions with all the interested parties I found that none of my common boundary neighbours are interested in acquiring the property on that basis.
>
> So I am left with no other avenue than to ask Council to approve the sub-division so I may find an alternative buyer, which would enable me to maintain ownership of my home. I have since received confirmation that the family law court has set a hearing date on the 31st of January 1990. My legal representatives have applied for an adjournment until Council has made a decision on this matter.
>
> I would like to thank Council for its patience in this matter"

In relation to the planning assessment of the application there is nothing further to add to the report to Council's meeting of 14th November, 1989. In short "hardship" is not a relevant consideration under Section 90 of the Environmental Planning and Assessment Act. Even if it were a relevant consideration, it would be impossible for Council to set any guidelines for the assessment of such applications and indeed Council should be reluctant to be an arbiter in such matters.

Recommendation

That the application be refused for the following reasons:

1. The application is contrary to the requirements of Clause 11 of Hawkesbury Local Plan, 1989.
2. Lack of "planning" grounds to support an objection under State Environmental Planning Policy No. 1.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

WP - 15-3-90

ITEM 5:	(File DA 11/90) [10.555]
APPLICANT:	CHERYL COOLEY
DEVELOPMENT APPLICATION:	ESTABLISH A HOME ACTIVITY FOR THE PURPOSE OF CONDUCTING "LEARN-TO-SWIM" CLASSES
OWNER:	CHERYL COOLEY
LAND & LOCATION:	LOT 10, DP 239319 AND PART LOT 7, SECTION 9, 46 COURT STREET, WINDSOR
AREA:	995.5M^2
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RESIDENTIAL 2(A)
ADVERTISING:	ADJOINING OWNERS WERE NOTIFIED OF THE PROPOSAL WITH NO SUBMISSIONS BEING RECEIVED.
DATE RECEIVED:	15TH JANUARY, 1990

REPORT (M.T.P.)

Proposal

In December, 1983, Council granted consent to use part of the existing dwelling on the subject land as a home occupation for the purposes of a physiotherapy practice. To date, the practice has operated six days a week. The applicant now, however, only intends to operate the practice three days a week, and conduct swimming classes on the remaining three days from an existing swimming pool.

Swimming classes will be held between the hours of 8.30am and 6.00pm on these three days, each class containing no more than four students.

Statutory Situation

The proposed use of the site may be defined as a "home activity". Such a use is permissible within Residential 2(a) zones, with Council's consent.

Planning Assessment

The use of the property for the purposes of conducting swimming classes instead of a physiotherapy practice is unlikely to adversely affect the amenity of the area. Similarly, the amount of traffic likely to be generated by the proposed use will not significantly differ from that generated by the practice. Therefore, as there have been no problems associated with the physiotherapy practice, the proposal should be supported.

However, as there is only stacked parking for three vehicles in the existing driveway and limited on-street parking, it is desirable that the number of students attending swimming classes be restricted to four people at any one time.

Although the property is at a level of between approximately 11.0m and 13.0m (A.H.D.), and subject to a 1 in 20 year flood, this will not affect the proposed use of the site for swimming classes.

Recommendation

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

1. Standard Condition (DA) 32

2. Operating hours shall be limited to 8.30am to 6.00pm, Tuesdays, Thursdays and Saturdays. Any alteration of these hours will require Council consent.

3. The development shall, at all times, conform with the following definition of "home activity" as defined in the Hawkesbury Local Environmental Plan, 1989:

> "home activity" means any activity, pursuit, occupation or profession not specifically defined elsewhere in this clause, carried on for personal gain in a building or a room or a number of rooms forming part of, attached to or on the same parcel of land as a dwelling-house or in a dwelling in a residential flat building where:
>
> a. only goods made or produced therein as a result of the activity or pursuit and goods ancillary thereto are displayed or sold; and
>
> b. the activity or pursuit does not -
>
> i. interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;
>
> ii. involve exposure to view from any public place of any unsightly matter;

iii. require the provision of any essential service main of a greater capacity than that generally available in the locality;

iv. involve the employment of persons other than residents of the dwelling-house or dwelling; or

v. involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (one) metre by 0.6 (naught point six) metres exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof).

4. The pool area shall be fenced in conformity with Australian Standard 1926 - 1986 "Fences and Gates for Private Swimming Pools".

5. No more than 4 (four) people shall attend the "learn to swim classes" at any one time.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6:	(File DA 126/88) [10.556] To Go Back To GPC. 27-3-90.
APPLICANT:	S WEBB
DEVELOPMENT APPLICATION:	DUAL OCCUPANCY
OWNER:	S WEBB
LAND & LOCATION:	LOT 112 DP 255868, RED HOUSE CRESCENT, MCGRATHS HILL
AREA:	550.2M^2
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RESIDENTIAL 2(A)
ADVERTISING:	AMENDED PROPOSAL ADVERTISED WITH ONE OBJECTION BEING RECEIVED FROM MR N ROBINSON
DATE RECEIVED:	3RD MARCH, 1988

REPORT (M.T.P.)

Background

The proposal is for the erection of an addition to the existing dwelling house on the property for the purpose of a dual occupancy.

The matter was reported to Council's Ordinary Meeting of February, 1989, where the application was refused on the grounds that inadequate allowance was made for provision of off street parking and consequently the proposal constituted an over development of the site.

Current Situation

Since the matter was last reported to Council the applicant has amended her application to provide for carports in front of the building line adjacent to each of the units and screened to some degree by a one (1) metre high masonry wall. This masonry wall is proposed to be erected parallel to the Red House Crescent frontage at a distance of 4.5 metres from the front boundary.

Notification

Adjoining owners were notified of the proposed encroachment with a submission being received from Mr Robinson indicating that he objected to the proposal as a whole in that it was an infringement on their privacy.

Planning Comment

Since this matter was last reported to Council, the Medium Density Housing Code has been adopted which enables greater flexibility in the setting of building lines.

The amended proposal seeks consent for the erection of two carports in conjunction with the dual occupancy. These carports are to be parallel to the Red House Crescent frontage.

Site inspections reveal that the frontage of the majority of houses in Red House Crescent are intensively landscaped therefore giving the appearance of a vegetation screen. This landscaped screen would correspond to the approximate position of the 1 metre high masonry wall. With additional landscaping in front of this wall it would be compatible with adjoining development.

To further screen the development from the objector's dwelling house it is recommended that a lattice screen with appropriate climbers be provided at the end of the carport. The other adjoining neighbour is a Doctor's Surgery which would suffer no loss in amenity if the dual occupancy were approved.

Given the site characteristics, that is, that the location of the existing house makes it difficult to provide parking behind the building line and the fact there is a screen vegetation along the frontage of most adjoining properties it is recommended that the proposal be approved subject to conditions.

Recommendation

That the application be approved subject to the following conditions.

1-5. Standard Condition (DA) - 1 (3000)(three thousand),17, 31, 70, 73.

6. Construction of Council's standard residential footway and layback vehicular crossing to suit the access to the site with a minimum width of 3 (three) metres.

7. The plan of landscaping shall contain details regarding screen planting in front of the masonry wall as well as lattice panels and appropriate landscaping at the end of each carport.

8. The habitable floor level shall be at a level no lower than 16 (sixteen) metres A.H.D.

COMMITTEE'S RECOMMENDATION

THAT THIS MATTER be deferred to the next Committee Meeting to enable the objector, Mr. Robinson, to address the Committee.

ITEM 7:	(File DA 16/90) [10.557] WP 15-3-90.
APPLICANT:	J BUSH AND R NICHOLAS
DEVELOPMENT APPLICATION:	RECREATIONAL ESTABLISHMENT INVOLVING THE PROVISION OF OVERNIGHT ACCOMMODATION FOR UP TO EIGHT PEOPLE, GENERALLY IN ACCORDANCE WITH THE PLAN SUBMITTED WITH THE APPLICATION, DATED 10TH JANUARY, 1990, REFERENCE NO. 9001
OWNER:	J BUSH AND R NICHOLAS
LAND & LOCATION:	PORTIONS 15 AND 80, PARISH OF COLO, OFF UPPER COLO ROAD, UPPER COLO.
AREA:	13.35 HA
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - ENVIRONMENTAL PROTECTION 7(D) (SCENIC).
ADVERTISING:	ADJOINING OWNERS WERE NOTIFIED OF THE PROPOSAL WITH NO SUBMISSIONS BEING RECEIVED
DATE RECEIVED:	19TH JANUARY, 1990

REPORT (M.T.P.)

Proposal

Council is in receipt of an application seeking consent to establish a recreational establishment on the subject land involving:

- the use of an existing dwelling and "bunk room"; and
- the erection of two new bunk rooms on the site;

to provide overnight accommodation for up to eight people.

Groups staying at the complex will take part in such activities as bush walking, rock climbing, canoeing and swimming.

The existing dwelling and bunk room are substantially constructed of timber, with painted metal roofing. It is proposed that the two new bunk rooms will be of similar construction and materials to match the existing buildings.

Statutory Situation

The subject land is zoned Environmental Protection 7(d) (Scenic) under the provisions of Hawkesbury Local Environmental Plan, 1989. Recreational establishments are permissible on the site, with the consent of Council.

Planning Assessment

Flooding

Clause 25 (3) of Hawkesbury Local Environmental Plan, 1989, provides that the floor level of any residential building be not less than the 1 in 100 year flood frequency level for the locality. In this particular case, the 1 in 100 year flood frequency level is approximately 21.5 metres (A.H.D.). As the habitable floor level of the proposed bunk rooms will be the same as the habitable floor level of the existing dwelling and bunk room, that is 22.83 metres, the proposal will comply in this regard.

Further, clause 25 (4) states that the height of the floor level shall not be more than 3 metres above the existing ground level. The proposed development also complies in this regard, having a floor level 2.9 metres above ground level.

Effect On Landscape/Scenic Quality

Although the proposed buildings will be approximately 2.9 metres above the ground the use of dark toned, non reflective external materials will ensure the development blends with the surrounding landscape and does not adversely affect the scenic quality of the area. Further, the retention of two large trees adjacent to the existing bunk room will assist in reducing the visual impact of the proposed bunk rooms and will enhance the appearance of the whole development.

Access and Parking

The land is adjacent to the Upper Colo Reserve and is accessed by the same river crossing, although the applicants have indicated that people will be collected and brought to the site via the applicants' vehicle, an adequate area for customer parking should be provided on the site. This area should be constructed with an all weather pavement to the satisfaction of the Manager of Engineering Services.

Access to the site should also be upgraded, including the selective clearing of vegetation at the intersection of the access road and Upper Colo Road, and the provision of give way signs.

Water and Disposal of Wastes

It is envisaged that only a maximum of ten people (eight customers and two landowners) will be living on the site at any one time, generally being on weekends. Accordingly, additional water storage facilities with a total capacity of 30,000 litres will be required, together with some upgrading of the existing septic system. Further garbage will need to be stored and disposed of at regular intervals to the satisfaction of the Manager of Environment and Building Services.

Conclusion

As the proposed development is only of a minor nature and is unlikely to have a detrimental effect on the scenic quality of the area, it is considered that the application should be supported.

Recommendation

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

1-6. Standard Conditions (DAs) - 31, 32, 33, 100, 101, 102.
7. Exterior surfaces of the proposed bunk rooms shall match those of the existing buildings on the site.
8. The habitable floor level of the proposed bunk rooms shall be at the same level as the habitable floor level of the existing dwelling and bunk room.
9. The two large trees adjacent to the existing bunk room are to be retained.
10. The proposed bunk rooms are to be located clear of the electricity easement over the site.
11. An adequate on site area for parking is to be constructed with an all weather pavement to the satisfaction of the Manager of Engineering Services.
12. The access road within the property is to be upgraded by providing drainage at the low point and table drains down the deep section to avoid flows of water across the access drive, together with the regrading and resurfacing of these sections with compacted crushed rock.
13. The final 10 (ten) metres of the access road as it enters Upper Colo Road is to be constructed with a reinforced concrete pavement.
14. "Give way" signs are to be provided on the access road where it meets Upper Colo Road.
15. Site distances to the left are to be improved at the exit point from the site by the selective removal of vegetation. In this regard, the applicant is requested to contact Council prior to carrying out any clearing.
16. Provision of additional on site water storage facilities to the requirements of the Manager of Environment and Building Services. In this regard, an additional 30,000 (thirty thousand) litres are to be provided on site.
17. The existing septic system is to be upgraded to cater for the proposed development to the requirements of the Manager of Environment and Building Services.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8:	(File DA 444/89) [10.558]
APPLICANT:	SYDNEY GRAIN PACKERS
DEVELOPMENT APPLICATION:	PRODUCE STORE
OWNER:	VERVEN PTY LTD
LAND & LOCATION:	LOT 2 DP 235250, PITT TOWN DURAL ROAD, PITT TOWN
AREA:	2.024 HECTARES
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RURAL 1(C)
ADVERTISING:	ADJOINING OWNERS NOTIFIED WITH TWO SUBMISSIONS BEING RECEIVED FROM P B STUART AND R & E SHAW
DATE RECEIVED:	21ST DECEMBER, 1989.

REPORT (M.T.P.)

Background

On the 20th January, 1984, Local Environmental Plan No.71 was gazetted which rezoned the land to enable the sale and distribution of stock feed. At its Ordinary Meeting of June, 1984, Council approved a development application for the use of the property for the sale and distribution of stock feed including the erection of six (6) silos subject to eleven (11) standard conditions.

In 1988 Council Officers inspected the premises after objections were received that they were being used for light industrial purposes. Soon after this inspection the use for light industrial uses ceased.

Current Proposal

The application is for the use of the existing permanent buildings on the site for the purpose of a produce store. The types of goods to be sold include lucerne and hay, oats and stock feed. The proposed hours of operation are from 6am to 5pm Monday to Friday and from 6am to 1pm Saturday. The applicant states that they anticipate two truck movements per day. The applicant has commenced operations and imported two temporary buildings on the site for office purposes. Complaints have been received from adjoining owners about the recommencement of development on the site specifically noise, odour, vermin, fire safety and hours of operation.

The follow up action has been held in abeyance until Council determines the application.

Statutory Situation

A Produce Store is defined as a building or place used for the sale by wholesale or retail of stock feeds, grains, seeds, fertilisers, veterinary supplies and the like. The proposal complies with the definition of produce store and maybe approved by Council.

Public Submissions

Two submissions have been received with the following being a summary of the issues raised:

1. Disruption to local amenity by semi-trailers who are delivering seven (7) days a week.
2. Odour problems associated with some of the stock feed. The complainant indicates that some of the stock feed has fish like smell.
3. The proposal is a fire hazard because there is no dam or water supply on the property to fight a fire if it arises.
4. Excessive noise from a bagging machine as well as loud telephone bell.
5. The proposed starting time of 6am is too early. No other produce store opens before 8.30am.
6. Proliferation of vermin especially rats and mice associated with the development.

Planning Assessment

Council's original consent in 1984 was for the use of the current buildings, excluding the two temporary offices, and the erection of six (6) auger feed silos. The current proposal utilises these approved structures.

The two temporary offices are located in front of the main building and detract from the visual quality of the area. The applicant will be required to move these offices to behind the main building thereby not enabling them to be seen from the road or alternatively to provide office space in the building. This can be carried out as a condition of consent.

Parking has been provided as per the original development and is located to the side of the existing buildings. The existing hard all weather surface is satisfactory for loading and unloading on the site. The main entrance to Pitt Town Dural Road is however substandard and will require upgrading to Council's rural crossing standard. The applicant has also erected a secondary crossing to service the rear of the development and this should be removed and replaced with landscaping. In fact landscaping should be provided to the entire frontage of the property. This will screen the existing buildings and working activities from the road so as to improve the overall visual appearance of the development. Also a derelict shed at the rear of the site will be required to be demolished.

The adjoining owner's concerns about fire safety, vermin and hours of operation can be addressed as conditions of consent.

The operating hours of the auger feed silos can similarly be restricted.

In conclusion produce stores are permissible and provide for a rural outlet for surrounding rural land uses. With appropriate conditions the development is capable of being compatible with the existing environment.

Recommendation

That the application be approved subject to;

1-8. Standard Conditions (DAs) 31 (for any internal building works), 32, 33, 70, 80, 85, 100, 105 (7am to 5pm Mondays to Fridays and 7am to 1pm Saturdays).

9. Delivery of vehicles associated with the development shall not enter or leave the site between the hours of 5pm and 7am.

10. Construction of a sealed rural style crossing to suit the existing entrance from the edge of the seal in Pitt Town Dural Road to the street alignment to the satisfaction of the Manager of Engineering Services.

11. A water tank and approved fire fighting equipment shall be installed to the requirements of Council's Fire Control Officer.

12. The unauthorised crossing to Pitt Town Dural Road be removed and reinstated with landscaping.

13. Vermin shall be controlled to the satisfaction of the Manager of Environment and Building Services.

14. The derelict corrugated iron building near the Pitt Town Dural Road frontage at the rear of the development shall be demolished.

Item 27 of the Supplementary Report was dealt with in conjunction with Item 8 above.

Mr.Hinton, the applicant, addressed the Committee.

Mr.R.Shaw addressed the Committee as an objector.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

The Committee inspected the site at 4.15 p.m. Those Aldermen present at the inspection were Aldermen Horrex, Sledge, Denne, Benson, Gibson, Rotherham, Sheather, Michael, Books, and Bazeley .

Alderman Horrex left the inspection at 4.30 p.m. Alderman Sledge then took the Chair.

COMMITTEE'S RECOMMENDATION

THAT THE APPLICATION be approved subject to;

1-8. Standard Conditions (DAs) 31 (for any internal building works), 32, 33, 70, 80, 85, 100, 105 (7am to 5pm Mondays to Fridays and 7am to 1pm Saturdays).

9. Delivery of vehicles associated with the development shall not enter or leave the site between the hours of 5pm and 7am.

10. Construction of a sealed rural style crossing to suit the existing entrance from the edge of the seal in Pitt Town Dural Road to the street alignment to the satisfaction of the Manager of Engineering Services.

11. A water tank and approved fire fighting equipment shall be installed to the requirements of Council's Fire Control Officer.

12. Vermin shall be controlled to the satisfaction of the Manager of Environment and Building Services.

FURTHER that quarterly inspections be carried out for 12 (twelve) months and the results reported to Council.

ITEM 9:	(File DA 416/89) [10.559] W.P. - 15-3-90
APPLICANT:	ENDEAVOUR HOMES PTY LTD
DEVELOPMENT APPLICATION:	DUAL OCCUPANCY DEVELOPMENT
OWNER:	DEPARTMENT OF HOUSING
LAND & LOCATION:	LOT 1041 DP 788674 STEELE PLACE, BLIGH PARK
AREA:	720.6 SQUARE METRES
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RESIDENTIAL 2(A)
ADVERTISING:	ADJOINING OWNERS NOTIFIED. NO SUBMISSIONS RECEIVED
DATE RECEIVED:	27TH NOVEMBER, 1989

REPORT (M.T.P.)

This application seeks Council's consent for the erection of a single-storey dual occupancy development. The development contains two self-contained units comprising an approximate gross floor area of 90.56 square metres, respectively and shall be of a selected brick/tile roof construction.

This parcel of land is above the 1 in 100 year flood frequency level, however, is subject to a rear sewer line easement and, accordingly, the application was required to be moved forward one metre in order to overcome building encroachment over this line. Accordingly, the application is set back only 6.2

metres from the front property boundary line and, hence, the requirement to advertise to adjoining landowners in accordance with Council's advertising policy in respect to dual occupancy developments which encroach upon Council's adopted minimum 7.5 metre front boundary setback standard. No submissions were received during this 14 day public notification period.

Planning Report

This application seeks consent for the erection of a single-storey dual occupancy development comprising of two three-bedroom self-contained dwelling units. This application is in general compliance with the State Government's dual occupancy legislation provisions and is designed to provide the appearance of a large residential single-storey dwelling. This development will have no adverse impact on residential dwellings within the residential estate. Further, no objections were raised from adjacent landowners in respect to the minimum 6.2 metre building line setback of this dual occupancy development. This building line setback provision may be improved with the imposition of adequate landscaped open treatment.

There is no evidence to suggest that this development will adversely affect adjoining properties. Accordingly, the application is recommended for approval, subject to conditions.

Recommendation

The application be approved subject to the following conditions:

1. The development shall be carried out in accordance with the submitted plans dated 27th November, 1989, except where amended.

2. The building line setback shall be a minimum 6.2 (six point two) metres from the front property boundary line.

3-10. Standard conditions (development) 1 ($3,000.00) (three thousand), 31, 40, 62, 70, 73, 100 and 104.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10:	WP 16/3/90	(File DA 441/89) [10.560]
APPLICANT:		L BUCKETT
DEVELOPMENT APPLICATION:		ESTABLISHMENT AND CONDUCT OF A TOURIST FACILITY
OWNER:		TIMBER SLAB COTTAGES PTY LTD
LAND & LOCATION:		LOTS 1 AND 2, DP 523141, BELLS LINE OF ROAD, BILPIN
AREA:		3288 SQUARE METRES

ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - ENVIRONMENTAL PROTECTION 7(D) (SCENIC)
ADVERTISING:	ADVERTISED WITH NO SUBMISSIONS BEING RECEIVED
DATE RECEIVED:	29TH DECEMBER, 1989

REPORT (M.T.P.)

The subject premises (known as The "Ivy Inn") previously operated as a general store and tea room, in accordance with the existing use rights provisions under the Environmental Planning and Assessment Act, 1979. This general store/tea room use lapsed following discontinuance of the use for a period in excess of two years. Accordingly, this application is made seeking consent for the establishment and conduct of a tourist facility to provide a financial return following refurbishment of the premises.

Statutory Situation

The subject premises are currently zoned Environmental Protection 7(d) (Scenic) in accordance with the provisions of Hawkesbury Local Environmental Plan, 1989. Under the provisions of Hawkesbury Local Environmental Plan, 1989 (clause 22(e)), general stores, refreshment rooms and shops are prohibited within lands zoned Environmental Protection 7(d) (Scenic) with direct access to a main or arterial road. Notwithstanding this, the application seeks consent for the establishment and conduct of a tourist facility which includes the provision of refreshments to the travelling or holidaying public, in addition to other tourist related services.

Under the provisions of Hawkesbury Local Environmental Plan, 1989, tourist facilities are permissible in lands zoned Environmental Protection 7(d) (Scenic), subject to Council consent.

Town Planner's Report

Under Council's Carparking Development Control Plan, tourist related refreshment rooms within land zoned Environmental Protection 7(d) require the provision of one (1) car parking space per 10 square metres of dining area plus one car parking space per two employees. There are ten car parking spaces proposed within the subject site and hence, complies with the provisions of the code. However, this car parking area should be setback 7.09 metres from the existing road alignment to take into account the Roads and Traffic Authority road widening requirements and also assist in the adequate manoeuvring of vehicles within the site.

Council should note that this car parking area is located on a separate parcel of land from the subject premises. Accordingly, a condition of consent should be imposed requiring the two lots be held in joint ownership during the currency of the development.

This application is recommended for approval, subject to conditions.

Recommendation

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

1. The development shall be carried out in accordance with the application and submitted plan dated 29th December, 1989.
2-12. Standard conditions (development) 16 (6 metres) (six), 20, 31, 32, 34, 50 (10) (ten), 70, 73, 100, 102 and 52.
13. The 2 (two) parcels of land known as Lots 1 and 2, DP 523141 Bells Line of Road, Bilpin, shall be maintained in the same ownership during the currency of the proposed use.
14. The carparking area shall be setback 7.09 metres from the existing road alignment to take into account the Roads and Traffic Authority road widening requirements and also assist in the adequate manoeuvring of vehicles within the site.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11:	(File DA 19/90) [10.561] MP 6-3-90
APPLICANT:	G H AND N C JOHNSON
DEVELOPMENT APPLICATION:	THE ERECTION OF AN ADDITIONAL MUSHROOM GROWING SHED AND ANCILLARY PACKAGING BUILDING
OWNER:	N J E JOHNSON
LAND & LOCATION:	LOT 4, DP 513000, NO. 105 PITT TOWN ROAD, MCGRATHS HILL
AREA:	854 SQUARE METRES
ZONING:	H A W K E S B U R Y L O C A L ENVIRONMENTAL PLAN, 1989 - RURAL 1(C)
ADVERTISING:	ADVERTISED IN ACCORDANCE WITH COUNCIL'S ADVERTISING POLICY. NO SUBMISSIONS RECEIVED.
DATE RECEIVED:	23RD JANUARY, 1990

REPORT (M.T.P.)

The mushroom growing/packaging building is to be developed within a rear portion of the land which is partially below the 1 in 100 year flood frequency level (below 16.0 metres AHD). The building comprises an approximate gross floor area of 1209 square metres (44m x 28.8m in dimension) and will be developed for the purposes of expanding the current mushroom growing and processing use.

The mushroom growing shed consists of six separate growing rooms, cool room, plus a packaging room.

The applicant indicates that the proposed mushroom growing shed will require the provision of an additional 20 permanent employees to undertake regular mushroom picking and other maintenance practices.

Statutory Situation

The subject land is currently zoned Rural 1(c), in accordance with the provisions of Hawkesbury Local Environmental Plan, 1989. The current mushroom growing and processing operation is defined as a "rural industry".

Council resolved at its meeting of 12th May, 1981, to adopt policy guidelines for the establishment of mushroom growing operations. The policy provides that buildings for growing mushrooms should be set back a minimum 20 metres from the road frontage and at least 5 metres from side boundaries. The policy also suggests a minimum area of 2 hectares is required for mushroom growing and further nominates provisions relating to the disposal of wastes, landscaping and accessways. This application is in general accordance with this code.

The Impact of the Development Application on the Environment

Under normal conditions, mushroom growing practices rarely lead to a source of complaint in respect to odour emissions as distinct from mushroom composting operations. When mushroom compost is delivered to the site, it must be quickly loaded into growing trays (within hours) or otherwise anaerobic processes may reduce the compost efficiency. Accordingly, a mushroom growing practice which operates efficiently would not produce odours in comparison to the characteristic odours derived from anaerobic decomposition processes associated with mushroom composting practices.

The Size and Shape of the Land, the Siting of Buildings or Works Thereon and the Area to be Occupied by the Development

The parcel of land comprises an allotment size of 8511 square metres and is part of the overall landholding under the common ownership associated with the current mushroom growing and processing use/operation. This overall landholding comprises of a total site area of 2.434 hectares. This mushroom growing shed is to be built on the rear or northern point of the subject allotment. This portion of the land is relatively flat and is bounded on the northern property boundary line by flood affected agricultural pasture landholding and as such, the development will not adversely affect the adjacent landholding.

Scale, Size, Height, Design or External Appearance of the Development

Efficient mushroom growing practices require constant 17.5° celsius temperatures within mushroom growing sheds to guarantee productive yields. This temperature prerequisite requires that the mushroom growing sheds are constructed with reflective external cladding materials in order to minimise heat absorption and excessive air conditioning/refrigeration costs which may otherwise arise from dark toned non-reflective external cladding materials. Accordingly, this application nominates that the external finish of the mushroom growing/packaging building and roof cladding shall be of a reflective colorbond or zincalume material, in either "silver grey" or "white" colour. This variation from the normal condition requiring the provision of painted or treated dark-toned non-reflective materials

for farm buildings/sheds is considered supportable, particularly given the existing mushroom growing sheds are also of a reflective external finish.

The provision of appropriate landscaped treatment should be imposed to help screen the development of the site from adjacent landholdings and, in addition, lessen the visual impact of the hard-surfaced areas within the overall site.

Car Parking and Loading Area

The current mushroom growing operation makes provision for on-site car parking and loading within the front portion of the subject allotment. This car parking/loading area is of a hard-surfaced concrete construction and may make provision for additional car parking, as required in respect to this application. Accordingly, a condition of consent should be imposed requiring the provision of ten additional designated car parking spaces.

Summary

This additional mushroom growing operation should not pose any environmental problems or complaints given that mushroom compost must be loaded quickly into growing trays in order to guarantee productive efficiency and hence, is relatively odour free.

Further, the provision of adequate landscaped open treatment along the perimeters of the proposed development shall minimise the impact of the mushroom growing shed on adjacent landholdings.

This application is recommended for approval, subject to conditions.

Recommendation

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

1. The development shall be carried out in accordance with the submitted plan dated 23rd January, 1990.
2-13. Standard conditions (development) 11, 20, 31, 32, 35, 36, 50 (6) (six), 52, 61, 70, 100 and 102.
14. The mushroom growing and packaging building shall not exceed 5 (five) metres at the roofline apex, nor exceed 3.5 (three point five) metres at the eave connection between the roof and the side wall. In this regard, the building height and plans of the development shall be submitted in conjunction with the building application.

Alderman Horrex declared an interest in this item and vacated the Chair, which was taken by Alderman Sledge.

COMMITTEE'S RECOMMENDATION

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

1. The development shall be carried out in accordance with the submitted plan dated 23rd January, 1990.

2-13. Standard conditions (development) 11, 20, 31, 32, 35, 36, 50 (10) {ten} 52, 61, 70, 100 and 102.

14. The mushroom growing and packaging building shall not exceed 5 (five) metres at the roofline apex, nor exceed 3.5 (three point five) metres at the eave connection between the roof and the side wall. In this regard, the building height and plans of the development shall be submitted in conjunction with the building application.

added condition.

Alderman Horrex returned to the Chair.

Gleaw. 13-3-90.

ITEM 12:	(File DA 2/90) [10.562]
APPLICANT:	D CHRISTOU
DEVELOPMENT APPLICATION:	THE ERECTION OF FOUR X THREE-BEDROOM TOWNHOUSES
OWNER:	YAMAGA HOLDINGS PTY LTD
LAND & LOCATION:	LOT 1, DP 538377, NO. 22 TEVIOT STREET, RICHMOND
AREA:	1182 SQUARE METRES
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RESIDENTIAL 2(A)
ADVERTISING:	ADJOINING LANDOWNERS NOTIFIED IN ACCORDANCE WITH COUNCIL'S ADVERTISING POLICY. FOUR SUBMISSIONS WERE RECEIVED
DATE RECEIVED:	4TH JANUARY, 1990

REPORT (M.T.P.)

This parcel of land is a regular shaped block and comprises a total allotment size of 1182 square metres.

The applicant indicates the intent of the proposal is to provide private rental housing in the short or medium term to help ease the shortages currently experienced in the private rental accommodation market within the Hawkesbury region.

Public Notification

Four submissions were received. The major points of objection as derived from the submission includes:-

1. The two-storey town house development may, in effect, lead to privacy/overlooking problems on adjacent single-storey dwellings.
2. The application may impose overshadowing problems and in turn may cause a loss of solar access.
3. The proposal may further increase drainage problems in College Street.
4. The development would generate high levels of vehicular movements within a low traffic residential precinct.
5. Inadequate on-site car parking concerns.

The current 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, villa units, town houses and terrace buildings within all Residential 2(a) zones. Council is therefore in the position to make provision for varied housing styles/types within residential precincts in order to assist prevailing housing shortages, and as such it is considered the minor loss of amenity which may be experienced by the adjacent western property landholding does not warrant formal refusal of this application. Further, the privacy concern may be mitigated by the provision of appropriate landscaped treatment. This treatment would include the provision of planting Australian native trees and shrubs, which at maturity will "soften" the apparent bulk of the building, provide visual screens and in addition contribute to the natural foliage pattern within the area.

A shadow diagram was made in order to assess the overshadowing issues, as raised in the submissions. This diagram corresponds to the lowest extreme of sunlight being 22nd June in order to calculate the worst potential overshadowing problems which could arise from the application. The diagram indicated that a relatively minor portion of the rear adjacent allotment is subject to potential overshadowing effects.

Relationship to Adjoining Land

The application nominates the provision of a 4 metre minimum building line setback from the western property boundary line, an 8 metre minimum building line setback from the eastern property boundary line, in addition to a 1.5 metre minimum building line setback between the rear carport and the rear boundary line. The design is considered compatible with the adjacent properties.

Car Parking and Access

Under Council's Medium Density Housing DCP, three-bedroom unit/town house developments require the provision of two (2) covered car parking spaces per dwelling plus one (1) visitor's car parking space per 5 dwellings. In this regard, the application requires the provision of eight (8) covered car parking spaces plus one (1) open visitor's car parking space and hence is in compliance with the provisions of the plan.

The provisions of the DPC require a minimum 3 metre wide driveway for developments which are at or in excess of nine (9) individual units. This application makes provision for six metre wide entry/exit point and 3 metre minimum variable accessway to the rear portion of the site and is further in compliance with the minimum 6.7 metre driveway width requirement for 90 degree car parking spaces.

The current application will have a negligible effect in terms of traffic generation and associated impact to the surrounding residential precinct.

Summary

The adjoining landholding on the western property boundary line may experience a minor loss of amenity in respect to this development, however, it is not considered that this loss of amenity warrants refusal of this application. The shape, size and orientation of the subject allotment makes it difficult to undertake a town

house development proposal which allows the land to be economically developed yet does not impact on the adjoining land.

This application is in compliance with the provisions of the code in terms of minimum private open courtyard spale, maneouvring/turning areas, design considerations and road frontage setbacks.

This application is recommended for approval, subject to conditions.

Recommendation

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

1. The development shall be carried out in accordance with the submitted plan dated the 4th January, 1990.

2-11 Standard Conditions (DAs) 16 (delete "residential", "6m (six)") 17,50(9) (nine), 31, 34, 70, 73, 100, 104, 6($6908.00) (six thousand nine hundred and eight).

12. 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 for approval with the B.A. where the disposal of drainage and the provision of drains across land zoned by other drainage easements to Council's requirements shall be provided for which documentary evidence will be necessary prior to approval of the Building Application.

Mrs.Fennell addressed the Committee, as an objector.

COMMITTEE'S RECOMMENDATION

THAT THIS MATTER be deferred pending a report on the drainage situation or a resolution of the drainage situation.

FURTHER :

1. A REPORT BE brought forward to Council in respect to the drainage of the area of South Richmond which has been under discussion surrounding College Street, and, in particular, the problem which exists be advised including the effect of continued development in the locality.

2. Ways and means that the drainage problem, if any, can be overcome.

3. The cost of such works to be included in the report.

ITEM 13: WP - 153-90 (File DA 427/89) [10.563]
APPLICANT: 4-D PUBLISHING PTY LTD
DEVELOPMENT APPLICATION: DESKTOP PUBLISHING
OWNER: D M AND T D EMBERSON
LAND & LOCATION: LOT 17, DP 561145, NO. 105 LENNOX STREET, RICHMOND
AREA: 698 SQUARE METRES
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RESIDENTIAL 2(A)
ADVERTISING: ADVERTISED, WITH NO SUBMISSIONS BEING RECEIVED
DATE RECEIVED: 8TH DECEMBER, 1989

REPORT (M.T.P.)

This application seeks Council's consent for the establishment and conduct of a desk-top publishing business within the subject premises. This desk top publishing business shall be conducted by the owner within two rooms of the premises between the hours of 9.00am and 5.00pm. This operation involves the use of a computer and laser printer and possible binding equipment.

This application is defined as a "home activity" in accordance with the provisions of Hawkesbury Local Environmental Plan, 1989. The use is permissible within land zoned Residential 2(a), subject to Council consent.

Under Council's Carparking Development Control Plan, the establishment of a "home activity" requires the provision of only one carparking space. This application can provide for this.

Recommendation

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

1. The use shall be carried out in accordance with plans received by Council dated the 8th December, 1989.

2-4. Standard Conditions (DAs) 33, 37, 50 (1) (one).

5. The hours of operation shall be confined to between 7.30am and 6.30pm Mondays to Fridays and 9.00am to 5.00pm Saturdays and Sundays.

6. All deliveries to and from the site being carried out by the occupant of the premises.

7. All loading and unloading in relation to the use of the premises taking place wholly within the property.

8. The number of persons working on the premises being limited to one and this person shall be the resident of the dwelling on the property.

9. The approval being specifically to 4-D Publishing Pty Ltd and not being transferable.

10. Compliance with the following requirements of "Home Activities" as defined in HLEP 1989:

the activity does not -

(i) interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;

(ii) involve exposure to view from any public place of any unsightly matter;

(iii) require the provision of any essential service mains of a greater capacity than that generally available in the locality;

(iv) involve the employment of persons other than residents of the dwelling-house or dwelling; or

(v) involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (one) metre by 0.6 (naught point six) metres exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 14:	(File DA 9/90) [10.564]
APPLICANT:	MR A JONES
DEVELOPMENT APPLICATION:	THE ERECTION OF FOUR (4) X TWO BEDROOM SINGLE STOREY VILLA UNITS
OWNER:	MR A JONES
LAND & LOCATION:	LOT 102, DP 775240, WILLIAM STREET, NORTH RICHMOND
AREA:	1194 SQUARE METRES
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - RESIDENTIAL 2(a)
ADVERTISING:	ADVERTISED WITH NO SUBMISSIONS
DATE RECEIVED:	11TH JANUARY, 1990

Write Down to WTC 16-3-90

REPORT (M.T.P.)

The subject land comprises of a "battle-axe" shaped vacant block. The battle-axe handle is 4 metres in width and 34.81 metres in length.

Statutory Situation

The subject land is zoned Residential 2(a) under the provisions of Hawkesbury Local Environmental Plan, 1989. Under the provisions of Hawkesbury Local Environmental Plan, 1989, villa units are permissible with Council consent.

Town Planning Report

The application nominates the provision of private rear/side courtyard/landscaped open space in excess of 30 square metres for each separate villa unit. This landscaped open space permits solar access within the courtyard areas and in addition makes provision for a satisfactory side setback from the property boundary lines. In this respect it complies with the Medium Density DCP.

Carparking and Access

Under the Medium Density DCP two bedroom villa unit developments require 1.5 covered carparking spaces per dwelling plus one (1) visitor's carspace per 5 dwellings. Accordingly, the application requires the provision of 6 covered carparking spaces. This application makes provision for six (6) covered carparking spaces comprising of four (4) garages and two (2) carports in addition to one open visitor carparking space and as such is in compliance with the provisions of the plan.

The provisions of the DCP require a minimum driveway/accessway width of three (3) metres. This application makes provision for a three (3) metre wide sealed accessway to the battle-axe allotment and as such is in compliance with the provisions of the plan. Notwithstanding this, the rear accessway handle comprises of 34.81 (thirty four point eight one) metres in overall length from William Street to the block and should be provided with a passing bay.

The application complies with the provisions of the DCP in regard to density requirements, manoeuvring areas, external finishes/materials and general design considerations.

This application is recommended for approval, subject to conditions.

As part of the subdivision creating the land, Council is responsible for construction of the access handle and vehicular crossing.

Recommendation

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

1. The development shall be in accordance with the submitted plan dated the 11th January, 1990 except where amended by conditions of consent.

2-11 Standard conditions 2, 6($6908.00) (six thousand, nine hundred and eight dollars),9, 31, 33 53, 70, 73, 87, 100.

12. The provision of a hard-surfaced passing bay at the end of the access handle adjacent to the courtyard at Unit 1 in accordance with the plan as amended in red.

13. The provision of internal screen fencing shall be of an approved design and to the satisfaction of the Manager of Environment and Building Services.

14. 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 for approval with the Building Application.

15. Parking shall be provided for seven (7) 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 to Council's requirements. Full details of works shall be submitted for approval with the Building Application. Further, Council will undertake construction of the access handle and the vehicular crossing following completion of the development.

COMMITTEE'S RECOMMENDATION

AN INSPECTION BE carried out.

The Committee inspected the site at 5.45 p.m. Aldermen who attended the inspection were Aldermen Horrex, Bazeley, Benson, Books, Denne, Gibson, Michael, Rotherham, Sheather and Sledge.

COMMITTEE'S RECOMMENDATION

THAT THE APPLICATION be deferred pending advice from the Local Traffic Committee on the effect of existing and likely medium density development on the local road system.

W.P. 17-8-90

ITEM 15:	(File DA 430/89) [10.565]
APPLICANT:	MANPIN HOLDINGS PTY LTD
DEVELOPMENT APPLICATION:	ERECTION OF TWENTY FIVE TOWN HOUSES GENERALLY IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THE APPLICATION - REFERENCE NO. 89/57/DA01-DA08 (STAGE 1 ONLY)
OWNER:	MANPIN HOLDINGS PTY LTD AND MR B ELPHICK
LAND & LOCATION:	LOT 1 DP 515370 & LOT 6 DP 534175, 679-681 GEORGE STREET, SOUTH WINDSOR.
AREA:	11,673 SQUARE METRES

ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 - PART RESIDENTIAL 2(A) AND PART RURAL 1(C)
ADVERTISING:	ADJOINING PROPERTY OWNERS NOTIFIED WITH OBJECTIONS BEING RECEIVED FROM E TURNER (3 RICKABY ST), MRS E COOPER AND MR & MRS MONGER (11 RICKABY ST), D BANNISTER (13 RICKABY ST), L BUSH (5 RICKABY ST), M PAPANDONY (675-677 GEORGE ST), NAN BINGHAM (695 GEORGE ST), N & H ADAMS (1 RICKABY ST), MR & MRS F ELIAS (685 GEORGE ST), MRS RIACH (691 GEORGE ST).
DATE RECEIVED:	13TH DECEMBER 1989

REPORT (M.T.P.)

Proposal

The stage 1 application (the subject of this report) seeks consent to erect 25 two storey townhouses on the residential zoned part of the subject land. The development comprises of 9 x 2 bedroom and 16 x 3 bedroom townhouses, with associated car parking and landscaping.

The majority of the land is flood liable being below the 1 in 100 year flood frequency level of 16 metres. The lowest part of the development site is approximately 13.5 metres which corresponds approximately to the 1 in 20 year flood frequency level for the area, being 13.4 metres.

A proposed stage 2 indicates further townhouse development in the rural zoned part of the land down to the 1 in 10 year flood frequency level of 12.2 metres. Therefore the proposed stage 2 requires a rezoning of the land to Residential 2(a) and the filling of that land. It is considered that because of the flood liability of the land, this second stage should not be supported.

Statutory Provisions

The use of that part of the land zoned Residential 2(a) for townhouse development is a permissible use of the land with Council consent under Hawkesbury Local Environmental Plan 1989. The objectives of the Residential 2(a) zone are:

(a) to provide for housing and associated facilities in locations of high amenity and accessibility;

(b) to enable development for purposes other than residential only if it is compatible with the character of the living area and has a domestic scale and character; and

(c) to ensure that development does not create unreasonable demands, in the present or in the future, for provision or extension of public amenities or services.

Clause 25 of the LEP is concerned with the development of flood liable land and provides that for existing residential zones, dwelling houses are permissible on land with a level as low as the 1 in 10 year flood frequency level provided that it is filled to the 1 in 20 year flood frequency level with all habitable floors to be at the 1 in 100 year flood frequency level. The application complies with this criteria by utilising different floor layouts so that all habitable floors will be at or above 16 metres A.H.D. As a consequence no major land filling will be required for the units to achieve these levels.

Clause 22 of the LEP applies to development adjoining main or arterial roads. Any development should be setback at such a distance, having regard to:

(a) the nature, scale and function of the building;
(b) the maximisation of sight distances for drivers using the road;
(c) the minimisation of distractions to drivers using the road; and
(d) any possible need to alter the road alignment in the future.

Council's Development Control Plan for Medium Density Housing requires a 10 metre setback from main roads. The proposal complies in this regard, and due to its location along George Street, will have adequate sight distance for vehicle entry and departure.

Public Submissions

Adjoining owners were notified of the proposal, in accordance with Council's advertising policy, with nine objections being received. A precis of these objections is provided below:

- loss of privacy for adjoining landowners;
- overshadowing of adjoining properties;
- loss of rural views;
- local drainage problem will worsen;
- increased traffic in Rickaby Street;
- increased traffic noise;
- deciduous trees along the north eastern boundary of the site will fall into backyard pool;
- decline in property values;
- increase in noise as a result of the development; and
- loss of back entrances to adjoining properties to the north east.

These issues are discussed in the remainder of this report.

Planning Assessment

Character/Design Quality/Amenity

The proposed development has been designed to reflect the historic nature of the Windsor area. Federation elements such as boarded gables, timber, balustrading,

finials and fretwork have been incorporated into the design of the buildings, together with a heritage colour scheme.

Although the townhouses will be two storeys in height, they will still be in keeping with surrounding residential development, and as such should not adversely affect the amenity of the area.

Relationship to Adjoining Development

Whilst it is recognised that there will be some loss of privacy to the landowners on the north eastern side of the property, an attempt has been made to minimise this loss by providing smaller tree screen planting along the boundary and providing a setback of 5 metres. Further, the north eastern elevations of townhouses 1 and 19 will not contain any windows. Similarly, smaller evergreen trees are proposed along the south western boundary of the property to minimise any loss of privacy to this adjoining landowner.

The proposed development will generally only overshadow the property to the south west of the site. However, this is not considered to be unreasonable given the setback of the development from the south western boundary, the number of existing trees along this boundary and the area of the adjoining property.

Open Space

Each town house has been provided with a 30 m^2 courtyard in accordance with the requirements of Council's Medium Density Development Control Plan. Most of the courtyards will receive a reasonable amount of sunlight during all months of the year. However, in those circumstances, where rear yard space is in shadow, smaller front courtyards have been provided.

A secure children's play area is also proposed on the site and in this regard, details of play equipment and fencing should be submitted with the building application.

Whilst Council's Development Control Plan for Medium Density Housing does not require the provision of public open space on the site, the flood liable land at the rear of the property could be utilised in part for this purpose, as well as the reserve on the corner of Rickaby and Cox Streets.

Landscaping

The landscaping proposed on the site involves densely planted earth mounding along the front of the property, with feature trees to define the driveway entrance. This landscaping will act as a visual and noise barrier to the development, as well as enhance the streetscape in this area.

Deciduous trees around individual courtyard areas are proposed to provide summer shading and winter sun penetration. Smaller tree screen planting is proposed along the boundary areas as visual buffers.

Access and Parking

The proposal is provided with off street parking in excess of the requirements of Council's Development Control Plan for Medium Density Development, particularly having regard to the provision of stacked parking adjacent to townhouses 6 to 10, 21, 23, 24 and 25.

Internal driveways are considered to be adequate and will be constructed of concrete and selected segmented paving to "break up" the expanse of sealed area.

Adequate site distances are available along George Street in the vicinity and minimal traffic conflicts are likely to eventuate given the scale of the proposed development. Alternative access to the site from Rickaby Street is not considered to be necessary to cater for the twenty five townhouses and may, in fact, be undesirable in terms of increased traffic flow along Rickaby Street. George Street can adequately accommodate the increased traffic generated by the proposal, given the existing high levels of traffic which currently utilise this road.

Drainage

It is proposed that all roof and surface waters be discharged to Council's stormwater system. Council's engineer will require that satisfactory arrangements be made for the disposal of drainage from the site.

Other Concerns

Whilst there is no evidence to suggest that adjoining properties would be devalued if the application were approved, this argument is not considered sufficient to warrant refusal of the proposal.

It is recognised that noise generated by increased traffic and residents on the site will result. However, this will be reduced to some extent by proposed landscaping and fencing, and the location of the internal roadway in the middle of the site.

Conclusion

Whilst it is acknowledged that the proposed development will have an effect on adjoining landowners, the concerns raised by local residents are not considered sufficient to warrant refusal of the application. The proposal is consistent with the objectives of the Residential 2(a) zone and complies with the requirements of Council's Development Control Plan for Medium Density Housing. The development is considered to have considerable merit and as such should be supported.

Recommendation

That:

A. The application be approved subject to compliance with the following conditions:

1-10 Standard conditions (DAs) 1 ($57,500 [fifty seven thousand five hundred]), 10, 11, 18, 31, 33, 61, 73, 104, 120.

11 The construction of kerb and gutter, 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 over the frontage of the land together with any such works as are necessary to make this construction effective.

12 Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6 (six) metres.

13 Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Damage Requirements for Commercial, Industrial and Medium Density Developments. Details to be submitted for approval with the building application.

14 Parking spaces, accessways and aisle widths 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.

15 A contribution of $39,721 (thirty nine thousand seven hundred and twenty one) based on $1,727 (one thousand seven hundred and twenty seven) per additional dwelling being a contribution for open space and community facilities as a consequence of medium density development.

16 Details of proposed fencing are to be submitted with the building application.

17 Details of children play equipment and fencing are to be submitted with the building application.

18 Satisfactory arrangements are to be made with Council for the provision of sewerage reticulation to the proposed development.

19 All habitable floor levels are to be at or above 16.0 (sixteen) metres, Australian Height Datum.

B. The applicant be advised that Stage 2 of the proposed development is independent of Stage 1, and approval for Stage 1 does not guarantee support for a Stage 2 rezoning application should one be submitted.

C. All landowners who made submissions on the proposed development be advised of Council's decision and its reasons as outlined in this report.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Deferred Was Row to go to TC 16-3-90

ITEM 16:	(File DA 5/90) [10.566]
APPLICANT:	JAMES MATTHEW HOMES PTY. LTD.
DEVELOPMENT APPLICATION:	ERECTION OF 2 X 3 BEDROOM AND 3 X 2 BEDROOM VILLA HOUSES GENERALLY IN ACCORDANCE WITH THE PLANS DATED 5.1.90, REF. NO.13488
OWNER:	JAMES MATTHEW HOMES PTY. LTD.
LAND & LOCATION:	LOTS 107 & 108, DP 775240, WILLIAM STREET, NORTH RICHMOND.
AREA:	1500M^2
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 : RESIDENTIAL 2(A)
ADVERTISING:	ADJOINING OWNERS WERE NOTIFIED OF THE PROPOSAL, WITH NO SUBMISSIONS BEING RECEIVED.
DATE RECEIVED:	8TH JANUARY, 1990.

REPORT (M.T.P.)

Proposal

Application has been made seeking Council's consent to erect 2 x 3 bedroom and 3 x 2 bedroom villa houses on the subject land, together with associated car parking and landscaping. The proposed villa houses are of a "Californian Bungalow" style, and will be of brick veneer construction with tiled roofs.

The villa units range in size from 74.4 m^2 to 100.0m^2, and will have courtyards ranging in area from 53.0m^2 to 140.0m^2. Covered parking for 9 vehicles is also proposed to be provided on the site.

Statutory Situation

The subject land is zoned Residential 2(a) under Hawkesbury Local Environmental Plan, 1989. The proposed villa units are permissible on the site with Council's consent.

Planning Assessment

Character/Design Quality/Amenity

The subject site is located adjacent to a residential area where development is primarily comprised of single storey detached dwellings. Given that the proposed villa houses are also single storey, have a minimum setback of 3.0 metres from side and rear boundaries and will be constructed of materials compatible with surrounding development, no adverse effect on the character of the locality is likely.

Although more than half the area of the courtyards provided with units 4 and 5 will not receive direct sunlight during mid-winter, there will be some sunlit area

The development has been designed to maximise private, secure open space areas and will present an attractive elevation to William Street.

Private Open Space

Each courtyard provided on the site is well in excess of the minimum area requirements under Council's Medium Density Development Control Plan. Appropriate landscaping of these yards will ensure the privacy of all residents is maintained as well as the privacy of future adjoining landowners.

Landscaping will also enhance the appearance of the development and improve the general streetscape.

Access and Parking

Council's Medium Density Development Control Plan requires the calculated provision of 9.5 car parking spaces on the site or 10 rounded up to the nearest whole number. The applicant however has only provided 9 spaces. Nevertheless, this is considered reasonable given the layout of the development, as stacked parking for unit 3 visitors can be provided in front of their double garage, without affecting the movement of vehicles associated with the other villa units on the site.

Other Concerns

The villa houses are to be developed over two allotments and, consequently, it is considered desirable that the allotments be consolidated prior to occupation of the villa houses.

Recommendation

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

1-8 Standard conditions (DAs) 16 (delete "residential", 6m [six]), 31, 33, 40, 61, 70, 73, 120.

9. A contribution of $5,181.00 (five thousand one hundred and eighty one) 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, town houses, etc.).

10. 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.

11. Parking spaces, accessways and aisle widths are to be constructed with a sealed pavement, drained and marked to Council's requirements. Full details of works shall be submitted for approval with the building application.

12. Compliance with any requirements of the Water Board in relation to the sewer lines traversing the site.

COMMITTEE'S RECOMMENDATION

THAT THE MATTER be referred to the Local Traffic Committee for consideration of the stress placed upon a singular road, namely William Street, in relation to the numbers of housing and therefore numbers of expected vehicles utilising the particular roadway and brought forward to the next Committee Meeting.

WP. 16-3-90.

ITEM 17:	(File DA 8/90) [10.567]
APPLICANT:	JEAN LONG
DEVELOPMENT APPLICATION:	UTILISE PART OF AN EXISTING DWELLING FOR THE RETAIL SALE OF ANTIQUES GENERALLY IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THE APPLICATION.
OWNER:	D.R. & J. LONG
LAND & LOCATION:	PART LOT 6, DP 16626, NO.22 RICHMOND ROAD, WINDSOR.
AREA:	2,352m^2
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989 : RESIDENTIAL 2(A)
ADVERTISING:	ADJOINING OWNERS WERE NOTIFIED OF THE PROPOSAL, WITH NO SUBMISSIONS BEING RECEIVED.
DATE RECEIVED:	10TH JANUARY, 1990.

REPORT (M.T.P.)

Proposal

Council is in receipt of an application to use three rooms at the rear of an existing dwelling on the subject land for the retail sale of antiques. The three rooms have a total floor area of 40m^2. Hours of operation will be from 10.00 a.m. to 5.00 p.m., seven days a week.

Off street parking for two vehicles is provided at the front of the site and an unloading area at the rear.

The use has already commenced on the site.

Statutory Situation

The development may be defined as a "tourist facility" and, as such, is permissible on the site, with Council's consent.

The property is also classified as an item of environmental heritage under Schedule 1 of the Local Environmental Plan.

Planning Assessment

Character/Amenity of the Area

The subject site is surrounded by Wellington's Smash Repairs to the east and south-east; residential dwellings to the south and west; and a veterinary clinic to the north west. As such, the development will not have a detrimental effect on the amenity of the neighbourhood, but rather, will be more in keeping with the Residential 2(a) zoning of the area.

Heritage Significance

The applicant has carried out substantial work to improve the external appearance of the heritage item. Whilst this work is compatible with the age and significance of the building, a fibro infilled verandah still remains.

The use of the dwelling for the retail sale of antiques is permissible on the site with Council's consent. As such, it is considered unreasonable to require the removal of this verandah as part of any approval for the development.

Access and Parking

Council's Car Parking Development Control Plan requires the provision of off street parking at a rate of 1 space/40m^2. In other words, only one car parking space is required. The applicant however proposes to provide two spaces at the front of the site, which will need to be constructed, drained and sealed to the requirements of the Manager of Engineering Services.

Adequate area is available at the front of the site to allow both vehicles to enter and leave the site in a forward direction.

A loading/unloading area is also provided at the rear of the property to cater for a station wagon, which visits the site up to 5 times a week.

Recommendation

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

1-2. Standard conditions (DAs) 32, & 50(2[two]);
3. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site to the satisfaction of the Manager of Engineering Services.
4. An adequate on site area for loading/unloading is to be constructed with an all weather pavement to the satisfaction of the Manager of Engineering Services.
5. Operating hours shall be limited to 10.00 a.m. to 5.00 p.m., Monday to Sunday. Any alteration of these hours will require Council consent.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 18: (File L10/87) [10.568] Michael 16-3-90

SUBJECT: REZONING TO PERMIT 1 HECTARE SUBDIVISION ALONG PART OF RACECOURSE ROAD AND RICKABY STREET, CLARENDON.

REPORT (M.T.P.)

At Council's meeting of 14th November, 1989 it was resolved that "a draft local environmental plan be prepared for the land highlighted on the map by dark edging, to permit, subject to a number of controls, subdivision into lots with a minimum area of 1 (one) hectare and that the Director's delegate issue a Section 65 certificate to allow the plan to be placed on public exhibition".

The Director's delegate issued a Section 65 Certificate on 20th November, 1989 and the draft plan was placed on public exhibition between 7th December, 1989 and 5th January, 1990. In addition comments were sought from the Water Board, Telecom Australia, Prospect County Council and the State Rail Authority. A submission was sought from the State Rail Authority as it was considered that the Authority may be interested in any increase in usage of the level crossing over the railway line at Clarendon.

Public Submissions

A single public submission has been received from Christine and Robert Johnson congratulating Council on the proposal and reiterating their support for the proposed rezoning.

Public Authority Submissions

Submissions have been received from the State Rail Authority of N.S.W and the Water Board.

The State Rail Authority raises no objection to the rezoning.

The Water Board objects to the draft plan and advises that:

> "...The proposal would require a change of zoning from 2 ha min to 1 ha min and create at least 20 new lots with a majority of the lots being affected by the 100 year flood limit.
>
> The Hawkesbury system has been designed to supply existing zonings. Due to problems associated with providing marginal increases in bulk supply to the Hawkesbury system, proposals such as this could set up a precedent which may seriously affect the future level of servicing to the existing consumers.
>
> Accordingly the Board cannot agree to this proposal."

In response to the Board's objection it should be noted that the rezoning only has potential to create a maximum of 15 additional lots, not 20 lots. The Board does not respond specifically to the availability of reticulated water in the Clarendon area but rather refers to general problems associated with providing marginal

Planning Assessment

Character/Amenity of the Area

The subject site is surrounded by Wellington's Smash Repairs to the east and south-east; residential dwellings to the south and west; and a veterinary clinic to the north west. As such, the development will not have a detrimental effect on the amenity of the neighbourhood, but rather, will be more in keeping with the Residential 2(a) zoning of the area.

Heritage Significance

The applicant has carried out substantial work to improve the external appearance of the heritage item. Whilst this work is compatible with the age and significance of the building, a fibro infilled verandah still remains.

The use of the dwelling for the retail sale of antiques is permissible on the site with Council's consent. As such, it is considered unreasonable to require the removal of this verandah as part of any approval for the development.

Access and Parking

Council's Car Parking Development Control Plan requires the provision of off street parking at a rate of 1 space/40m^2. In other words, only one car parking space is required. The applicant however proposes to provide two spaces at the front of the site, which will need to be constructed, drained and sealed to the requirements of the Manager of Engineering Services.

Adequate area is available at the front of the site to allow both vehicles to enter and leave the site in a forward direction.

A loading/unloading area is also provided at the rear of the property to cater for a station wagon, which visits the site up to 5 times a week.

Recommendation

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

1-2. Standard conditions (DAs) 32, & 50(2[two]);
3. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site to the satisfaction of the Manager of Engineering Services.
4. An adequate on site area for loading/unloading is to be constructed with an all weather pavement to the satisfaction of the Manager of Engineering Services.
5. Operating hours shall be limited to 10.00 a.m. to 5.00 p.m., Monday to Sunday. Any alteration of these hours will require Council consent.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

COMMITTEE'S RECOMMENDATION

The Committee did not make a recommendation.

ITEM 19: (File DA 142-89) [10.569] ✓ W.P. 16-3-90.

SUBJECT: PROPOSED SHOPPING CENTRE COMPLEX OVER THE SITE BOUNDED BY GEORGE STREET (MALL), BAKER STREET AND MACQUARIE STREET, WINDSOR (FORMER HAWKESBURY VALLEY MOTORS SITE)

REPORT (M.T.P.)

Council at its meeting of 11th July, 1989 resolved to approve this application subject to 21 conditions. The application was for a shopping complex comprising 30 shops including a supermarket and 700 sq m of office space.

Correspondence has now been received from a real estate agent acting on behalf of the owner objecting to Condition No. 21 of the consent. This condition provides as follows:

> "21. An archaeologist is to be engaged and is to be present on site during site preparations. A report on any surface structures or artefacts is to be presented to Council as historical record and items donated to Council free of cost."

The agent indicates that a potential developer of the land is reluctant to proceed with the redevelopment of the site unless Council deletes the clause. In addition it is advised that several people interested in the site have also commented that this particular clause would create quite an obstacle financially should the site works be ordered to cease for any length of time.

The basis for the inclusion of condition 21 of the consent can be found in a report on the conservation study for Loder House referred to the same meeting on 11th July, 1989. It will be recalled that the primary reason for the conservation study was to assess the impact of the proposed shopping centre development. The site is in the oldest part of the commercial centre and it is possible that it may contain sub surface structures and artefacts.

Both the agent, owner and potential developer have discussed the condition with a Council officer. They have been advised that it is not Council's intention to sterilise development should any artefacts be found, merely that there location be recorded prior to removal. Should sub surface structures or artefacts be found then this is likely to involve some additional expense as manual labour would be required to expose the relics for recording and removal. However, once this has been done work can proceed as normal.

Following explanation of Council's intentions in the matter, the applicant and his representatives indicated that the major concern was with the Heritage Council imposing a Heritage Order on the advice of the archaeologist. This had apparently been the experience of a developer at a site in Parramatta and the resultant delays had significantly reduced the viability of the project.

The condition does not require any stay on development should relics be found, only to the extent that they be exposed, recorded and then removed. It is considered that in the circumstances Condition No. 21 is reasonable and that Council cannot be responsible for the actions of other authorities.

Recommendation

That Condition No. 21 of the development consent for DA 142/89 approved on 11th July, 1990 not be deleted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 20: (File 4454w) [10.570] [10.570]

SUBJECT: C. JOHNSON - LOT 5 DP 227054 WINDSOR ROAD, VINEYARD - REQUEST FOR REZONING TO PERMIT SUBDIVISION

REPORT (M.T.P.)

The following correspondence has been received:

> "... I suggest that my proposed subdivision is not inconsistent with the general subdivision pattern in the immediate area and that the release of three (3) one acre lots will have minimal effect on water supply demands and the sewerage disposal system.
>
> Is it possible for Council to consider permitting subdivision of my land on perhaps an informal basis which would mean that the previous technical restrictions would no longer be relevant?
>
> I would like this letter, its appendices and previous correspondence to be tabled for discussion at the next Council meeting.
>
> P.S. I only wish to be able to dispose of three one acre lots and keep two where my home is positioned ..."

The subject land is on the corner of Windsor Road and Level Crossing Road at Vineyard and has an area of 2.225 hectares. The prevailing zone provides for a minimum allotment size by subdivision of two hectares and, accordingly, the correspondent's proposal for five x 0.4 hectare (1 acre) lots is substantially inconsistent with the current zoning. Notwithstanding, there are a number of

smaller lots opposite the subject land, however, land to the rear and elsewhere in the locality is generally consistent with the two hectare provisions.

The land is in an area previously identified by the Water Board as being critical in terms of its ability to serve further lots and, indeed, there a number of existing lots in the locality that do not have reticulated water.

Should Council approve this proposal, it would create an expectancy for similar support for other landowners in the vicinity. The proposal therefore cannot be justified at this time.

Recommendation

That Council not support the correspondent's request to subdivide the subject land into 5 (five) x 0.4 (four) hectare lots.

Mr.Johnson addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL NOT support the correspondent's request to subdivide the subject land into 5 (five) x 0.4 (four) hectare lots at this time but that an on site inspection be made and that the matter be further reported.

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

COMMITTEE'S RECOMMENDATION

THAT A REPORT be prepared on the potential for subdivision of the subject and surrounding land and that the Department of Planning be advised that Council supports, in principle, subdivision of the land in particular and the locality in general. Further that Council recognises that there may be a difficulty with service of water by the Water Board but that it supports the provision of water storage tanks and restricted supply volume to enable further subdivision to take place.

ITEM 21: (File P161-2) [10.571] michael 16-3-90

SUBJECT: THE PARKING STRATEGY - WINDSOR

REPORT (M.T.P.)

Background

A chronology of this matter is as follows:

At the Corporate Management Workshop held on 18th & 19th February, 1989, there was discussion of the availability of off street parking in Windsor and it was recommended that a report be brought forward.

In response to the Workshop, Council at its meeting on 12th July, 1989 requested that a report be prepared on parking requirements in Windsor including the possibility of tiered parking.

The report requested at Council's meeting on 12th July, 1989 was placed on the agenda of Council's meeting of 3rd October, 1989. At this meeting Council resolved to:

(a) Take immediate steps to remove logs in Hollands Paddock Carpark and implement proper line marked parking facilities.
(b) Investigate tiered parking in Hollands Paddock Carpark with a full report to be brought forward on the costings and implementation of tiered parking.

Part of (a) of the resolution was actioned soon after the meeting date. The investigation of the tiered parking in Hollands Paddock was reported to Council at its meeting on 14th November, 1989. At this meeting Council resolved that:

(a) the information in the report concerning the feasibility of decked parking in Hollands Paddock be received; and

(b) that a report be brought forward to Council on the possibility of tiered parking on the Kable Street/Macquarie Street existing carpark.

A report on the possibility of tiered parking on the Kable Street/Macquarie Street carpark was considered at Council's meeting on 12th December, 1989. It was resolved that:

(a) the information in the report concerning the feasibility of tiered parking of the carpark at the corner of Kable Street and Macquarie Street be received;

(b) Council reconsider the development of tiered parking on the Kable Street/The Terrace existing carpark and that a further report on all aspects of the proposal be brought before Council.

The following report addresses Council's report in (b) above.

Introduction

The carpark at the corner of Kable Street and The Terrace currently provides 99 (ninety nine) spaces. In a report to Council on the 3rd October, 1989, it was advised that a further 80 (eighty) spaces could be provided if a deck was constructed over the existing carpark and that the cost of doing so was in the order of approximately $800,000 with the cost of provision of each space being $10,000.

Costings

Detailed estimates of the cost of construction of the proposed two level carpark have been prepared. The estimates indicate that the cost of construction of a two level carpark on the land is approximately $1.2 million. This estimate is based on Cordell's building cost indicators for new construction (January, February, March, 1990) and is for the minimum standard of construction, that is ramps and steps, no lifts, open sides, minimum amenities and lighting.

In the construction of the deck carpark, it is anticipated that approximately 13 (thirteen) of the existing 99 (ninety nine) spaces will be lost due to provision of ramps, trolley bays and motorcycle parking. The upper level of the carpark will provide approximately 88 (eighty eight) spaces. For the figure of $1.2 million, it is estimated that approximately 75 (seventy five) additional spaces could be provided. This is a cost of $16,000 per additional space - approximately double Council's existing contribution in lieu of onsite parking.

Implications

Given that funds are not currently available for construction of the proposed carpark, Council will, if it decides to support this option, need to make provision within a future program.

The proposal will have further implications in terms of aesthetics and visual impact. Whilst the proposed carpark will no doubt have visual and aesthetic impacts when viewed say from the Hawkesbury River, these will be somewhat mitigated by the sloping nature of the land and existing planting of trees along the riverbank. Despite this, other measures will need to be taken at the time of construction.

Although the proposed two level carpark will enable an additional 75 (seventy five) spaces to be provided, the cost of this suggests that provision of multi-storey parking is simply not cost effective at the present time within Windsor. The nature of the cost of provision of the proposed two level carpark further means that the existing parking shortfall will not be addressed in the short-term. For this reason, a more cost effective alternative should be investigated for provision of approximately 75 (seventy five) additional spaces in close proximity to the commercial centre.

Acquisition of Water Board Lands (Johnston/Fitzgerald Streets)

The Water Board currently owns approximately 1,970 sq metres of land adjacent to the Fire Station. The water tower and holding tanks associated with the former Windsor Supply Works are situated on the land. Accessible from both Johnston and Fitzgerald Streets, the land is zoned Special Use 5a (Reservoir) under the Planning Instrument.

Preliminary investigation indicates that were this land acquired by Council and redeveloped for the purpose of parking, approximately 77 (seventy seven) spaces could be provided. Whilst acquisition of the land would necessitate rezoning to Special Use 5a (Parking), the rezoning would be a minor matter involving a change from one Special Use Zone to another. Following acquisition, site works

would also need to be undertaken to level the site following dismantling and removal of the aboveground tanks.

It is not possible to provide Council with an indication of the total cost of the Johnston/Fitzgerald Street carpark nor the cost of provision of each space at this time as valuations are not available.

Conclusion

Whilst a two level carpark may be constructed at the corner of Kable Street and The Terrace providing an additional 75 (seventy five) spaces, detailed estimates indicate that the cost of this is substantial being in the order of approximately $1.2 million. It is obvious that such an amount would necessitate commitment in the estimates for a number of years. Construction of the proposed two level carpark at the corner of Kable Street and the Terrace would have further implications in terms of aesthetics and visual impacts.

The construction of a two level carpark in Windsor is simply not cost effective at the present time when ground-level sites are available and suitable within the town for this purpose such as the Water Board lands between Johnston and Fitzgerald Streets.

Recommendation

(a) That information in the report concerning the feasibility of tiered parking at the corner of Kable Street and The Terrace be received.

(b) That negotiations take place with the Water Board for acquisition and/or resumption of lands between Johnston and Fitzgerald Streets for the purpose of carparking and that the matter be further reported to Council.

COMMITTEE'S RECOMMENDATION

(a) **THAT THE INFOR**MATION in the report concerning the feasibility **of tiered parking** at the corner of Kable Street and The Terrace be **received.**

(b) **That negotiations** take place **with** the Water Board for acquisition **and/or resumption** of lands **between** Johnston **and** Fitzgerald Streets **for the purpose of car**parking **and that the matter be further** reported **to Council.**

(c) **That a report be bro**ught forward **on the feasibility** of providing angle **parking on the foot**path area **in The Terrace fronting Mr.Paine's property between the** current **car park and Fitzgerald Street.**

ITEM 22: (File L4/89) [10.572] ✓ Michael 16-3-90

SUBJECT: REZONING OF LAND BETWEEN BLIGH PARK AND SOUTH WINDSOR TO PERMIT RESIDENTIAL DEVELOPMENT (BLIGH PARK EXTENSION)

REPORT (M.T.P.)

The draft local environmental plan and draft development control plan were reported to Council's meeting of 11th July, 1989 (item 24, page 62). It was resolved:

1. That Council support the Draft Local Environmental Plan and Draft Development Control Plan and make application to the Department of Planning for a Section 65 Certificate to allow the plans to be placed on public exhibition.

2. That all relevant servicing authorities be notified of the Draft Plans and be requested to provide comment.

3. Upon receipt of the Section 65 Certificate, the draft plans be placed on public exhibition for a period of 28 days and that affected property owners be notified directly by mail.

A Section 65 Certificate from the Director of the Department of Planning was received by letter dated 23 October, 1989. The draft plan has been formally placed on public exhibition and affected property owners were directly notified by mail.

The exhibited draft local environmental plan and draft development control plan have been subject to revision as a consequence of the public submissions as well as a detailed investigation of road layout, and drainage provision. Where possible, consideration has also been given to the existing ownership pattern so that "unproductive" uses such as roads are shared as equitably as possible. However it should be appreciated that in a planning exercise such as this there are a myriad of considerations, often conflicting, and that the ultimate solution cannot satisfy all design goals, nor every landowner.

The revised plans, which have been circulated to the affected property owners, recommend a number of changes to the exhibited plans. The major changes are:

* Slight variations in road layout to improve lot yield and to more equitably distribute the road "burden".

* Slight variations in the zone boundaries to better utilise flood free land and land which is just below the 16 metre contour.

* The addition of further open space in the centre of the release area. This is flood liable land being part of lot 21 DP 27136, Berger Road owned by Mr M and Mrs J Parsons. It is proposed that this land be acquired instead of a relatively undesirable lineal strip along South Creek.

* The addition of a drainage retention basin adjacent to Collith Avenue zoned 6(b) proposed open space. This is on Portion 309 Collith Avenue owned by Mr M and Mrs A Jonjin.

* The addition of a drainage path zoned 5(a) Drainage through Portion 308 on the corner of Collith Avenue and Rifle Range Road owned by Mr N Jackett.

* The denial of direct access onto Rifle Range in accordance with a recommendation of the Bligh Park Traffic Management Study. It should be noted that this will also apply to land within Bligh Park which is yet to be developed.

Public Submissions

In response to the exhibition of the draft local environmental plan submissions have been received from Tom Lonsdale (lot 341 Rifle Range Road), Mrs Joan Pye (lots 11 and 12, Woods Road), M.J. & V.R. Carty (lot 26 Berger Road), John Madgwick (lot 1 DP 240451 Fairey Road), Ken Hansford (on behalf of the owners of land at the corner of Collith Avenue and Rifle Range Road and Marie Budd (lot 44 DP 27136 Fairey Road). A summary of these submissions together with comment follows:

Mr Tom Lonsdale - *Requests that lot 341 be zoned 3(b) Special Business to provide "high quality integrated office and residential development". Also submits that the roundabouts could be better utilised to enable the residents of South Windsor access to facilities in Bligh Park. Objects to a proposed road bisecting the land.*

Comment - Provision for business zones in the area was made as part of the initial planning for Bligh Park. In fact the major business zone for Bligh Park is proposed to be located opposite the subject land. This proposal will also likely conflict with the "access denied" status of Rifle Range Road. Council will be aware that Hawkesbury Local Environmental Plan, 1989 already permits many traditional special business uses in residential zones. For example, offices for professionally qualified people are now permitted in the residential zones. It is not recommended that the zoning of the land be changed to 3(b) Special Business.

In respect of the road location, this has been determined by the optimum layout for all lots. The relocation of the road will almost certainly reduce the overall lot yield and result in a less desirable road layout.

Mrs Joan Pye - *Objects to the proposed location of a road, as it conflicts with an intended building site. It is also argued that the land is the highest part of the property.*

Comment - The location of the road has been varied slightly to provide a building site close to that desired by the correspondent. However, it was not possible to significantly alter the location of the road as it is needed to provide access to adjoining properties.

M.J. & V.R. Carty - *Requests permission to fill the land at the rear of lot 26, Berger Road to 15.5 metres with the floor level of dwellings to be at 16 metres. It is then proposed to subdivide the land into 4 residential lots.*

Comment - Contour information supplied to Council by the Central Mapping Authority indicates that the highest point on the land has a level of approximately 15.5 metres. On average, the land falls to 15 metres approximately 15 metres from Berger Road and then to 14 metres approximately 45 metres from Berger Road. While the draft local environmental plan does propose some filling of flood liable land it is only intended that this be minor and certainly not more than 1 metre. Such minor filling is of value in utilising fill and rationalising boundaries. With respect to the subject land up to 2 metres of fill would be required to bring the land up to 16 metres A.H.D. This is considered to exceed a reasonable provision for filling. Accordingly it is not recommended that permission be given to allow the subdivision of the land into 4 residential lots.

John Madgwick - *Refers to lot 1 DP 240451 Fairey Road and requests that minor filling be allowed from the RL 15m line and above to maximise the use of residential land and to take full advantage of the view over South Creek.*

Comment - Lot 1 contains a knoll adjoining land which was zoned Residential 2(a) on the exhibited draft plan. This knoll contains a significant area above the 15 metre contour which commands views of the South Creek floodplain. It is recommended that land with a level at or above the 15 metre contour be zoned Residential 2(a).

Given that there may be some errors in the orthophoto information supplied by the Central Mapping Authority (+ or -0.5 metres) and that the zone boundaries are plotted at a scale of 1:4000 it is considered desirable that specific provision be made in the local enviromental plan instrument for filling. In terms of the criteria discussed above this would provide that notwithstanding the zoning, except where the land already contains a dwelling, any subdivision which will create lots with a potential for the erection of dwellings, must have a lawful natural level at 22nd December, 1989 sufficient for the erection of a dwelling at or above 15 metres A.H.D.

Marie Budd - *Objects to the retention of a rural zoning for lot 44 DP 27136, Fairey Road.*

Comment - The land has a level of between 10.5 metres at the Fairey Road frontage and 15 metres in the corner most remote from Fairey Road. In terms of the criteria discussed above the land does not have any potential for a residential subdivision. In addition it is within a 400 metre radius of the Bligh Park Sewerage Treatment Plant, this being part of a buffer recommended by the Department of Planning.

Public Authority Submissions

The following public authorities were notified of the draft plans on 5th December, 1989 and were requested to provide comments within one month:

- Water Board
- Roads & Traffic Authority
- Telecom Australia
- Prospect County Council

To date the only authority to respond has been Telecom Australia which has advised as follows:

> *"...The area presently falls inside the Windsor Exchange area but it is Telecom's intention to adjust the exchange boundary to feed it from Berkshire Park Exchange or to establish a separate exchange to service this area.*
>
> *In both cases, Telecom will be looking at extending its facilities from the southern end i.e. Bligh Park. Road access from Rifle Range Road will be required.*
>
> *There should be little problem in providing telephone service to the area due to its close proximity to Bligh Park. Normal arrangements apply as existing for Bligh Park."*

Section 94 Contributions

Council will be aware that the Department of Housing in consultation with the Joint Venture for Bligh Park has been negotiating to acquire land within this release area. If Council were certain that the Joint Venture were to proceed with the development of the area then it would not be necessary to fix a contribution under Section 94 of the Act, but merely to specify the works which needed to be undertaken and require the Joint Venture to construct them.

Unfortunately, at this stage despite all the advantages of the Joint Venture (or any single developer for that matter) undertaking the whole development, it is possible that other developers will be involved in the area. Consequently, it is necessary to fix contributions under Section 94 of the Environmental Planning and Assessment Act to cover the provision of open space, the embellishment of open space, the construction of community facilities, the provision of downstream drainage, and external roadworks.

(i) Open Space and Community Facilities

Open Space - The local environmental plan provides for approximately 10 hectares of open space. The anticipated lot yield of the area is 850 lots which equates with a population of approximately 3,000 at 3.5 persons per dwelling. The accepted rate of provision of open space is 2.8 hectares per 1,000 population equating to a minimum standard of 8.4 hectares. Given that much of the land is flood liable, it is considered that the excess provision of 1.6 hectares is reasonable.

Most of the open space in the centre of the release area is attributable to Bligh Park and is currently being acquired by Council. Therefore this area is not included in the calculation.

All of the open space attributable to the release area is either flood liable or has a dual use as drainage retention. Based on recent acquisitions it is considered that an average acquisition figure would be $125,000 per hectare. This figure will of course increase over time.

It will be noted that this figure is the same as that adopted by Council at its meeting on 13th February, 1990 for Section 94 contributions in rural and residential areas. Therefore it is proposed that this figure also apply to the

release area. The applicable contribution for the land component is then $1,238 per additional lot.

Land Component for Community Facilities - On the basis of the report to Council's meeting of 13th February, 1990 the applicable contribution is $343 per additional lot.

Embellishment of Community Facilities and Open Space Land - On the basis of the report to Council's meeting of 13th February, 1990 the applicable contribution is $840 per additional lot.

Therefore the total contribution for open space and community facilities is $2,421 per additional lot.

Given changes in the anticipated lot yield of this release as well as changes in the planning and composition of Bligh Park (eg medium density dwellings v detached dwellings) it is considered desirable that the Social Plan prepared for Bligh Park and this release area in 1986 be updated. The Social Plan indicates the location and type of recreation and community facilities which should be provided for the area. It is recommended that the Social Plan be updated by a professional consultant at a cost of approximately $10,000. This cost should be met by the imposition of a Section 94 levy of $12 per additional lot.

(ii) Downstream Drainage

The draft local environmental plan makes provision for a retention basin beside Collith Avenue and a drainage surcharge path close to the intersection of Collith Avenue and Rifle Range Road. It is likely that other downstream drainage works will be required particularly from the major open space area.

It is difficult to cost such works prior to the preparation of subdivision plans however a typical allowance for such work is $500 per additional lot.

(iii) External Roads

The traffic study indicates that Rifle Range Road and its extension should become the main collector road for the Estate. This will require upgrading of the standard of the intersection of Rifle Range Road/George Street and the possible widening of Rifle Range Road between Collith Avenue and George Street to 4 lanes.

In addition a number of roundabouts will be required in Rifle Range Road.

While it is not addressed in the study, if Rifle Range Road is to succeed as a collector road with a greater traffic volume than Colonial Drive it may also be necessary to install traffic lights at the intersection of Rifle Range Road and George Street.

A cost estimate for all of this work is in the vicinity of $800,000 excluding any property acquisition. Assuming that 40% of the cost of this work is attributable to this new release area (Bligh Park comprising the other 60%) then the per lot contribution is $376.

Therefore the total S94 contribution for the area should be $3,309 per additional lot. This figure should be reviewed annually to compensate for price changes and also any changes in design standards.

Any developer should be permitted to offset required dedications for open space, drainage or special road setbacks against this contribution.

The Development Control Plan

It will be noted that the draft development control plan documents the denial of direct access onto Rifle Range Road. This should also be expressed in an instrument which accompanies the DCP. Provision should also be made in the DCP to require the dedication of an additional 5 metre strip parallel to Rifle Range Road to allow for the setback of fences and the provision of a unifying landscaping treatment.

The Draft DCP also indicates the proposed closure of Berger Road and Fairey Road. These closures were recommended by the Bligh Park Traffic Study to reduce the potential for heavy traffic from the South Windsor industrial area taking a "short cut" to Richmond Road.

Unlike the draft LEP the draft DCP will apply to the existing Bligh Park area in respect of increasing the reservation for Rifle Range Road, the setback of fences and the provision of landscaping.

Summary

The draft plan should be forwarded to the Department of Planning for information purposes only at this stage as there is likely to be some minor changes to the maps for the reasons as indicated in the report.

Recommendation

1. That the draft local environmental plan for the Bligh Park extension be adopted in principle and be submitted to the Department of Planning for information purposes.

2. That the Section 94 charge of $3,309 (three thousand, three hundred and nine dollars) per additional lot be adopted for 1990 and be subject to annual review.

3. That the draft development control plan be adopted in principle together with accompanying notes detailing the provisions of the plan.

4. That consultants be engaged to update the Bligh Park Social Plan.

5. That the final plans when compiled be reported to Council for adoption and forwarding for final gazettal procedures.

Messrs.M.Parsons, T.Devine, N.Jackett and T.Lonsdale addressed the Committee as objectors. Mrs.Ciccarelli asked questions relating to her property.

COMMITTEE'S RECOMMENDATION

1. THAT A FURTHER REPORT be compiled on acquisition procedures and methodology for affected lands and with particular emphasis on Lots 21, 308 and 341 and that report be brought forward to Council's next Ordinary Meeting.

2. That the Section 94 charge of $3,309 (three thousand, three hundred and nine dollars) per additional lot be adopted for 1990 and be subject to annual review.

3. That the draft development control plan be adopted in principle together with accompanying notes detailing the provisions of the plan.

4. That the draft local environmental plan for the Bligh Park extension be considered for adoption following the further report requested to be brought forward to the Ordinary Meeting.

5. That consultants be engaged to update the Bligh Park Social Plan.

6. That the final plans when compiled be reported to Council for adoption and forwarding for final gazettal procedures.

ITEM 23: (File P160) [10.573] ✓ Michael 16-3-90

SUBJECT: BLUE MOUNTAINS EASTERN ESCARPMENT STUDY

REPORT (M.T.P.)

Council has recently received a Study undertaken by the Department of Planning in consultation with the National Parks & Wildlife Service, Soil Conservation Service, the Department of Lands and the Blue Mountains, Hawkesbury and Penrith Local Councils.

The Study addresses the potential conflict between the development of the escarpment and its conservation. It is not a statutory document but a framework for the planning and management of the escarpment. Its main objective is the conservation of the area's environment. It therefore recommends policies that ensure where development occurs it is sympathetic with the conservation objective.

Its main recommendations and conclusions are as follows:

- Residential development should be limited to those areas already zoned for that purpose.
- The entire escarpment should be covered by escarpment preservation/environment protection provisions.
- Small lot (Rural Residential Development) should be confined to areas physically capable of sustaining it.

- There should be no access for horses and vehicles to areas of environmental significance and/or high erosion hazard.
- Vegetation clearance should be prohibited on slopes greater than 33% (thirty three percent) and/or within 20 (twenty) metres of watercourses.
- All development should require consent.
- That Plans of Management should be prepared for the major features and lookouts of the escarpment.

The Study also divides the escarpment into smaller areas and makes recommendations about these areas. Recommendations have been made regarding the Yarramundi, Grose River Gorge/Woods Reserve, Little Wheeny Creek, Burralow, Little Island Creek and the Islands areas. For the main part, these recommendations deal with preservation of the existing vegetation, preparation of plans of management to address access and recreational tourist use, rezoning of areas to Environment Protection, encouragement of woodlot planting along property fence lines and limit vegetation clearing on hilltops and ridgelines and certain slopes.

Hawkesbury City Council has already undertaken a number of the initiatives contained in the Local Environmental Study in its new 1989 Planning Instrument. The other recommendations will be useful in Council's Rural Land Study and other planning initiatives in and around the escarpment.

Recommendation

That the information on the contents of the Blue Mountains Eastern Escarpment Study be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 24: (File LEP 12/89) [10.574] ✓ Ghow 16-3-90

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 Council, in consideration of a proposal to subdivide the subject land into 10 residential allotments, resolved that negotiations with the applicant take place with the aim of reducing the lots 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.

Discussions have taken place with the applicant and he has indicated that 9 lots in lieu of the 10 proposed would be a suitable negotiation with Council, where it was indicated to him by the Manager of Town Planning that 5 lots would be a better proposition and more in keeping with the most recent subdivision on land

to the west, and would also allow the possibility of on site disposal of wastes by enviro cycle method.

The Water Board has been written to in accordance with Council's resolution however, to date, a reply is not to hand. The applicant has also indicated that he will discuss the proposal with the Board and provide Council with a letter from them if he is able. The applicant agreed with the Manager of Town Planning that the matter would be further reported to Council when these responses are to hand.

Recommendation

That the progress on negotiations with the applicant and the Manager of Town Planning concerning subdivision of the land be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 25: (File S89/19; S90/30) [10.575] ELIZABETH 16-3-90

SUBJECT: PATTERSONS LANE, GROSE VALE

REPORT (M.T.P.)

Background

In 1971, Council, in considering a subdivision application, resolved to seek dedication of Pattersons Lane from Grose Vale Road to the western boundary of Portion 135, Parish of Kurrajong for a width of 66 ft (20m), provided the necessary land acquisition was at no cost to Council. (Refer to diagram A)

However, as Council was unable to obtain the consent of all affected landowners, it resolved in August, 1975, that no further action be taken regarding dedication at that time.

Report

Council has now received a submission from McKinlay Morgan and Associates Pty. Ltd. on behalf of one of the affected landowners, Mr. R. Sawyer, seeking dedication of Pattersons Lane as a public road, generally within its present physical location, with the necessary road opening survey at no cost to Council. Mr. J. Hibbert, the other landowner affected by the proposal, has given his consent to the dedication.

The reason for seeking such dedication is to formalise existing access arrangements to other properties in Pattersons Lane, as well as facilitate future subdivision of Mr. Sawyer's land into 4 ha. allotments, in accordance with the provisions of Hawkesbury Local Environmental Plan, 1989.

The applicant has submitted that as existing services are located approximately 1.5 metres from the southern boundary of the proposed road, and the road is located along a ridge line, whereby minimal earthworks would be required for road construction, a width of 15m would be adequate for dedication purposes.

Council's adopted policy, however, requires a road reserve of 20 metres for all rural roads, except for a lane serving one or two lots, whereby an 18 metres wide road reserve is required. As the road is intended to serve up to eight lots, following subdivision of Mr. Sawyer's land, a road reserve of 20 metres is considered necessary.

Under the provisions of Clause 11(2) of the Local Environmental Plan, Mr. Sawyer's land may, with Council's consent, be subdivided into 6 x 4 ha. allotments. The dedication of the proposed road in its existing location is considered the most desirable in terms of providing access to these 6 allotments as well as to land east of Mr. Sawyer's property. This location, however, would result in an undersized allotment being created. Nevertheless, as this proposed allotment (approximately 2.5 ha.) will contain the existing residence and associated outbuildings/sheds, the dedication of the road is considered reasonable, to ensure the owner achieves the lot entitlement expected of the property.

Further construction works in Pattersons Lane will be required, at the applicant's expense, upon the subdivision of Mr. Sawyer's land into 4 ha. lots.

Recommendation

A. Council agree to the dedication of Pattersons Lane from Grose Vale Road to the eastern boundary of Part Portion 134 Parish of Kurrajong for a width of 20 (twenty) metres, provided the necessary land acquisition is at no cost to Council.

B. A Plan of Acquisition be prepared by McKinlay Morgan and Associates Pty. Ltd to the satisfaction of Council.

C. The Seal of Council be affixed to documents as necessary to carry out the dedication.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 26: (File P160) [10.576] Ghtnn - 16-3-90

SUBJECT: DEVELOPMENT OF LAND BY FILLING

REPORT (M.T.P.)

A number of Aldermen have raised their concern in relation to the number of properties accepting fill material and whether there is some controlling mechanism for this development.

The filling of land, other than very minor works, e.g., a domestic garden or landscaping, and even then providing there is no effect on adjoining landowners, requires Council's development consent.

A number of landowners have been written to recently indicating that they are carrying out unauthorised filling and have been requested to either remove the fill forthwith or to submit a proper development application for Council's consideration.

Planning and Health & Building Department officers have been instructed to be watchful for possible unauthorised filling operations so that appropriate action on these can also be instituted.

There is likely to be more illegal filling in the city or, alternatively, more applications for consent for filling, as further development in the City and adjoining local government areas takes place, particularly, as there is a general perception by many landowners whose land is partly flood liable that, if they fill it to a certain level, they can achieve development rights, which is not necessarily the case.

It is considered that an advertisement should be placed in the local paper advertising the fact that filling requires Council approval and indicating that any applications should be accompanied by justifying documentation. It is considered that the documentation should at least cover the following points:-

1. The area of land to be filled.
2. The volumes of fill required and the types of fill to be utilised.
3. A contour plan of the land both prior to fill and after fill showing finished levels.
4. A statement or diagram indicating effect, if any, on adjoining properties.
5. The proposed end land use of the filled area.
6. The approximate truck movements and time of deliveries.
7. Types of equipment utilised to spread and compact the fill.
8. Certified engineering drawings, etc. of large and/or difficult fill proposals.

Other matters may be required to be addressed depending upon the circumstances of the situation and, in any case, the provisions of the environmental planning legislation make it incumbent on applicants to demonstrate the environmental effect of their proposal.

Council will be kept informed of the progress of existing unauthorised fill when responses from the landowners are to hand.

Recommendation

That the information on unauthorised land fill operations be received and that an advertisement be placed in the local newspaper advertising the fact that filling of land requires Council consent and that any application for consent requires matters to be addressed as indicated in the report.

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION on unauthorised land fill operations be received and that an advertisement be placed in the local newspaper advertising the fact that filling land requires Council consent. Applications for consent require the following to be addressed :

1. The area of land to be filled.
2. The volumes of fill required and the types of fill to be utilised including the utilisation of topsoil on the development.
3. A contour plan of the land both prior to fill and after fill showing finished levels.
4. A statement or diagram indicating effect, if any, on adjoining properties.
5. The proposed end land use of the filled area.
6. The approximate truck movements and time of deliveries.
7. Types of equipment utilised to spread and compact the fill.
8. Certified engineering drawings, etc. of large and/or difficult fill proposals.

ITEM 27: (File DA 444/89) [10.577]

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

REPORT (M.T.P.)

Council is in receipt of a petition signed by 13 persons all residents in the locality of the subject premises. The petition is in support of the application and raises the following points for Council's consideration:-

- There are a number of other "cottage crafts" in the locality, all operating without complaint.

- Council's garbage truck creates as least as much noise as the proposed trucks utilising the development.

- The proponent, "... Mr. J. Hinton, has been a resident of the locality all his life, employs a staff of eight (8) persons and is trying desperately to conduct a business in a manner satisfactory to his neighbours and himself, but is being met by the same inane, immature pettiness that has driven at least 4 other businesses away from this area...".

- There has not been any undue noise associated with work from the premises in the opinion of the petitioners and contrary to other objections that have been received by Council.

- "... The business employs labour, bringing trade to the local shop and their presence and activity must surely help to deter any criminal intention in the area".

One of the petitioners, Mrs. Scott, has spoken to the Manager of Town Planning concerning the proposal and has indicated that she is a nearby landowner and has had no problems associated with the business. Mrs. Scott also stated that Mr. Hinton, the proprietor, has only good intentions for the business and locality, and is well aware of the concern of his neighbours and, accordingly, would operate it in a satisfactory manner.

Recommendation

That the information contained within the petition be considered by Council in its determination of the development proposal.

COMMITTEE'S RECOMMENDATION

See Item 8.

SECTION 3 - FINANCE

ACCOUNTS PAID

COMMITTEE'S RECOMMENDATION

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

General Fund Nos.	84836 -	85474	$4,131,949.90
Trust Fund Nos.	7559 -	7582	$2,184,142.45
			$6,316,092.35

STATEMENT OF BANK BALANCES, INVESTMENTS AND FORM 2

COMMITTEE'S RECOMMENDATION

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

ITEM 1: (File C48) [20.273]

SUBJECT: DEPARTMENT OF FAMILY AND COMMUNITY SERVICES RESTRUCTURING OF COMMUNITY GRANTS PROGRAMME.

REPORT (T.C.)

Advice has been received that the Department is reviewing its Community Services Grants Programme. It is proposed that the following Programme areas be included in the Review.

Local Government Salary Subsidies;
Family Support Services;
Neighbourhood Centres;
Youth Services;
Child Protection Services;
Aboriginal Development Projects;
Generalist Community Development Projects;
Multicultural Development Projects;
Some Disability Services;
Counselling Services;
Some Aged Services; and
Some Special Children's Services.

The level of funds provided by the Department of Community Organisations has risen from $406,713 in 1975/76 to $216 million in 1989/90.

The Review will examine the nature and appropriateness of the existing

Key areas to be addressed are;-

Policy	. programme objectives and service models . resource requirements
Planning	. needs indicators and benchmarks . resource requirements
Evaluation	. performance indicators . resource requirements
Administration	. funding process . programme management

The Department has called for comment from Councils regarding three possible options for the new programme.

1. The Status Quo, under which there are six major categories of grants with a complex list of funding categories and budget items.

2. A division between general and specialist projects. The "Generalist Subprogramme" focuses on the needs of the whole community and includes community development, information services, local government subsidies, family support services and peak organisations. The "Specialist Subprogramme" focuses on specific target groups including youth, children, disabled, multicultural, women, aged and Aborigines.

3. A focus on disadvantaged groups and communities. Two subprogrammes are included:-

    a. target groups; and
    b. infrastructure.

    There would be priorities, common to both programmes.

    The advantages of the third proposal are seen as:-

    a. allowing for the development of overall objectives;
    b. responsive to locally identified needs;
    c. less complex;
    d. consistent with Departmental policy;
    e. allows definition by target group;
    f. retains flexibility to meet local needs;
    g. provides clear direction for planning at both state and local level; and
    h. ensures that high need areas receive funding.

The Department requests comment from Council.

Recommendation

Council recommend to the Department of Family and Community Services that the Review of the Community Services Grants Programme (i) examine options which allow for consultation with Councils and local communities in assessing needs and developing services (ii) continue to fund at an appropriate level the

COMMITTEE'S RECOMMENDATION

COUNCIL RECOMMEND TO the Department of Family and Community Services that the Review of the Community Services Grants Programme (i) examine options which allow for consultation with Councils and local communities in assessing needs and developing services (ii) continue to fund at an appropriate level the community services functions carried out by Councils.

FURTHER THAT THE matter be further reported with more detail regarding the three possible options for the new programme.

ITEM 2: (File T230-1) [20.274]

SUBJECT: UPGRADING OF PRINTING FACILITIES

REPORT (T.C.)

As reported in Council's 1990 Draft Estimates Report, the existing Ricoh offset printer located in the Print Room has reached the end of its economic life and has a continuous need for maintenance and repair with parts becoming increasingly obsolete. The machine was purchased in 1981. Council subsequently provided in the 1990 Estimates for the replacement of the existing printing equipment. Council will be aware the quality of copies currently produced on the existing facilities are inadequate.

Tenders were recently invited for the upgrading of the printing facilities and details of the twelve (12) submissions received are as follows:-

1.	DBE Australia - Ricoh FT 7770 copier	20,640
2.	Remington - Selex GR 7080 copier	20,940
3.	Konica Business Machines Pty Ltd - Konica 5070 copier	21,680
4.	Canon Australia Pty Ltd - Canon NP 8580 copier	22,675
5.	Gestetner Pty Ltd - Gestetner 2355ZDF and Gestetner 5170 copy printer	31,815
6.	Xerox - Rank Xerox 1090 copier	72,500
7.	Dataprint Pty Ltd - AB Dick 9840 offset printer	77,185
8.	Seligson & Clare Australia - Heidelberg TOK offset printer	80,900
9.	Itek Graphix Pty Ltd - Itek 975PFA offset printer	83,400
10.	Maruka Machinery Australia Pty Ltd - Ryobi 3200 PFA offset printer	83,880

11. Kodak - Kodak Ektaprint 235 84,080

12. AM International - AM Model 3850 offset printer 92,700

It should be noted that of the twelve (12) responses, seven (7) were in respect of high volume copies and five (5) tenders were for offset printers and associated equipment including platemakers and 120 bin collators.

In assessing each of the tenders particular attention was directed to the durability, reliability, speed, copy cost and support services for each of the products. The assessment process also included demonstrations of the equipment and discussions with organisations currently using the equipment.

Despite the high volume copiers generally being cheaper than offset printers in terms of the initial purchase price, it is considered that the offsets would provide a greater long term level of service and efficiency for the organisation. The basis of this argument being as follows:-

a. Durability and Reliability - based on Councils current usage the expected economic life for the high volume copiers as indicated from the manufacturer ranges from three (3) years for the Ricoh FT 7770 to seven (7) years for the Kodak Ektaprint 235. Each of the offset printers have an economic life expectancy of eight (8) to ten (10) years with some equipment exceeding a ten (10) year economic life. It is pointed out that a few of the tenderers for the copiers recommended Council purchase two (2) of their machines which is not considered a viable option.

b. Speed - The copy speed for the high volume copiers ranges from 35 to 85 copies per minute. The offset printers are capable of 166 copies per minute and the Itek 975PFA and Ryobi 3200PFA offset printers are capable of 166 double sided copies per minute. It is recognised that the need for producing masters for the offset printers consumes some of the speed advantage of the offset printers. The existing equipment produces a maximum 100 copies per minute.

c. Copy costs - Operational costs for high volume copiers are far greater than the offset printers. Operational costs include service and maintenance, consumables, cost of masters and electricity.

d. Maintenance - Experienced operators of both high volume copiers and offset printers from organisations visited for demonstrations, indicated that offset printers are more suitable for in house maintenance as the copiers are electronic. This factor is considered critical particularly when attempting to achieve business paper deadlines.

e. Recycled Paper - The high volume copiers generally will not accept recycled paper, whereas the offset printers do. It should be noted that of the tenders received for high volume copiers the Kodak machine was considered to be the best having regard to its capabilities in meeting the organisations' needs, however its general specifications are below the capacities of the majority of offset printers.

Having identified the shortcomings of the high volume copiers a closer assessment of the offset printers and ancillary equipment was undertaken. During this exercise attention was focused on the distinctive features of the equipment,

reliability, operational costs and the reputation of the suppliers particularly in regard to service and support.

The features and copy costs of each of the offset printers were fairly similar however as pointed out previously the AM International, Itek and Ryobi machines are capable of producing double sided copies at the same maximum speed as the single sided Heidelberg and AB Dick machines. Heidelberg equipment is widely acknowledged even by its competitors within the printing equipment industry as the top of the range for offset printers however, they have only tendered a single sided printer. The cost of Heidelberg double sided press is approximately $200,000.00 and not a cost effective proposition for Council.

The acquisition of a double sided offset printer is strongly supported due to their speed and efficiency and should result in a greater level of service being achieved in the Printing and Stationery Programme. For example, with the preparation of an average size 150 page double sided business paper the double sided printers are capable of producing the paper in half the printing time as the single sided printers. On this basis it is expected that with the speed and efficiency of a double sided offset printer that time saving of at least 50% will be achieved with the Council/Committee business papers as well as a higher quality of printed product.

Of the three products with double sided printing capability, the AM International equipment is almost $10,000.00 (ten thousand dollars) more expensive than the other options. It is the slowest and the mechanical configuration of the machine appears to have created a greater potential for paper jams as was evidenced during an "in plant" demonstration of the equipment. Additionally, a number of organisations currently utilising AM International have indicated their servicing could be greatly improved. The Itek and Ryobi offset printers are identical equipment and made by the same manufacturer in Japan with Itek Graphix Pty Limited and Maruka Machinery Australia Pty Limited being respectively the Australian agents for the equipment. It is noted that no Australian organisations are involved in the manufacturing of high volume copiers or offset printers.

The packages tendered by both Companies includes the offset printers, 120 bin collators and platemakers and details are as follows:-

Company/Product	Printer	Platemaker	Collator	Initial Purchase Price
Maruka-Ryobi 3200PFA	46,080	16,800	21,000	83,880
Itek Graphix - Itek 975PFA	44,900	16,300	22,200	83,400

Additionally, Maruka have offered a maintenance package for $9,000.00 per annum while the Itek maintenance package will cost $6,100.00 per annum. It is proposed that a maintenance agreement be entered into. Importantly it should also be noted that the Itek quotation includes an automatic document feeder for the platemaker and extended conveyor belt linking the offset with the collator. Maruka have itemised these components as optional extras and the cost is not included in their tender price detailed above but would be in the order of $5,000.00.

In order to maximise the efficiency of Councils printing function it is also considered necessary that a 120 bin collator be acquired to replace the existing 20 bin collator and an automatic document feeder be included with the platemaker to allow the operator to attend to other duties during the relatively slow process of platemaking.

Notwithstanding the fact that the Itek and Maruka solutions are almost identical (only the recommended platemakers differ) the recommended tender has been determined on the basis of cost, service and support. In this regard the tender from Itek Graphix Pty Limited is supported. The initial purchase price is lower and includes an automatic document feeder for the platemaker and extended conveyor belt for the collator which are worth approximately $5,000.00 and are not included in the basic tendered price by Maruka. Also, Itek have offered a maintenance package worth $2,900.00 annually less than Maruka.

It is also noted that Maruka currently have no local government installations in New South Wales while a wide range of Itek Graphix equipment is installed and currently operational in many Councils including Penrith City Council, Blue Mountains City Council, Campbelltown City Council, Wollongong City Council and leading private sector organisations such as I.B.M., National Australia Bank and the Sydney Stock Exchange. Representatives contacted from Penrith, Blue Mountains and Campbelltown City Councils advised generally that the Itek equipment is ideal for their applications, reliable and in the limited instances of breakdowns Itek's servicing and spare parts inventory have been quite satisfactory.

The acquisition of the Itek offset printer and associated platemaker and collator will provide Council with expanded printing services as well as being faster and more efficient for the existing printing functions. The replacement of other printing equipment, including the stapling machine which has proven to be inadequate for the size of the Business Papers, will be the subject of a separate report to Council.

The equipment will more than halve the time currently taken to prepare the business paper and other report documents, prints up to A3 size paper, has colour capabilities and is suitable for the inhouse printing of letterheads and business cards. It is proposed also to investigate the viability of making the printing facilities available at cost to the community groups. Notwithstanding the simplistic nature of the machine's operation, Itek will provide adequate in house training of staff to ensure a complete understanding of the machine and operation thereof.

The installation of the equipment will require some minor modifications to the layout of the printing room and this has been allowed for in the budget.

With regard to the existing Ricoh machine and collator it is proposed to call for expressions of interest to purchase same once the new machine has been installed and is operational.

Recommendation

That Council accept the tender in the amount of $83,400.00 (eighty three thousand, four hundred dollars) from Itek Graphix Pty Limited for the supply and installation of one Itek model 975PFA Perfector Printing Press, one Itek model 665HSEF Electrostatic Platemaker and one Itek 120 Bin Super Sorter.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File G90/5) [20.275]

SUBJECT: ESTABLISHMENT OF COMMUNITY COMMITTEE

For some years several towns and villages within the City area have been entered in the "Keep Australia Beautiful" - Tidy Towns Competition. While several awards have been received, the programme is designed to encourage community involvement and success in obtaining the major award is not expected until formal community involvement is achieved.

Several alternatives for the establishment of a Community Committee have been investigated and the option which appears to have the most merit is to form one Committee for the City. This Committee would consist of representatives from each town and village and organisations such as Boy Scouts, Girl Guides, University of Western Sydney, Hawkesbury, R.A.A.F Richmond, National Parks and Wildlife Service, Aldermen and Council's staff.

The Community Committee would be responsible for identifying projects for entry in the Tidy Towns Competition and where necessary, developing improvements which could be carried out by Council staff and more importantly by the community itself where appropriate. The Committee would play an important role in co-ordination of community works and dissemination of information to the community.

It is believed the committee should have the benefit of annual funding to allow it to operate effectively and provide materials for small local projects where appropriate. Initially, it is suggested that funding of say $4,000 be provided from the Garbage Fund Reserve account.

The community works which may be expected to be planned and co-ordinated by the Committee would include some minor regular maintenance, development of recycling initiatives, which are community based, for example local drop off centres; planning and maintenance of tree planting programmes; the conduct of the Spring Garden Competition; co-ordination of Earth Week Activities and involvement in future "Clean Up Days".

It is considered that the development of such a Community Committee would, in time, increase community awareness of the environment, increase local pride and hopefully, help to reduce vandalism. It is believed also that such a committee would tend to enhance relationship between the community and Council.

The Keep Australia Beautiful Council has had considerable experience in the establishment of Tidy Towns Committees and has offered to address a meeting of interested people within the community to assist in getting an appropriate Committee under way.

Recommendation

That a public meeting be arranged with interested groups and individuals being invited to attend, in order to establish an appropriate Community Committee as described as soon as practicable.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File P160-61) [20.276]

SUBJECT: PROPOSED PROGRAMME - PARK IMPROVEMENTS

REPORT (T.C.)

Contributions are collected when subdivisions occur under Section 94 of the Environmental Planning & Assessment Act. Currently $284,305.02 is held in trust. To enable distribution within the area of collection the City was divided into five districts with the requirement that the funds be spent within the district that they are collected. The following is the breakup of the collections based on those districts.

Windsor	-	$25,649.99
Richmond	-	$76,629.00
Kurrajong	-	$69,338.00
Wilberforce	-	$99,493.03
Oakville	-	$13,195.00

A programme has been prepared proposing the use of these funds plus the allocation for park improvements in the 1989/90 loan borrowing programme of $77,400. The programme is as follows:

Windsor

McQuade Park -	playground equipment -	$25,000
	paving around rotunda -	$ 7,000
Berger Road Reserve -	cricket pitch (artificial turf) -	$ 8,000
	oval fencing -	$ 5,000
Governor Phillip Park -	playground equipment -	$15,000
Mileham Street Park -	resurfacing netball courts -	$ 6,000
		$66,000
required from loan funds		$40,350

Richmond

Bensons Lane Complex -	funds to complete programme approved by Council -	$45,000
Richmond Park -	upgrade grandstand (dollar for dollar with Heritage Council) -	$20,000
Tamplin Field -	top dress and fertilize -	$15,000
		$80,000
required from loan funds		$ 3,371

Kurrajong

McMahon Park -	funds to be provided to Park Committee with discussions on priorities prior to final approval (works required include improvements to amenities building and playground equipment -	$30,000
Bowen Mtn. Park -	funds to be provided to Park Committee with discussions on priorities prior to final approval programme -	$10,000
Memorial Park -	provide kerb & guttering and shoulder to improve park drainage and provide small parking area adjacent to fire station -	$30,000
		$70,000
required from loan funds		$ 662

Wilberforce

Wilberforce Park -	kerb & guttering and road shoulder along George Street with returns into Duke Road and Church Street, improvement to drainage of amenities block, replacement of old picnic shelters and tree planting	$76,000
Woodlands Park -	top dress and fertilize lower western side field -	$18,000
The Breakaway -	funds required for amenities block (already approved) -	$11,000
		$105,000
required from loan funds		$ 5,507

Oakville

Maraylya Park -	playground equipment, shelter and electric BBQ -	$25,000
		$25,000
required from loan funds		$11,805

MacDonald Valley - additional play equipment at St. Albans (loan funds) -	$10,000
Landscape/development plans for major parks and reserves -	$ 5,700
Total Programme	$361,700

Regarding the landscape plans, it is intended to obtain expert advice from a properly qualified landscape designer (landscape architect), on developments that should occur in the major parks throughout the district. This funding should be increased in the future to enable projected programmes to be developed well in advance of funds becoming available.

Recommendation

That the programme totalling $361,700 (three hundred and sixty one thousand, seven hundred dollars) for parks improvements, as indicated above, be adopted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE [20,777]

Alderman Rotherham asked if the Manager of Engineering Services could advise when the graffiti might be removed from the amenities block at the corner of Lower Colo Road and Putty Road.

The Manager of Engineering Services undertook to follow the matter up.

Alderman Rotherham referred to the report from the Colo Roads Advisory Committee and asked if Council received a copy of the report.

The Manager of Engineering Services advised that the letter has been received and Council is endeavouring to try and organise a meeting.

Alderman Rotherham asked if Council received correspondence from the Colo Heights Park Committee and asked if Council is co-operating with the public meeting.

The Mayor advised that a public meeting has been set down for around the 17th March.

Alderman Rotherham asked if there is a problem with asbestos there.

The Manager of Environment & Building Services advised that when the matter was raised the hall was inspected and it was found that the asbestos cement sheeting in the roof was quite firm with no flaking. Council contacted the Department of Health, who oversees the removal of asbestos. The Department's advice was that when the sheets are in that sort of condition it is safer to leave them as they are than to interfere with them. The matter of the water supply

from the washoff of the roof was taken up and the Department advised that under the circumstances of the roof condition, there was no problem and Council was advised to leave it as it was.

Alderman Rotherham asked if that information could be relayed to the Secretary of the Park Committee so as to allay their fears.

Alderman Stubbs stated that he had received a request for Council to look at the weight limit signs in Neich Road, Maraylya and asked if this could be done.

Alderman Stubbs stated that he heard an interview on ABC radio last week with the Shadow Minister for Aviation and he stated that the opposition policy would be to abandon the construction of Badgery's Creek airport and construct and upgrade the third runway at Mascot and generally upgrade Mascot over the next three and a half years. At the conclusion of that they would reopen the possibility of a different site for the second airport. They have some concern that Badgery's Creek is too far from the city and that they will be looking at other sites and one site which was mentioned in particular was the Richmond Air Base. Alderman Stubbs stated that his major concern was the possibility that Scheyville might be re-examined as a site.

The Mayor stated that this would be checked through further.

Alderman Michael stated that on the corner of Southee Road and Londonderry Road, Richmond, which is a fairly dangerous corner, there are an enormous number of potholes.

Alderman Michael referred to the matter relating to the airport and stated that the Shadow Spokesman for Aviation certainly went for the upgrading of a third runway first of all, but was of the opinion that he stated that once that was approved then they would start thinking about a second airport. The reason that Richmond was mentioned was by the interviewer. It was not raised by the Shadow Spokesman, but by the interviewer.

The Town Clerk/General Manager advised that he could forward a letter this afternoon to both Mr.Webster and to the Opposition Spokesman indicating that the Council has been made aware of an interview on Radio ABC regarding the current position of an international airport in Sydney, and that the Opposition's position is to (1) upgrade Mascot Airport (2) possible abandoning of Badgery's Creek (3) review the second airport site as Badgery's Creek was too far from Sydney; and (4) that Richmond may be a site for consideration, and could they advise on the matter.

Alderman Sledge asked when would a report be forthcoming on skateboard ramps.

The Manager of Engineering Services advised that the report would be put to the next meeting of the Park Committee next month in regard to the skateboard ramp in the Ham Common Bicentenary Park and this report would therefore come before the April Ordinary Meeting.

Alderman Books referred to a very large pothole on the corner of College Street and Londonderry Road, Richmond.

Alderman Books referred to a problem in Argyle Street, South Windsor and the laneway between George and Church Streets. He stated that people are parking half way across the laneway and blocking the laneway.

Alderman Books referred to the long grass and paspalum growing around the footpath on the approach to the Windsor railway station. He stated that a lot of people walk along the footpath going to the train and the paspalum grass is getting on their clothes.

Alderman Benson asked if the Aldermen could be supplied with a current copy of the recently gazetted LEP.

The Manager of Town Planning advised that there has not been a final gazetted copy of the maps sent to the Council as yet and this matter is being pursued through the printers and the Department of Planning. He advised that he could give each of the Aldermen a copy of the one out of the Gazette. However the actual final printed copy has not been received.

Alderman Benson referred to the polluted condition of Pitt Town Lagoon.

The Mayor advised that there are samples with the University and it will be a few days before Council gets the results of the tests.

Alderman Benson referred to the state of the roads in the Pitt Town area and the Pitt Town residents feel that there is not a lot of work done in the Pitt Town area.

The Mayor advised that this has already been mentioned to him to-day and that a list of works that have been carried out has been prepared for perusal.

Alderman Benson referred to the potholes in Bootles Lane.

Alderman Gibson referred to the new road surface in Gorricks Lane, Kurmond Road from Blacktown Road and at the intersection areas. He stated that with the heat of the day on the road there are a large number of lengthy shiny spots where there is virtually no metal left and asked if this could be looked into before it gets any worse.

Alderman Sheather stated that leaving Wilberforce towards Sackville there are a couple of deep potholes requiring maintenance attention.

Alderman Sheather stated that at Wilberforce opposite the turnoff to the Australiana Pioneer Village there has been some burnable filling placed on the property. He stated that it has been there for three weeks now.

Alderman Sheather stated that there has been a bag of rubbish just over South Creek Bridge, it has been there for over a week and a half.

Alderman Bazeley stated that Mr. Bruce Brown is concerned that he believed that Council had made a decision to have a site inspection for the poultry pavilion last October and asked if this could be clarified as to whether Council did actually resolve to have a site inspection.

The Town Clerk/General Manager undertook to ascertain Council's decision.

The Mayor undertook to advise Mr. Brown accordingly.

Alderman Stubbs stated that he has had a report of some untreated sewage being discharged from a pipe into the river downstream of Punt Road at Pitt Town and asked if this could be investigated.

The meeting then adjourned for inspections.

The meeting terminated at 6.10 p.m.

REPORTS FOR DETERMINATION

SECTION 4

FINANCE AND ADMINISTRATION

1. COMMONWEALTH BANK OF AUSTRALIA - RENEWAL OF LOAN, B23-36.

Offering Council a renewal loan of $262,000 repayable over four years by half yearly instalments of $28,707.13 based on an eight year repayment period at an interest rate of 15.05% per annum for principal outstanding on loans which mature on the 20th May, 1990, and 13th June, 1990.

The loan offered by the Commonwealth Bank repays loans of $200,000 and $100,000 which were initially provided by the Local Government Superannuation Board in 1975 and 1980 respectively. The Board indicated that it was unable to accommodate a request for the renewal of the loans as all investment allocations of 1990 had been determined.

The Bank is prepared to consider renegotiation of the amount outstanding at the expiration of the initial four year period.

IT IS RECOMMENDED THAT the offer be accepted and the Seal of Council be affixed to the mortgage documents.

2. TOURISM HAWKESBURY INC. - VEHICLE LEASE. T220.

In March 1989 Tourism Hawkesbury Inc. took over the care, control and management of tourism facilities within the City area. At that time, the Tourism Manager was a permanent employee of Council, along with others and, as part of the employment contract, a vehicle was provided on Council's normal leaseback arrangements.

The Board of Tourism Hawkesbury has now appointed a new Tourism Manager and would wish to continue the leaseback arrangement with that person.

As part of the considerations for the transfer of the responsibility for tourism promotion within Hawkesbury City, it was proposed that, through the process of attrition, the Board would engage all its employees and eventually take over the responsibility of employing all staff. As part of that proposal, it was felt that the Tourism Board would lease the existing vehicle from Council and then enter into a leaseback arrangement with its employees.

It is felt that the leasing to Tourism Hawkesbury should now take place at a value of $25 per week, with all running costs including registration, insurance and maintenance being charged to Tourism Hawkesbury.

The Chairman of the Board of Tourism Hawkesbury has recently advised that through the restructuring of staff positions and the changing of work routines, the annual salaries have been able to be reduced in the order of $20,000-$25,000. This has been achieved, in the main, by the Board having full control over the employment of staff and the contracts which can be entered into with those employees.

IT IS RECOMMENDED THAT Council lease to the Board of Tourism Hawkesbury the existing motor vehicle used by that service at an annual rate of $1,300 (one thousand three hundred), with the running and operational costs to be charged to Tourism Hawkesbury and the agreement to rest on correspondence.

3. STAFF MATTERS. S1/8P.

The following resignations have been received:-

Mr Brian McKinlay, Engineering,
effective 13th January, 1989.

Ms Wendy Rabik, Administration,
effective 23rd February, 1990.

IT IS RECOMMENDED THAT the resignations be accepted and references be issued under the Common Seal of Council.

4. RECONCILIATION OF RATES LEVY AND SEALING OF RATE BOOK. R186/1.

In accordance with the provisions of Clause 6 of Ordinance 26, I hereby certify that the entries in the Rate Book for the year 1989 have been duly completed, and the rates levied as shown on the Schedule submitted to this Meeting have been brought to account and that the valuation figures upon which the rates have been levied have been checked with the valuations as shown in the valuation lists.

I further certify that the list of non-rateable properties have been examined by me and that such properties are exempt or have been exempted by Council under the provisions of the Local Government Act.

Particulars of the total amount of the levy, of the arrears in respect of each rate and of the valuations on which the rates where levied are shown in the Schedule attached to the Annual Statements of Accounts.

IT IS RECOMMENDED THAT Council affix the Seal to the Schedule referred to in the report incorporating the Rate book levies, Reconciliation of Levy and the Schedule of Non-Rateable properties for the year 1989.

5. ANNUAL STATEMENTS OF ACCOUNTS. A1/11.

The 1989 Annual Statements of Accounts have been completed and are ready for audit by Council's external Auditor, L.G. MacDonald & Co.

The result from operations on the working funds for the year 1989, for both General and Sewerage Funds are detailed below. In addition, the accumulated working funds position as at 31st December, 1989, is also shown.

	General Fund	Sewerage Fund
Working Funds Surplus for 1989.	39,059.98	14,420.11
Accumulated Working Funds Surplus as at 31st December, 1989.	460,342.26	321,088.45

Detailed below are the nett movements between the various reserves showing the opening balance, nett transfer and closing balance for the year 1989. It is to be noted that these reserves have been set aside for future specific works and services and are part of the long term forward financial planning.

Reserve	Balance 01.01.89	Nett Transfer	Balance 31.12.89
GENERAL FUND			
Employees' Leave Entitlements	211861	350000	561861
Cordners Corner	-	49592	49592
Developer Contributions to works			
Parking	319095	131363	450458
Parks and Gardens	230989	231937	462926
Drainage	124104	20000	144104
Trees	4960	9920	14880
Kerb and Gutter	23612	27692	51304
Roads	98043	186468	284511
Property Development	1087769	495429	1583198
Loans repaid by Water Board	845151	(1018201)	(173050)
Plant	150000	(32609)	117391
Risk Management	42841	57903	100744
Sewer Account Surplus	220367	(62552)	157815

Water Account Surplus	74527	(19187)	55340
Workers Compensation	638480	99623	738103
Extractive Industries	66602	44345	110947
Heritage Programme	46789	5651	52440
Bligh Park Estate	2095251	1663502	3758753
Garbage Services	503652	68023	571675
Loan Repayments Sinking Funds	440000	205000	645000
Sullage	-	43674	43674

SEWERAGE FUND

Industrial Area	4175	(698)	3477
Capital/Emergency Works	20000	115000	135000
New Treatment Works	2483835	344785	2828620
Bligh Park Treatment Works	-	-	-

Provision for Doubtful Debts

Council has recorded, in its accounts' records several debts which have been outstanding for a period of time. Every endeavour has been made to recover these debts and it is now necessary to have the amounts written off as being irrecoverable.

The total amount which is outstanding and determined as being uneconomical or unable to be recovered is $2,669.96 which was brought to account as a "provision for doubtful debts" in the 1989 Annual Statements.

The Reserve for "Loans repaid by the Water Board" is shown as a negative balance at the end of the year due to the accounting for the financing of part of the computer facility in advance of the funds actually being received from the Board.

IT IS RECOMMENDED THAT the report on the 1989 Annual Statements of Accounts and movements in reserves be received and the amount of $2,669.96 (two thousand six hundred and sixty nine dollars and ninety six cents) be abandoned in accordance with the Local Government Act.

6. STATE LIBRARY OF NSW - LIBRARY SUBSIDY 1990. L125/1.

Inviting Council to make application for subsidy at $1.80 per capita based on the estimated resident population of Statistical Local Areas at June 1988 which for Hawkesbury is 48,700.

(C.L. - The subsidy to be applied for is $87,660.00, the 1990 Estimates provided for $85,000.)

IT IS RECOMMENDED THAT the Council make application to the State Library of NSW for its 1990 Library Subsidy to the amount of $87,660 (eighty seven thousand, six hundred and sixty dollars.

7. COMMUNITY RADIO - 2VTR-FM. R184.

The existing studio operation of the Hawkesbury Community Radio (2VTR-FM) is established on Water Board owned land in Fitzgerald Street, Windsor. It is a small building used as a studio with the radio aerial located on top of the decommissioned water tower.

For some time the station has been attempting to find a better location for their transmission to cover a greater part of the area and improved premises.

With the opening of the new Glossodia Bush Fire Station, the existing building located at the corner of Stannix Park Road and Singleton Road is available. This is an old style two bay station constructed on a widened section of the road that is owned by the Council. The Directors of the Community Radio have looked at the building and the site and written indicating that it is particularly suitable for their use. They intend to use part of the building to establish two studios and the rest of the building to house their mobile studio and other storage. Some considerable work would be required on the building including replacement of the ceiling, and installation of a toilet.

It is considered that the Council should make the building available to the Co-Operative on the basis that they undertake its care, control and management, that the lease rest on correspondence, with the rent for the first year to enable establishment being nominal ($1) and that financial assistance of $1,000 be provided to assist in the work required on the building.

IT IS RECOMMENDED that Macquarie Towns Communications Co-Operative Society Limited be offered the lease of the Council building at the intersection of Stannix Park Road and Singleton Road, North Wilberforce, with the lease to rest on correspondence, and rental in the first year being a nominal amount of $1 (one dollar). Further that funds of $1,000 (one thousand dollars) be made available to assist the group in establishing the building. That the Co-Operative be advised that they are responsible for obtaining all necessary approvals and licences for the relocation.

8. FIRE FIGHTING ASSISTANCE. B27.

For many years there has been fire fighting assistance provided between areas under the Fire Fighting Assistance Plan. This has been reviewed to what is now known as the State Tactical Assistance Response Group (STARG Plan).

The objective of the Plan is for the provision of a rapid response fire fighting group from local government areas of the Sydney Region to other Regions in the State of New South Wales for an initial 72 hour commitment. This will occur when a bush fire gains, or is likely to gain, the potential of invoking a state of emergency.

The Plan requires the agreement of Sydney Region Councils to accept the following:

- Sydney Regional Local Governments agree to provide such Bush Fire Brigade fire fighting resources as can be made available in other parts of their Region or State where a potential or bush fire emergency exists.

- Sydney Region Local Governments agree to release Fire Control Officers or Deputy Fire Control Officers as appropriate, for appointment as Logistics Officer or Out-Of-Area Co-Ordinator or to assist otherwise subject to local conditions allowing such release recognising that no reimbursement for these officers' services will be made.

All running costs incurred during emergencies, apart from the salaries of Fire Control Officers and Deputy Fire Control Officers, is reimbursed through the Bush Fire Fighting Fund.

Council's Bush Fire Service has been involved on a number of occasions throughout the years in providing out of area assistance and the district has also benefitted from such assistance, the last time being the major fires in the Bilpin area in 1978.

IT IS RECOMMENDED that Council accept the conditions of the State Tactical Assistance Response Group Plan in regard to out of area assistance and pursuant to Clause 2.9 of its delegations to the Town Clerk/General Manager delegate to the Fire Control Officer, William Rodger, "authorised to provide fire fighting resources as can be made available in other parts of the Region or the State where a potential or bush fire emergency exists to the extent justified considering local conditions."

Further that the Council agrees to make available its Fire Control Officer or Deputy Fire Control Officer as appropriate for appointment as Logistics Officer or Out-Of-Area Co-Ordinator or to assist otherwise subject to local conditions in accordance with the State Tactical Assistance Response Group Plan.

9. DEPARTMENT OF FAMILY AND COMMUNITY SERVICES - RESTRUCTURING OF COMMUNITY GRANTS PROGRAMME. C48.

Additional information is provided following the report on this matter to the General Purpose Meeting of 27th February, 1990.

Following the request from the Department for comment from Councils and community organisations, a number of other options have been proposed. Correspondence from Fairfield Council suggests a fourth option which recommends a restructuring of the Department to include Community Planning Boards at Local Government level.

Further, Wyong Council has requested support for a proposal to recognise the need to allocate additional funding to provide services to New Release Areas. Local community organisations have responded to the proposals, requesting consideration of a structure which is "both flexible and responsive to the community and the community based organisations which provide services on behalf of the Department".

The first option proposed by the Department is the present system under which funding allocations largely depend on the quality of submissions received rather than on the level of community need.

The second option faces the difficulty of establishing the relative merits of different types of projects under two subprogrammes.

The third option is preferable to the other two, in that funding would be directed towards projects on the basis of established measurements of need. However, the level of consultation with Local Government and community organisations is unclear. The needs of the residents of new release areas are not specifically addressed.

As none of the three options proposed in the discussion Paper appear to be acceptable in their present form, it is considered that further consultations should be held by the Department before changes are implemented to the Community Services Grants Programme.

IT IS RECOMMENDED THAT Council recommend to the Department of Family and Community Services that the Review of the Community Services Grants Programme examine options which;

(i) allow for consultation with Councils and local communities in assessing needs and developing services;
(ii) continue to fund at an appropriate level the community services functions carried out by Councils and community organisations.
(iii) make provision in funding to meet the needs of residents in new release areas.

ENGINEERING

1. ROADS & TRAFFIC AUTHORITY - 1989/90 REGIONAL LOCAL NETWORK TRAFFIC PROGRAMME. T225, 665-244, 665-363.

Advising of an allocation of $1000 for the installation of a reflective "chevron" barrier at the intersection of Bensons Lane and Cornwells Lane, under the programme.

Requesting Council to undertake the work, with completion prior to 30th June, 1990.

IT IS RECOMMENDED THAT the grant for the erection of a reflectorised barrier be accepted and the work proceed.

2. ROTARY CLUB OF WINDSOR - McQUADE PARK, FAMILY FUN DAY, 625-203.

Requesting use of McQuade Park, Windsor, on Sunday 1st April, 1990, for a family fun day, open to the general public. The function is to be held between 11am and 5pm, and activities will include races of a family nature, sack races etc.

Also requesting permission to erect an advertising banner at the south western corner of McQuade Park.

(M.E.S. Council's decision of December 1982 precludes group bookings of McQuade Park, as well as erection of tent structures and use of amplifying equipment.

Having regard to the organisation involved it is felt that Council may wish to make an exception in this instance and grant approval for use of the reserve. The question of tent structures and amplifying has been taken up with the Club).

IT IS RECOMMENDED THAT approval be granted to the Rotary Club of Windsor for use of McQuade Park, Windsor, on 1st April, 1990, as well as erection of an advertising banner at the south west corner of the reserve, subject to standard conditions governing such functions in public reserves.

3. SEWERAGE CONSTRUCTION WORKS, MULGRAVE INDUSTRIAL AREA AND STAGE II SOUTH WINDSOR TREATMENT PLANT, S200/25.

1. Mulgrave Sewerage Scheme and Rising Main 'N'

Tenders for sewerage works were called on Tuesday 27th February, 1990, and this involved:-

. Stage I Reticulation, Mulgrave Industrial Area.
. Construction of Rising Main 'Q' Mulgrave Road, McGraths Hill.
. Construction of Rising Main 'N' Bligh Park.

These works will constitute one tender and will close on Wednesday 21st March, 1990.

Construction period for the works has been set at twelve weeks and subject to the tenders being reported to the April meeting of Council, should see a completion date in August. The scheme will then be operative for the Stage I Catchment.

2. Construction Stage II South Windsor Wastewater Treatment Plant

The preparation of design plans by the consultants Gutteridge Haskins and Davey is well advanced and it is proposed for tenders for the construction works ie:

. Civil
. Electrical and mechanical;

will be called on Tuesday 13th March, 1990, to close on Monday 9th April, 1990.

The estimated construction period for the contracts is twelve months and subject to the tenders being reported to the June meeting of Council, should see a completion date around July, 1991.

3. Contract and Construction Supervision

Engineering Consultants G.H.D. have undertaken design work for Stage II of the South Windsor plant, and it is proposed to extend their involvement through to commissioning of the plant, with supervision of construction being shared between the Consultants and Council.

The services to be provided by the consultants are listed below, with associated costs being estimated fees (January 1989) and will be charged out on an actual cost hourly basis:-

. Tendering/Report on Tenders	-	$ 9,500
. Drawing Review	-	$ 10,000
. Construction Phase Service	-	$ 13,000

. Resident Construction Engineer - Part time	-	$ 55,000
. O. & M. Manual (fixed fee)	-	$ 11,500
. Commissioning	-	$ 10,000
		$ 109,000

During the construction phase, it is proposed that Council provide a fulltime Clerk of Works, who would assist the Construction Engineer and provide communication, daily liaison between Council and the Consultants, as well as onsite overseeing of the contractors.

It is also proposed for the Clerk of Works to have involvement in supervision of the Mulgrave contract, which is scheduled to commence two months prior to the South Windsor Augmentation.

The position would be temporary and is to extend for the duration of the two projects, being approximately one year and two months commencing in May, 1990 and is to be paid at the Grade of Engineering Assistant Grade 2, 3rd year, base payment $496.20 per week, with the expenditure for the position including overtime and overheads estimated at $58,000 in total.

IT IS RECOMMENDED THAT:-

1. The Commission extended to Engineering Consultants G.H.D. to Design Stage II of the South Windsor Plant be extended to incorporate commissioning of the plant at an estimated cost of $109,000 (one hundred and nine thousand dollars).

2. A Clerk of Works be employed on a temporary basis for the duration of the projects to commence May 1990, for approximately 14 (fourteen) months at a grade of Engineering Assistant Grade 2, 3rd year.

4. BOUNDARY ROAD, MARAYLYA. 665-256.

To provide for the upgrading of the pavement and maintenance work, discussion has been ongoing with officers of Baulkham Hills Shire Council concerning the allocation of funds and steps required to obtain funds for the works.

Survey of the first kilometre from Boundary Road and design, including upgrading of the structure at Killarney Chain of Ponds Creek is currently underway.

It has been resolved that application be made towards inclusion of the works on the special subsidy programme.

Further, Council has allocated the funds ($267,000) from the Accelerated Road Improvement Programme, ie 3 x 3 to this Council towards the work.

As the constructing authority in 1989, Baulkham Hills Shire Council identified three areas;

a) between Windsor Road and Commercial Road - approximate length 700 metres,

b) north of Old Pitt Town Road - approximate length 400 metres,

c) north of Maguires Road - approximate length 300 metres;

where the condition of the pavement was of concern and requested the urgent remedial work be undertaken by in situ cement stabilisation of the existing pavement. These works were estimated to cost $170,000.

In regard to joint funding and the provision of funds to match Council's allocation, Baulkham Hills Council has advised:-

"1. a) Council has already considered the distribution of its funds totalling $185,000 under the Accelerated Roads Improvement Programme, and determined that an amount of $85,000 be directed to improvement works in Boundary Road on the basis of an equal share being provided by Hawkesbury City Council.

b) Council is unable to provide any additional funds during 1990 towards upgrading of Boundary Road apart from those identified under the Accelerated Roads Improvement Programme and normal maintenance allocations.

2. Requested to consider providing a minimum amount of $85,000 towards the proposed pavement stabilisation works in Boundary Road as previously outlined."

Although in the longer term, the aim is to achieve major reconstruction, it is considered appropriate to undertake the works on the basis proposed by Baulkham Hills Shire Council, so as to provide some improvement for the road user. Careful evaluation of the work to be undertaken between Windsor Road and Commercial Road will be monitored during the construction phase.

In this regard, Baulkham Hills Shire Council, in the communique have concluded as follows:-

"It is evident from the deteriorating condition of the road pavement that improvement works require urgent implementation. It would be

appreciated if Council would give further consideration to adopting the proposal in order that the work proceed as a matter of priority."

IT IS RECOMMENDED THAT the reconstruction of the pavement -

a) between Windsor Road and Commercial Road - approximate length 700 (seven hundred) metres,

b) north of Old Pitt Town Road - approximate length 400 (four hundred) metres,

c) north of Maguires Road - approximate length 300 (three hundred) metres;

proceed as a joint venture between Baulkham Hills Shire Council and this Council and that an amount of $85,000 (eighty five thousand dollars) be allocated from the grant under the Accelerated Roads Improvement Programme for this work.

HEALTH AND BUILDING

1. DOG CONTROL. D63.

The Dog Act has recently been amended to provide for the issue of On The Spot Penalty Notices for various offences under the Act. Previously, matters had to be dealt with by Information and Summons through the Local Court which was expensive in both staff time and costs.

The amendment allows for a Penalty Notice to be issued either at the time of the offence or at a later time by post. The person receiving the Penalty Notice has the option of electing to pay the penalty or having the matter dealt with by a court. Should the penalty not be paid, enforcement can be obtained through the Self Enforcing, Infringement Notice System, which does not require the attendance of Councils staff at the Court.

Penalties vary from $30 to $75 depending upon the offence.

Penalty Notices may only be issued by persons authorised by Council, which should be the Dog Control Officers and Ordinance Inspectors who patrol parks, reserves and the like on weekends.

IT IS RECOMMENDED THAT Patricia Davis, Dennis Moss, Charles Whitelock, David Harvey and Ian Stubbs be appointed Authorised Officers under Section 22A(9) of the Dog Act, 1966, as amended.

Michael 16-3-

PLANNING

1. SECTION 94 REIMBURSEMENT OF A PROPORTION OF THE COST OF INTERSECTION WORK - CORNER CURTIS AND WINDSOR ROADS, McGRATHS HILL. S88/107.

On 11th April, 1989 subdivision approval was issued for an industrial subdivision creating 19 lots on the corner of Windsor Road and Curtis Road, Mulgrave (Portions 165 and 166 Parish of St Matthew).

Condition No. 14 of the approval required the construction of a type C standard intersection, together with an acceleration and deceleration lane at the corner of Windsor and Curtis Roads. This condition was imposed on the basis of the requirements of the Roads and Traffic Authority. However, in discussions with the applicant, Mr Mark Tolhurst of Berela Pastoral Co. Pty Ltd., it was acknowledged that the intersection would be used by traffic not associated with the subdivision or its subsequent development.

The intersection has now been constructed by the applicant company at a cost of approximately $125,000 (the amount bonded by Council).

Under Section 94 of the Environmental Planning and Assessment Act, Council has power to retrospectively levy for the cost of physical works (such as the intersection). However, Council is only empowered to obtain contributions for the intersection as a condition of development consent. Therefore Council is not in a position to obtain funding for the intersection from existing development.

On the basis of the available land which will utilise the intersection, it is considered that any new development as defined on the map should be responsible for 60% of the indexed cost of the intersection works. Therefore the subdivision of Portions 165 and 166 Parish of St Matthew will be responsible for 40% of the indexed cost of the intersection.

It is proposed that a contribution of $1.38 per square metre of land be fixed for the area defined on the map as the applicable contribution for 1990. Any development consent within this area will be conditional upon a Section 94 contribution for this amount with the proceeds being refunded to the developer up to a maximum of 60% of the indexed cost of the intersection (ie, 60% of $125,000 or $75,000). Once this figure is reached no further contributions should be sought.

IT IS RECOMMENDED THAT a contribution of $1.38 (one dollars and thirty eight cents) per square metre of land be fixed for the area defined on the map (reference S94 - Intersection Curtis/Windsor Roads) as the applicable contribution for 1990.

Further, any development consent within this area is to be conditioned to requi this contribution with the proceeds being refunded to the developer, Berela Pastoral Company Pty Ltd, up to a maximum of 60% (sixty percent) of the indexed cost of the intersection $75,000.00 (seventy five thousand dollars).

2. SUBDIVISION OF DIAMOND HILL - MOUNTAIN VIEW CLOSE AND HERMITAGE ROAD, KURRAJONG. S89/154.

A subdivision to create 41 lots was approved under delegated authority on 24th November, 1989. The approval was subject to 28 conditions. The layout of the subdivision including the location of open space was generally as previously reported to Council.

The applicant, North Western Surveys, has now submitted amended plans and has also requested that allowance be made in the Section 94 contribution for the dedication of 28 hectares of open space as required by the rezoning. Condition No. 17 of the consent required a contribution of $44,660 based on $1,276 per additional allotment being a contribution for open space and community facilities as a consequence of the subdivision of land.

The amended plans still provide for 41 lots but in a revised layout to that approved under delegated authority. They also propose that one of the access roads has a reservation width of 15 metres which conflicts with Council's policy for engineering construction requirements. This policy adopted by Council on 13th December, 1988 requires a reservation width of 20 metres.

The amended layout of the subdivision achieves a simpler road pattern and also a slight improvement in allotment shape. No objection is raised to this revised layout.

In relation to the Section 94 contribution for open space and community facilities, Council will be aware that this was recently the subject of a report which substantially increased contributions over that levied on the subject development. Whereas the current contribution is $2,421 per additional lot the application was levied under the previous contribution rate of $1,276 per lot. Under the current contribution rate, the identified components for the acquisition of open space land and the acquisition of community facilities land is $1,238 and $343.

It is accepted that the dedication of 28 hectares of open space satisfies the land component for open space. Under Council's current contribution rate, this is equivalent to $1,238 of the total contribution of $2,421. As community facilities could be provided at another location it is not considered that credit should be given for the land component of community facilities which is $343 per lot. Therefore under Council's current policy the applicable contribution, with credit for open space, is $1,183 per additional allotment.

The land is not within a defined high fire risk zone so the additional contribution of $400 for the provision of bush fire brigade services is not applicable.

The provision of a 20 metre reservation for the northern access road is constrained by the separate ownership of land fronting Mountain View Close. While the consent issued on 24th November was conditioned to require the provision of a 20 metre road reservation, it may be impossible for the applicant to comply with this as the acquisition of the land would be entirely dependent on the wishes of the property owners. There would seem to be no alternative to the deletion of this condition. However, the applicant should be required to prove by lodgement of engineering plans that the proposed 15 metre reservation will be adequate for the provision of all necessary services and a suitable carriageway width to the requirements of the Manager of Engineering Services.

IT IS RECOMMENDED THAT:

1. The Manager of Town Planning be provided with delegated authority to approve the amended subdivision application subject to conditions.

2. That the existing condition No. 23 which requires the "Widening of the proposed road off Mountain View Close to a reservation width of 20 (twenty) metres in accordance with Council's policy and the creation of a 6 (six) m x 6 (six) m splay corner at the southern intersection of Mountain View Close", be deleted as a condition on the amended consent.

3. That a further condition be added to the amended consent to the effect that the applicant demonstrate by lodgment of engineering plans that the proposed 15 (fifteen) metre road reservation will be adequate for the provision of all necessary services and a suitable carriageway width to the requirements of the Manager of Engineering Services.

4. That the amended consent be conditioned to require a contribution of $41,405 (fourty one thousand, four hundred and five dollars) based on $1,183 (one thousand, one hundred and eighty three dollars) per additional allotment being the contribution for open space and community facilities as a consequence of the subdivision of land.

3. AGREEMENT ON RELEASE OF BANK GUARANTEE - BRICKSAND PTY LTD, SACKVILLE ROAD, EBENEZER. 68A-485-74.

Council retains a bank guarantee for the former Bricksand sand pit on Sackville Road at Ebenezer. The site has now changed ownership and the former owners seek the release of the guarantee.

development in the worst affected areas. There was no statutory requirement in the Environmental Planning Legislation directing Council in this regard, except that provisions were to be made in new LEPs that take account of noise affectation. Noise reduction measures taken at the Rum Corps Barracks provide an excellent example of Council's past approach, whereas in relation to the requirement for new LEPs and at the behest of the Department of Planning, a new clause relating to the protection from aircraft noise has been inserted into Hawkesbury Local Environmental Plan, 1989. This clause reads as follows:

"Protection from Aircraft Noise

37. If, on the receipt of advice from the Commonwealth Department of Defence (Air Force Office) through the Department of Administrative Services, the Council is satisfied that any land to which this plan applies is, or is likely to be, subject to aircraft noise at a level which is equal to or greater than the level indicated by the Australian Noise Exposure Forecast units specified in Column 2 of the Table to this clause in respect of development for a purpose specified opposite thereto in Column 1 of that Table, a person shall not carry out development of that land for that purpose unless any building erected on the land will have an indoor design noise level which complies with the Australian Standard AS 2021.

TABLE

Column 1	Column 2
Development	Australian Noise Exposure Forecast units
Dwellings, schools, hospitals, public buildings.	20
Hotels, motels, commercial buildings	25
Light industrial buildings	30

"

In plain English, this clause requires developers to ensure that internal noise levels in new dwellings and in commercial buildings are reduced to a recommended level. The level to which new buildings will have to be sound-proofed is proportional to the severity of aircraft noise experienced in the locality.

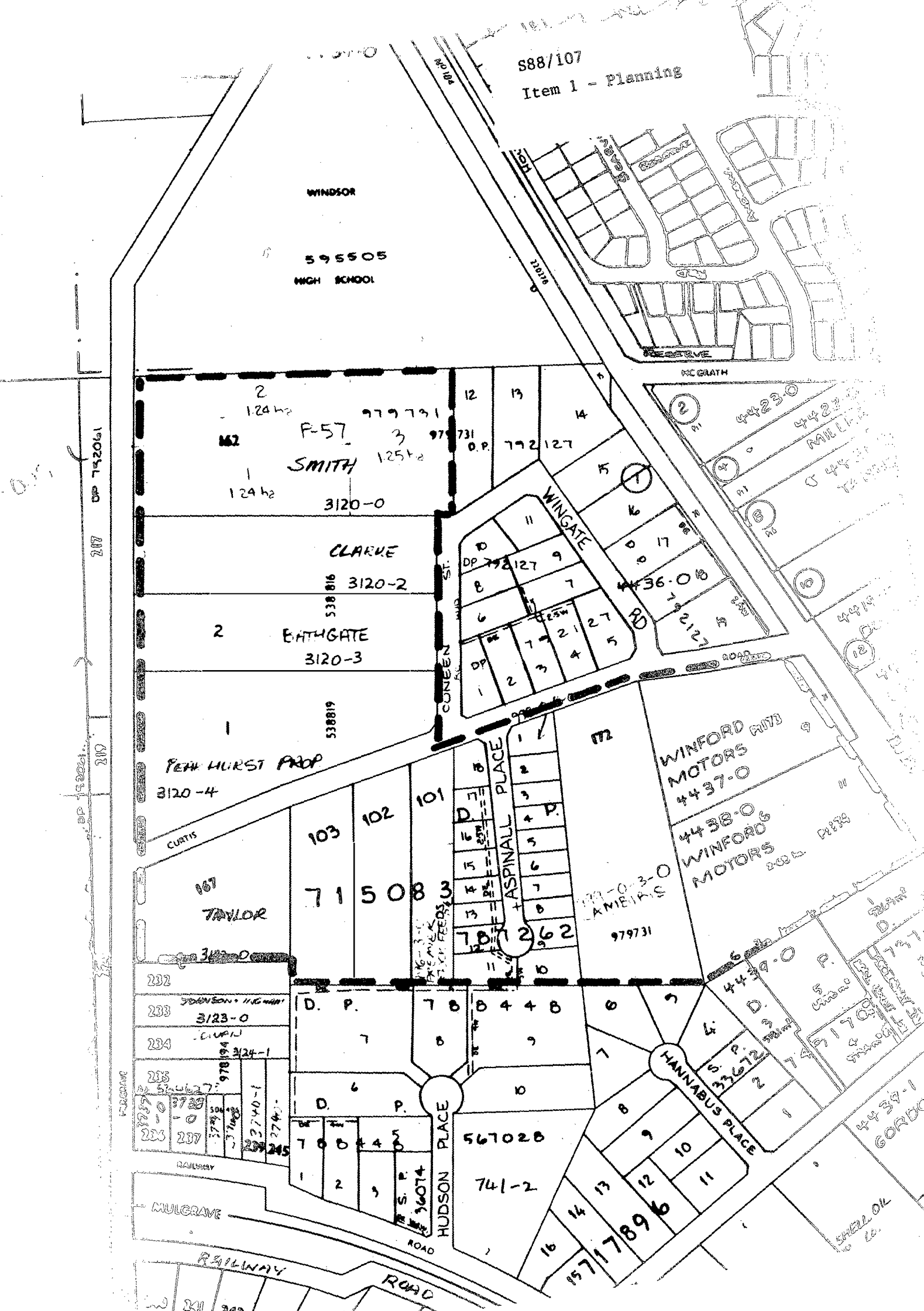
The Australian standard which is referred to in the "Protection from Aircraft Noise" clause is complicated in its wording as well as in its implementation. In order to advise future developers on the noise protection measures that will need to be incorporated into new buildings in certain areas of our City, it will be necessary to obtain an independent assessment, by an expert. Once this assessment has been carried out, Council will then be in a position to understand the financial ramifications to individuals, and the development industry as a whole of compliance with the "Protection from Aircraft Noise" clause. Preliminary discussions with noise consultants indicate that the cost of carrying out such an assessment would be in the order of $6,000.

If the cost of the noise protection in future buildings is considered to be unreasonable to the extent of stifling further development in Richmond and Windsor, then representations will need to be made to the Department of Planning to reduce the severity of the clause. On the other hand, if noise protection measures can be carried out at a reasonable cost, then such measures should be endorsed as they would only benefit future occupants of new development in the noise affected areas.

The cost of a noise assessment could be recouped in a short time by requiring new developments to pay a nominal contribution per dwelling unit or commercial unit until the study cost has been covered.

IT IS RECOMMENDED THAT an accredited acoustical consultant be engaged to assess noise protection measures that would need to be incorporated into new buildings on land which is affected by aircraft noise as specified in the "Protection from Aircraft Noise" clause in Hawkesbury Local Environmental Plan, 1989.

Funding for Noise Consultant


S88/107
Item 1 - Planning
WINDSOR
595505
HIGH SCHOOL
F-57
SMITH
3120-0
CLARKE
3120-2
BATHGATE
3120-3
PETHURST PROP
3120-4
CURTIS
TAYLOR
QUEEN ST.
WINGATE
ASPINALL PLACE
WINFORD MTR MOTORS
4437-0
4438-0
WINFORD MOTORS
HANNABUS PLACE
HUDSON PLACE
MULGRAVE ROAD
RAILWAY
McGRATH
SHELL OIL

Town Clerk/General Manager's Report Ord. 13/3/90

1. KURRAJONG HEIGHTS COUNTRY WOMEN'S ASSOCIATION. 4334W, D64.

Requesting a donation of $236.00 being the value of Council rates for 1989.

(T.C. - The Association's most recent audited Financial Statement indicated that as at 30th September, 1989, the Association had assets of $1359.45 represented by cash and investments.

In the past Council has made a donation for rates and it is felt that this support should be continued. Provision has been made in the 1990 estimates for reimbursement of rates as requested and payment has been made.)

2. WINDSOR FUNCTION CENTRE - JANUARY AND FEBRUARY BOOKINGS. C51/3.

As required under Ordinance 26, Clause 9, following are details from the Hall Letting Register for January and February, 1990.

Date Of Engagement	Purpose		Person or Body Responsible for Engagement
06/01	Wedding	*	Mr Tierney
19/01	Meeting		Local Traffic Committee
20/01	Reunion Dinner	*	Windsor High Reunion Committee
22/01	Meeting	*	Nepean/Hawkesbury Total Catchment Management Council
25/01	Immunisation Clinic		Hawkesbury City Council
26/01	Naturalisation Ceremony		Hawkesbury City Council
26/01	Australia Day Dinner	*	Hawkesbury City Council
27/01	Wedding	*	Mr Cole
28/01	Wedding	*	Mr Southwood
03/02	Wedding	*	Mr Donnelly
05/02 - 08/02	Band Practice		RAAF
06/02	Music Lessons		Macquarie Towns Junior Symphony Orchestra
09/02	Civic Recpt. RAAF		Hawkesbury City Council
10/02	Wedding	*	Mr McGee
13/02	Music Lessons		Macquarie Towns Junior Symphony Orchestra

17/02	Freedom of the City		Hawkesbury City Council
17/02	Dinner RAAF	*	Hawkesbury City Council
17/02	Wedding	*	Mr Dwyer
19/02 - 22/02	Band Practice		RAAF
19/02	Meeting		Nepean/Hawkesbury Total Catchment Management Council
19/02	Public Meeting		Windsor Public School
19/02	Workshop Meeting	*	Innet Inter. Marketing
20/02	Music Lessons		Macquarie Towns Junior Symphony Orchestra
22/02	Immunisation		Hawkesbury City Council
23/02	Blue Light Disco	*	Windsor Police
24/02	Wedding	*	Mr Kennelly
27/02	Music Lessons		Macquarie Towns Junior Symphony Orchestra
28/02	Information Evening	*	St Paul's Grammar

* Paid Functions

3. HAWKESBURY CITY SISTER CITY ASSOCIATION. A7-40, C50-10.

Requesting a donation of $2100.00 to meet expenditure commitments as detailed below:-

$ 500.00	Petty Cash
$ 200.00	Annual Subscription to Australian Sister City Association.
$ 500.00	Farewell functions for Tamba Exchange students and Hawkesbury District Concert Band delegation to Temple City.
$ 900.00	Donations to Tamba Exchange students (six students at $150.00 each).

(T.C. A donation of $2100.00 has been made from the budgeted allocation towards Sister City Expenditure in 1990).

4. ROOTY HILL RSL AQUATICS ASC. D64.

Requesting a donation to assist towards the attendance of Claire Nichols, Jarrod Drady and Shannon Hadley who are residents of this City at the National Age Swimming Championships to be held in Melbourne from 14th - 18th April, 1990.

(T.C. - A donation of $300 has been made.)

5. COMMUNITY SERVICES REPORT - FEBRUARY, 1990. C45.

A. CO-ORDINATOR'S REPORT

Neighbourhood Centres

Annual reports confirm an increase in the level of use of most centres and a wider range of activities. Where there are no Co-ordinators employed, such as at Bligh Park, additional responsibilities are carried out by volunteers from management committees. North Richmond Community Centre is conducting a training programme for members of management committees.

Child Care Centres

Centres are working towards meeting the requirements of new legislation. Committees are generally in a sound financial position, however the high population turnover creates unexpected vacancies in enrolments. Staff are constantly working to ensure enrolments are maintained as budgets are worked out on the basis of the maximum number of approved places being constantly filled.

Family Day Care

The Hawkesbury Scheme is planning to celebrate its 10th Anniversary on Sunday, 1st April, 1990, at Australiana Pioneer Village.

Occasional Care

February attendances were well maintained. Some minor modifications to the Centre are necessary, to comply with regulations. These are being attended to.

B. COMMUNITY ARTS OFFICER'S REPORT

Macquarie Towns Festival

The Annual General Meeting of the Festival Committee was held on 28th February, 1990, followed by the monthly General Meeting. The Committee executive remains the same and new representatives from Hawkesbury Newspapers and Richmond Chamber of Commerce were endorsed. The Auditor's and Executive Officer's reports were accepted.

Events organised by Hawkesbury Community Arts Workshop, Rotaract, Friends of the Hawkesbury Art Collection and St. Monica's School have been added to the Festival Programme.

Friends of the Hawkesbury Art Collection

The Annual General Meeting was held on 22nd February, 1990, followed by an Ordinary Meeting. Fund raising and other events for 1990 were discussed and sub-committees formed. A successful "Jazz at the Winery" night was held on 24th February, 1990, raising approximately $400.00 and resulting in new members.

WSAAS Assistance

Assistance is being given to Macquarie Towns Arts Society, who has received a WSAAS grant, to organise children's painting and drawing classes after school hours.

Focus on Ageing Week - 6th to 13th May, 1990.

A concert and afternoon tea has been organised, by popular request, at Windsor Function Centre. Richmond Senior Citizens Centre and The Women's Cottage are being assisted with functions specially held during that week.

Macquarie Towns Acquisitive Art Exhibition - 20th to 26th July, 1990.

A judge is being sought for the exhibition. Rothmans Foundation are again sponsors of the Local Artists section.

C. YOUTH/RECREATION OFFICER'S REPORT

Vacation Care Centres

As a result of the increasing demand for vacation care services in the area, an extra vacation centre is being organised for North Richmond.

In the past there have been centres located at the Bligh Park Community Centre, catering for 45 children, and at Richmond Neighbourhood Centre, catering for 30 children.

It is planned to operate three centres over the Easter Vacation period, each catering for 30 children. The venue for the centres will be the North Richmond Neighbourhood Centre, Richmond Neighbourhood Centre, and the Hawkesbury District Netball Association clubhouse at South Windsor Park.

The venue for the South Windsor care centre has been moved from Bligh Park to South Windsor Park because the facilities available will be more able to meet the needs of the children.

The subsidy from the Department of Family and Community Services for 1990 will be at the same level as 1989. There will be no additional cost to Council for operating the extra centre, as costs will be met through fees from children attending the centre.

Recreation Plan for the Hawkesbury District

It is proposed that the plan will first examine the existing recreational and sporting facilities in the area. This will help act as a guide for the future development of facilities.

The plan will look at the development of open space facilities for both active and passive recreation, and also more specific recreational facilities, such as athletics, tracks and cycle paths.

The aim of the Plan is to come up with recommendations on the direction of recreation, leisure and support in the Hawkesbury district over the next five years.

6. STATE ENVIRONMENTAL PLANNING POLICY NUMBER 28 - TOWN HOUSES AND VILLA HOUSES. P160-8.

State Environmental Planning Policy Number 28 seeks to create opportunities for low scale forms of medium density housing such as town houses and villa houses in all residential zones and certain special use zones in the Sydney - Newcastle - Wollongong region.

Following consideration of this matter at its Ordinary Meeting of 12th December, 1989, Council resolved to make a submission to the Department of Planning seeking the following:

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

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

Council's submission has now been considered by the Department. The Minister for Planning has declared that the Policy no longer applies to any land within the City. Accordingly, Hawkesbury Local Environmental Plan, 1989, and Council's Medium Density Development Control Plan will continue to apply to all medium density housing proposals.

7. BUILDING APPLICATIONS. B25.

The following is a summary of Building Applications received during the month of February, 1990. Applications received during February, 1989, shown in brackets.

No.		Type of Building	Estimated Value	
71	(56)	New Dwellings	$ 5,783,622	($ 5,497,252)
61	(68)	Additions to Dwellings	771,771	(779,264)
3	(-)	Residential Flat Buildings	1,230,000	(-)
6	(7)	New Buildings Other Than Residential	1,772,000	(3,608,000)
2	(4)	Additions to Buildings Other Than Residential	258,400	(1,500,758)
12	(14)	Swimming Pools	160,060	(219,904)
10	(4)	Additions to Dwelling - Dual Occupancy Unit	1,224,207	(282,000)
165	(153)		$11,200,060	($11,887,178)

Building Applications received up to the end of February 1990. Approvals for the corresponding period during February, 1989, shown in brackets.

No.		Type of Building	Estimated Value	
91	(99)	New Dwellings	$ 8,043,707	($ 9,211,238)
96	(137)	Additions to Dwellings	1,094,063	(1,529,954)
3	(2)	Residential Flat Buildings	1,230,000	(460,000)
7	(11)	New Buildings Other Than Residential	2,022,000	(4,625,448)
6	(6)	Additions to Buildings Other Than Residential	332,400	(1,700,758)
21	(21)	Swimming Pools	276,331	(285,310)

14	(11)	Additions to Dwellings - Dual Occupancy Unit	1,671,967	(819,630)
238	(287)		$14,670,468	$ 18,632,338)

8. PASTURES PROTECTION BOARDS - RURAL LANDS PROTECTION BOARDS. A10.

A question has been raised regarding the operation of Pastures Protection Boards and, in this regard, the following information has been obtained.

The Boards operate and are directly responsible to the Minister. In 1989 State Parliament passed the "Rural Lands Protection Act, 1989" that will see the Boards now become Rural Lands Protection Boards. Details of the new Act are being obtained and will be distributed when received.

Boards are elected for a four year term from residents and ratepayers within their areas. The last elections were in 1989, with the next due in 1993. The Board covering this area is the Moss Vale Pastures Protection Board (to become the Moss Vale Rural Lands Protection Board) and it has eight (8) members. There is currently one vacancy. The nearest local member is a Mr. Alan McNally of Castlereagh.

The Board's income is derived from rates on all land over the minimum rateable area. Within the Moss Vale Board the minimum rateable area is 7.5ha. The minimum rate is $28, with the further rate calculated on "the assessed carrying capacity of the land".

9. ARREARS OF RATES AND CHARGES. R186/8.

In accordance with the provisions of Clause 6(d) of Ordinance 26, the arrears of rates and charges as at 31st December, 1989, are submitted to Council.

Dissection of arrears of rates and extra charges as at 31st December, 1989:

General Fund	688,249.55
Sewerage Fund	63,496.32
Extra Charges	146,439.02
Postponed Rates and Charges	60,031.57
TOTAL	958,216.46

The gross balance outstanding is $958,216.46, however, after taking into account those amounts for postponed rates, instalment payments from late levies and rates which would have not become due as at 31st December, the net overdue amount is $464,510.18.

Reconciliation of Arrears

	31st December, 1989	Comparison 31st December, 1988
Gross arrears of rates and extra charges.	$ 958,216.46	$ 877,446.47
Less - Postponed rates and extra charges not due in accordance with Section 160C of the Local Government Act.	$ 60,031.37	$ 52,334.42
	$ 898,185.09	$ 825,112.05
Less - Rates not due at 31st December, 1989 (i.e., where one month had not expired from date of service).	$ 433,674.91	$ 391,660.57
Total overdue from 31st December, 1989	$ 464,510.18	$ 433,451.48

Included in the total balance of rates and charges shown above is an amount of $138,487.81 representing overdue rates and charges by pensioners for which legal action (in accordance with Council policy) cannot be taken.

The percentage of rates collected of the total recoverable was 96.13% compared to 95.47% in 1988.

An additional amount of $340,000.00 for estimated levies in 1989, to be levied in 1990 has been brought to account for income but is not shown in the above figures. This will be included in the Annual Statements of Account which will show a total arrears of $1,298,216.46.

10. DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY. P160/33.

The following is a list of development applications which were approved under delegated authority subject to conditions.

Other Developments

Applicant/Land	Type of Development	Date Received	Date Approved
J McKenzie Lot 32 DP 263025 Blackman Crescent South Windsor	Strata Subdivision S89/198	04/12/89	23/01/90
J McKenzie Lot 31 DP 263025 Blackman Crescent South Windsor	Strata Subdivision S89/199	04/12/89	23/01/90
D & D Rodwell Lot 2 DP 228975 7 Whitmore Road Maraylya	Extension to Dwelling DA 424/89	04/12/89	24/01/90
D Chapman Lot 3 DP 15104 Old Bells Line of Rd Kurrajong	Duplex DA 432/89	01/12/89	24/01/90
J Wenzel Lot 28 DP 730209 Cnr Winnifred & Albert Street McGraths Hill	Duplex DA 443/89	21/12/89	02/02/90
McKinlay, Morgan & Associates P/L Lot 1 DP 550498 & Pt Por 134 Parish Kurrajong Grose Vale Road Grose Vale	Subdivision S89/191	28/11/89	02/02/90

J Wenzel Lot 28 DP 730209 Corner Winnifred & Albert Streets McGraths Hill	Strata Subdivision S89/212	21/12/89	02/02/90
Wincrest Homes P/L Lot 734 DP 777657 10 Hercules Avenue Bligh Park	Dual Occupancy DA 440/89	28/12/89	02/02/90
A M Donnelly Part Por 209 Parish Wilberforce Shepherds Road Freemans Reach	Subdivision DA 718/87	30/12/89	05/02/90
J Bowden & Co Port 92, Psh Meehan Roberts Creek Rd East Kurrajong	Subdivision S89/177	03/11/89	07/02/90
Huxley Homes Lot 846 DP 778220 Juliana Place Bligh Park	Strata Subdivision S90/1	03/01/90	07/02/90
R Pont Lot 6 DP 634414 Windsor Road Vineyard	Extensions to caryard DA 425/89	11/12/89	07/02/90
Morrison Design Lot 14, DP 792127 Wingate Road Mulgrave	Subdivision S90/6	16/01/90	08/02/90
E & M Strauss Lots A & B DP 359981 Grose Vale Road Grose Vale	Subdivision S89/208	14/01/90	08/02/90
J Bowden Lots 1 & 2 DP 592337 Bells Line of Road North Richmond	Boundary Adjustment S90/5	15/01/90	14/02/90

North Western Surveys Lot 311 DP 615043 Carters Road Grose Vale	Subdivision S90/25		26/02/90
D Shearer Lot 15, DP 244920 8 Dowling Place South Windsor	Use of a factory unit for an Indoor Putt Putt Golf Centre DA 45/90	13/02/90	28/02/90
S & J Geha Lot 25 DP 32467 265 George Street Windsor	Restoration & Alteration of heritage item	20/12/89	28/02/90
D Vernons Lot 28 DP 730209 Ivy Avenue McGraths Hill	Duplex DA 4/90	03/01/90	28/02/90
T M Clark Lot 2 DP 778234 East Kurrajong Rd East Kurrajong	Subdivision S90/18	23/01/90	01/03/90
G & K Velevitch Lot 11, DP 247476 Carters Road Grose Vale	Subdivision S90/9	17/01/90	01/03/90
Teerman Newton P/L Lot 380 DP 751665 Cnr Creek Ridge Rd & Geakes Road Wilberforce	Subdivision S90/11	17/01/90	01/03/90
Bennetts Real Estate Lot C DP 381732 Bells Road Grose Vale	Subdivision S90/31	31/01/90	01/03/90
B & J Jessop Lot 4 & 5 DP 253781 Moles Road Wilberforce	Subdivision S90/17	23/01/90	01/03/90

11. AUSTRALIANA PIONEER VILLAGE. C51/54.

Following are the financial details relating to the operations of the Australiana Pioneer Village for the month of February, 1990.

Income

Gate Takings	6,809.05	
Other (including rental and filming activities)	152.60	
		6,961.65

Less Costs Providing Income

Entertainment	4,774.95	
Nett Total Income		2,186.70

Overheads

Grounds Maintenance	5,316.00	
Attendants Wages	2,981.00	
Animal Feed/Hire	1,250.00	
Service and Admin Costs	1,541.00	
Promotions	3,592.00	
Printing and Stationery	450.00	
Train Maintenance	125.00	
		15,255.00
Nett Loss		**13,068.30**

Ticket sales included:

Family	50
Adults	162
Children	37
Pensioners	46

There were also tours by six pensioner groups, two Lady Hawkesbury tours, and two disabled groups. The total attendance for the month was 789, which was down 267 for the same period last year.

It should be noted that the tourism industry generally recognises February to be the poorest month of the year for trade and this historically has been the case with the village, and considering the unprecedented rainfall experienced during the month, and the fact that localised flooding caused the Village's closure for one week between the 3rd and 7th of March, these figures are to be expected.

The Village's new Promotions Officer, is currently investigating the viability of television exposure through both advertising and public interest stories on current affairs programmes. Several television stations and production agencies have been approached with a view to producing a television advertisement. It has been considered by the A.P.V. Management Committee, to gain maximum exposure and market saturation, that such a commercial should run a number of times during a period of 1-2 weeks. Whilst, the initial cost is quite high, it is envisaged that the benefits would be long and far reaching. At this stage the associated costs are being investigated.

The Village Friends Society has been keeping a high profile, through its general assistance in day to day activities at the Village. It should be noted that several members provided tremendous support during the inaugural "Twilight Tour", which was a great success. Other proposed ventures include a Village Friends Society Fair to be held in October, in conjunction with the Macquarie Towns Festival. With the Annual General Meeting of the Society due in March, it has also been proposed that a $5.00 (five dollar) membership fee be established for all members.

12. PROPOSED NEW HAWKESBURY HOSPITAL. H106.

The Manager of Town Planning and the Manager of Engineering Services have had discussions with consultants representing the construction of the new hospital. Preliminary sketch plans were tabled at the discussions which revolved around normal planning and engineering aspects of the development, including traffic, parking, design, road works and drainage provisions.

It was indicated that the hospital site, when viewed from the McGraths Hill flats, is in a direct line with St. Matthews Church. The consultants indicated that they were aware of this and were attempting to create an axis within their design to compliment this view line.

13. PROPOSED PUBLIC TRANSPORT SEMINAR. W275.

Last year W.S.R.O.C. held a seminar addressing the issue of public transport in Western Sydney. It was indicated at the time by the Chairman that a further seminar would be organised in 1990 specifically to follow up on matters discussed.

W.S.R.O.C. has now written and requested all member Councils to inform it of topics regarding public transport they would like to have placed on the agenda. All elected members and senior staff have been requested to advise any matters to be forwarded to W.S.R.O.C. by Friday, the 23rd March.

14. TREE PRESERVATION ORDER APPLICATIONS. P160/30.

The following determinations have been made under application of Tree Preservation Orders.

Applicant	Reason/Request	Determination
Hawkesbury City Council Council Chambers George Street Windsor	Remove trees at new ramp access 8.11.89 - 17.1.90	Approved
Mr P Sykes 25 Bellbird Crescent Bowen Mountain	Remove 4 trees for driveway access 29.11.89 - 15.2.90	Not approved alternative access provided
Mr W Andrews "Chantilly" Grose River Road North Richmond	Remove 1 Gum tree - too close to pool 19.1.90 - 15.2.90	Approved
Mr G Bruce 92 Boundary Road Oakville	Remove 4 trees for shed and garage const. 19.1.90 - 15.2.90	Building application required prior to removal
Mr & Mrs V McCarthy 25 Snailham Crescent South Windsor	Remove 3 termite infested Gum trees 19.1.90 - 31.1.90	Approved subject to conditions
Mr L & Mrs S Horn 36 Cornwell Avenue Richmond	Remove 1 large tree 22.1.90 - 31.1.90	Approved subject to Building Approval

Mr P Gastelow Lot 130 Lt. Bowen Drive Bowen Mountain	Remove 1 Gum tree - danger to neighbour's house 24.1.90 - 15.2.90	Approved
Mr M & Mrs P Hennessy 6 Howell Crescent South Windsor	Lop 2 Eucalyptus trees near dwelling 23.1.90 - 31.1.90	Approved
Mr B Curtin 72 The Terrace Windsor	Lop 1 Camphor Laurel tree to remove dead wood 23.1.90 - 31.1.90	Approved
Mr P Hood Lot B Avoca Road Grose Wold	Remove 50 Eucalyptus trees - dwelling const. 24.1.90 - 31.1.90	Approved subject to Building Approval
Mr M Baker 11 Crag Crescent Bowen Mountain	Remove several trees - fire hazard 24.1.90 - 15.2.90	Approved subject to conditions
Mr J & Mrs T Sultana 437 Kurmond Road Freemans Reach	Remove several Gum trees for market garden 24.1.90 - 9.2.90	Approved subject to conditions
Mrs L Laoh 48 Colonial Drive Bligh Park	Remove 1 Gum tree - danger to dwelling 25.1.90 - 31.1.90	Approved to lop by one third only
Mr B Brotherton 3 Wimbow Place South Windsor	Remove 2 dead Gum trees 25.1.90 - 31.1.90	Approved to remove 1 only and lop other
Mr R Smith Por. 170 Bells Road Grose Vale	Clear Wattle regrowth for fire reduction and safety to power lines 30.1.90 - 7.2.90	Approved subject to conditions
Mr K & Mrs M Woodbury 30 Dight Street Richmond	Remove 1 large Gum tree close to building 31.1.90 - 15.2.90	Not approved tree shows no sign of damage

Mr A Godwin 29 Garfield Street McGraths Hill	Remove 5 large borer infested Gum trees 31.1.90 - 15.2.90	Approved
Mr S Holesgrove 17 Lamont Place South Windsor	Remove 1 rotting Pine tree close to dwelling 31.1.90 - 15.2.90	Approved
Mrs S Rixon 35 Pitt Street Richmond	Remove 1 dying Cyprus pine tree and lop 1 Fir tree 31.1.90 - 15.2.90	Approved
Mrs J Shepherd 147 Old Bells Line Road Kurrajong	Remove rotting Fir tree - dangerous 7.2.90 - 15.2.90	Approved subject to condition
Mr G Booth 3 Nina Place Kurrajong Heights	Remove 1 Pine tree for garage const. 30.1.90 - 27.2.90	Approved subject to conditions
Mr R Attard 534 Reserve Road Freemans Reach	Lop 4 Gum trees 30.1.90 - 15.2.90	Approved
Mr D Denning Lot 6 Goods Road Oakville	Remove 1 Iron Bark close to pool and house and white ant infested 8.2.90 - 28.2.90	Not approved - tree in good condition
Ms T Furey 45 Drummond Street Windsor	Remove 1 dead Gum tree tree and 1 Pine tree - danger to power lines 20.2.90 - 28.2.90	Approved to prune pine tree only

15. CIRCULAR NO.90/7 DEPARTMENT OF LOCAL GOVERNMENT - WAR WIDOW AND WAR WIDOWED MOTHER PENSIONS. R186-3, C44-1.

Council has received advice through the Department of Local Government Circular No.90/7 advising of the changed arrangements for the validation of eligible pensioner rebates under Section 160AA of the Local Government Act for War Widow and War Widowed Mother Pensioners.

The new arrangements require that War Widows/War Widowed Mothers must hold a Dependent Treatment Entitlement Card, which is issued by the Department of Social Security, to qualify for rate rebates. This replaces the previous method where a formula was used to identify the eligibility of an applicant for rate rebate. It should be noted that the Department issue these when War Widows obtain the full social security benefit, which is currently $60.05 per week.

The administration of the rate rebate system has improved as a result of this new procedure. It would appear that there will be no increase in cost to Council with the introduction of this new system, as it is anticipated that War Widows who were eligible in 1989 will again be eligible in 1990. With the introduction of the Dependent Treatment Entitlement Card, Council officers were able to assist two applicants for rate rebates and were able to refer them to the Department of Social Security after providing them with information as to their likely entitlement to the full social security benefit.

The Department of Local Government has also advised of an amended form to be produced under Ordinance 5 of the Local Government Act which replaces the existing application form for rates rebates.

16. NAVUA RESERVE, GROSE WOLD. 625-2.

Following recent severe storm activity in the Grose Wold area, a section of Navua Reserve, adjacent to the Grose River, including part of the access road, has been washed away. A hole approximately 80 metres long, 20 metres wide and 3 metres deep now remains.

Whilst it would be possible to apply for a grant to restore the area back to its original condition, where Council would be required to contribute 25% of the cost, it is felt that a more cost effective solution would be to carry out minimal regrading of the area for safety purposes using Council plant, whilst providing more controlled access to the reserve.

As Council is aware, numerous complaints have been received regarding use of Navua Reserve by fourwheel drive vehicles and motorcycles, creating a nuisance to users and damaging the Reserve generally.

Council's Parks Foreman, Mr. Tim Geyer is currently undertaking a Bachelor of Applied Science (Urban Horticulture) at the University of Technology and as part of this course, he is required to undertake a project. He has proposed that a plan of management of Navua Reserve be undertaken as his project and the study, which will include short term and long term management strategies, will be completed by November this year.

17. BLIGH PARK ESTATE. P160/46

Road and drainage works, including sewer reticulation works for Precinct 23, Bligh Park have now been completed. Telephone, water and electrical reticulation works are now in progress.

Road and drainage works for Precinct 24 including downstream drainage works are nearing completion. Tenders for sewer reticulation close on 27th March, 1990.

Road and drainage works for Precinct 25 have now commenced.

Placement of final asphaltic concrete surface course in Precincts 9, 10 and the intersection of George Street and Colonial Drive, Bligh Park was undertaken during February.

18. PUBLIC WORKS. S205/3/A

Above average rainfall (over 400mm in 15 days) during the first part of February, resulted in flood discharge down the river system with Windsor Bridge and McGraths Flats cut by rising floodwater in addition to inundation of other low areas throughout the City.

Ferry services had to be suspended.

As a result of the rainfall there has been prolific growth

ROAD RECONSTRUCTION

Gorricks Lane/Kurmond Road

Reconstruction of the pavement between Blacktown Road and Graeme Place, Freemans Reach has been completed. Line marking will be undertaken this month.

Fitzgerald Street, Windsor

Reconstruction has commenced with replacement of damaged kerb and gutter with excavation and placement of the deep lift asphalt base course undertaken on Sunday 4th March, 1990, so as to minimise disruption to traffic.

MAINTENANCE

Drainage work and bitumen patching has been undertaken in response to public notification and systematic programming. Potholes continue to form along the road system with many areas requiring attention.

Attention has been given to gravel pavement etc, on St. Albans Road, Settlers Road, Greens Road, Wheelbarrow Ridge Road, Bicentenary Road, Chaseling Road, Tizzana Road, Gotts Road, Lower Portland; Geaks and McKinnons Roads, Freemans Reach.

Attention to Woodhills Car Park, Richmond.

OTHER WORKS

Provision of vehicular crossings and battleaxe entries on subdivision in William and Charles Streets, North Richmond.

Kerb and gutter and associated roadworks in the laneway at the rear of the South Windsor Commercial area.

PARKS AND GARDENS

South Windsor Netball Complex.

Placement of the asphaltic concrete overlay and final court surface on the two concrete based netball courts.

A weed spraying programme is proceeding with attention to reserves and cemetery areas.

A fertiliser programme was undertaken at the Richmond Ex-Servicemen's Sporting Complex just prior to the commencement of the heavy rain.

BUILDINGS

Amenities Building - Wetherill Crescent, Bligh Park. Base slab has been poured with brickwork in progress.

SEWERAGE

McGraths Hill Wastewater Plant.

Average Daily Flow - January 3,395kl/day

Resurfacing of the top of wall on one of the sedimentation tanks. Minor improvements to the ablution block. Repair to a motor on the trickling filters and the standby pump burnt out emptying tanks.

South Windsor Wastewater Plant.

Average Daily Flow - January 2,589kl/day

Pump Stations.

Overhaul of reflux valve at Station 'A' Corner Ham and Cox Streets. Attention to electrical faults at Station 'H' Fairey Road and clearing of five pump blockages.

Sewer Mains.

Clearing of eight blockages.

Pump Station 'Q' Mulgrave and 'N' Bligh Park.

Internal fit out is well advanced.

Pump Station 'U' Charles Street, McGraths Hill.

Installation of the station by the developer is close to completion.

Mulgrave.

Tenders have been invited for Stage I, Reticulation.

19. THEATRE OF THE DEAF. L125.

To celebrate the 'Year of the Reader 1990', the Council, in conjunction with the State Library of NSW, will host 'Theatre of the Deaf' on Wednesday March 21st at 1.30pm.

The performance will be held in the Macquarie Room of the Function Centre. Many local schools have been invited with the performance aimed at the lower primary age level. It is hoped that approx. 300 children will attend.

The Theatre of the Deaf is a unique company with its performance based on the expressive skills of its deaf artists.

The group aims to encourage children to enjoy books and to promote further reading.

20. FRIENDS OF HAWKESBURY LIBRARY. L125/31.

On Monday 26th February the Hon. K. Rozzoli, M.P., Member for Hawkesbury and Speaker of the House launched the Friends of Hawkesbury Library (FOHL).

In welcoming Mr. Rozzoli and guests the Mayor indicated that successful 'Friends' groups had been organised for other areas of Council operation and had been successful.

Mr. Rozzoli focused his talk on the value and importance of community support for the free public library movement and stated that by sharing resources with other libraries such as the State, and special libraries like the Parliamentary Libraries, Hawkesbury can provide access to a world-wide network.

Mr. Rozzoli suggested that the funding for libraries was a national issue and that both State and Federal Governments should be lobbied for funding so that everyone in Australia could have equal access to this valuable source.

The Executive Committee elected for FOHL is President - Peter Bruce, Deputy President - Michelle Sheather, Secretary - Grace Crosby, Treasurer - Carrol Hojel, Publicity Officer - Nadia Luker, Chief Librarian - Julia Brown.

21. LITERACY COLLECTIONS. L125/14.

As reported at the Ordinary Meeting 12th December 1989, 1990 has been declared by the U.N. as International Literacy Year.

On Wednesday April 18th 1990, the Library will launch both the newly established children's literacy collection and the revamped adult literacy material.

The Special Needs Consultant of the State Library of NSW, Ms Val Moon will launch the Literacy collections. The Minister for Education was unable to officiate at the function, however sent his support.

22. ACTION ON NOTICES OF MOTION. C50

At the Special Meeting held on the 20th February it was stated that the Council had not been informed regarding a number of items and these were then raised specifically. It was indicated at that meeting that a report on all the matters raised would be placed before this meeting. Following are the items that were raised and advice of the action that has been taken and reported.

1. Construction of Joseph Street, Richmond.

   Council voted funds of $36,600 on 14th March, 1989. The work is programmed for implementation in May 1990. The total works construction programme was re-scheduled last year following the major flood damage and subsequent repair work.

2. Drainage in North Street, Windsor.

   The matter was reported to the Council Meeting on 12th April, 1988 when it was resolved that a site inspection should be undertaken. Following the site inspection, on the 26th April it was resolved that a report be prepared on the drainage of the properties with the report to show costs, such costs to include the cost of lowering the existing drainage. The matter was then reported to the meeting on the 12th July, when it was resolved that the Engineer report on the cost of lowering the present pipe in North Street to Palmer Street and making a dish drain along Palmer Street to Pitt Street. At its Ordinary Meeting on the 8th November, 1988, Council resolved that action be commenced to acquire the easements necessary for the construction of a stormwater pipe line from Arndell Street to Palmer Street through properties in North Street. That upon acquisition of all easements required, provision of funding to provide a stormwater drain between Arndell Street and Palmer Street through properties in North Street be considered in the Drainage Loan Programme.

   On the 14th March, 1989 Council considered a Drainage Construction Programme in the amount of $100,000. It resolved to adopt the programme and in doing so allocated $17,940 as "North Street Windsor - drainage - initial allocation towards commencement of project". The report to the November, 1988 meeting indicated that the estimated cost to construct a pipeline from Arndell Street through the downstream properties and across Palmer Street together with the lowering of the existing pipeline through Nos. 17 to 23 North Street would be $45,000 plus the cost of acquiring easements over the affected properties.

   Recently there were negotiations with Mr. Whiting, the owner of Lot 22, with a view to establishing a surcharge path through his property so as to reduce the possibility of stormwater inundating the lower ground floor of No. 25 North Street. Mr.Whiting verbally advised he was agreeable to the works and this is the matter that was reported to the last General Purpose Committee Meeting.

3. The Terrace.

   At its meeting of 10th November, 1987, Council resolved as follows:-

"That Council decide, in principle, to re-open The Terrace, Windsor, at its present point of closure at New Street and that a full report on the re-opening be prepared, detailing the necessary legal and statutory requirements and costings."

In accordance with this resolution a traffic survey was undertaken and the report on the opening presented to Council's meeting of 12th July, 1988, where the following was resolved:-

"That the Windsor Town Centre traffic study be received and:

1. That Council re-open The Terrace, Windsor at the present point of closure at New Street without restriction.

2. That Council inform the Traffic Authority of New South Wales of its intentions and all the necessary documents/reports be forwarded to that Authority.

3. That Council considers an Environmental Impact Statement is not warranted because the impact is minimal.

4. Implementation of the necessary procedures as set out on Page 35 of the report by the Shire Planner to the General Purpose Committee Meeting of 28th June, 1988."

To enable the resolution to be carried out the necessary advertisements were placed on 5th, 24th and 31st August, 1988; letters to authorities sent on 10th August; and on 9th August, 1988, at its Ordinary meeting, Council resolved as follows:-

"That the information concerning the procedures to carry out Council's resolution for the opening of The Terrace be received and that Council negotiate with the Water Board for the acquisition of that land required by Council to construct the road on the new alignment as indicated in the plans prepared."

As part of the necessary procedure for road openings, the matter was also considered by the Local Traffic Committee which recommended at its meeting of 21st October, 1988, the following:-

"That in view of the advice from the Department of Main Roads and NSW Police Department, it is requested that a study be undertaken on the effect of the closure of Bridge Street at the intersection of The Terrace and the installation of traffic facilities to control traffic along The Terrace."

This recommendation was presented to Council's Ordinary meeting of 8th November, 1988, where the following was resolved:-

"That the report be received and that Council advise the Traffic Authority of New South Wales that it disagrees with the recommendation of the Traffic Committee in relation to the proposed opening of The Terrace. Further, that Council considers its recommendation to be reasonable and should be assessed by implementation. The Council's basis for opening The Terrace without restriction including all reports and correspondence, be forwarded to the Traffic Authority."

The letter to the Traffic Authority requesting determination of Council's request was sent on 14th December, 1988. As no reply had been received, a follow up letter was sent on 1st February, 1989.

Council was subsequently advised of the Roads and Traffic Authority decision to have a Commission of Inquiry before Mr. Maurie Egan of, at that time, the newly constituted Roads and Traffic Authority. The inquiry was held on 15th February, 1989. The Commission withheld its decision to allow Mr. G. Stapleton of the Authority to address Council.

The letter to Mr. Stapleton inviting him to address Council was sent on 21st February, 1989.

Mr. Stapleton addressed the General Purpose Committee on 28th February, 1989, and at its meeting of 14th March, 1989, Council resolved as follows:-

"1. The Roads & Traffic Authority be thanked for their detailed advice on the traffic management of the Windsor Town Centre and requested to advise when the agreed works could take place in Macquarie Street.

2. The design for the roundabout at the intersection of George and Bridge Streets be prepared, the necessary approvals sought and there be a further report following consultation with the Authority's staff regarding the preparation of the Local Area Traffic Management Study for the Town Centre including any costs likely to be incurred by Council."

On 3rd April, 1989, Council's resolution was forwarded to the Roads and Traffic Authority with a request for advice on works and design of the roundabout.

Considerable consultations took place with staff from the Roads and Traffic Authority and from Council and, in accordance with Council's resolution, a Local Area Traffic Management Study was undertaken and presented to Council, which resolved at its meeting of 14th November, 1989:-

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

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

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

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

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

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

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

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

On 5th December, 1989, the letter was forwarded to the Roads and Traffic Authority requesting them to advise of what was required to enable Council to carry out its resolution. On 24th January, 1990, a reply was received indicating that the matter was being examined and that a reply would be forthcoming as soon as practicable. To date, there has been no further response from the Roads and Traffic Authority and the matter has been followed up with them.

The report on traffic control devices required in The Terrace is being compiled and will be presented to Council's next General Purpose Committee.

4. Notice of Motion - "That the fence at the rear of the Museum in Thompson Square, when replaced, be relocated so as to include the vacant land fronting Baker Street. Further that landscaping be undertaken on this land including a pathway to the Museum entrance."

Landscaping and paving works were undertaken in conjunction with the Bicentennial Project of Thompson Square. It was reported to the meeting on the 21st February, 1989 that the Historical Society had sought confirmation that the Museum works would proceed. It was indicated that in accordance with the Council's resolution, the plans were being prepared and forwarded to the

Heritage Council and that the cost of the works would be included in the 1989/90 Loan Borrowing Programme. The result of Council's application for loans was reported to the meeting on the 12th December, 1989 wherein it was indicated that with the reduction in the programme, including that requested for building works, the works on the Museum would have to be curtailed. Council resolved to seek the additional allocation and advice in this regard has not been received at this stage.

5. Notice of Motion - "That consideration be given to the use of a 'Product of Hawkesbury Shire' (or similar) logo possibly licensed by Council or the Tourism Authority as a means of promoting the Shire and its product."

   This matter was referred to the Tourism Board and the Director advised it was referred to the Research and Development Committee. No further advice has been received.

6. Notice of Motion - "That Council confer with appropriate State and Federal Departments on the feasibility of subsidisation of sullage removal payments for appropriate voluntary means testing of low income families in non-sewered areas."

   The advice given to the December meeting that the letters had been forwarded and the replies advised. Reply from the Premier's Department was advised to the meeting on the 14th June, 1988 indicating that the Premier was having enquiries made regarding the matter and would be in touch as early as practicable. At the meeting on the 12th July, 1988 the reply from the Department of Local Government was reported indicating that a detailed examination of the proposal had been put to the New South Wales Treasury that had concluded there were no funds available for assistance in this nature. Council resolved to receive that information.

   There was a further reply from the Department of Local Government forwarded to the meeting on the 9th August, 1988 again indicating that no funds were available and that the State did provide significant assistance to Local Government and low income earners, particularly in the area of housing. Again the Council resolved to receive the report and take no further action. To the meeting of 11th October, 1988, a reply from the Premier was advised indicating that the Government gave a pre-election undertaking to provide subsidy schemes only to Blue Mountains and Gosford regions. This commitment was made on the grounds of special environmental health and financial hardship circumstances in those two areas. Further that no funds were available to extend the scheme to the Hawkesbury area. The Council resolved to receive the information.

7. Notice of Motion - "That Council establish a Committee to investigate the feasibility of future development of hostel and nursing home accommodation for the aged residents of the Hawkesbury Shire. Further that all interested and involved community groups, Council and State and Federal Government Departments participate."

   The advice to the December meeting was that the Council had been advised of the action taken by the State to resolve this matter at a similar time to the Council's resolution. It was indicated at the Special Meeting in February that there was no report brought back to the Council on this matter. There is a report to the General Purpose Committee on the 28th January, 1988 as a result of the prior December resolution to establish a Committee to investigate the feasibility of future development of hostel and nursing home accommodation. The Committee recommended that a number of organisations be invited to nominate representatives for a Committee.

   To the Council's Ordinary Meeting on the 9th February, 1988, it was advised that since the preparation of the report to the January Committee, the Department of Community Services and Health had advised of the establishment of hostel accommodation in the district covered by the Castlereagh Area Health Board. As the result, the Council recommended that an expression of interest be forwarded to the Department of Community Services and Health for the development of further hostel and nursing home accommodation in the Hawkesbury Shire.

   It was then reported to the Ordinary Meeting on the 8th March, 1988 that the Department of Community Services and Health had written thanking Council for its interest, indicating that this would be taken into account with the future planning of care services for the aged in the Region. Further that the Region had been identified as a priority area with 40 additional places to be funded in 1988/89. The Council resolved to receive the information.

8. Notice of Motion - "That Council seek the re-introduction of a National Sewerage Backlog Programme financially supported by the Federal Government to service areas without reticulated sewerage and particularly where there are environmental and public health problems. Further the support of WSROC and the Local Government & Shires Associations be sought. Support should also be sought from Councils who are affected with the same problems with a view to a deputation to the relevant Federal Minister and that this Council allocate the appropriate members of management, senior staff and interested Councillors."

   To the December meeting, it was indicated that the letter had been forwarded advising of the Council's resolution. It was then stated that there had been no action reported to the Council. Council was advised at its Ordinary Meeting on the 8th March, 1988 of correspondence from the Office of the Federal

Minister of Local Government thanking Council for its letter outlining its concerns regarding the non provision of reticulated sewerage and the need for a national backlog programme and advising that the letter would be passed on to the appropriate Minister, Senator Peter Cook, for his consideration and reply. The Council resolved to receive that information. At the same meeting correspondence was reported from the Local Government Association advising that the matter had been taken up with the Commonwealth Government through the Association's Water Supply and Resources Committee.

9. Notice of Motion - "That in view of the danger to other road users and the severe noise nuisance to local residents caused by a minority of After Dark Room patrons, Council write to Inspector Peacock of Windsor Police seeking Police assistance in the control of patrons leaving 'the After Dark Room' West Market Street, Richmond particularly between the hours of 2.30 a.m. and 4.00 a.m. Saturday (i.e. the Friday night crowd)."

   It was indicated that the letter was forwarded. This being the only action required by the resolution. With no further representations or complaints the action taken was appropriate.

10. Notice of Motion - "That Council obtain from North Sydney Municipal Council details of their 1987 referenda held in conjunction with the 1987 Local Government Elections as to (1) questions asked; (2) methodology used; (3) answers obtained; (4) evaluation of an overall referenda."

    Two letters were forwarded to the Council involved before a response was received. It is understood that the information was provided separately to members and any requiring a further copy, this will be provided upon request.

11. Notice of Motion - "That Council approach the Department of Main Roads seeking improvement to the Ferry Service at Webbs Creek during the periods of high usage, namely public holidays and school holidays. That this improvement include consideration of a larger ferry being made available at this location, duplication of the services or some method of sign posting that will reduce traffic volume."

    A letter was forwarded to the Department of Main Roads on the 19th of April advising of the Council's resolution and a response was received on the 31st May indicating that the Department was looking at various options of overcoming the delays at Webbs Creek and that they would further advise. There has been no further advice and accordingly the matter is being followed up again with the now Roads and Traffic Authority.

12. Notice of Motion - "That Council make urgent representations by deputation to the various State Ministers (1) to put the Ministers 'in the picture' as to the desperate plight of Local Government in New South Wales as to funding, burden of Departmental controls etc.; (2) to present the Minister our 'shopping list' of vital necessities to at least maintain the existing infrastructure of the Shire; (3) to seek assurances that any request/requirement of State Departments are adequately funded."

    Correspondence was forwarded to the Minister for Local Government and the Minister for Planning indicating the resolution and further that some specific items were funds for backlog urban infrastructure including sewerage, funding for roads, and giving details of the length of roads for which this Council was responsible, payment of valuation fees, planning controls that affected the local area including R.E.P.9 and the matter of devolution of functions to local government without funding. No record can be found of any reply to the correspondence.

13. Notice of Motion - "Council make urgent representations to the relevant Minister/s for total State funding for bitumen resealing and relevant construction works necessary for Main Road 181, Macdonald Valley."

    It was indicated at the December meeting that the letter regarding Council's motion had been forwarded. This is the case, and in fact there was an exchange of correspondence and subsequent discussions with the Council advised at its meeting on the 20th June, 1989 that funding for M.R.181 (Webbs Creek/St Albans/Bucketty) would be different from the other funding for similar classified roads with an amount for bituminous sealing to St. Albans of approximately $100,000 per year.

14. Notice of Motion - "That Council request the Department of Main Roads to re-assess the question of flood free access to that area of the Shire west of the Hawkesbury River based on the current priority for the high level Nepean Bridge and therefore limited improvement that the Grose River Bridge would offer and to include consideration of a plan prepared by myself some time ago indicating an overall flood free ring road system around the major urban areas of the Shire. That this ring road would have the addition of removing heavy and sometimes hazardous traffic from the urban areas."

    The Notice of Motion was put forward by Alderman Books and he was forwarded copies of responses and comments in this matter.

    The matter of flood free access at the Grose River Bridge proposal was reported to the meeting on 14th July, 1987 when it was resolved :-

1. The Department of Main Roads be advised that Council would not be in a position to proceed with the bridge in the absence of any proposal by the Department to construct the high level bridge across the Nepean as, without the structure, the proposal does not provide flood free access.

2. The road proposal be retained in the area between Bells Line of Road and Grose Vale Road.

3. That a deputation be sought, consisting of Councillors and staff, to appropriate Ministers to discuss the question of flood access generally."

The Department was advised of the resolution and a deputation sought with the Minister. The Minister for Transport replied in some detail and this was reported in full to the meeting on 8th November, 1988. The Council resolved to receive the information and meet with senior engineers from the Department of Main Roads. This meeting occurred on 29th November, 1988, and the Council did not resolve any further.

15. Notice of Motion - "That (1) this Council express concern that the State Government has reduced the amount for roads' needs from $180 million as promised to $100 million. (2) The President make urgent representations to the Premier seeking determination of Council's application for flood damage to roads. (It is now several weeks and Council has had no response since it lodged an application). (3) Council advise W.S.R.O.C. of its support for the Study on Urban Local Roads Needs and request that it be brought to the attention of all Western Sydney Parliamentarians and that the State Government be requested to provide the catch-up funds proposed to Council's in the west."

Representations were made regarding the flood damage works and the flood programme was then reported to the Council. Correspondence from The Hon.R.Brown, M.P., Minister for Land Transport and Shipping Support regarding road funding was reported to the Ordinary Meeting of 21st February, 1989, correspondence from Senator The Hon.Margaret Reynolds, Minister for Local Government regarding the Federal Government's policies on road funding was reported to the meeting on the 11th July, 1989. Further correspondence from Senator Reynolds was reported on the 13th June, 1989. On each of the occasions Council resolved to receive the information.

The report contains details of action taken on all those matters raised at the Special Meeting. The matter of representations regarding the Night Club in Richmond, there has been no further report since the letter was forwarded as there were no further representations or complaints nor further response from the Police; the representations regarding the Webbs Creek Ferry Service, the then Department of Main Roads made an initial reply but appear not to have responded further and this

has now been followed up. On the resolution to advise the State Government of various matters concerning Local Government, there has been no response to the Council's letter. This could be on the basis that the resolution was read as advising the Government of the problems of Local Government and not seeking a response. On all other matters there have been reports to the Council and subsequent resolutions. It is considered within the significant workload involved in the area and the resources available that the Council's staff have acted with due care and diligence in carrying out Council resolutions.

23. REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 13TH MARCH, 1990. C50-1

File Rep Date	Referred To	Subject	Comment
12 Jul 88	Strategy Plan MTP	Wisemans Ferry area	Awaiting sub-committee recommendation
12 Jul 88	Park & Street Bins MES	Investigation into installation of Sulo bins to replace existing bins	Report April GPC
11 Oct 88	Boundaries TC/GM	Possible changes	Report when investigations completed
13 Jun 89	Transfer of Lands TC/GM	Financial aspects of proposed transfer of lands - Dunsford Investments Pty Ltd	Report when definite plan is prepared
13 June 89	Development Control Plan MTP	Area generally bounded by March & Lennox Streets, Richmond	Under investigation
13 Jun 89	Development Control Plan MTP	Future residential development of land bounded by George, Macquarie, Ham, Mileham and Woods Streets, South Windsor	Under investigation
11 Jul 89	Tuncoda Pty Ltd MTP	Aspects of road access, traffic management etc	New application received. Report March GPC
08 Aug 89	Skateboard Facility MES	Detailed Design - Ham Common Bicentenary Park	Report March GPC

File Rep Date	Subject Referred To		Comment
12 Sep 89	Tree Planting Programme MES	Planned areas, storage and maintenance	Report May GPC
12 Sep 89	Sporting Facilities MES	Existing Council sporting facilities and amenities and possible expansion to cover full use	Report March GPC
03 Oct 89	Brennans Dam Road MES	Sealing of other half of road from entrance to Church Building through to Windsor Road	Report March GPC
14 Nov 89	Proposed Sewerage Treatment Plant Rouse Hill MES	Report on Development	Report March GPC
13 Feb 90	Wheeny Creek Bridge MES	Access during wet weather Bridge Priorities, raising of crossing, effect of lowering of Wheeny Creek	Report May GPC
13 Feb 90	Windsor Country Golf Club MES	Funding for clearing of channels on an annual basis	Report March GPC

IT IS RECOMMENDED THAT the reports in this section be received.

REPORTS OF COMMITTEES

MANAGEMENT EXECUTIVE COMMITTEE MEETING
held on 7th February, 1990

NOISE & ENVIRONMENTAL POLLUTION COMMITTEE MEETING
held on 7th February, 1990

FINANCIAL ADVISORY COMMITTEE MEETING
held on 8th February, 1990

THE HAWKESBURY FITNESS CENTRE

FINANCIAL ADVISORY COMMITTEE

Meeting held Thursday 8th February, 1990, at 5.30 p.m.

PRESENT: Alderman W Mackay
Alderman H Books
Peter Hatlee
Alan Currall
John O'Grady

Also Present: Ursula Lowe - Youth Recreation Officer

Election of Chairman

It was resolved on a motion by Alderman Books and A Currall that Alderman Mackay be appointed the Chairman of the Committee.

Correspondence

From M/s Wendy Keegan of "Training for Success" submitting a proposal to implement a Management System for marketing strategies, advertisement and staff training programs to assist in efficient and profitable operation. It was resolved that M/s Keegan be advised that this Committee is investigating ways of obtaining funds to establish the Centre and her proposal would be forwarded to Council for assessment once establishment of the Centre was confirmed.

General Business

1. The Youth Recreation Officer advised the meeting that she was interested in the project and indicated she would like to serve on the Committee.

   It was agreed that the Committee could only benefit from her involvement and obvious enthusiasm and was welcomed to serve on the Committee by the Chairman.

2. Ursula Lowe advised the meeting that she had visited the Beaton Park Leisure Centre at Wollongong and obtained details of that operation. These were tabled and gave statistics of income and expenditure, of the whole centre, a breakdown of income and expenditure relating to the various activities, statistics of usage of the various activities and comparisons of each year since 1981.

   After considerable discussion it was resolved that the information be duplicated and forwarded to each committee member for study and further discussion at the next meeting.

/2

3. Discussion took place regarding methods available to obtain additional funding. It was agreed that as the proposed Centre will provide a valuable facility within the area and will cater for activities associated with Sport and Recreation, Education and Health, that in the first instance approaches should be made to both State and Federal Members to determine what funding may be available under the various programs relating to those Portfolios.

It was agreed that appointments be made with the Members concerned and a formal written submission be made based on the drawings and costings prepared by the previous Committee.

The outcome of these submissions will determine the approaches which may need to be recommended to Council for future implementation.

Next Meeting

It was agreed that the next meeting of the Committee would be held on Thursday 15th March at 5.30p.m.

The meeting closed at 6.35p.m.

NOISE AND ENVIRONMENTAL POLLUTION COMMITTEE

Minutes of the Noise and Environmental Pollution Committee Meeting held 7th February, 1990, at Windsor Library, Dight Street, Windsor.

Present: Aldermen R Stubbs and W Mackay, Messrs G Farrance, R Clifford, B Powes, B Simmons, Squadron Leader P Williams.

1. Apologies

C Fuller, N Rogan, M Coulter, K Rozzoli.

2. Confirmation of Minutes Resolved

On the motion of Messrs Farrance/Clifford that the minutes of the meeting of 23rd November, 1989, be confirmed, subject to G Farrance being shown as present.

3. Business Arising Out of Minutes

i. Re Item 4. - replies have not been received.

ii. Re Item 6. - Mr Clifford advised that the average quantity of recycled materials through South Windsor Waste Depot per month as follows:-

white goods	-	5 tonnes
glass	-	8 tonnes
paper	-	9 tonnes
P.E.T. bottles	-	2 large baling bags

IT IS RECOMMENDED THAT the information be received.

iii. Re Item 7. - a reply has not been received from Prospect Electricity.

iv. Re Item 8. - the Water Board advises that it is not possible for a representative to attend this meeting. The Board will however hold an open forum to discuss environmental and planning issues of the North West Sector at Castle Hill tentatively on 21st February, 1990.

IT IS RECOMMENDED THAT members of the Committee be advised of the confirmed date.

v. Re Item 10. - a reply has not been received.

vi. Re Item 11. - Squadron Leader Williams advised that he received three complaints during the first week of abnormal night flying.

4. Correspondence

i. N Rogan - tendering his resignation due to transfer to Bangalow.

IT IS RECOMMENDED THAT Mr Rogan be thanked in writing for his contribution to the Committee and further that Richmond Primary School be invited to have a representative on the Committee.

ii. B Simmons - accepting invitation to join Committee as representative of the State Pollution Control Commission.

IT IS RECOMMENDED THAT the information be received and noted.

5. General Business

i. R Horton and G Luke of the Hawkesbury Sustainable Communities Group addressed the Committee on aspects of recycling, submitting three options.

Mr Clifford explained Council's present actions and study being undertaken.

IT IS RECOMMENDED THAT Christopher Tame be invited to attend the next meeting to discuss his study.

IT IS FURTHER RECOMMENDED THAT Council be requested to include composting and mulch in its study, and that advice on composting be included in the Hawkesbury Civic News.

IT IS FURTHER RECOMMENDED THAT Council write to the Federal Government objecting to the continuing sales tax on recycled paper.

ii. Mr Farrance mentioned the possible pollution of Longneck Lagoon by the Scheyville Sewage Treatment Plant which may no longer be serviced.

Mr Simmons will investigate current situation.

iii. Mr Clifford advised of the Special Environmental Programme being administered by the Water Board.

Mr Simmons advised that the State Pollution Control Commission has applied for funding under the programme for three year monitoring of the Nepean/Hawkesbury River to determine effectiveness of nutrient removal practices.

IT IS RECOMMENDED THAT Council write to the Water Board suggesting that the Glossodia, Freemans Reach, Wilberforce Sewerage Scheme should be looked at as a major priority under the Special Environmental Programme.

IT IS FURTHER RECOMMENDED THAT the Water Board be requested to provide details of funding allocated under the Special Environmental Programme and that the Manager of Environment and Building Services be requested to raise the matter in the Minister's Advisory Committee.

iv. Mr Clifford mentioned the proposal for Sewage Treatment Works effluent from Rouse Hill development area to be disposed of to Cattai Creek increasing the nutrient loadings and flow from approximately 4ml per day to approximately 80ml per day.

IT IS RECOMMENDED THAT the State Pollution Control Commission be requested to provide information on the proposal and alternative disposal methods that have been considered.

v. Mr Powes raised the possible effect on the water quality of Longneck Lagoon from urban runoff of the proposed Scheyville development. Alderman Mackay advised that this is being addressed in the preliminary study being undertaken.

vi. Mr Clifford advised that statistics on vehicle movements have been received from the Manager of Engineering Services.

IT IS RECOMMENDED THAT the Manager of Environment and Building Services be requested to submit a report to Council on the adoption of AS 3671-1989 Acoustics - Road Traffic Notice Intrusion - Building Siting and Construction and that a copy of the report to be provided to this Committee.

Date of Next Meeting

The date of the next meeting was set for 7.30pm on Wednesday 4th April, 1990, in the Council Chambers, George Street, Windsor.

MINUTES OF THE MEETING OF THE MANAGEMENT EXECUTIVE COMMITTEE HELD ON WEDNESDAY, 7TH FEBRUARY, 1990.

PRESENT : G.McCully, Town Clerk/General Manager; J.O'Grady, Manager of Environment & Building Services; R.Gilmore, Manager of Engineering Services; C.Daley, Manager of Operations; G.Falson, Manager of Town Planning; L.Weatherstone, Manager of Financial & Administrative Services; and D.Hagger, Finance Manager.

1. CONTRIBUTIONS UNDER SECTION 94 FOR PUBLIC GARDEN & RECREATION SPACE - lengthy discussion concerning the programme of expenditure of funds including the need to further upgrade recreation plan to show some direction. It is noted that this is currently being implemented by the Recreation Officer and a report would be expected within three months to enable discussion and subsequent recommendation to Council. The programme for expenditure of the Section 94 contributions held in trust amounting to $284,312 plus the 1989/90 Loan Programme of $77,400 was to be prepared for the next Committee Meeting of the Council. It was noted the need to prepare development plans to enable the establishment of some direction for the ongoing works, particularly in major parks and an amount was to be set aside to enable external advice in this regard to occur this year. The programme to include works in McQuade Park (playground equipment), Berger Road Reserve (cricket pitch), Governor Phillip Park (playground equipment), Mileham Street Park (resurfacing netball courts), Benson's Lane Complex (continue construction), Richmond Park (upgrade grandstand), Tamplin Field (improve field), McMahon Park Kurrajong (funds for Committee work), Bowen Mountain Park (funds for Committee work), Memorial Park (improvement to park drainage and parking area), Wilberforce Park (improvement to park drainage, landscaping, amenities block, replacement of picnic shelters and tree planting), Woodlands Park (improve oval), The Breakaway, Freemans Reach (amenities block), Maraylya Park (playground equipment), Macdonald Valley (playground equipment at St.Albans). The total programme to be $361,700.

2. PROCEDURES FOR SALARY REVIEW AND RECLASSIFICATION - the Personnel Manager recommended revised standardised procedures for review and/or reclassification of positions. Procedures to include reference to the most recent performance review rating, comments by Section Head or Supervisor, subsequent discussion with the Department Head who is then to advise either support or not for "the review request". All applications and considerations being forwarded to the Personnel Manager and these then being reported to the Management Executive. The Department Heads are to personally advise all staff following the outcome of the decision with reasons for or against.

3. POSSIBLE ACQUISITION OF LAND FOR CARPARKING AT RICHMOND - Bennett Real Estate Pty.Ltd. has written offering land at East Market Street for possible carparking. The plan indicated the area would allow for up to 110 spaces to be provided. The Agents had sought $850,000 for the properties. It was noted that currently the carpark in Reserve only held a total of $250,000. At this stage it is to be reported and recommended to Council that the acquisition not proceed based on the negotiations taking place in Richmond for the department's store development that would provide additional parking, possibly including the land subject to this offer.

4. REQUEST FOR APPROVAL TO ATTEND COURSES - staff requested approval for attendance in accordance with the Council policy at courses with the following recommended for approval - Helen Binney, Technical Services Librarian, Master of Arts in Information at the University of Technology, Sydney - Peter Duffy, Health & Building Surveyor, Bachelor of Engineering at the University of Technology, Sydney - Leo Floyd, Surveying Assistant, Associate Diploma in Surveying, Sydney Technical College - Robert Mercer, Parks Foreman, Parks & Gardens, Trade Course, Werrington Technical College.

G.M.McCully,
Town Clerk/General Manager

CORRESPONDENCE FOR INFORMATION

SECTION 7

Town Clerk/General Manager's Report Ord. 13/3/90

1. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS NEW SOUTH WALES - GENERAL CIRCULAR NO. 2/1990. C44-2.

1. Multi-purpose Centre Funding.
2. National Local Government Ban on Data Collection for the Commonwealth/State Home and Community Care Program.
3. Training and Development Unit - Safety and Safety Training - Seminar/Workshop.
4. Visitors - Staff from Kuala Lumpur.
5. Department of Local Government Town Planning and Development Checklist - Comments/User Guide Notes.
6. Australian Water Research Advisory Council.
7. Complaints Against Licensed Premises.
8. Establishment of Regional Transit Co-ordination Advisory Committees.
9. Registered Vehicles.
10. Road Signs.
11. Aerodrome Management.
12. Transport Industry - Sanitary and Garbage (State) Award.
13. Construction Safety Act 1912.
14. Construction Safety Act 1912 - Tradespersons Restricted Carpenters Falsework and Formwork Certificate of Competency.

2. PETER COLLINS, M.P. - MINISTER FOR THE ARTS. L125-1.

"Thank you for your recent letter referred by the Hon David Hay, M.B.E., M.P., Minister for Local Government and Minister for Planning, regarding the assistance given to the education sector by local libraries.

I have sought the advice of the State Library on this matter and have made an approach to my colleague the Hon David Hay, M.B.E., M.P., with a view to initiating discussions.

Thank you for your comments in relation to this issue. You may be assured that they will be borne in mind in the Government's considerations."

3. PAUL GIBSON, M.P., - STATE MEMBER FOR LONDONDERRY. M130-30, P160-68.

Thanking Council for its letter dated 2nd February, 1990, concerning the need for a bypass route around Windsor and Richmond. Also advising that he has made personal representations on Council's behalf to the Hon. B.G. Baird, M.P., Minister for Transport.

4. GARY L. STURGESS - DIRECTOR-GENERAL, THE CABINET OFFICE, P160.

"I refer to your recent letter to the Premier concerning the Government's open space strategy and in particular the Open Space and Heritage Fund.

The Premier has noted your nomination for Government assistance and has asked me to let you know that this request will be assessed together with the nominations received from numerous other areas.

You will be advised of the outcome of this assessment as soon as is practicable."

5. AEROSPACE FOUNDATION OF AUSTRALIA LIMITED - INTERNATIONAL AIR SHOW FOR AUSTRALIA UNDER CONSIDERATION. C40-11.

Plans are being drawn up to hold a major international air show and aerospace expo in Australia on a regular basis, possibly every four years. If a feasibility study, currently under way, shows the event can be a viable proposition, it will be virtually a repeat of the Australian Bicentennial Air Show and Aerospace Expo. The feasibility study is also looking at the prospect of holding major national air shows at capital cities around Australia in the years between the international event. The events would be run by the Aerospace Foundation of Australia Limited, in conjunction with the Royal Australian Air Force.

It is possible that the first international air show and aerospace expo may be held as early as 1992, some four years after the highly-successful 1988 Bicentennial Air Show.

> *"Other international air shows would likely be held in 1996, to coincide with the RAAF's 75th anniversary, and in 2001, to commemorate the 100th anniversary of Australia's federation.*
>
> *The first of the national air shows could be held at either RAAF Richmond, near Sydney, in October of this year, or at RAAF Williams, near Melbourne, in March 1991."*

6. BARBARA SLATER - SECRETARY - STIMULUS EARLY INTERVENTION GROUP. C45-26.

"I am writing on behalf of our committee to thank you for all your help regarding the bill for our garbage bin.

We certainly could not afford to pay the $65.00 and knowing it has all been cleared up has been a great weight lifted off our shoulders".

7. D J MCSULLEA - DEPUTY SECRETARY - LOCAL GOVERNMENT ASSOCIATION OF N.S.W. L128-5.

"I refer to your letter of 24th January, 1990, regarding charges under Section 171 of the Local Government Act.

The question of the applicability of Section 171 to Telecom and Australia Post was canvassed with the Department of Local Government in 1988, when rating of those organisations was approved by the Commonwealth Government. The question of a contribution towards the coaxial cable between Sydney and Melbourne was particularly relevant and canvassed at length.

Nothing developed from those discussions, probably because of the reluctance of the Valuer-General to determine a fair annual charge. The matter is still listed for discussion with the Department of Local Government and arises from time to time without any firm determination being achieved.

A legal opinion on the matter is now being sought by the Associations, as a means of forcing some determination."

(TC/GM - This is the response to a request to the Associations to investigate the possibility of levying charges or leasing the Council land where Telecom and Australia Post facilities and plant installations such as telephone and post box are currently constructed. This proposal is similar to that relating to gas mains owned by the Australian Gas Light Company and installed on Council land).

8. TED PICKERING MLC - MINISTER FOR POLICE AND EMERGENCY SERVICES. P176.

The Ministerial Advisory Committee tendered its report on the 24th October, 1989. The report contained 57 recommendations covering all aspects of the Movement including Camp Mackay.

The recommendations concerning Camp Mackay are:

Recommendation 1.13.1 That the three police positions at Camp Mackay be disestablished.

Recommendation 1.13.2 That the Board explore what options are available to it for the future operation of Camp Mackay once the police are removed.

The Board and Implementation Group will consider these proposals as part of the process of implementing the recommendation of the Ministerial Advisory Committee Report.

> *"At its first meeting, the Interim Board established a Properties Working party to provide an overview of Federation buildings and community services in order that a corporate plan and long term strategies can be developed and implemented. Camp Mackay will be included in this review.*
>
> *At this point in time I want to stress that it is not proposed to alter the basic role and function of Camp Mackay. The Camp is still to be first and foremost a facility for youth, but as presently structured it is vastly under-utilised.*
>
> *It is envisaged that the Camp will continue to provide an important interface between young people and police, however the police will be from their own area. Thus a bond and association may be created that is capable of continuing when young people leave the Camp and return to their own environment.*
>
> *I am confident that Camp Mackay will continue to provide a significant contribution to the welfare of youth at risk and I trust the foregoing information will allay your concerns."*

9. MRS K. O'FARRELL. D63-2, S1-8P.

Expressing appreciation for the attention given by Council's Pound Keeper in endeavouring to find their grandson's cattle dog.

10. DEPARTMENT OF MINERALS AND ENERGY - INVESTIGATION INTO ETHANOL AND ALTERNATIVE TRANSPORT FUELS. R190.

Advising the establishment of a committee to undertake an examination of and provide a report on, the potential for future use of alcohol fuels and their derivatives in the transport section in New South Wales.

The committee will operate under the following terms of reference:-

i) to review the current status and outlook for production and use of ethanol as a transport fuel in New South Wales,

ii) to review the current status of development of methanol as a transport fuel and the prospects and implications of future use in New South Wales,

iii) to recommend, as appropriate, policies, strategies and programmes relating to the use of alcohol fuels and their derivatives.

An invitation is extended to Council to provide a submission to the Review Committee.

11. WATER SUPPLY & RESOURCES COMMITTEE - MEETING 24.11.89. W271.

Forwarding Minutes of the Meeting of the above Committee held on 24th November, 1989.

12. DEPARTMENT OF WATER RESOURCES - SOUTH CREEK FLOODPLAIN MANAGEMENT STUDY. P160/81, F84.

Forwarding copy of second progress report from Willing & Partners, Consulting Engineers, for this project.

(M.E.S. - The report is available for those interested.)

13. ANGLICAN CHURCH OF ST. MATTHEW - CONSTRUCTION OF FOOTPATH. A5, 665-740.

Acknowledging receipt of Council's cheque for $600 towards the cost of construction of the footpath in front of St. Matthew's Education Centre on Greenway Crescent and expressing the congregation's thanks for the assistance given by Council.

14. SHK ARCHITECTS (NSW) PTY. LTD. - PLANTER BOXES OUTSIDE COLES SUPERMARKET, GEORGE STREET, WINDSOR. DA 520-87.

Liquorland has informed Council, via their consultants, SHK Architects (NSW) Pty. Ltd., that they are currently arranging for removal of the planter boxes which should take place as soon as an alternative use and site for them is located and confirmed.

15. ALASDAIR WEBSTER MP, MEMBER FOR MACQUARIE - INCREASED FEDERAL ROAD FUNDING FROM A FUTURE COALITION GOVERNMENT. R190, G95.

Advising that road funding, as a percentage of excise, has fallen 65-75% in the early 1980's, when the Coalition was in office, to a miserable 23.6% now.

Indicating that the Coalition will make a substantial increase in road funding, including some areas of the Macquarie electorate and expects more details to be released in the election campaign launch.

16. ROADS & TRAFFIC AUTHORITY - TRAFFIC SIGNAL CONSTRUCTION AT INTERSECTION OF MACQUARIE AND ARGYLE STREETS, WINDSOR. R190/42, 665-1341, 665-119.

Requesting Council to carry out pavement reconstruction works at the intersection of Argyle and Macquarie Streets, Windsor to allow traffic signal construction and for the works to be at the Authority's cost.

(M.E.S. - Arrangements are in hand to undertake the work).

17. WOLLONGONG CITY COUNCIL - 30TH ANNUAL FLOOD MITIGATION CONFERENCE - WOLLONGONG 15-18 MAY, 1990. F84, C48/2.

Forwarding the provisional programme, registration forms and calling for motions for inclusion in the business sessions.

Advising that returns are required by 9th April, 1990.

(M.E.S. - Council should now elect their delegates (three) and Aldermen attending are requested to advise the Manager of Engineering Services' Secretary.)

Glenn 16-3-

18. MOTOR INN & MOTOR ASSOCIATION OF NEW SOUTH WALES - LIQUOR LICENSING REFORMS. L126-11, T220.

Requesting Council's support to the liquor licensing reforms currently proposed by the State Government and, in particular, the recommendations to allow restaurants to serve liquor in their reception areas without requiring patrons to stay for a meal; to allow small motels to apply for a licence; and the recommendation to allow small restaurants either free-standing or in motels to apply for a licence.

The correspondent indicates that the Australian Hotels Association is spreading misinformation about the proposed laws because they are against any changes to liquor licensing which may affect their viability.

19. LOCAL GOVERNMENT ASSOCIATION OF NSW - 0.03 CENT/LITRE STATE FUEL TAX. L128, T215.

"Thank you for your letter of concern on the issue of the buffer-zones. This matter is being referred to the Association's Roads, Communication, Transport and Traffic Committee for appropriate action."

IT IS RECOMMENDED THAT the correspondence in this section be received and appropriate replies forwarded where necessary.

20. DAVID JULL M.H.R. - MEMBER FOR FADDEN - SHADOW MINISTER FOR TOURISM, AVIATION AND SPORT. A4-3.

"Thank you very much indeed for your fax. I am sorry for my late reply but I have been on the national campaign trail with Mr Peacock during the last four days.

I have enclosed a copy of the Tourism Action Plan in which the definitive statement on the future of Kingsford Smith is set out. We are not denying the need for a second airport in Sydney but because of the present difficulty with KSA the major priority must be to get that right in the short term. Even if the second airport was to commence tomorrow, it would be unlikely we would see it fully operational until well towards the end of this decade.

We have said we would review the need for the second airport in the short term and I would have to be thoroughly convinced that Badgerys Creek was the correct location.

However, I must also say that we would honour the commitment given by the present Government in terms of the land acquisition of Badgerys Creek.

It would be difficult to give any definitive assessment until such time as we are in Government and all the facts given by the present Government on alternate sites such as Richmond and Scheyville would be looked into."

(T.C. - This is the response to the matter raised at the Committee Meeting.)

21. STEPHEN ALCHIN - DIRECTOR - WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - SECONDARY SCHOOL EDUCATION SYSTEM IN WESTERN SYDNEY. E70.

"I refer to your letter dated 14th February, 1990, regarding Council's concerns over problems in the secondary school education system in Western Sydney.

This item will be included in the agenda for the next WSROC region meeting, to be held on 6th April, 1990. I will write to you again following the April meeting."

WSROC REGION MEETING NO 1., 1990

HELD AT 7.00 P.M., FRIDAY, 16TH FEBRUARY, 1990 AT BLUE MOUNTAINS CITY COUNCIL, GREAT WESTERN HIGHWAY, KATOOMBA

MINUTES

Present:

Cllr. J. Worthington (Baulkham Hills) (Chairman)
Cllr. L. Bolitho (Baulkham Hills)
Ald. J. Bryant (Blacktown)
Ald. R. Dickens (Blacktown)
Ald. J. Angel (Blue Mountains) (till Item 3.1)
Ald. R. Blakemore (Blue Mountains)
Ald. J. Anderson (Blue Mountains)
Ald. S. Barone (Fairfield)
Ald. T. Lord (Fairfield)
Ald. L. Sheather (Hawkesbury)
Ald. W. Sledge (Hawkesbury)
Ald. R. Downing (Holroyd)
Ald. K. Morrisey (Holroyd)
Ald. B. Booth (Holroyd)
Ald. M. Latham (Liverpool)
Ald. T. Aquilina, M.P. (Penrith)
Ald. D. Syme (Prospect)
Ald. K. Dwyer (Prospect)

Ald. R. Williams (Mayor, Blue Mountains Council)
Mr. R. Fabris (Baulkham Hills)
Mr. P. Burne (Blacktown)
Mr. R. Fennell (Blue Mountains)
Mr. T. Barnes (Fairfield)
Mr. L. Weatherstone (Hawkesbury)
Mr. G. Towle (Holroyd)
Mr. D. Mead (Liverpool)
Mr. R. Swords (Parramatta)
Mr. B. Long (Penrith)
Mr. G. Douglass (Prospect) (till Item 3.1)
Mr. R. Thorn (Prospect)
Mr. F. Elliott (Dept. of Local Govt.) (for Item 6.1)
Ms. L. Lamb (Office of Mr. B. Morris, M.P.)
Ms. J. Green (Western Sydney ITeC)
Mr. R. Dwyer
Mr. K. Crighton (Western Districts Independent)
Mr. S. Alchin (WSROC)
Ms. A. Spizzo (WSROC)
Mr. A. Gooding (WSROC)

Ald. Williams welcomed delegates to Blue Mountains City Council. In so doing, he spoke of developments at the University, and indicated his willingness to address a future WSROC meeting regarding developments at the University of Western Sydney. He urged delegates to press both political parties in the forthcoming election for extra funding for the University of Western Sydney.

MOVED that the meeting close at 10.00 p.m.

Cllr. L. Bolitho/Ald. R. Downing
CARRIED

1. APOLOGIES

Apologies were received and accepted from Ald. J. Books, M.P., Ald. J. Hyam, Ald. R. Ingram, Ald. D. Brock and Ald. R. Kluin.

2. CONFIRMATION OF MINUTES OF MEETING HELD ON 1ST DECEMBER, 1989

MOVED that the minutes of the meeting held on 1st December, 1989 be confirmed.

Ald. R. Downing/Ald. S. Barone
CARRIED

3. BUSINESS ARISING FROM THE MINUTES

3.1 PROSPECT COUNTY COUNCIL (019/21; 023/18)

Ald. Dwyer observed that Prospect County Council is working in one of the fastest growing areas of the State. The consumers of Prospect Council's services receive cheap, reliable electricity. Staff and elected members of council are committed to this objective.

Ald. Syme said that Prospect County Council produces the cheapest electricity in Australia. The organisation has entered a performance agreement with the State Government. This involves staff foregoing various entitlements. Staff members at the council have dropped from 3,100 to 2,800. Following representations from the Minister for Energy, the Hon. N. Pickard, M.P., council has responded.

MOVED that WSROC fully support continued local government involvement in Prospect County Council and congratulate Prospect on its management and cost structure for electricity supply in the area.

Ald. D. Syme/Ald. K. Dwyer

Mr. Douglass was then invited to address the meeting. He stressed that he was speaking solely to respond to the questions raised in the resolution carried at the 1st December, 1989 WSROC meeting. Regarding accountability, Mr. Douglass said that Prospect Council is more accountable than any private or public company. It is responsible to the government through the Ministers for Energy and Local Government. Both Ministers and their Departments critically examine the council's work. It is also bound by the provisions of the Annual Reports Act which place substantial requirements on the council to provide information regarding its finances and performance. Further, the council is subject to the Public Finance and Audit Act, and is responsible to the Parliamentary Public Accounts Committee. Prospect Council is also responsible to its constituent councils, to WSROC, and responds to questions from State and Federal Parliamentarians.

Prospect Council's staff members have dropped from 3,300 to 2,801 over the last four years. This number will be reduced further whilst maintaining service levels.

Mr. Douglass then mentioned media reports from December, 1989 that Prospect Council had made a $45m profit. Mr. Douglass stressed that the figure was wrong and that what was meant to be expressed was the organisation's operating profit. This, however, does not take account of capital costs incurred by the organisation. In fact, in recent years, the organisation has operated a $15m cash deficit. Mr. Douglass reminded delegates that 80% of all development in the metropolitan area (and 50% of the State's development) occurs in Western Sydney. This indicates the scale of the investment required by Prospect County Council. Mr. Douglass stressed that the council's electricity tariffs are set by the State Government. Last year, when the government set a range of possible tariffs, Prospect Council set its tariffs at the low end of the range. Finally, Mr. Douglass mentioned that of every $100 income the organisation receives, $73 is paid to the Electricity Commission for its electricity supply.

Ald. Latham expressed concerns about the County Council's accountability to local government. Speaking for himself, he said that he receives no annual reports or updates about the organisation's activities. Similarly, the council's delegates to Prospect provide poor reports. Given this, Ald. Latham questions whether there ought to be local government representation on the County Council. Ald. Latham also queried why it was necessary for County Council members to go on overseas trips.

Responding to these questions, Mr. Douglass said that all constituent councils receive copies of County Council minutes and annual reports. Mr. Douglass said he would ensure that Ald. Latham would receive copies of these documents in the future. Regarding overseas trips, Mr. Douglass stressed that Prospect Council is a very large, technical organisation. In the main, its elected membership does not have a technical background. Therefore, it is important to expose these people to trends in the electricity industry. Mr. Douglass noted that Australia is a small country and that the electricity supply systems in other countries offer many lessons for Prospect Council. Moreover, almost all of the County Council's equipment is purchased from overseas. This also creates a need to expose delegates to the operations of this equipment.

Cllr. Bolitho indicated that he shared Ald. Latham's concerns regarding accountability. Cllr. Bolitho observed that once a delegate is elected to Prospect, his or her loyalty is to Prospect County Council, not the local council. Mr. Douglass supported this view saying that when delegates are elected to Prospect, they should act in the best interests of Prospect Council's activities.

Ald. Angel said that there can be parochial issues which require a Prospect delegate to vote in accordance with their council's wishes. That is the basis of local government involvement on Prospect County Council. Delegates then have a duty to represent their area. Ald. Angel said that, like WSROC, delegates to Prospect have two agendas; one to represent the region of Prospect and one to represent their local area.

MOVED that WSROC fully support continued local government involvement in Prospect County Council and congratulate Prospect on its management and cost structure for electricity supply in the area.

Ald. D. Syme/Ald. K. Dwyer
CARRIED

MOVED that consideration of the agenda be interrupted to allow Item 6.1 to be considered.

Ald. R. Downing/Ald. S. Barone
CARRIED

6.1 LOCAL GOVERNMENT COMMISSION (023/18)

Mr. Fred Elliott, Secretary of the Department of Local Government, addressed the meeting regarding the proposed Local Government Commission. In opening his address, he extended the Minister's apology for being unable to attend.

Mr. Elliott noted that the government, when in opposition, had promised to establish a Local Government Commission as an advisory body to the Minister. Since entering government, the Minister has appreciated the size of the industry ($3 billion turnover per annum), the need for reform, and the need for councils to have input to this process of reform. Accordingly, the proposed Commission is more substantial than was originally conceived.

Mr. Elliott noted that the Minister is accountable for the system of local government to the Parliament. This fact must be remembered. A system of complete self regulation is unrealistic. Mr. Elliott said that a Task Force had been established by the Minister to report within three to four weeks on the structure and function of the proposed Commission. The Task Force, which is chaired by Mr. Elliott, includes representatives from the Local Government and Shires Associations, the Institute of Municipal Management, as well as the Minister's senior policy adviser. The Commission will have four possible roles:

- advisory,
- recommendations to the Minister,
- having delegated power from the Minister to make decisions, e.g. on loan allocations,
- to make decisions within guidelines, e.g. to permit rate increases above the rate pegging limit.

The aim of the Commission is to improve the efficiency and effectiveness of the system of local government within NSW. To do this, it may provide training courses for councils on a fee for service basis. In addition it would provide direct assistance to councils experiencing difficulties, and would monitor the general performance of councils in the State.

Mr. Elliott stressed that the Commission is not an additional bureaucracy. The staff from the Department of Local Government will, in the main, be transferred to the Commission.

Mr. Elliott mentioned the move to make government more accountable. In this regard, the Commission will be more accountable than the Department.

Mr. Elliott stressed that the Minister had indicated that local government will not pay for the cost of the Commission. However, the Commission could provide value added

services, e.g. training, on a user pays basis. The State Office of Public Management is conducting a management audit of the Department of Local Government. This will assist the process of transfer from the Department to the Commission.

Ald. Barone queried whether the Commission will be contemplating a one-sixth reduction in the number of council staff. Mr. Elliott mentioned the government's demands for an increase in productivity from his own Department. He went on to add that the Premier is keen on management reform. Some of this is happening now through the review of the Act and onward restructuring. The Commission may well look to find ways for councils to improve their productivity.

Ald. Dwyer asked a question regarding the composition of the Commission. In particular, he was keen to learn of the process for electing local government representatives to the Commission. Mr. Elliott indicated that the Task Force would be making recommendations to the Minister on this matter. There would be staff and elected representation on the Commission.

Ald. Latham queried the respective roles of the Local Government Association and the Commission and, in particular, the potential for duplication of roles. Ald. Latham added that it is fundamental that Western Sydney gain strong representation on the Commission. In this regard, he criticised the Association's efforts in representing Western Sydney councils. Mr. Elliott said that it was a good question and that the Associations also wish to avoid duplication. The Association has an industrial role which the Commission will not play, except possibly in the area of establishing appropriate staff qualifications. The Association is also a lobby group - this role the Commission will not play. Mr. Elliott noted that the Association has not performed well in improving the effectiveness of local government. The Commission may play a more effective role in this area.

At this point, the Chairman suggested that further questions might be directed to WSROC's Director, in order that he might include them in any correspondence to the Department.

MOVED that:

(1) WSROC support in principle the NSW Government's proposal to establish a Local Government Commission on the grounds that the Commission will facilitate local government input to State Government policy on local government;

(2) WSROC advise the Minister for Local Government of its "in principle" support, and of the following views:

(i) councils should <u>not</u> be levied to cover the cost, either wholly or partially, of the Commission's operations;
(ii) the functions of the NSW Local Government Grants Commission should not be subsumed within those of the proposal Local Government Commission;
(iii) there is insufficient information to allow WSROC to give the proposal its unequivocal support; and

(3) WSROC seek further information on the Government's proposal.

Ald. R. Downing/Ald. K. Dwyer
CARRIED

3.2 PRIVATISATION OF BUILDING CONTROL (023/18)

MOVED that the information be received and noted.

Ald. R. Downing/Ald. S. Barone
CARRIED

3.3 WSROC GROUP APPRENTICESHIP SCHEME (05/15)

MOVED that the information be received and noted.

Ald. R. Downing/Ald. S. Barone
CARRIED

4. FINANCIAL AND ADMINISTRATIVE MATTERS

4.1 LOCAL GOVERNMENT DEVELOPMENT PROGRAM FUND BUDGET FOR 1990 (N06)

MOVED that WSROC adopt the draft LGDP Fund budget for 1990.

Ald. R. Downing/Ald. S. Barone
CARRIED

4.2 LONG SERVICE LEAVE FOR WSROC STAFF (N80)

MOVED that:

(1) WSROC provide long service leave to WSROC staff, for service with WSROC, in accordance with the provisions of the Local Government Salaried Officers' Award; and

(2) the Director prepare a further report on the establishment and management of reserves to cover long service leave payments to WSROC staff.

Ald. R. Downing/Cllr. L. Bolitho
CARRIED

4.3 SECRETARIAT WORK COMMITMENTS (N64)

The Chairman opened discussion on this by indicating that the list of projects was something delegates must consider very closely.

Cllr. Bolitho supported the Chairman's observation, stating that the list of projects is something that every delegate must keep in mind when proposing motions which involve new work. If they do propose motions involving new work, either some projects must drop off the list or increased funding must be found. It is important for the organisation to establish priorities.

Ald. Syme noted that individual delegates have requested reports on particular items. He queried whether these requests have been endorsed by the delegate's council. He queried whether it was appropriate for this process to occur. In

response, the Chairman indicated that, in a perfect world, all motions would be endorsed by member councils. However, this may not be possible. In any event, the matter is one which can be addressed during the organisation review.

MOVED that the information be received and noted.

Ald. R. Downing/Ald. D. Syme
CARRIED

4.4 WSROC NEWSLETTER. (N66)

The Chairman complimented Ms. Spizzo's work on the newsletter.

MOVED that the information be received and noted.

Ald. R. Downing/Ald. D. Syme
CARRIED

4.5 AUDIT OF WSROC FUNDS (N04)

MOVED that the information be received and noted.

Ald. R. Downing/Ald. D. Syme
CARRIED

4.6 ACCOUNTS PAID SUBJECT TO CONFIRMATION: 1/10/89 TO 31/12/89

MOVED that the vouchers/cheques as detailed and summarised in the attachment amounting to $67,074.44 be confirmed.

Ald. D. Syme/Ald. R. Downing
CARRIED

5. WSROC ORGANISATION REVIEW (N31)

The Chairman prefaced discussion on this matter by stating that it was his hope that delegates could have a free ranging discussion about WSROC.

WSROC's consultant, Mr. Alan Lee, introduced himself. He noted that he had many years experience in local government, including five years as the Secretary of the Outer Eastern Melbourne Municipalities Association.

Mr. Lee stressed that WSROC is owned by its ten member councils. No one else owns the organisation. He said that he hoped that arising from this review, delegates could have a clear view as to where the region is going and WSROC's role in the development of the region. A co-operative effort is required. Mr. Lee went on to say that he did not feel the review should concentrate too much on the past. It is more important to address where the organisation is going and where councils want it to go. He would be meeting with each council to discuss these matters. Other parties will be approached as well.

Mr. Lee expressed his preference that discussions with the councils be outside the council chamber. A "think tank" process is more successful outside the formality which often arises within council chambers.

Having provided the above background, Mr. Lee took delegates through several questions about the organisation. He stressed that tonight's session was itself a "think tank" session where participants do not have to justify their ideas. Nor is anyone allowed to criticise an idea.

Mr. Lee first asked delegates what is the most significant issue confronting the region. The following matters were included in the responses:

> More dollars from the Federal Government; Employment; Constitutional recognition for local government; Western Sydney stigma; Better planning; Education.; Protecting WSROC's credibility; More say (power) over what happens in our area (especially relating to Federal and State activities); More autonomy for councils; Drainage; Infrastructure funding; No poll tax; Traffic Planning; Road funding; Major entertainment facilities; Environment (both natural and urban); Lower land costs; Transport; Medium Density Housing; Performance of constituent councils; Discipline (objectives and priorities of the organisation); Voluntary voting; More individuality; Decentralisation of thinking; Impact of change of technology; Area's image; Homelessnes; Social problems; Human Services.

Mr. Lee then asked delegates which of these matters was the single most important issue facing the region. Five matters were raised. These were: Funding; Planning; Environment; Infrastructure; Ability for the organisation to set priorities.

Mr. Lee then asked delegates what the organisation should do to deal with these issues. The following responses were given:

> Clearly stated policies on issues, with the executive having delegation to carry out actions in accordance with the strategy; lobbying; checks and balances back to councils; planning ahead (a visionary approach); a fixed four year term for delegates; no extra dollars for the organisation.

Mr. Lee observed that much could be done simply by reducing the number of items on the organisation's agenda. Ald. Barone said that the organisation must determine priorities, rather than trying to do everything. Mr. Long said that if the organisation is capable of reaching agreement on an issue, then there should be no stopping the organisation.

Ald. Bryant said that WSROC should get out from the "spell of government". The organisation should lobby against the State and Federal Governments and work on behalf of councils.

Mr. Lee suggested that the organisation may have two or three roles.

Ald. Barone said that the organisation's key role is to represent the Western Sydney region, as a group, for the future of the people of Western Sydney. The lobbying role must be pre-eminent.

Mr. Long suggested that the organisation must produce a result. Other words used to describe the organisation's role were "leadership, co-operation, co-ordination, facilitation".

Mr. Lee then asked delegates how the organisation can change its processes to perform these roles. Ald. Barone said that councils and delegates must "stick together". Ald. Bryant said that WSROC should "identify the enemy". Ald. Aquilina said that delegates must be involved in policy development. Cllr. Bolitho said that the organisation should make better use of technology and data to determine priorities. The organisation should work through a rational process, based on hard data, which allows the organisation to have a broad picture and focus on individual issues of priority.

Mr. Mead mentioned the important role of officer groups within the WSROC structure. Mr. Weatherstone said that WSROC should play a role in promoting Western Sydney.

The Director mentioned the proposed timetable for completion of the review. In summary, this involved Mr. Lee presenting a progress report to the 6th April, 1990 region meeting and presentation of a final report to a special WSROC meeting on llth May, 1990.

MOVED that:

(1) the proposed timetable for completion of the review be adopted;

(2) the budget for the review be increased by a maximum of $3,000 to cover increased trfansport and accommodfation costs associated with additional visits to Sydney; and

(3) payment on transport/accommodation costs be made on an ongoing bases following presentation of receipts for costs arleady incurred.

Ald. S. Barone/Cllr. L. Bolitho
CARRIED

Mr. Long said that WSROC should simplify its operations, e.g. by dropping its "subsidiary companies".

Mr. Lee said that he would like delegates to write down their thoughts on the organisation and contact him either by phone or facsimile. Mr. Lee's telephone No. is (054) 282547, whilst his fax No. is (054) 284008. Mr. Lee said that if delegates would like, their comments would remain anonomous.

6. LOCAL GOVERNMENT MATTERS

6.1 LOCAL GOVERNMENT COMMISSION (023/18)

This item was dealt with earlier in the meeting.

6.2 INQUIRY INTO LOCAL GOVERNMENT RATING (07/8)

MOVED that the information be received and noted.

Ald. R. Downing/Ald. S. Barone
CARRIED

6.3 APPOINTMENT OF LOCAL GOVERNMENT AUDITORS (023/18; 07/8)

MOVED that:

(1) WSROC provide the Department of Local Government with its comments on the discussion paper on the appointment of Local Government Auditors;

(2) the secretariat convene a meeting of Treasurers from WSROC member councils to consider and draft a response to the discussion paper; and

(3) authority to approve the submission be delegated to WSROC's Office Bearers.

Ald. R. Downing/Cllr. L. Bolitho

Ald. Bryant indicated that he was opposed to changes in the system of appointing local government auditors. The current system works quite well. The proposal in the discussion paper threatened local government autonomy.

A lengthy and involved procedural debate followed. As a result, the Chairman put a series of propositions to the meeting.

MOVED that:

(1) WSROC provide the Department of Local Government with its comments on the discussion paper on the employment of local government auditors.

CARRIED

(2) the secretariat convene a meeting of Treasurers from WSROC member councils to consider and draft a response to the discussion paper.

CARRIED

(3) authority to approve the submission be delegated to WSROC's office bearers or that a further report be presented to the next WSROC meeting.

Delegates voted 8:6 in favour of delegating authority to the WSROC office bearers.

6.4 FINANCIAL ASSISTANCE GRANTS TO COUNCILS (07/4)

Ald. Barone queried whether it was still the case that councils receive 2% of personal income tax collections as financial assistance grants. The Director indicated that, following the 1985 National Inquiry into Local Government Finance, the Federal Government no longer guarantees councils a 2% share of personal income tax collections. The total pool of funds available to councils (now in excess of $600 million nationally) moves in line with movements in financial assistance grants to the State. The Director added that local government bodies are now bidding for 1% of total tax collections. The use of a "total tax" base has the advantage that it is less liable to fluctuations than is the personal income tax base.

Cllr. Bolitho pointed out that dividend imputation has reduced personal income tax collections. Thus, even if the 2% share had been maintained, councils would have received less than would otherwise have been the case.

Ald. Bryant said that he supported the notion that councils should receive 1% of total tax collections in the form of financial assistance grants. He added that such change would increase WSROC council grants by $8.5 million per annum. Ald. Bryant criticised the Australian Local Government Association for its failure to press the Commonwealth Government and Opposition on the need for increased financial assistance grants.

MOVED that WSROC seek assurances from the Commonwealth Minister, Senator the Hon. Margaret Reynolds, and the Shadow Minister for Public Administration, Federal Affairs and Local Government, Senator Bronwyn Bishop, that their parties will commit 1% of total Commonwealth taxation revenue to untied financial assistance grants to councils.

Ald. K. Dwyer/Ald. T. Aquilina, M.P.
CARRIED

7. WESTERN SYDNEY DEVELOPMENT

7.1 MULTIFUNCTION POLIS (017/36)

Ald. Dwyer indicated that he supported the recommendations in the agenda, especially recommendations (2) and (3). The MFP is a concept for the future which we should embrace.

Cllr. Bolitho queried whether WSROC could support the proposal in principle and then seek council's views. If councils then decided to oppose the development, it would raise questions about the organisation's credibility.

The Chairman indicated that the intention of the recommendation was to offer in principle support to commence a process of discussion. Once council opinion had been received, a final report would be presented to WSROC before WSROC determined its final position on the proposal.

Ald. Dickens suggested that a decision on this matter be deferred pending further information. Ald. Barone supported this proposal.

Ald. Aquilina supported Ald. Dwyer's observation. Whilst he acknowledged concerns about the speed of decision making, it was important for WSROC to provide relevant information to the Task Force proposed in recommendations (2) and (3). Ald. Aquilina observed that the MFP will occur in Australia somewhere. If the development is to occur in NSW, then we must look at ways of appropriately locating the development within Western Sydney. Ald. Aquilina said that no one nationality should dominate the development. There is a lot to be said for the proposal. Ald. Aquilina concluded by saying that WSROC should support the MFP if it meets the needs of Western Sydney.

Ald. Latham indicated that he supported much of what had been said. However, it was inappropriate to make a decision on the development at this meeting. Ald. Latham suggested that WSROC should delegate authority to the special meeting to decide its stance on the matter. Cllr. Bolitho indicated there was some substance to this view.

Ald. Bryant said there needs to be community debate on the MFP. A recent television poll suggested that 90% of the population was opposed to the development.

Ald. Aquilina suggested that the special meeting should provide guidance to councils on this matter. It would be a mistake to use the special meeting as a decision meeting forum on this matter. Ald. Aquilina suggested that delegates may be able to meet after the special meeting itself is concluded.

Ald. Barone observed that there was no Fairfield Council meeting prior to the 2nd March, 1990 special meeting. In his view, the special meeting should be an information night. Ald. Barone drew parallels between WSROC's consideration of this matter and its consideration of the second Sydney Airport proposal. He observed that whilst it is appropriate for WSROC to make some decisions without the need to go back to councils, on major matters such as this, it is important for WSROC to check the views of its membership.

AMENDMENT MOVED

(1) WSROC establish a Task Force comprising elected members, Town Clerks, Town Planners and WSROC secretariat staff to develop WSROC's views;

(2) WSROC elect four delegates to the task force;

(3) WSROC seek the views of its member councils concerning the Multifunction Polis; and

(4) a further report be presented to the next WSROC meeting.

Ald. M. Latham/Cllr. L. Bolitho

Both Ald. Dwyer and Ald. Aquilina indicated that the amendment was acceptable to them.

MOVED

(1) WSROC establish a Task Force comprising elected members, Town Clerks, Town Planners and WSROC secretariat staff to develop WSROC's views;

(2) WSROC elect four delegates to the task force;

(3) WSROC seek the views of its member councils concerning the Multifunction Polis; and

(4) a further report be presented to the next WSROC meeting.

Ald. M. Latham/Cllr. L. Bolitho
CARRIED

7.2 COMMUNITY CLEAN-UP OF CREEKS AND WATERWAYS (06/13; 019/7)

MOVED that:

(1) WSROC write to all member councils urging them to provide all possible assistance, e.g. nominated pick-up sites and garbage removal, to future community clean up campaigns;

(2) member councils advise WSROC of their participation and that the WSROC secretariat report to a future WSROC meeting on this matter; and

(3) WSROC advise Holroyd Municipal Council of its decision in this matter.

Ald. K. Morrisey/Ald. D. Syme

Ald. Syme noted that Liverpool Council had supported the Community Clean-up Program. Cllr. Bolitho also indicated that his council supported the program. In fact, council had suggested that a further clean-up be conducted during spring. It is important that the clean-up be instigated by members of the public.

MOVED that:

(1) WSROC write to all member councils urging them to provide all possible assistance, e.g. nominated pick-up sites and garbage removal, to future community clean up campaigns;

(2) member councils advise WSROC of their participation and that the WSROC secretariat report to a future WSROC meeting on this matter; and

(3) WSROC advise Holroyd Municipal Council of its decision in this matter.

Ald. K. Morrisey/Ald. D. Syme
CARRIED

7.3 FLOOD MITIGATION (06/4)

Late information showing Commonwealth and State expenditure on urban flood mitigation and Commonwealth expenditure on natural disaster relief was tabled.

Cllr. Bolitho noted that the Commonwealth Government should be spending its money on preventative works rather than spending very large sums of money on natural disaster relief. It is important for governments to be pro-active, not reactive.

Ald. Syme agreed with Cllr. Bolitho, and suggested that WSROC's views should be brought to the attention of the flood mitigation authorities of local government. This organisation is meeting shortly.

Ald. Bryant advised the meeting that State agencies are avoiding their responsibility concerning drainage in the North-west sector. In particular, the

Water Board has indicated that it does not wish to be responsible for drainage in the sector. Additional funds are required to provide "up front" drainage of the land to be developed.

MOVED that WSROC advise the flood mitigation authorities of its concern whereby large sums of money are being spent on flood disaster relief while limited funds are being spent on urban flood mitigation. Further, that WSROC urge the authorities to press for increased Commonwealth and State funding for urban flood mitigation.

Cllr. L. Bolitho/Ald. D. Syme
CARRIED

7.4 ROAD FUNDING (023/14)

Ald. Morrisey said that WSROC should be realistic in its bid for increased Commonwealth funding for roads. Even the NRMA is pushing only for an additional 2 cents per litre expenditure.

Ald. Barone argued that when the Commonwealth Government introduced such taxes, they were to be for the purpose of increasing Federal expenditure on roads. Since then the money has been diverted to consolidated revenue. Ald. Barone criticised the Federal Government's response to requests for increased road funding that increases in road funding would be at the expense of expenditure on other areas.

MOVED that WSROC write to the Commonwealth Government and Commonwealth Opposition demanding an immediate allocation of an additional 2 cents per litre from the existing excise towards road funding throughout Australia.

Ald. K. Morrisey/Cllr. L. Bolitho
CARRIED

8. PLANNING MATTERS

8.1 GOVERNMENT DEVELOPMENTS (017/1; 019/7)

MOVED that:

(1) WSROC write to the Department of Planning and the Department of Housing indicating its view that government developments must be adequately landscaped if the amenity of the region is to be protected; and

(2) WSROC delegates seek information from their own councils on this matter and report back to WSROC on the extent of the problem in their area.

(3) WSROC advise Holroyd Council of its decision in this matter.

Ald. M. Latham/Ald. S. Barone
CARRIED

8.2 SECTION 94 INQUIRY (017/43)

MOVED that:

(1) the information in the report be received and noted; and

(2) WSROC endorse the addendum to its earlier response to the report of the Commissioner of Inquiry.

Cllr. L. Bolitho/Ald. S. Barone
CARRIED

9. EMPLOYMENT AND EDUCATION MATTERS

9.1 UNIVERSITY OF WESTERN SYDNEY: COMMUNITY AFFAIRS COMMITTEE (014/11; 014/14)

MOVED that WSROC nominate Ald. Kevin Dwyer (Prospect) to the Community Affairs Committee of the University of Western Sydney.

Ald.R. Downing/Ald. T. Aquilina, M.P.
CARRIED

9.2 WESTERN SYDNEY INFORMATION TECHNOLOGY CENTRE LTD. (05/40)

MOVED that:

(1) WSROC become a member of the Western Sydney ITeC; and

(2) WSROC nominate Ald. R. Downing (Holroyd), Cllr. L. Bolitho (Baulkham Hills) and the Director as its representatives on the Board of the Western Sydney Information Technology Centre Ltd. until the company's 1991 annual general meeting.

Ald. D. Syme/Ald. D. Dwyer
CARRIED

10. LOCAL GOVERNMENT DEVELOPMENT PROGRAM

10.1 ESTIMATING THE COSTS OF URBAN DEVELOPMENT FOR LOCAL GOVERNMENT (017/29)

MOVED that the information be received and noted.

Ald. R. Dickens/Ald. T. Lord
CARRIED

10.2 IMPACT OF URBAN CONSOLIDATION FOR THE PLANNING AND PROVISION OF HUMAN SERVICES (017/44)

MOVED that the information be received and noted.

Ald. M. Latham/Ald. S. Barone
CARRIED

10.3 MONITORING THE DELIVERY OF HUMAN SERVICES TO NEW RELEASE AREAS - VOLUME 3 - DOCUMENTATION OF MICROCOMPUTER APPLICATIONS RELEVANT TO THE STUDY (017/30)

MOVED that the information be received and noted.

Ald. M. Latham/Ald. S. Barone
CARRIED

11. REPORTS

11.1 WSROC GROUP APPRENTICES (05/15)

A copy of Ald. Syme's report is attached to the minutes.

11.2 WESTERN SYDNEY INFORMATION TECHNOLOGY CENTRE LTD. (05/40)

The Manager of the Western Sydney ITeC, Ms. Janet Green, noted the following points in her report:

(1) the centre has recently had its first anniversary;
(2) the centre moved to new premises in early January at 1A O'Connell Street, Parramatta;
(3) the centre is well into training courses for the year. Currently, 3 courses are being run, 16 trainees were in the computer applications course, 8 in the electronics course and 12 in the modern office skills course for the JET program;
(4) the centre will train approximately 250 unemployed people this year and 54 non-English speaking background people jointly with the Australian Migrant Education Service;
(5) the centre trained over 90 people in 1989, with over 70% of these finding employment following their course;
(6) the focus for new activities in 1990 will be on:
    (i) developing income earning ventures, e.g. commercial computer applications courses and the electronic repairs and maintenance business; and
    (ii) enterprise development.

Ms. Green mentioned that to facilitate all this, the centre is preparing a detailed business plan with detailed plans for 1990, leading into a three year strategy about the centre's position in the market. Follow up will take the form of detailed marketing strategies.

Finally, Ms. Green noted that the next WSROC meeting will be held in Parramatta. Accordingly, Ms. Green suggested that delegates may care to visit the centre prior to the meeting. Delegates supported this suggestion.

12. PRESS COVERAGE

MOVED that the information be received and noted.

Ald. R. Downing/Ald. D. Syme
CARRIED

13. OTHER BUSINESS

13.1 STATE GOVERNMENT CONSULTATION WITH LOCAL GOVERNMENT (020/7; 019/10)

Papers dealing with this matter were tabled at the meeting.

MOVED that

(1) WSROC express its opposition to the lack of consultation with councils in Western Sydney concerning major matters of regional significance to the Premier, Minister for Local Government and Minister for Planning, Mr. J. Hannaford, MLC, and State Parliamentarians representing Western Sydney; and

(2) WSROC advise Penrith City Council of its decision in this matter.

Ald. K. Dwyer/Ald. T. Aquilina, M.P.
CARRIED

13.2 CONDUCT OF MEETINGS

MOVED that WSROC cease the process of time limits on meetings and that the Chairman cease gagging debate and debating matters from the chair.

Ald. J. Bryant/Ald. R. Dickens

The Chairman indicated that WSROC is one group and should work as one group. He ruled the motion out of order.

14. NEXT MEETING

MOVED that the next meeting be held at 7.00 p.m., on Friday, 6th April, 1990, at Parramatta City Council.

Ald. R. Downing/Ald. D. Syme
CARRIED

Stephen Alchin
Director

Councillor John Worthington
Chairman

ATTACHMENT:

W.S.R.O.C. GROUP APPRENTICES.

REPORT.

The Group Scheme has become stabilized with approx. 200 apprentices enrolled. Problems are being experienced by students enrolling in T.A.F.E. Colleges. Because of the Govt requiring students to enroll by December 1st last year the position has developed where some W.S.R.O.C. apprentices already employed, are being denied places while others not yet employed have been accepted.

There are also moves within the awards to change the name apprentice to trainee..

This may happen in the near future.

Following the last W.S.R.O.C. meeting there has been a deputation to Mr John Fahey, N.S.W. Minister for Industrial Relations and Employment. The main purpose was to discuss the role of the Hunter Valley Trainee Scheme and the make up of the management of the Penrith Skill Centre.

Mr Fahey said he was quite enthusiastic about the need for more apprentices and saw the possibility of each W.S.R.O.C. Council setting up a Branch Office for WSROC Apprentices.

Senior Representatives of the Dept of Industrial Relations and Employment will be meeting the WSROC Apprentices Executive next week to discuss our scheme and the need to include Private Enterprise in our operation.

The Traineeship Scheme is still having severe problems many employers including our own Councils, not accepting them. There can be no question surely, that the future stability and progress of our country, lies in the need for more trained multi skilled personell in the work force.

D. Syme.


Lumpster
Pup Road
13
8
104
HLEP 89
Dount $10:
Maps $45:
$10 per sheet
to be
$115 = $100 set
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