

RENISE

Hawkesbury City Council Committee Business Papers

Meeting Date 30 APR 1991

HAWKESBURY CITY COUNCIL

MISSION STATEMENT:

*"To protect and enhance the unique,
historical and environmental features
of the Hawkesbury Region
whilst encouraging planned development
and providing services
appropriate to the needs of the
wider community."*

How Council Operates ...

Hawkesbury City Council fully supports the involvement and participation of local residents in issues which affect the City.

The twelve Aldermen who represent Hawkesbury City are elected at Local Government elections held every four years. The next election will occur in September, 1991. Voting at these elections is compulsory for residents who are aged 18 years and over and who reside permanently in the City.

The Ordinary Meeting of Council meets on the second Tuesday of each month at 7.30 p.m. Two weeks before the Ordinary Meeting, the General Purpose Committee meets at 9.30 a.m. to consider activities in the areas of works, finance and planning and development. Both of these meetings are open to the public.

Meeting Procedure ...

The role of the General Purpose Committee Meeting is to make recommendations about issues put forward in the areas of works, finance, and planning and development. These recommendations are then forwarded to the Ordinary Meeting of Council, two weeks later, for adoption or final decision. The Ordinary Meeting also considers other matters of general business as appropriate.

The Mayor is Chairperson of both the Ordinary and General Purpose Committee.

Public Participation ...

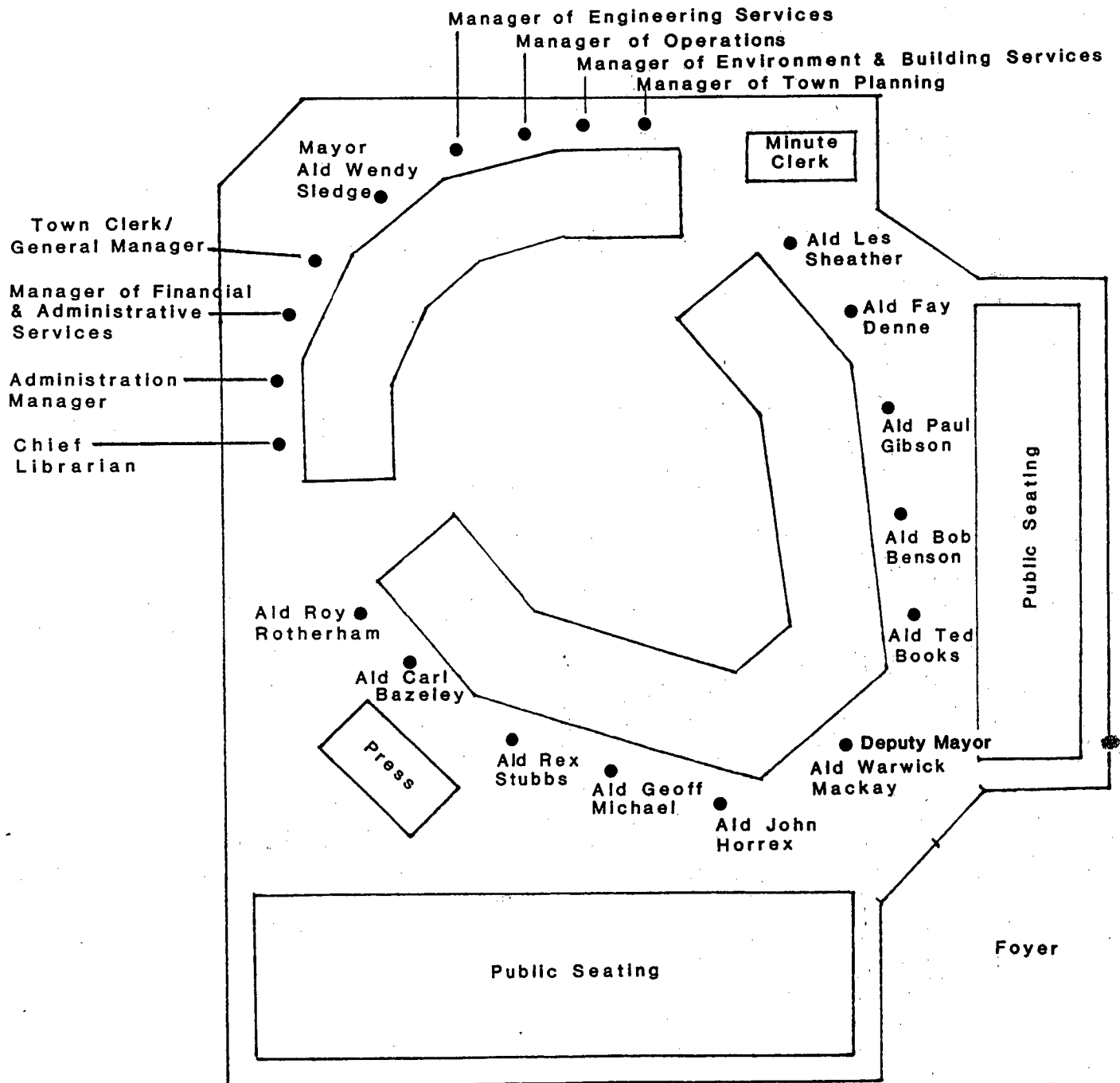
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

Residents are encouraged to attend the Ordinary Meeting to observe the proceedings of the meeting from the public gallery. There is provision at the conclusion of the agenda for members of the public to raise questions relative to the business discussed at the meeting.

A Point of Interest ...

Voting on matters for consideration is operated electronically. Aldermen have in front of them both a 'Yes' and a 'No' button with which they cast their vote. The results of the vote are displayed on the electronic voting board above the Minute Clerk. This is a recent innovation in Australian Local Government pioneered by Hawkesbury City Council.

Council Chambers



GENERAL PURPOSE COMMITTEE MEETING

BUSINESS

- 1. APOLOGIES**
- 2. CONFIRMATION OF MINUTES**
- 3. WORKS**
- 4. PLANNING AND DEVELOPMENT**
- 5. FINANCE**

Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 26th March, 1991, commencing at 9.30 am.

PRESENT: Alderman W.J. Sledge, Mayor, and Alderman R.C. Bazeley, R.S. Benson, F.Y. Denne, J.J. Horrex, W.J. Mackay, R.F. Rotherham, L.C. Sheather, and R.P. Stubbs.

Apologies for absence were received from Aldermen H.J.M.Books, P.E.Gibson and G.G.Michael.

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

Alderman Bazeley arrived at the meeting at 10.09 a.m.

Alderman Rotherham arrived at the meeting at 11.39 a.m.

RESOLVED on the motion of Alderman Sheather seconded by Alderman Stubbs that the Minutes of the General Purpose Committee Meeting held on 26th February, 1991 be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - WORKS

1. WORKS COST STATEMENT

THE WORKS COST Statement to 28th February, 1991, be received and the revised estimates of cost be adopted.

2. CLOSURE MT. IRVINE ROAD. 665-1322

Messrs. W. Scrivener, J. Boulton, F. Knowl and N. Hungerford addressed the Committee as objectors to the proposal.

Alderman Bazeley arrived at this stage, the time being 10.09 a.m.

THAT A CONFERENCE be organised again with the Blue Mountains City Council, the Bushfire Officials, and National Parks & Wildlife Service with the objective of developing a plan to be submitted to the local Members of Parliament for special Government funding.

THAT A SPECIFICATION be prepared for maintenance by the Engineers and this be submitted to Council with the objective of calling for local tender for an ongoing maintenance programme under the supervision of Council.

Report of the Local Traffic Committee Meeting held on Friday 15th March, 1991, in the Council Chambers at 10am.

PRESENT:

Members - Alderman R. Rotherham, Chairman
Sgt. G. Thompson, NSW Police Department
Mr. G. Smith, Roads & Traffic Authority
Mr. R. Searle, Office of K.R. Rozzoli MP

Also Present - Mr. R. Gilmore, Manager of Engineering Services
Mr. K. Berzins, Executive Town Planner
Mr. R. Vaby, Project Engineer

APOLOGIES: Alderman H.J.M. Books

CONFIRMATION OF MINUTES:

Moved by R. Searle, seconded by G. Smith that the Minutes of the previous meeting held on 15th February, 1991, be confirmed.

DEVELOPMENT APPLICATIONS

**1. J. THOM - LOTS 1,2,3 & 4 DP 22500 BELLS LINE OF ROAD, KURMOND
- ENLARGEMENT OF EXISTING BP SERVICE STATION. DA19/91**

THAT THE APPLICANT be requested to submit a plan indicating improvements to be undertaken to provide for entry and exit, kerb and gutter/barriers to control the movement of traffic to and from the development prior to determination of the application.

CORRESPONDENCE

2. MR. R. VONHOFF - SINGLETON ROAD, WILBERFORCE. 1927/R

THAT NO ACTION be taken.

3. BLIGH PARK PUBLIC SCHOOL - SIGNS - BUS STOP. T225, S196/32

(SEE ITEM 6 Committee's Recommendation [d])

4. RETURNED SERVICES LEAGUE OF AUSTRALIA - ANZAC DAY MARCH AND COMMEMORATIVE SERVICE. GC30/2 PT1, GM20/2 PT1

THAT APPROVAL BE granted.

5. HAWKESBURY CITY COUNCIL - CLOSURE MT. IRVINE ROAD (BOWENS CREEK ROAD). 665-1322

THAT NO OBJECTION be made to the closure of Mt. Irvine Road.

6. HAWKESBURY CITY COUNCIL - BLIGH PARK LOCAL AREA TRAFFIC MANAGEMENT PLAN. P160/46

a) PEDESTRIAN CROSSING - RIFLE Range Road -

The matter be further reported to the Committee.

b) That a squeeze point be provided in Colonial Drive at the cycleway.

c) That a roundabout and pedestrian crossing be provided in Colonial Drive at the intersection of Alexander Street, with the crossing to be situated on the western side of the intersection.

d) That a school type pedestrian crossing be provided in Alexander Street to the north of Guardian Crescent.

That "No Stopping" signs be provided at the bus bay in Alexander Street and that school signs be provided in Alexander Street on the approaches to the school.

7. MR. & MRS M.A. BEBBINGTON & RESIDENTS - ENFIELD AVENUE & MATHESON STREET, NORTH RICHMOND. 1309/R, 508/R

THAT NO ACTION be taken.

8. MR. W.G. SMITH - INTERSECTION SLOPES & MADDENS ROADS,
NORTH RICHMOND. GT230/8 PT1, GT230/7 PT1, 1907/R

1. THAT SIGNS STATING "Give Way Signs Ahead" be installed and an additional "Give Way" sign be erected at the intersection positioned to allow traffic earlier warning of the signs.
2. That a double centre line be provided from the safety dome at the intersection to a point around west of the curve.

9. ROAD SAFETY BUREAU, RTA - TRAFFIC ACCIDENT DATA. GT230/1
PT1

THAT THE INFORMATION be received.

10. ROADS & TRAFFIC AUTHORITY - INTERSECTION WINDSOR &
BOURKE STREETS, RICHMOND. 665-2343, 665-258

THAT THE INFORMATION be received.

Date of Next Meeting: 19th April, 1991

The meeting terminated at 11.30am

THE REPORT BE received and the recommendations be adopted.

SECTION 2 - PLANNING AND DEVELOPMENT

1. TORRENS TITLE SUBDIVISION TO CREATE 5 ALLOTMENTS - MCKINLAY MORGAN AND ASSOCIATES - PT LOT 1 AND LOT 2, DP 84599 AND PT PORTION 19, PARISH CURRENCY, SINGLE RIDGE AND SLOPES ROADS, KURRAJONG. S91/12

- A. THAT THE APPLICANT'S objections pursuant to SEPP 1 be supported.
- B. That the concurrence of the Director of the Department of Planning be requested.
- C. Upon the receipt of concurrence of the Director, the application be approved subject to the following conditions:
 - 1. The subdivision be carried out generally in accordance with the submitted plan dated 17/12/90.
 - 2-9. Standard Conditions (Subdivision): 1, 3, 5, 10 (\$4,842) (four thousand eight hundred and forty two), 18 (\$1,270) (one thousand two hundred and seventy), 30, 40, 41 (\$260) (two hundred and sixty).

2. INTEGRATED HOUSING DEVELOPMENT COMPRISING 10 DWELLING HOUSES - ROBERT WHELAN (GOLDRIS PTY LTD) - LOTS 53 - 57, DP 802290, CORNER GRAINGER AND FULTON PLACE, NORTH RICHMOND. DA 4/91, S91/4

THE THE MANAGER of Town Planning have discussions with the applicant as to varying housing designs to incorporate 1 (one), 2 (two) and 3 (three)-bedroom dwellings and report to the Ordinary Meeting.

3. CAR REPAIR STATION - R CURRALL - LOT 2 DP 561355, "ROBEC" CORNER TIZZANA ROAD AND COROMANDEL ROAD, EBENEZER. DA 15/91

THAT THE APPLICATION be approved subject to the following conditions:

- 1. The area to be used being limited to the existing machinery shed approved by Building Application No 530/86.

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 26TH MARCH, 1991.

2. No persons, other than permanent residents, shall be employed in respect of the use.
3. The use of the property for panel beating, spray painting and the like shall be prohibited.
4. Parking shall be provided for 2 (two) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval within 30 (thirty) days from the date of this consent.
- 5-6. Standard Conditions (DA's): 82, 83.
7. The subject land is to be made tidy to Council's satisfaction. In this regard vehicles awaiting service shall be parked in an orderly manner and preferably not in the public view.
8. Operating hours shall be limited to 8.00am to 5.00pm Mondays to Fridays and 8.00am to 12.00 noon on Saturdays. Any alterations of these hours will require Council consent.
9. Standard Condition: 103.

4. HOME ACTIVITY - SANDWICH PREPARATION AND DELIVERY - MS MAREE TADICH - LOT 21, DP 261139, PAMELA CRESCENT, BOWEN MOUNTAIN. DA 31/91

THAT THE "HOME activity" be approved generally in accordance with the supporting documentation, subject to the following conditions:-

1. Compliance with the following requirements of a "Home Activity" as defined in HLEP, 1989:-

"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 (zero point six) metres exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof)."*
2. Food to be prepared and labelled in accordance with the Food Act, 1989.
 3. Kitchen finishes shall comply with Council's Code for Food Premises.
 4. Storeroom walls shall be smooth and painted with a light coloured washable paint. The floor in this area shall be covered with vinyl or similar, and used for the business only.
 5. All food shall be separately wrapped and labelled prior to being transported to its destination.
 6. Transported food shall be kept at or below 5 (five) degrees during transit and whilst awaiting distribution.
 7. The premises shall be registered as required by the Manager of Environment & Building Services.
 8. No retail of goods from the premises.

5. HOME ACTIVITY - MOBILE WORKSHOP - MR S HAWKINS - LOT A, DP 394288, 2503 BELLS LINE OF ROAD, BILPIN. DA 18/91

THAT THE APPLICATION be approved generally in accordance with the supporting documentation, subject to the following conditions:-

1. Compliance with the following requirements of a "Home Activity" as defined in HLEP, 1989:-
 - "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 (zero point six) metres exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof)."*
2. Only 1 (one) truck shall be operated from the site at any one time.
 3. No vehicles shall be displayed or sold from the property.
 4. No materials, goods or vehicles to be stored between the building and the street alignment.
 5. No work shall be carried out on vehicles apart from the applicant's private vehicles on the site.

6. TWO LOT SUBDIVISION - JOHN BOWDEN AND COMPANY - LOT 2, DP 561355, CORNER TIZZANA ROAD AND COROMANDEL ROAD, EBENEZER, S91/7

Mr. W.Wilson addressed the Committee on behalf of the applicant.

THAT THE APPLICATION be refused for the following reasons:-

1. The subdivision does not comply with the 10 (ten) hectare minimum lot requirement for land zoned Environmental Protection 7(d1)(Scenic) in accordance with the provisions of HLEP, 1989.
2. The subdivision does not comply with clause 11(4) of Hawkesbury LEP, 1989, in that the rural worker's dwelling did not exist as at 22nd December, 1989.
3. The application is not in the public interest.

7. TOURIST FACILITY CRAFT STUDIO/TEA ROOM - MARGARET HARTLEY - LOTS 479, 480, 481 LIEUTENANT BOWEN ROAD, BOWEN MOUNTAIN, DA 33/91

Item 31 of the Supplementary Report was dealt with in conjunction with Item 7 above.

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

1. The development shall be carried out generally in accordance with the plan and supporting information submitted to Council on the 21st February, 1991.
- 2-9 Standard conditions: 31, 32, 33, 38, 53, 75, 73, 100.
10. Construction of Council's standard residential footway and layback vehicular crossing to suit the accesses to the sites with a minimum width of 4 (four)m.
11. Operating hours shall be limited to between 9.00am to 5pm. Any alteration of these hours will require Council consent.
12. Parking shall be provided for 5 (five) vehicles in accordance with Council's carparking policy. The parking area shall be constructed of an all weather surface. Construction and location details shall be submitted with the building application.
13. No tables or chairs are to be located outside.

8. TWO LOT SUBDIVISION - MR C BAIRD - LOT 1 DP 717855 AND LOT 2 DP 708702 HANLONS ROAD, BILPIN, S11/91

Mr.C.Baird addressed the Committee.

THAT SUPPORT BE given for the re-alignment of boundaries as per the plan submitted.

9. TRUCK DEPOT/STORAGE OF SULLAGE TRUCKS - G & J HORSWELL & SONS - LOT 2 DP 358421 SINGLETON ROAD, WILBERFORCE. DA 35/91

Miss E.McDonald addressed the Committee as an objector.

THAT THE APPLICATION be refused for the following reasons:-

1. The proposal is contrary to objective "d" of the 7(d1) Environmental Protection zoning.
2. The proposal has the potential for water pollution by the washing down of the trucks and there has been no information provided as to how this will be mitigated against.
3. The proposal is not in the public interest.

10. WORKSHED AND RELOCATION OF WORKSHOP - R & B JOHNSTON - LOT 1 DP 541106, 583 BELLS LINE OF ROAD, KURMOND. DA 32/91

A. THAT COUNCIL EXERCISE its delegation pursuant to State Environmental Planning Policy No 1 Development Standards and grant consent subject to the following conditions:-

1. Construction of Council's standard heavy duty footway crossing layback vehicular crossing to suit the access to the site.
2. Construction of concrete kerb and gutter including layback vehicular crossing and sealed road shoulders where not already provided over the frontage of the development to the requirements of the Roads & Traffic Authority and the Manager of Engineering Services.
3. Parking shall be provided for six (6) vehicles in accordance with Council's regulations and parking policy. Parking spaces 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.
4. Construction of road and drainage or sewer works are not to commence until 3 (three) copies of the plans and specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.

5. A design checking and inspection fee of \$163.00 (one hundred and sixty three) must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1991.
 6. Submission of a building application, plans and specifications complying with Ordinance 70.
 7. 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.
 8. A submission of a septic tank application is to be lodged with Council concurrently with the building application. All details are to be to the satisfaction of the Manager of Environment & Building Services.
 9. No materials, goods or vehicles are to be stored between the existing building and the street alignment once the proposed shed is operational.
 10. The proposed shed is to be treated with dark toned, non-reflective materials.
- B. That the Department of Planning be advised of Council's decision as required by State Environmental Planning Policy No. 1.

11. SUBDIVISION - 4 LOTS - TOWN AND COUNTRY PLANNING - LOT 1, DP 38583 AND PART LOT 1 DP 318273, OLD BELLS LINE OF ROAD, KURRAJONG. S90/253

Mr.J.Buckett, the applicant, addressed the Committee.

THAT CONSIDERATION OF the application be deferred until the results are known of the discussions with the Water Board.

12. TEN (10) VILLA UNITS - P PICKWORTH AND J GODSELL - LOT 190, DP 792208, MILEHAM STREET, WINDSOR. DA 134/90

Alderman Rotherham arrived at the meeting at this stage, the time being 11.39 a.m.

Mr.W.Wilson addressed the Committee on behalf of the objectors.

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

1. The development shall be carried out in general accordance with the submitted amended plan dated the 14th March, 1991, except where amended by conditions of consent.
- 2-10. Standard Conditions (DAs) - 1 (\$22,500.00 (twenty two thousand five hundred), 31, 33, 50 (17)(seventeen), 70, 73, 87, 100, 104.
11. 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)m.
12. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments modified as necessary to provide on-site detention. Details to be submitted for approval with the Building Application.
13. The provision of an on-site stormwater run-off detention system shall be required in order to restrict the flow of surface water off the site to that of the existing conditions for all recurrence intervals up to the 1 in 100 year storm level. Details to be submitted for approval with the Building Application.
14. The provision of a 1.8 (one point eight) metre high lap and cap colourbond or other approved fenceline along the rear property boundary line to the satisfaction of the Manager of Environmental and Building Services.
15. The development is conditional upon satisfactory connection to Council's reticulated sewerage system. The connection to the existing sewer shall be provided by the developer at no cost to Council. Details of any sewer extension shall be submitted and approved by Council prior to the release of the Building Permit.

13. PROFESSIONAL AND COMMERCIAL CHAMBERS - J ROBINSON - LOT 2 DP 31098, NO.1 ANSCHAU CRESCENT, WINDSOR. 21/91

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

1. The development shall be carried out generally in accordance with the plans dated 4th February, 1991, unless amended by conditions of consent.
2. Standard Condition (DAs) 50 (7 [seven] vehicles).
3. The carpark is to be constructed of stamped, coloured concrete or similar material.
4. Submission of a building application, plans and specifications complying with Ordinance 70 for the proposed carports.
5. Details of any internal or external works to the existing building shall be submitted concurrently with the building application for the approval of the Manager of Town Planning.
6. Only 5 (five) people shall be employed on the premises at any time, 2 (two) of which (1 (one) professional and secretary/receptionist) are to reside on the property.
7. Operating hours shall be limited to 8.30am to 5.00pm, Mondays to Fridays. Any alteration of these hours will require Council consent.
- 8-9. Standard Conditions (DAs) 32, 100.

14. REAL ESTATE OFFICE AND CARYARD - CALCORP PTY LTD - LOT A, DP 90446, CORNER MACQUARIE AND BRABYN STREETS, WINDSOR. DA 26/91

Mr. Calvert, the applicant, addressed the Committee.

A. THAT THE APPLICATION be refused due to the following reasons:-

1. The conduct of a real estate office and/or caryard is prohibited in land zoned Special Uses 5(a).

2. The application conflicts with the provisions of Draft Local Environmental Plan, 1989 (Amendment No.20) since motor showrooms shall be excluded in respect to this plan.
 3. The application is not in the public interest.
- B. That the applicant be advised that Council would support in principle an application for commercial premises such as a real estate office on the site.

15. VILLA HOUSES - 5 X 3 BEDROOM - CAVASINNI DEVELOPMENT PTY LTD - LOTS 10 AND 13, DP 801358, NO.10 IVORY PLACE AND NO.3 LANGLEY PLACE, RICHMOND. DA 43/91

Item 29 of the Supplementary Report was considered in conjunction with Item 15 above.

Miss Edwards addressed the Committee as an objector.

A SITE INSPECTION be carried out.

The Committee inspected the site at 4.40 p.m. Aldermen present were Aldermen W.J.Sledge, R.C.Bazeley, R.S.Benson, F.Y.Denne, J.J.Horrex and L.C.Sheather.

THAT COUNCIL REQUEST the applicant to consider objections raised to the proposal including setback and landscaping from Castlereagh Road, turning areas on site, overshadowing, entry to and exit from the site and report to Council by the Ordinary Meeting.

MEETING WITH MEMBERS OF THE WENTWORTH AREA HEALTH BOARD.

The Mayor welcomed to the meeting the members of the Wentworth Area Health Board comprising Mr. Tom Hamilton, Chief Executive Officer, and Mr. Barry Fennell, Mrs. June McSweeney, Mrs. Marie Leving, Mr. Anthony Gilchrist and Dr. Jules Whitty, Board Members.

Mr. Hamilton showed some slides, addressed the Committee on the operations of the Wentworth Area Health Board and the issues confronting the Board and answered questions raised by the Aldermen.

Alderman Mackay left the meeting at 2.00 p.m.

16. CHANGE OF NON-CONFORMING USE - PLUMBING MATERIALS - C
D & B COOTE - LOT 42 DP 82455 NEW STREET, WINDSOR. DA 20/91

THAT THE APPLICATION for a change of non-conforming use of No. 9 New Street, Windsor to store and fabricate plumbing materials be approved, subject to the following conditions:-

- 1-9 Standard conditions (DAs):- 32, 33, 37, 80, 82, 84, 85, 100, 102.
10. Operating hours shall be limited to 7.00am to 5.00pm Monday to Friday and 8.00am to 12.30pm Saturdays, with no work being carried out on Sundays or public holidays. Any alteration to these hours will require consent of Council.
11. There being no machinery used on-site other than welding equipment and electric drills and other associated handtools normally associated with the plumbing trade.

17. LANDFILL - W L STEPHENSON - LOT 3 DP 546915 PITT TOWN
ROAD, PITT TOWN. DA 14/91, 3690.112

Mr.W.L.Stephenson, the applicant, addressed the Committee.

- A. THAT THE APPLICANT/landowner be advised that Council requires the payment by him of Council's legal costs to date in the action before the Land & Environment Court in relation to his unauthorised filling of the land.
- B. That the application be approved subject to the following conditions:-
 1. The existing fill material is to be either removed from the site or is to be excavated and stock piled and not replaced until the Manager of Environment & Building Services is satisfied as to its content and ability to properly compact.

2. All imported fill material is to be of a type that is satisfactory to the Manager of Environment & Building Services and is to be stockpiled and inspected prior to spreading and compaction also to his satisfaction.
3. There is to be no cover/fill material won from the site without separate approval from Council and the existing excavated area adjacent to Pitt Town Bottoms Road is to be graded and top-dressed to the satisfaction of the Manager of Town Planning.
4. All works associated with the development are to be completed by the 31st July, 1991.

18. PROFESSIONAL CHAMBERS - AUCTIONEER/VALUER/REAL ESTATE AGENT - G WHITE - LOT 2 DP 709165, CORNER WINDSOR ROAD AND ROSE STREET, WILBERFORCE, DA 38/91

- A. THAT THE APPLICATION be approved generally in accordance with the plan dated 26th February, 1991, reference number 44591, subject to compliance with the following conditions:
1. Construction of concrete kerb and gutter with the footway area formed in earth and the full construction including sealing of the adjacent road shoulder over the frontage of the land to Rose Street and around the kerb return to the existing pit in Wilberforce Road together with any works necessary to make this construction effective.
 2. Construction of Council's standard residential footway and layback vehicular crossing to suit the access to the site with a minimum width of 5 (five)m.
 3. Compliance with any requirements of the Roads and Traffic Authority.
 4. Standard Condition (DA) 50 (6 (six) vehicles).
 5. Construction of road works are not to commence until three (3) copies of the plans and specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.

6. A design checking and inspection fee of \$250 (two hundred and fifty) must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1991.
 - 7-10. Standard Conditions (DAs) - 32, 70, 73, 100
 11. Operating hours shall be limited to 8.00am to 6.00pm, Mondays to Friday, and 9.00am to 5.00pm, Saturdays and Sundays. Any alteration of these hours will require Council consent.
 12. No auctions are to be carried out on the site.
 13. Only 3 (three) people are to be employed on the premises at any time.
 14. No property advertisements are to be displayed on the building or in the vicinity.
 15. That this consent is limited for a period of 2 (two) years after which all the use of the land other than as a residence shall cease.
- B. That the applicant be advised that Council will waive Condition No. 15 should he relinquish his similar approval on land opposite.

19. MUSHROOM FARM EXTENSIONS - K. KING - LOT 496 AND PART LOT 487 DP 751665 AND CLOSED ROAD, NO.2 SALTERS ROAD, WILBERFORCE. DA27/91

Item No. 30 of the Supplementary Report was considered in conjunction with Item No. 19 above.

Mr.K.King, the applicant, addressed the Committee.

THAT ITEM 30 be considered in conjunction with Item 19 to be received and further that given the objectives (c) and (d) of Rural 1(b), zoning is to minimise :

- (1) the disturbance by clearing earthworks and access roads,

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 26TH MARCH, 1991.

(2) traffic generation,

the applicant be asked to scale down the development proposal to agree with those objectives.

Alderman Horrex asked that his name be recorded as being against the recommendation.

20. SAND EXTRACTION - TINDA PARK, PUTTY ROAD, COLO HEIGHTS. 192-85

THAT CONSENT NUMBER 565/1986 not be extended however the correspondents be advised that extractive industries are an allowable use with Council consent and that they are able, if they wish, to make a new application in accordance with the EPA Act, 1979.

21. VARIATION OF FLOOR LEVEL HEIGHTS - RETAIL PLANT NURSERY BUILDING. LOT 2, DP 236785, WINDSOR ROAD, VINEYARD. DA 76/90

THAT THE APPLICANT be advised that Council does not support the request for an additional (1/2) half a metre of landfill for the building site given the potential excessive exposure of the building and associated amenity problem.

22. VARIATION OF CONSENT - HORSE STUD LOT 1 DP 158486, 65 WOLKA ROAD, BILPIN. DA 286/90

THAT COUNCIL APPROVE the request for a 90 (ninety) degree repositioning of the dressage arena and the associated repositioning of the stable complex in accordance with the amended plan dated the 5th March, 1991.

23. EXPANSION OF HOURS OF OPERATION - TIME OUT FAMILY ENTERTAINMENT CENTRE LOT 10, DP 715152, NO.9 WEST MARKET STREET, RICHMOND. DA 206/89

Mr.S.Cohglan addressed the Committee on behalf of the applicant.

THAT THE HOURS of operation be varied to allow opening at 9.00 a.m. on Mondays to Fridays to be reviewed in 12 (twelve) months.

24. FLOODLIT GOLF DRIVING RANGE - LOTS 4 & 5 DP 802017 COX STREET, SOUTH WINDSOR. DA 329/90

THAT THE INFORMATION be received.

25. HOURS OF OPERATION - PLAYLAND FAMILY AMUSEMENT LEISURE CENTRE (ANARE PTY. LTD.) LOT 1 DP 544317 NO.189 WINDSOR STREET, RICHMOND. DA 297/90

Mr.J.Pearson, on behalf of the applicant, addressed the Committee.

THAT THE HOURS of operation be varied to allow opening at 9.00 a.m. on Mondays to Fridays to be reviewed in 12 (twelve) months.

26. DEMOLITION OF HERITAGE ITEM - PROPOSED - 49-51 BOSWORTH STREET, RICHMOND. DA 229/90

Mr.Nightingale, deputising for Mr. Don Shaddick, addressed the Committee, on behalf of the applicant.

THE SITE BE inspected.

The Committee inspected the site at 4.15 p.m. Aldermen present were Aldermen W.J.Sledge, R.C.Bazeley, R.S.Benson, F.Y.Denne, J.J.Horrex and L.C.Sheather.

THAT THE DEPARTMENT of Planning be advised that Council considers the building inappropriate for restoration due to :

1. The high cost that would be required.
2. The deteriorating condition of the building.
3. The small amount of remaining heritage fabric of the building.

27. AURORA MEANDER SCHOOL - LOT 1, DP 204940 MOUNTAIN AVENUE, YARRAMUNDI DA 393/89

Item 28 of the Supplementary Report was considered in conjunction with Item 27 above.

Mrs.Y.Sievers addressed the Committee on behalf of the applicant.

Mr.Matheson addressed the Committee as an objector.

THAT THE DEVELOPMENT consent for the temporary classroom be amended to allow a permanent classroom, subject to compliance with the following conditions:-

- 1-2 Standard conditions (DA's): 100, 102.
3. Immediate provision of an aerated septic system to the satisfaction of the Manager of Environment & Building Services.
4. Appropriate ground covers are to be planted over the landscaped mounds to minimise weed growth.
5. The use of the weather pavilion as a permanent classroom is to be reviewed at the end of each calendar year, with a view to the building reverting back to its original purpose.

FURTHER THAT THE objection of Mr. & Mrs. Matheson be received.

28. AURORA MEANDER SCHOOL - LOT 1 DP 204940 MOUNTAIN AVENUE, YARRAMUNDI DA 393/80

See Item 27.

29. VILLA HOUSES - LOTS 10 & 13 DP 801358, IVORY PLACE AND LANGLEY PLACE, RICHMOND - CAVASINNI DEVELOPMENTS PTY LTD DA 43/91

See Item 15.

30. MUSHROOM FARM EXTENSIONS - SALTERS ROAD,
WILBERFORCE - APPLICANT: K KING DA 27/91

See Item 19.

31. TOURIST FACILITY CRAFT STUDIO/TEA ROOM - BOWEN
MOUNTAIN - APPLICANT: M HARTLEY DA 33/91

See Item 7.

Alderman Horrex left the meeting at 5.00 p.m.

FLOODLIT GOLF DRIVING RANGE - LOTS 4 & 5 DP 802017 COX
STREET, SOUTH WINDSOR DA 329/90

The Committee inspected the Golf Driving Range at 5.15 p.m. Aldermen present at the inspection were Aldermen W.J.Sledge, R.C.Bazeley, R.S.Benson, F.Y.Denne and L.C.Sheather.

AS THERE WAS not a quorum, no recommendation was made.

SECTION 3 - FINANCE

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

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

General Fund Nos.	71	-	99983	\$4245441.63
Trust Fund Nos.	8264	-	8348	\$40774.00
FID General Fund	469023	-	469030	\$967276.03
98P General Fund	640537	-	640541	\$4719128.19
98P Bank Trust Fund	425403	-	425405	\$1880160.79
FID Account Trust Fund	25404			\$3733.85
				\$11856514.49

2. COMMONWEALTH GRANTS COMMISSION. GG21/36PT1

THAT THE REPORT be received.

3. PROVISION OF ATHLETICS FACILITY. C48

THAT THE REPORT be received.

4. CONSTRUCTION OF HOARDINGS AND PROTECTIVE FENCES - POLICY. GS80/15

1. THE "POLICY FOR the Construction of Hoardings and Protective Fences" be adopted.
2. The inspection fee be set for 1991 at \$2 (two)/month/square metres of public place enclosed by the hoarding or fence, for a minimum period of 3 (three) months.

QUESTIONS WITHOUT NOTICE

Alderman Rotherham referred to the potholes in Crooked Lane, North Richmond.

Alderman Horrex referred to previous Certificates presented for various awards and asked if the Town Clerk/General Manager could investigate the possibility of preparing a more appropriate certificate as opposed to the present format.

Alderman Horrex asked if the Town Clerk/General Manager could prepare a detailed report on the circumstances surrounding the question of The Terrace.

Alderman Benson sought advice as to when the Special Meeting would be held on mushroom composting.

The Deputy Manager of Environment & Building Services advised that the legal advice has been received, it does require clarification. In the meantime letters have been forwarded to the two mushroom composting companies and also to the two local community groups inviting them to make written submissions so that these can be included in the business paper. As soon as these, and the clarification on the legal advice, are received then a date can be fixed for the Special Meeting.

Alderman Denne asked if discussions had been held with Prospect Electricity in reference to the slashing of grass and if not could this be brought forward.

The Manager of Town Planning stated that this had not been done as yet.

Alderman Denne referred to the Prospect lines down Pecks Road for the new subdivision as well as the old one and the growth of grass. She stated that this is not being attended to and asked if this is a matter for Prospect or is it a joint venture. She pointed out that this is quite a large space and it should be brought to the attention of Prospect Electricity as well as Council.

Alderman Sheather referred to the North Richmond and Windsor Bridges. He stated that the washout on the other side of the Windsor Bridge needs to be attended to before there is another flood. He asked if it is Council's or the Roads and Traffic Authority's responsibility.

The Town Clerk/General Manager stated that the Roads and Traffic Authority has retained the road by driving sheet piling. Where the washout is, is private freehold land and there is no intention either by the Council or the Roads and Traffic Authority to do anything about it. It did belong to the Aboriginal Land Council and approaches have been made on a number of occasions in the past about either acquiring that section of land to improve the sight distance around that corner and incorporate it in the park adjoining or just allowing Council to regrade to improve the sight distance. If the land has been sold a new approach will be made to the current owner.

Alderman Sheather stated that bunting on the handrail at North Richmond Bridge has been there since the last August flood.

The Mayor stated that work is being carried out at this location.

Alderman Sheather referred to an article in Penrith Press regarding the Richmond RAAF Base and the possibility that if it goes there, there may be an international airport at Richmond. He asked if the Town Clerk/General Manager could possibly look at anything that is happening in this regard.

The Mayor stated that nothing has been advised at all at this stage and perhaps this is conjecture.

The meeting then adjourned for inspections.

The meeting terminated at 5.30 p.m.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 30th April, 1991.

.....
Mayor

GENERAL PURPOSE COMMITTEE

W O R K S

- 1. WORKS COST STATEMENT**
- 2. CORRESPONDENCE**
- 3. OFFICERS' REPORTS**

General Purpose Committee - Works - 30/4/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st March, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>ENVIRONMENTAL PLAN & PROTECTION</u>							
<u>Conservation</u>							
1010	Museum Maintenance & Services	1500	-	527	527	-	Annual Provision
1020.0	Tree Planting New	16000	-	203	203	-	Annual Provision
1020.01	Tree Mtce	35000	-	9292	9292	-	Annual Provision
1020.02	Earth Week	4500	-	319	319	-	Annual Provision
<u>TRANSPORT INFRASTRUCTURE</u>							
<u>Maintenance of Infrastructure</u>							
<u>Ferries</u>							
2000	Ferry Lower Portland	165500	-	46126	46126	-	Annual Provision
<u>RTA State Roads "Tied" Grant 90/91 (\$1086000)</u>							
2002.150	Wisemans Ferry 90/91	444000	201955	61975	263930	-	Annual Programme
2004.150	Webbs Creek Ferry 90/91	212500	169457	48278	217735	-	Annual Programme
2006.150	Sackville Ferry 90/91	204750	87882	49863	137745	-	Annual Programme
2008.0	Docking Slips	2500	-	-	-	-	Annual Provision
<u>Road Maintenance</u>							
2016.1-6	Sealed Roads Mtce	1037000	-	259791	259791	-	Annual Provision

General Purpose Committee - Works - 30/4/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st March, 1991							
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expend-iture	Vari-ance	Remarks	
<u>Road Resealing</u>							
<u>Council Revenue 1991 (\$200000)</u>							
Richmond/Hobartville							
2016.401 Hill Avenue	2310	-	-	-	-	Programmed April	
Potts Street	3080	-	-	-	-	Programmed April	
Anderson Avenue	2310	-	-	-	-	Programmed April	
Cornwell Avenue	6930	-	-	-	-	Programmed April	
Hughes Avenue - Holborrow to Holborrow	7700	-	-	-	-	Programmed April	
Holborrow Avenue - Hughes to Valder	6930	-	-	-	-	Programmed April	
Tarragon Avenue	5083	-	-	-	-	Programmed April	
Hereford Street	16940	-	-	-	-	Programmed April	
Copeland Street	6600	-	-	-	-	Programmed April	
Faithfull Street	17600	-	-	-	-	Programmed April	
North Richmond							
Enfield Avenue	11550	-	-	-	-	Programmed April	
Sunnyside Crescent	9240	-	-	-	-	Programmed April	
William St - Charles St to end	7700	-	-	-	-	Programmed April	
Glen Street	1540	-	-	-	-	Programmed April	
Elizabeth Street - Grose Vale Rd to Charles Street	4235	-	-	-	-	Programmed April	
Kurmond							
Longleat Road - 0 - 1.09km from Kurmond	15510	-	-	-	-	Programmed April	

General Purpose Committee - Works - 30/4/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st March, 1991							
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks	
Pitt Town							
Old Pitt Town Road	29040	-	-	-	-	Reprogrammed April	
Airstrip Road	13860	-	-	-	-	Completed	
East Kurrajong							
Rikkara Place	660	-	-	-	-	Reprogrammed March	
Kent Place	3960	-	-	-	-	Reprogrammed March	
Windsor							
Bell Street - Macquarie Street to Church Street	3900	-	-	-	-	Programmed November	
Argyle Street - George Street to Cox Street	3750	-	-	-	-	Programmed November	
Christie Street - George Street to Macquarie Street	2120	-	-	-	-	Programmed November	
Campbell Street - Mileham Street to Macquarie Street & George Street to Cox Street	8726	-	-	-	-	Programmed November	
Drummond Street - Mileham Street to Church Street	8726	-	-	-	-	Programmed November	
Regional Roads Programme 1990/91 RTA Grant (\$373680)							
2035.51 Regional Roads 1990/91	373680	177667	64710	242377		Work as Necessary	

General Purpose Committee - Works - 30/4/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st March, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>Australian Cosntruction Services (\$10000)</u>							
2026.11	Percival Street	10000	2681	-	2681		Work as Necessary
<u>RESEAL PROGRAMME</u>							
<u>Regional Roads (\$62315)</u>							
2036.01	Kurmond Road - Spinks to Wire Lane	1210	-	-	-	-	Programmed March
	Scheyville Rd - 3.20 to 4.30km from Old Stock Route Rd	13310	-	-	-	-	Reprogrammed March
	Spinks Road - 0.00 to 0.25km 1.60 to 2.8km from Creek Ridge Rd	17545	-	2	2	-	Programmed April
	Terrace Road - 1.7 to 4.2km from Wire Lane towards Bells Line of Road	30250	-	3	3	-	Programmed April
<u>City Roads (\$37685)</u>							
2036.05	Inalls Lane - full length	19580	-	-	-	-	Reprogrammed November
	Millers Road - 0.00 to 0.5km and 0.8 to 1.15km from Pebbly Hill Road	11220	-	-	-	-	Reprogrammed April
	Old Stock Route Road - 0.00 to 0.6km from Old Pitt Town Rd	6885	-	-	-	-	Reprogrammed April

EXPENDITURE TO: 31st March, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>Improvements</u>						
<u>Reseals 1990</u>						
2021.0-3 Unsealed Roads Mtce	340000	-	37394	37394	-	Annual Provision
<u>Flood Damage</u>						
Flood & Storm Damage 1988 Classified Roads RTA Programme Grant (\$498690) Emergency Works	32300	28671	-	28671	-	Work Complete
2028 & 2030 Permanent Works						
MR 181 - St Albans Road	441950	379185	4211	383396	-	Work In Progress
MR 182 - Sackville Road	24440	14483	731	15214		Work in Progress
2028 & 2030 Flood & Storm Damage 1988 Local Roads RTA Programme Grant (\$1426307) Loan Programme (\$25000)	1451307	1363848	37535	1401383		Work nearing completion
<u>Flood & Storm Damage 1989</u>						
RTA Programme (\$217030) Loan Programme (\$25000)						

General Purpose Committee - Works - 30/4/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st March, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expend-iture	Vari-ance	Remarks
<u>Local Roads</u>							
2030.30	Emergency Works	53000	53002	-	53002	+2	Work Complete
2031	Argyle Reach Road	18000	1327	177	1504	-16496	Work In Progress
	Avondale Road	5000	403	-	403	-4597	Work Complete
	Brennans Intersection	12500	10274	-	10274	-2226	Work Complete
	Cabbage Tree Road	23000	23000	-	23000	-	Work Complete
	Glebe Road	25400	11916	-	11916	-13484	Work Complete
	Pitt Town Dural Road	400	-	-	-	-	Work Complete
	Settlers Road	23780	26131	-	26131	-2351	Work Complete
	The Driftway	15000	7344	-	7344	-7656	Work In Progress
	Webbs Creek Road	37000	30197	-	30197	-6803	Work In Progress

General Purpose Committee - Works - 30/4/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st March, 1991							
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks	
Upper Macdonald Road	1950	177	(177)	-	-1950	Work Complete	
Wheelbarrow Ridge Road	27000	28689	-	28689	+1689	Work Complete	
<u>Classified Roads</u>							
RTA Grant (\$14100)	-	-	-	-			
2031.100 MR 181 Webbs Creek Ferry	14100	-	-	-	-	Reprogrammed April	
<u>FLOOD & STORM DAMAGE 1990</u>							
<u>Local Roads</u> (\$1638140)							
(Grant \$1563140)							
(Council \$75000)	1638140	344729	157198	501927	-	Work in Progress	
2032 <u>Local Roads</u> - Regional \$71800							
(Grant \$71000)	71800	24514	-	24514	-	Work in Progress	
<u>Classified Roads</u> \$159800							
(Grant \$159800)	159800	29471	40372	69843	-	Work in Progress	
<u>Maintenance and Repair</u>							
2042.01 Paved Footpaths Mtce	18100	-	1033	1033	-	Annual Provision	
2042.07 Unpaved Path Mtce	2000	-	681	681	-	Annual Provision	
2044 Bus Shelter Shed Mtce	3000	-	1030	1030	-	Annual Provision	
2046.001 Bridge Mtce	61500	-	14941	14941	-	Annual Provision	
2050 Street & Gutter Cleaning	177220	-	57518	57518	-	Annual Provision	
2052 Kerb & Guttering Mtce	45000	-	789	789	-	Annual Provision	

General Purpose Committee - Works - 30/4/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st March, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>PROVISION OF INFRASTRUCTURE</u>							
2061.01	Sundry Pub/Wks Survey & Design	10750	-	2450	2450	-	Annual Provision
2074	Vehicular Crossings	10000	-	437	437	-	Work As Required - Contra
<u>Main Roads Construction</u>							
2069.101-108	Castlereagh Road (\$185564) Stage 2 RTA Grant \$51991 Loan Programme 88/89 \$67489 RTA Grant 90/91 \$55000	185564	112873	2553	115426	-	Work in Progress
2063.01-5	St Albans Road 13.6-14.7km RTA Grant 89/90 (\$48242) RTA Grant 90/91 (\$130000)	178242	63705	79658	143363	-	Work in Progress
2079.01	Cycleway, McGraths Hill, Windsor (RTA \$44150) Loan Programme (\$44150)	88300	21580	40701	62281	-	Work in Progress
<u>CITY ROADS CONSTRUCTION</u>							
<u>Loan Programme 1986/87</u>							
2066.07	Kurmond Road - Graeme Place to Marlene Street	33400	21085	-	21085	-	Correction work complete Reseal April

General Purpose Committee - Works - 30/4/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st March, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>LOAN PROGRAMME 1988/89</u>							
2070.02/3	George St, Windsor, Richmond Road to Railway Station	15030	3230	-	3230	-	(Additional funds provided (under accelerated road (improvement programme - See Page 11
	Chestnut Drive, Glossodia (88/89 \$59400 + 89/90 \$45000)	104400	86432	17846	104278		Work Complete
2070.18	Hanlons Road, Bilpin	29000	-	-	-		Programmed December
<u>Loan Programme 89/90</u>							
2070.20	Kentucky Drive Chestnut Drive Glossodia (See 88/89 Prog)	85200	41640	6	41646	-	Work in Progress
2090.05	Level Crossing Road	30000	-	-	-	-	Council Contribution - Works by RTA
2066.05	The Terrace reopening	230000	-	-	-	-	
<u>Loan Programme 90/91</u>							
2070.52	Fitzgerald Street - George St to The Terrace - pavement reconstruct	101500	-	-	-	-	Programmed July
2070.53	Brennans Dam Road	13500	-	-	-	-	Programmed in conjunction with development
2070.60	Laneway Clergy Rd - Copeland Road Wilberforce	56000	-	338	-	-	Programmed September

General Purpose Committee - Works - 30/4/91

ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st March, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>LOCAL ROADS PROGRAMMES</u>						
<u>LR 89/90 RTA GRANT (\$565300)</u>						
2071.201 West Portland Road - Reconstruct Pavement	11000	14880	937	15817	+4817	Work Complete
2071.202 West Portland Road - Reseal	39000	-	24548	24548	-	Work Complete
2071.203 Argyle Street - George to Macquarie to Mileham	95000	88114	-	88114	-6886	Work Complete
2071.204 Argyle Street - Mileham to Fairey	295300	607	26438	27045	-	Work in Progress
2071.205 Freemans Reach Road	125000	114507	2731	117238	-7762	Work Complete

General Purpose Committee - Works - 30/4/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st March, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>LR 90/91 RTA Grant (\$580000)</u>							
2071.301	Tennyson & East Kurrajong Road - Reseal	55000	-	-	-		Programmed October
2071.302	Boundary Road Vineyard	87500	6202	-	6202		Programmed June
2071.303	George Road Wilberforce	145000	64	529	593		Programmed May
2071.304	Mileham St - Day St - Fairey Rd	242500	32178	3787	35965		Work Commenced
2071.305	The Driftway (plus \$50000 90/91 Loan)	100000	-	-	-		Programmed April
<u>Accelerated Road Improvement Programme (3 x 3) (\$337000)</u>							
RTA Grant \$267000							
BHSC \$70000							
2073.01	George Street Windsor						
	Richmond Road to Brabyn Street	125000	70	296	366		Programmed April
2073.02	Elizabeth Street, North Richmond						
	- Reconst. Charles St to Campbell St						
	- Shoulder sealing of Charles St from William St to Monti Place	72000	51421	-	51421	-20579	Work Complete *
2073.03	Boundary Road, Oakville						
	- Reconstruction of Failed Patches and joints (50% with Baulkham Hills)	140000	85233	-	85233	-54767	Work Complete *

General Purpose Committee - Works - 30/4/91

ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st March, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>Kerb and Guttering</u>						
<u>Loan Programme 1988/89</u>						
2080.101 George Road, Wilberforce	4800	375	-	375	-	Additional Funds Provided 1990/91 Local Road Prog. (145000) Programmed March (See Page 11)
<u>Loan Programme 1989/90</u>						
2080.201 Kable Street - Footpaving	8310	-	-	-	-	Reprogrammed April
<u>Loan Programme 1990/91</u>						
2080.301 George Street at Windsor Station	12000	-	-	-	-	Programmed July
2080.302 Laneway George St - East side of Argyle	5500	-	67	67	-	Programmed April
2072.100 Laurence Ave Hobartville	14500	-	-	-	-	Programmed April
2072.101 Riverview Street North Richmond	10800	-	-	-	-	Programmed May
2072.102 Court Street	1200	-	-	-	-	Programmed April
<u>TRAFFIC MANAGEMENT</u>						
2090.01 Traffic Signs New	26500	-	4369	4369	-	Annual Provision
2092.01 Traffic Sign Mtce	22000	-	3675	3675	-	Annual Provision

General Purpose Committee - Works - 30/4/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st March, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>PUBLIC UTILITY INFRASTRUCTURE</u>							
<u>Cemeteries</u>							
3000	Cemeteries Expenses	61800	-	13632	13632	-	Annual Provision
<u>Emergency Services</u>							
3010	State Emergency Services	43300	-	8689	8689	-	Annual Provision - Volunteer Organisation
<u>Stormwater Control</u>							
<u>Loan Programme 86/87</u>							
3200.01	Const Blacktown Road (Loan Funds \$39000) (Contribution HAC \$8000) (Cont. '90 \$8820)	55820	67292	715	68007	+12187	Work Completed
3200.02	Drainage Mulgrave/Curtis Road	25000	100	-	100	-	Work by Developers
3200.15	Johnston Street, Pitt Town (Loan Funds \$2900) (Cont. 1500)	4400	3250	2344	5594	+1194	Work Complete

General Purpose Committee - Works - 30/4/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st March, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>Loan Programme 88/89 (100000)</u>							
3200.101	41 Mitchell Drive, Glossodia	4000	319	-	319	-	Arrangements With Owners Not Completed
3200.102	36-42 Bathurst Street, Pitt Town (plus \$6500 89/90 loan)	43840	40700	-	40700	-	Kerb and Guttering
3200.104	George & Drummond Sts, Windsor	8800	199	-	199	-	Programmed April
<u>Loan Programme 89/90</u>							
3200.112	21-23 Michael St, Nth Richmond	3800	117	-	117	-	Programmed April
<u>Drainage Grant Programme</u>							
(Dept. Sport & Rec \$24000 1989/90 Cap. Assist Prog. \$24000)							
3209.01	McQuade Park	48000	155	32640	32795		Work Commenced
<u>Maintenance</u>							
3210	Drainage Mtce	38000	-	6093	6093	-	Annual Provision
<u>Street Lighting</u>							
3220.01	Street Lighting	422500	-	104067	104067	-	Annual Provision

General Purpose Committee - Works - 30/4/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st March, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>ECONOMIC DEVELOPMENT</u>							
<u>Infrastructure</u>							
<u>Car Parking</u>							
4000	Car Parks Mtce	85600	-	2743	2743	-	Annual Provision
<u>Community Facilities and Services</u>							
<u>Boat Ramp</u>							
5170	Boat Ramp Mtce	55930	-	11003	11003	-	Annual Provision
<u>Parks</u>							
E23B1	Parks Mtce	540446	-	132398	132398	-	Annual Provision
5180.03	Parks Amenities Mtce	58500	-	12409	12409	-	Annual Provision
5180.004	Parks Cleaning	226500	-	53504	53504	-	Annual Provision
5180.09	Contract Mowing	87500	-	20712	20712	-	Annual Provision
5180.013	Garden Competition	4730	-	-	-	-	Annual Provision
5180.008	Richmond Ex-Serv Sport Complex	445000	432862	2051	434913	-	Work In Progress
	Loan Prog. 81/82	(100000)					
	Loan Prog. 82/83	(95000)					
	Loan Prog. 84/85	(50000)					
	Loan Prog. 85/86	(100000)					
	Loan Prog. 86/87	(50000)					
	Loan Prog. 87/88	(50000)					

General Purpose Committee - Works - 30/4/91

EXPENDITURE TO:		ITEM 1:		WORKS COST STATEMENT			
31st March, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
RECREATIONAL SERVICES							
<u>Loan Programme 1987/88 (100000)</u>							
5680	Woodbury Reserve (Loan Funds \$12050) (Contribution \$7940)	19990	8051	76	8127	-	Work In Progress
	Macquarie Park	25000	-	-	-	-	Programmed June/July
	Powell Park	5500	5175	-	5175	-	Improvements By S530A Committee - Works in Progress
	Loan Prog. 1988/89 (100,000)						
	Loan Prog. 1986/87 (25,000)						
	Loan Prog. 1989/90 (6,000)						
5680	Richmond Park - Cannons, Tables & Trees	61850	83	-	83	-	Programmed May/June
	Ham Common - Bicentenary Park - Bikeway, Pathway, Surface and Equipment	48500	12296	-	12296	-	Playground Construction Completed
<u>Loan Programme 1989/90 (\$71400)</u>							
Contributions (\$284300)							
5682	Windsor						
	McQuade Park	32000	-	662	662	-	Work Commenced
	Berger Road Reserve	13000	9461	-	9461	-	Work Commenced
	Governor Phillip Park	15000	15171	-	15171	+171	Work Complete

General Purpose Committee - Works - 30/4/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st March, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expend-iture	Vari-ance	Remarks
Richmond							
5682.20	Bensons Lane Complex	45000	11654	599	12253	-	Building Proceeding
.02	Richmond Park - Grandstand (\$20000 - Dept Sport & Rec)	40000	37190	1286	38476	-	Stage 1 Complete
.07	Tamplin Field	15000	4856	3800	8656	-	Work Commenced
Kurrajong							
	McMahons Park	30000	24844	-	24844	-	Work in Progress
	Bowen Mtn Park	10000	2543	4250	6793	-	Improvements by Committee
	Memorial Park	30000	-	32	32	-	Programmed October
Wilberforce							
	Wilberforce Park	76000	-	40	40	-	Programmed May
	Woodlands Park	18000	4200	-	4200	-	Work Commenced
5180.103	The Breakaway (\$43450 Dept Public Works Flood Prog.)	54450	52239	142	52381	-	Work Complete Contribution to Toilet Block.
Oakville							
	Maraylya Park	25000	19027	-	19027	-	Work Commenced
Macdonald Valley							
	St Albans	10000	9512	1735	11247	+1247	Work Complete
	Landscape/Development - Major Parks & Reserves	5700	-	-	-	-	Work in Progress

General Purpose Committee - Works - 30/4/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st March, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>Capital Works Programme 1987 (\$25000)</u>							
5681.08	Macquarie Park Cable Fence & Car Park	16000	1528	-	1528	-	Programme June/July
5681.02	APV Restoration of Rose Cottage Heritage Grant (15000) Cordners Corner Reserve (15000)	30000	2591	10	2601	-	Preliminaries
<u>ENTREPRENEURIAL ACTIVITIES</u>							
<u>Cordners Corner</u>							
6050.06	Cordners Corner Restoration	8000	-	4620	4620	-	Operation Continuing
<u>CORPORATE SERVICES</u>							
<u>Finance and Administration</u>							
6200	Depot Expenses	56000	-	15078	15078	-	Annual Provision
<u>SEWERAGE WORKS</u>							
8401.00	South Windsor Treatment Works Stg 1	2200000	2198167	-	2198167	-	Substantially Complete
8256.03-06	South Windsor Treatment Works Stg 2	4100000	678181	324077	1002258	-	Works Commenced

General Purpose Committee - Works - 30/4/91

EXPENDITURE TO:		ITEM 1:		WORKS COST STATEMENT			
31st March, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expend- iture	Vari- ance	Remarks

Recommendation

1. That the Works Cost Statement to 31st March, 1991, be received.
2. The revised estimates of cost be adopted.

General Purpose Committee - Works - 30/4/91

ITEM 2: (File PK/214)

SUBJECT: CHILDREN'S PLAYGROUND - HAM COMMON
BICENTENARY PARK

REPORT (M.E.S.)

Following consideration by the Park Committee last year of the soft surface material to be used around the playground equipment to the east of the Rest-A-While, it was resolved the shredded rubber be used. This was based on supply of material from a firm at Vineyard at \$18m³. The firm has only partly completed the order and now is unable to obtain the material. An amount of 15m³ was supplied from an order for 50m³.

Alternative quotations have been sought with the best price now being \$290 per tonne, which is approximately \$96.67m³. The cost for the material required to complete is therefore \$3,335.

The small quantity that has been spread in the playground has been found to mark children's clothes and generates high temperatures in this situation, where it has high exposure to sunlight.

To overtop the material with the conventional tanbark topping is estimated at a cost of \$1,365 for supply of the material.

Recommendation

That provision of tanbark soft surface material for the children's playground in Ham Common Bicentenary Park be approved.

ITEM 3: (File 2757-1W)

SUBJECT: DRAINAGE - WINDSOR COUNTRY GOLF CLUB

REPORT (M.E.S.)

Council has requested a report on the cost and possibility of removing any restrictions between the Richmond Road Bridge and the Cornwallis Bridge along Rickaby Creek to assist the drainage from the upper reaches.

An inspection has been undertaken along the creek and with the current dry conditions, the waterway is relatively clear of obstruction along the first section between the Cornwallis Creek bridge and Normans Creek where cattle graze along the creek banks.

On the next section, regrowth of honey locust, other weed and tree growth are evident, indicating the need for the introduction of a control programme to be undertaken, before the honey locust species in particular, reach a size where heavy equipment would be required to remove the trees. It is proposed that the landowners be contacted and advised of the need for attention to the area during the next spring/summer season.

It is considered that this section of the creek would be eligible for inclusion in the submission for the flood mitigation maintenance programme, and this section, together with Normans Creek, has been identified as works for inclusion in a future programme. Clearing should also be required in respect to the section of Rickaby Creek, downstream from the Cornwallis Road Bridge.

An indicative cost of this work for Estimates' purposes is \$5,000 per kilometre.

Recommendation

That clearing of Rickaby Creek, between the river and Richmond Road be referred as an item for consideration in the Flood Mitigation Maintenance Programme.

Report of the Local Traffic Committee Meeting held on Friday 19th April, 1991, in the Council Chambers at 10am.

PRESENT:

Members - Alderman R.F. Rotherham, Chairman
Sgt. G. Thompson, NSW Police Department
Mr. G. Smith, Roads & Traffic Authority
Mr. R. Searle, Office of K.R. Rozzoli MP

Also Present - Mr. R. Gilmore, Manager of Engineering Services
Mr. K. Berzins, Executive Town Planner

APOLOGIES: Alderman H.J.M. Books

CONFIRMATION OF MINUTES:

Moved by G. Thompson, seconded by G. Smith that the Minutes of the previous meeting held on 15 March, 1991, be confirmed.

DEVELOPMENT APPLICATIONS

ITEM 1: (File DA 16/91)

APPLICANT: ANAVAK PTY LTD

LAND & LOCATION: LOT 1293 DP802879 CNR. FITZPATRICK
PLACE AND NEILSON CRESCENT,
BLIGH PARK

SUBJECT: CONSTRUCTION OF SEVEN TOWN
HOUSE UNITS

Committee's Recommendation

That the information be received with no traffic condition.

CORRESPONDENCE

ITEM 2: (File GA20/3 PT1, GC30/7 PT1)

CORRESPONDENT: AEROSPACE FOUNDATION OF AUSTRALIA LIMITED

SUBJECT: RAAF 70TH ANNIVERSARY AIR SHOW

Advising that the Air Show will be held on 11th to 13th October, 1991, and requesting that Windsor/Richmond Road (along the south perimeter of the airfield) from Bourke Street to Percival Street be closed from 6am to 10pm on each of the three days.

Committee's Recommendation

That the proposed closure be supported and that the RTA be advised accordingly.

ITEM 3: (File GT230/6 PT1)

CORRESPONDENT: ROADS & TRAFFIC AUTHORITY

SUBJECT: PEDESTRIAN FACILITIES - SOUTH WINDSOR COMMERCIAL CENTRE

Requesting a pedestrian crossing across George Street, mid block and at Argyle and Campbell Streets. Attached are traffic counts undertaken by Council.

The traffic counts indicated that the installation of a crossing is not warranted at this stage.

Committee's Recommendation

That no action be taken at this stage.

ITEM 4: (File S196/8)

CORRESPONDENT: ROADS & TRAFFIC AUTHORITY

SUBJECT: PEDESTRIAN FACILITIES - FREEMANS REACH PUBLIC SCHOOL

Request received from Freemans Reach Primary School P&C Association for a pedestrian crossing in Kurmond Road. Traffic count undertaken on 14th November, 1990.

Committee's Recommendation

That the matter be referred to the RTA for the undertaking of a vehicle speed survey.

ITEM 5: (File DA371/87)

CORRESPONDENT: MR. J. ROBINSON

SUBJECT: PARKING - ROSS STREET AND ANSCHAU CRESCENT, WINDSOR

Requesting that consideration be given to installation of signs restricting parking to assist local residents in both these streets.

Committee's Recommendation

That the matter be further investigated, including action to obtain the views of the residents in Anschau Crescent and Ross Street regarding measures that could be taken to restrict kerbside parking.

ITEM 6: (File GT230/7 PT1)

CORRESPONDENT: MR. J. McGEADY

SUBJECT: STANNIX PARK ROAD, WILBERFORCE

Requesting installation of speed restriction signs on Stannix Park Road for the safety of pedestrians and other users of the footpath area.

Committee's Recommendation

That the matter be referred to the RTA for advice as to action to be taken.

ITEM 7: (File C51/10)

CORRESPONDENT: MRS. J. BOOTH

SUBJECT: P A R K I N G - R I C H M O N D
NEIGHBOURHOOD CENTRE

Requesting consideration to the installation of parking restriction sign indicating "No Parking - Community Buses Excepted" outside the Centre.

Committee's Recommendation

That no action be taken on this matter and that Mrs Booth be advised of action that should be taken by the bus driver when using the "No Parking" reservation outside the Neighbourhood Centre.

ITEM 8: (File R190/19)

CORRESPONDENT: ROADS & TRAFFIC AUTHORITY

SUBJECT: DETOUR FOR HEAVY VEHICLES
WITH HIGH LOADS - RICHMOND

The Committee was advised that as a result of the electrification of the railway line a 4.4m height limit has been imposed, necessitating high vehicle detours around Windsor and the Bourke Street level crossing, Richmond.

The Committee was also advised that the limit for high vehicles is 4.5m which can be exceeded with the issue of a permit.

It was also advised that upon construction of a new bridge at Macquarie Street, Windsor, the statutory clearance will be provided.

Committee's Recommendation

That arrangements be made to hold a conference between the RTA and the SRA concerning the early construction of the new bridge at Macquarie Street, Windsor and that in the interim, a high vehicle detour be signposted via Pitt Street, Francis Street and East Market Street, Richmond.

ITEM 9: (File 731/R, 610/R)

CORRESPONDENT: NSW POLICE DEPARTMENT

SUBJECT: PARKING RESTRICTIONS -
INTERSECTION GEORGE AND
FITZGERALD STREETS, WINDSOR

Advising that drivers are stopping in the "No Standing" zone at the intersection to set down passengers, which is causing congestion at this point.

Committee's Recommendation

That the "No Standing" zone on the northern side of Fitzgerald Street and across the entrance to the Mall be changed to a "No Stopping" zone.

Date of Next Meeting: 17th May, 1991

The meeting terminated at 11.25

GENERAL PURPOSE COMMITTEE MEETING

PLANNING AND DEVELOPMENT

- 1. DEVELOPMENT APPLICATIONS**
- 2. SUBDIVISION APPLICATIONS**
- 3. CORRESPONDENCE**
- 4. OFFICERS' REPORTS**

General Purpose Committee - Planning and Development - 30/4/91

Item 1: (File DA 34/91)
Development Application: **Home Activity - Office**
Applicant: R Gruber
Owner: As above
Land and Location: Lot 3, DP 773447 East Kurrajong Road,
East Kurrajong
Area: 5.974ha
Zoning: Hawkesbury Local Environmental Plan, 1989
- Rural 1(c1)
Advertising: Advertised in accordance with Council's
Policy
Date Received: 25th February, 1991

REPORT (MTP)

Proposal

The applicant seeks consent to utilise the existing residence as a business address only for a Car Wholesaler's Office. Hours of operation are to be 9.00am to 5.00pm, Monday to Friday and 9.00am to 12.30pm, Saturdays. No other employees are proposed.

The existing residence is situated approximately 110m from East Kurrajong Road and 10m from the western property boundary.

Public Submission

Advertised in accordance with Council's Policy with no objection being received.

Planning Assessment

The proposal may be defined as a "home activity", which is permissible on this land with the consent of Council.

Given the minor nature of the proposal it is considered that the proposed use will not adversely affect the amenity of the area, provided the use complies with the requirements of a "home activity".

Recommendation

That the application be approved generally in accordance with the supporting documentation, subject to the following conditions:-

1. Compliance with the following requirements of a "Home Activity" as defined in HLEP, 1989:-

General Purpose Committee - Planning and Development - 30/4/91

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

2. No vehicles other than resident's private vehicle(s) shall be displayed or sold from the property nor stored on the property for any reason at any time.

Item 2:	(File DA 48/91)
Development Application:	Truck Depot
Applicant:	Mr C R and Mrs D Taylor
Owner:	As above
Land and Location:	Lot 12, DP 610631 Bells Line of Road, Kurrajong
Area:	12200 square metres
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(c1)
Advertising:	Adjoining owners notified with two submissions being received from M L and S O'Keefe, 918 Bells Line of Road, Kurrajong, and I J Harrington, 876 Bells Line of Road, Kurrajong Hills.
Date Received:	13th March, 1991.

REPORT (MTP)

Proposal

Two trucks and two trailers are currently being operated from the property. This application has been lodged to formalise this use.

Statutory Situation

Truck depots are permissible with Council consent. Truck depots are defined as a "building or place used for the servicing and parking of trucks, earthmoving machinery and the like".

Public Submissions

One adjoining owner has objected to the development on the basis of:-

- Large variety of vehicles stored on the site.
- Noise of loading and unloading vehicles late at night.
- Environmental effects of pressure cleaning of vehicles.

Planning Assessment

The objector is located approximately 500m from the proposed truck depot site. Trees and the existing dwelling-house provide a buffer to the objector's house.

The applicants were advised of the objector's concerns and have provided the following additional information:-

- "- Some earthmoving machinery, for personal use on the property, is stored on the site occasionally.
- High pressure washing does not occur on the site, but on the premises of the parent company. Trucks are washed on the site but the washdown water is caught in our own dam.
- The business is "on call" but hours of operation are usually 7.00 - 9.00pm for leaving the site and return to the site around mid morning."

The applicant has also submitted a letter from the adjoining neighbours who live some 50m away from the truck depot site indicating that the existing activities "have not inconvenienced their family in any way".

The proposed truck depot site is well located in that it immediately adjoins Bells Line of Road, thereby not causing inappropriate heavy truck movements on rural or residential roads. The truck depot site is well screened from the road and adjoining properties by nature of the existing landscaping and the fact that it is approximately 10m below the level of Bells Line of Road.

The containment of any washdown water in the applicant's dam has been confirmed by a site inspection.

General Purpose Committee - Planning and Development - 30/4/91

The noise associated with a truck depot of the scale proposed will not be excessive given the proximity of Bells Line of Road and existing high background noise. Conditions can be imposed which enable Council to act if noise disturbance does become a problem.

Recommendation

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

- 1-2 Standard Condition (DAs) 100, 102.
3. No more than 2 (two) trucks can be operated from the site at any one time.

Item 3:	(File DA 46/91)
Development Application:	Use of C.W.A. Hall - Craft Market
Applicant:	Ann Schache
Owner:	Country Women's Association
Land and Location:	Lot 294, DP 751649 Old Bells Line of Road, Kurrajong
Area:	708 square metres
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Special Uses - C.W.A.
Advertising:	Adjoining owners notified with no submissions received
Date Received:	7th March, 1991.

REPORT (MTP)

Proposal

Application has been made to Council for the use of the hall and the front yard of the hall for the purpose of a craft market. The craft market entails approximately ten to fifteen stalls. Home made crafts are displayed and sold at the markets. The hours of operation are proposed for every second and fourth Sunday of each month, starting at 10.00am to 5.00pm. A "hotdog" stand is also proposed on market days.

Statutory Situation

Any activity on the special uses land requires Council consent. Craft markets are a permissible use.

Planning Assessment

The principal objective of the Special Uses 5a zone is to recognise existing public and private land uses and to enable their continued operation, growth and expansion to accommodate associated, ancillary or otherwise related uses.

The use of the C.W.A. Hall for the purpose of a craft market on alternate Sundays will be of benefit to the community. The local business community in the Kurrajong Village will also obtain spinoffs from the clientele generated by the craft markets.

The Council carpark which adjoins the C.W.A. Hall will provide the majority of parking required by clients of the craft market.

Recommendation

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

1. Standard Condition (DA) 100.
2. Operating hours shall be limited to 10.00am to 5.00pm Sundays. Any alteration of these hours will require Council consent.
3. Separate details of the hotdog stand shall be submitted to the Manager of Environment and Building Services for his approval.

Item 4:	(File DA 50/91)
Development Application:	Home Activity - Servicing and Design of Numbering Equipment
Applicant:	W and J Herben
Owner:	W and J Herben
Land and Location:	Lot 2, DP 204367, No. 328 Terrace Road, Freemans Reach
Area:	1916 square metres
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Environmental Protection 7(d1) (Scenic)
Advertising:	Adjoining owners notified with one submission received from J G Dray, No. 330 Terrace Road.
Date Received:	14th March, 1991.

REPORT (MTP)

Proposal

Council is in receipt of an application to establish a home activity on the subject land for the servicing and design of numbering equipment. The activity will essentially be carried out in the existing garage on the site, with two rooms in the existing dwelling being used as an office.

The applicant's submission reads, in part, as follows:-

"The activities of Herben Numbering Systems Pty Ltd goes back to 1975 when I commenced to service numbering equipment for local printers. This business did grow over the years to include also the design of the equipment manufactured by 3 only other firms overseas.

The type of clients we service include private and Government printers and Implants alike. We hold patents on our own designed products manufactured by Buffalo Engineering, Blacktown, which we export world-wide. Some of these were recognised and awarded Australian Design Awards.

As the economy went into a downward trend we reluctantly shed our staff and reduced our activity to service and repairs and design. Our current activity could be run from a bedroom as the products are fine instruments. No other company in Australia offers our type of service and we are considered by many printers as unique.

If our application may be considered in our favour we would, when the economy improves, consider keeping within the local area as we reside here. Our type of work does not produce noise, dust or fume and, therefore, would not destroy or cause any ill-effect to the local environment.

Any goods delivered or picked up during our 8.30am - 5pm hours are done so by T.N.T. courier vans, once in the morning and once in the afternoon."

Statutory Situation

The subject land is zoned Environmental Protection 7(d1) (Scenic) under the provisions of Hawkesbury LEP, 1989. The proposal may be defined as a "home activity" and as such, is permissible with Council's consent.

Public Submissions

Adjoining owners were notified of the proposed development in accordance with Council's advertising policy. One submission was received, which raised no objection to the proposal.

Planning Assessment

The proposed use only involves the servicing and design of fine instruments and as such could be compared with the work of a watch maker. The tools used to service the numbering equipment include a small drill, engraver, miniature air compressor, etc., and would generate, at most, a similar amount of noise to that of a dentist's drill. Further, there will be no manufacturing component carried out, nor will there be large equipment, such as printers repaired on the site. Consequently, the activity is unlikely to have an adverse effect on the amenity of the area.

Although a courier van will visit the site twice a day between the hours of 8.30am and 5.00pm, Monday to Friday, no detrimental effect is likely, given the amount of traffic currently using Terrace Road.

Accordingly, the application is recommended for approval.

Recommendation

That the application be approved generally in accordance with the plans and supporting documentation submitted with the application, subject to compliance with the following conditions:-

1. Compliance with the following requirements of "Home Activity" defined under Hawkesbury Local Environmental Plan, 1989:-

"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 (nought point six) metres exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof)."*

2. No manufacturing or retailing is to be carried out on the site.
3. Operating hours shall be limited to 8.30am to 5.00pm, Mondays to Fridays. Any alteration of these hours will require Council consent.

General Purpose Committee - Planning and Development - 30/4/91

4. All deliveries are to be carried out between the hours of 8.30am and 5.00pm, Mondays to Fridays.
5. Standard Condition (DA) 102.

Item 5:	(File DA 47/91)
Development Application:	Swimming Pool - teaching of swimming lessons
Applicant:	J and L Delaney
Owner:	J and L Delaney
Land and Location:	Lot 2, DP 541361 Hall Street, Pitt Town
Area:	4932 square metres
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Environmental Protection (Scenic) 7(d1)
Advertising:	Adjoining owners notified of the application with one submission received.
Date Received:	12th March, 1991.

REPORT (MTP)

Proposal

This application seeks Council consent for the construction of a swimming pool and the commencement of a home activity providing swimming lessons.

The swimming pool measures approximately 15m x 6m and is to be located behind the existing dwelling-house.

One person, a resident, is proposed to be employed in respect of the use which will operate between the hours of 12.00 noon to 6.00pm on Mondays to Saturdays.

Statutory Situation

The use proposed constitutes a home activity, a use permissible, with Council's consent, within the Environmental Protection (Scenic) 7(d1) zone under the provisions contained in HLEP, 1989.

Submissions

Adjoining owners were notified of the application with one submission being received from solicitors representing Mr A & Mrs I Djuric of 13 Hall Street, Pitt Town, objecting to the proposal on the grounds that traffic would be increased along the right of way which is in excess of what was originally envisaged.

General Purpose Committee - Planning and Development - 30/4/91

The existing right of carriageway is 4.5m wide and is satisfactory when considering the intended use.

It is not considered that the submission warrants refusal of the application.

Planning Comment

The subject property is a regular shaped allotment with an area of 4932m².

This application proposes the installation of a swimming pool to be used for swimming lessons. The number of persons being taught has not been indicated, however, to keep the use at a residential scale, this should be limited to ten.

Council's Parking Policy does not stipulate the requirement for this particular use. This application proposes the provision of six off-street spaces. It is considered that the number of spaces proposed is adequate. The spaces proposed are not to Council's standard, however, sufficient area is available to provide the required number of spaces to Council's standard.

Fencing is proposed at a height of 1.5m along the eastern property boundary adjacent to the proposed swimming pool. In order to maintain adequate privacy, it is considered that this be increased to 1.8m in height. In addition, landscaping is proposed to screen the development from properties to the south.

It is considered that the proposed use will not adversely affect the amenity of the neighbourhood.

Recommendation

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

1. The development be carried out generally in accordance with the plans submitted on 12th March, 1991.
2. Compliance with the requirements of a home activity as defined under HLEP, 1989:-

"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;*

General Purpose Committee - Planning and Development - 30/4/91

- (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 (nought point six) metres exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof).*

3-5 Standard Conditions (DAs) 31, 50 (6 (six)), 73.

- 6. 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 commencement of the use.
- 7. Operating hours shall be limited to 12.00 noon to 6.00pm Mondays to Saturdays. Any alteration of these hours will require Council consent.
- 8. Not more than 10 (ten) persons being taught to swim per lesson. Any alteration to this number will require Council consent.
- 9. The boundary fence proposed being a minimum of 1.8m (one point eight) in height.
- 10. Changing, showering and toilet facilities being provided to Council's satisfaction. Details of which are to be submitted with the Building Application.
- 11. The use of the pool for swimming races, water aerobics and the like being prohibited.
- 12. The construction of a sealed access across the footway, along the right of way and to the proposed carpark. Details to be submitted for approval with the Building Application.

Item 6:	(File DA 54/91)
Development Application:	Professional Office - Business Consultancy
Applicant:	N C and J A Gordon
Owner:	N C and J A Gordon
Land and Location:	Lot 2, DP 238149, No. 21 Chapel Street, Richmond
Area:	891 square metres
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)

General Purpose Committee - Planning and Development - 30/4/91

Advertising: Adjoining owners notified with one submission received from Mr and Mrs Cathers, 19 Chapel Street.

Date Received: 20th March, 1991.

REPORT (MTP)

Proposal

Application has been made to use two rooms in the existing dwelling on the subject land for the purpose of a business consultancy. Initially, it is proposed that only two people, who reside in the dwelling, be employed on the premises, however, depending upon the success of the business, a third person may also be employed (non-resident). Hours of operation will be from 8.30am to 5.00pm, Mondays to Saturdays.

Parking for four vehicles is available on the site, two in a double garage and two in the driveway.

Statutory Situation

Although the use may initially be defined as a "home activity", given that only residents will be employed on the site, once a third person (non-resident) is employed, the use is then defined as "professional and commercial chambers". Both uses are permissible within the Residential 2(a) zone, with the consent of Council.

Public Submissions

Adjoining owners were notified of the proposed development in accordance with Council's Advertising Policy. One submission was received which raised no objection to the development.

Parking

Council's Carparking DCP does not contain a specific parking requirement for "professional and commercial chambers" outside commercial zones. However, the provision of a double garage with two additional spaces in the driveway is considered reasonable for the initial "home activity". However, if a third person is to be employed on the premises, it is desirable that an extra parking space be provided at right angles to the driveway and be constructed of brick pavers or similar materials.

Amenity

Given the nature and scale of the development, no adverse effect on the amenity of the area is likely to occur.

General Purpose Committee - Planning and Development - 30/4/91

Recommendation

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

- 1-3 Standard Conditions (DAs) 32, 100, 102.
4. Operating hours shall be limited to 8.30am to 5.00pm, Mondays to Saturdays. Any alteration of these hours will require Council consent.
5. Initially, the use shall not employ any persons other than the residents of the dwelling-house. If a third non-resident person is employed on the premises, an additional parking space shall be provided at right angles to the driveway and shall be constructed of brick pavers or similar materials. The applicant shall advise Council if a third person is to be employed on the site.

Item 7:	(File DA 69/91)
Development Application:	Recreation establishment - paintball field
Applicant:	W Herfurth
Owner:	K G Woollard
Land and Location:	Lot 139, DP 751656 Singleton Road, East Kurrajong
Area:	15.58 ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(b)
Advertising:	Adjoining owners notified with no submissions received.
Date Received:	2nd April, 1991.

REPORT (MTP)

Proposal

The subject property is a diamond shaped allotment having frontage to Singleton Road at East Kurrajong.

This application is for the use of the property as a paintball field. Paintball is a game whereby the objective is to capture the other teams flag whilst protecting your own. Whilst trying to capture opponents flags, you are also trying to eliminate opposition by tagging them with a paintball expelled from the special paintball gun.

General Purpose Committee - Planning and Development - 30/4/91

A number of improvements are to be made to the property to provide on site parking for fifteen vehicles and players' facilities.

Three persons are to be employed in respect of the use which will operate between the hours of 7.00am and 7.00pm on weekends.

Statutory Situation

The application proposes the use of the property as a "recreation establishment", a use permissible, with Council consent, in the Rural 1(b) zone under the provisions contained in HLEP, 1989.

Planning Comment

The subject property is a diamond shaped allotment and is characterised by its undulating topography and dense vegetation cover.

Traffic and Parking

Council's Parking Policy does not specify a requirement for this particular recreation use. The application proposes the provision of fifteen spaces, ten of which are stacked in formation.

The applicant has advised that between thirty and forty players per day is envisaged, whilst three persons are to be employed in respect of the use. As such, it is considered that the number of formal spaces proposed is satisfactory. It is considered, however, that Council should limit the number of participants to forty and approve increases to this number only if it is shown that parking is available if required. In the interim, sufficient space is available for additional informal parking of cars if required.

It is considered that the proportion of stacked spaces is too high and should be limited to four spaces. This can be adequately accommodated on site.

Parking of vehicles on Singleton Road should be prohibited.

Vehicular access is provided to the site via an unsealed road, with its entrance from the adjoining property to the south. A right of carriageway should be obtained over this property to legalise the existing access. It is also considered that the access road should be sealed for a distance of 10m from the entrance and widened to provide better entrance to, and exit from, the site.

Pollution

Carbon dioxide is used to expel the paintball capsules from the guns. Although audible, the level of noise is not excessive.

The paintball capsules are filled with non-toxic, biodegradable staining liquid. As such, no pollution will result from this source.

Paintball tubes, used to carry around the paintballs whilst playing, are made of different materials dependent on the brand type. Some will biodegrade whilst others do not, and it is considered that Council should impose a condition requiring paintball tubes be biodegradable in type.

It is not considered that this application will adversely affect the subject property or the surrounding locality in terms of pollution.

Other Considerations

The use proposed by this application is permissible, with Council's consent.

A number of improvements are to be made to the property and involve toilet facilities, rest areas and a shed. These improvements are located well below the road elevation due to the topography of the site. In addition, the land is well vegetated and as such, the improvements proposed will not be visible from Singleton Road.

As such, it is considered that the application is suitable for approval with appropriate conditions.

Recommendation

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

1. The development shall be carried out generally in accordance with the plans dated 29th March, 1991, and 30th March, 1991.
- 2-3 Standard Conditions (DAs) 32, 100.
4. Parking shall be provided for 15 (fifteen) 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 and marked. Full details of works shall be submitted for approval with the building application.
5. A right of way being obtained over the adjoining property to the south to formalise vehicular access.

General Purpose Committee - Planning and Development - 30/4/91

6. Construction of a sealed access for a distance of 10 (ten) metres from the existing seal in Singleton Road. The construction to be at the existing access to the site which is to be widened to provide access to the site from the north. Details are to be submitted to Council for approval prior to construction.
7. A septic tank and drainage system being provided. Details of which are to be submitted with a separate application to the Manager of Environment and Building Services.
8. Paintball tubes and capsules utilised being biodegradable.
9. The maximum number of participants on the subject property being limited to 40 (forty). Any alteration to this number will require Council consent.
10. Operating hours shall be limited to 7.00am to 7.00pm on Saturdays, Sundays and public holidays.
11. The parking of vehicles associated with this use on Singleton Road is prohibited.
12. The number of stacked carparking spaces being limited to 4 (four).

Item 8:	(File DA 37/91)
Development Application:	Construction of Dog Kennels - boarding of 100 dogs
Applicant:	Falmead Pty Ltd
Owner:	Mr and Mrs Jones
Land and Location:	Proposed Lot 2 in Subdivision of Portion 11, No. 1665 Bells Line of Road, Parish of Burralow
Area:	Approximately 17 ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Environmental Protection (Scenic) 7(d)
Advertising:	Adjoining owners notified with two submissions being received.
Date Received:	27th February, 1991.

REPORT (MTP)

Proposal

The application seeks approval for the establishment and conduct of boarding kennels on the subject land. The proposed kennel complex will consist of 100 shelters, an isolation room and the provision of grassed internal courtyards. The entire kennel complex will be contained within a 1.8m high brick wall. The compound will measure approximately 22m x 53m and will be situated approximately 500m south of Bells Line of Road. The site adjoins the Blue Mountains National Park to the south. The applicant proposes that a manager will reside on the site.

Statutory Situation

The application is defined as an "animal establishment" and is permissible with Council consent.

Portion 11 is subject to a 2 lot subdivision (S90/235) which has been approved under delegated authority. The plans for this subdivision have not yet been registered.

The application is subject to Council's Development Control Plan for Housing and Keeping of Dogs.

Public Notification

Adjoining owners were notified, with submissions objecting to this proposal from Mr G Mackisack and the National Parks and Wildlife Service. Mr Mackisack's objection is based on the following grounds:-

1. Noise pollution - the property adjoins the Blue Mountains National Park, and wildlife moving at night such as wallabies, deer, possums, feral cats and dogs will no doubt provoke a vocal response from the boarders.
2. Whilst dog kennels will not smell as much as the piggery which provoked action from the relevant authority, the faeces and urine of upwards of 100 dogs will, with the wind behind it, be objectionable to local residents.
3. It is noted that the two courtyards are provided on the plan of the kennels captioned "grass". If these are the only areas where up to 100 dogs will get their exercise, one wonders at the life of the grass and the health of the dogs unless there is some other area proposed. If the dogs or any of them should get out of custody they will doubtless join the feral dogs in the bush.

General Purpose Committee - Planning and Development - 30/4/91

4. There seems to be provision made for the watering and washing out the kennels, but there is a possibility of waste water getting into the national parkland to the south, thus fouling local waterways and ultimately the Hawkesbury River.
5. Subdivision potential with preferred lot sizes being five to ten acres. A boarding kennel for 100 dogs will not sit comfortably with closer settlement.
6. The proposal is in conflict with the aims and objectives of the zone.
7. Extra traffic generated.
8. Council should follow the precedent of similar applications by refusing this application.
9. Granting consent will establish the kennel complex for "all times, long past the life of owners of the land".

A submission has also been received from the National Parks and Wildlife Service which states the following:-

"The development application provides insufficient information regarding the disposal of waste water from the development site. The Service has concerns regarding the potential for waste water overflowing the proposed septic tank and absorption trench system to the Buralow Creek catchment. Buralow Creek is an important natural and recreational area within the Blue Mountains National Park.

The introduction of nutrient rich runoff into the catchment will result in weird invasion and deterioration of water quality downstream. The Service is also concerned about the potential for noise pollution resulting from the housing of 100 dogs in close confinement."

History of Development on the Site

The land contains two dwellings, one of which is a rural worker's cottage. An existing roadside stall operates from the site selling a variety of produce from the land as well as from properties in the locality. Until recently a piggery operated in the vicinity of the proposed kennel complex. This piggery has ceased operation as a result of Council requiring higher standards of pollution control.

Planning Assessment

Site Area and Setbacks

The proposal complies with Council's DCP for the Housing and Keeping of Dogs in that it is larger than the minimum 2 ha requirement. Furthermore, the application makes provision for a 70m setback from the western boundary with other setbacks in excess of 115m. The nearest residences are located approximately 700m away from the proposed kennel site.

Topography

The proposed boarding kennels will be located on a gentle south facing slope and will be surrounded by Hawkesbury Sandstone vegetation. The site drains into natural watercourses which eventually flow into Burrellow Swamp which is well within the Blue Mountains National Park.

Waste Disposal

The applicant has provided the following additional information:-

"The kennels will be cleared of all solid waste such as droppings and food scraps each day, which will be collected and packaged ready for removal to Council's tip each fortnight. The yards will be hosed out daily as required, with pressure hoses connected to aboveground concrete tanks which have the capacity of 70,000 litres each.

Grated pits shown within the closure to which dish drains are directed shall have a cleanable solids and hair trap installed to assist in the separation of waste water which is conveyed to a septic tank having a capacity of 6,000 litres. It is considered that 30 litres of water under pressure per kennel each day will be adequate for washdown purposes.

The septic tank will be connected to an absorption trench 20m long with an absorption bed 10m wide built up level and filled with sand and granule material with supporting retaining wall as may be necessary. Additional terraced beds could be added if required to prevent escape of waste runoff.

It is considered that adequate area exists to prevent any pollution of creek systems and will be a marked improvement on the existing piggery."

The measures proposed by the applicant are considered satisfactory and can be enforced as a condition of consent. Water is available from the adjoining creek.

Construction

Council's DCP requires 2.4m high walls or fences for dog kennels. The proposal indicates 1.8m high shelters with internal chain wire fences. The additional 0.6m of external masonry wall should be enforced as this will help reduce noise levels. This again can be forced as a condition of consent. The kennels should also be modified so that the adjoining dogs cannot see each other, this can be done by extending the brick walls between the kennels.

Noise

In general the isolated nature of the site will assist in reducing noise impacts to adjoining residents. To further reduce potential noise emission, it is recommended that the applicant install an internal skin of waterproof plaster board on the underside of the metal roof of each kennel to form a cavity construction having a minimum depth of 100mm. This cavity should be lined with thermal lining as well as the provision of a 50mm thick fibreglass insulation. To further reduce noise it is recommended that muzak be provided during night time/early morning hours to the external areas of both the boarding and breeding kennels by distributed speaker systems located under the eaves of each respective building. These aspects can be conditioned on the consent.

Access/Parking

The proposed kennels adjoin a Crown Road. Due to the commercial use of the property it is considered that access to the future lot 2 (where the kennels will be located) be obtained from this Crown Road. Consequently, the construction of the Crown Road should be provided from the seal in Bells Line of Road to the access point to the kennel complex. The plans submitted with the application indicate the provision of 14 carparking spaces located between the kennel building and the Crown Road. This number of carparking spaces appear satisfactory, however, parking area should be sealed.

Conclusion

The proposal complies with the development standard contained in Council's DCP for the Housing and Keeping of Dogs. The site is relatively isolated from adjoining residents. The issues of waste disposal and noise can be adequately covered by conditions of consent and, therefore, it is recommended that the application be approved.

Recommendation

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

1. The development shall be in general co-ordinance with submitted plan dated February, 1991, No. 91043.

General Purpose Committee - Planning and Development - 30/4/91

- 2-17 Standard Conditions (DAs) 31, 32, 35, 39, 40, 50 (14 (fourteen)), 85, 100, 101, 102, 110 (100 (one hundred)), 111, 112, 113, 114, 115.
18. The Crown Road shall be constructed with a full pavement, sealed 3.5 (three point five) metres wide and any necessary drainage from the seal in Bells Line of Road to the access to the proposed kennel complex. Details to be submitted for approval to the satisfaction of the Manager of Engineering Services concurrently with the Building Application.
19. The applicant shall comply with any requirements of the Roads and Traffic Authority in relation to the construction of the intersection of Bells Line of Road and the Crown Road. This may include the provision of deceleration lanes and/or right turn bays.
20. An adequate water supply must be provided at all times to the kennels to the satisfaction of the Manager of Environment and Building Services.
21. The disposal of waste generated by the kennels shall be in accordance with the applicant's letter dated the 15th April, 1991. Details shall be submitted for Council's approval with the Building Application.
22. The external fence shall have a minimum height of 2.4 (two point four) metres.
23. An internal skin of waterproof plaster board shall be applied to the underside of the roof of each kennel so as to form a cavity construction having a minimum depth of 100 (one hundred) millimetres. This cavity shall be provided with thermal lining as well as 50 (fifty) metre thick fibreglass insulation.
24. Muzak shall be provided in the night time/early morning hours to the boarding kennels via a distributed speaker system located under the eaves of the kennel complex.
25. The internal kennel walls shall be of masonry construction only and shall be designed so that adjoining dogs cannot see each other.
26. The manager of the kennel complex shall reside on the site.

Item 9:	(File DA 60/91)
Development Application:	Pedestrian Canopy
Applicant:	A and A Lederer Pty Ltd
Owner:	Hawkesbury City Council

General Purpose Committee - Planning and Development - 30/4/91

Land and Location:	Council carpark adjacent to Lot 1 DP 599149 Richmond Mall, 271 Windsor Street, Richmond.
Area:	Approximately 66m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Special Uses 5(a) Parking
Advertising:	Not required
Date Received:	21st March 1991

REPORT (MTP)

Proposal

Council is in receipt of an application to refurbish the Richmond Mall shopping complex in Windsor Street, Richmond. The application proposes a number of works including:

- a new clock tower;
- a mezzanine administration office facing the carpark;
- extensions to existing awnings with new timber posts;
- illuminated signs;
- skylights;
- substantial repainting; and
- a new pedestrian canopy over the pedestrian crossing at the rate of the development.

These alterations and additions have been approved by the Manager of Town Planning under delegated authority, except for the pedestrian canopy over the crossing in Council's carpark.

The canopy will be 6.0 metres high, 6.6 metres wide and 17.0 metres long; and will provide a 4.2 m clearance for delivery vehicles. It will comprise of timber posts and corrugated metal roofing.

Statutory Situation

The subject land is zoned Special Uses 5(a) Parking under the provisions of Hawkesbury LEP 1989. The proposed canopy is permissible on the land with the consent of Council.

Planning Assessment

As well as providing shelter for pedestrians, the proposed canopy will improve the overall appearance of the shopping complex by providing a further dimension to the facade and taking away the "rear shop" appearance of the development.

General Purpose Committee - Planning and Development - 30/4/91

The canopy however will have to be increased in height to provide a minimum clearance of 4.5 metres in accordance with the Roads and Traffic Authority guidelines.

Recommendation

- A. That the applicant be advised that no objection is raised to the proposed pedestrian canopy as shown on the plans submitted with the application (bearing ref.no. BA 01 - BA 06) subject to Council being suitably indemnified against all claims for injury, damage or loss that may occur as a result of the structure's existence.
- B. That the application be approved generally in accordance with the plans submitted with the application, subject to compliance with the following conditions:
 - 1. Standard Condition (DAs) 31.
 - 2. The pedestrian canopy shall provide a minimum clearance of 4.5 (four point five) metres.

ITEM 10: (File 24.2(C))

SUBJECT: ROAD RESERVATION - EXTENSION OF GROSE RIVER ROAD, GROSE WOLD.

REPORT (MTP)

Hawkesbury Local Environmental Plan, 1989, indicates a proposed road, being the southerly extension of Grose River Road, Grose Wold, affecting Lots 17, 18, 19 & 21 DP 250448.

It has now been realised, after completion of survey plans, etc., that Lots 17 & 21 DP 250448 are no longer affected and, therefore, should be removed from the LEP.

Recommendation

That Council prepare a Draft Local Environmental Plan indicating the road reservation, being the extension of Grose River Road, as per recent survey and no longer affecting Lots 17 & 21 DP 250448.

General Purpose Committee - Planning and Development - 30/4/91

ITEM 11: (File S90/51)

SUBJECT: TWO LOT SUBDIVISION - LOT C, RESUB PART
PORTION 304, PARISH OF WILBERFORCE,
SINGLETON ROAD, NORTH WILBERFORCE

REPORT (MTP)

At its meeting of 10th April, 1990, Council supported an objection pursuant to State Environmental Planning Policy No. 1 and requested the concurrence of the Director of the Department of Planning to the subject proposal.

The Director initially declined to give her concurrence, but has now, following a request for reconsideration, issued concurrence. The Director has issued her concurrence on the basis that a future dwelling-house not be erected on the smaller lot, containing the North Wilberforce BP Service Station.

Development consent has been issued to the subdivision subject to a number of conditions, including the creation of a restriction on the use of the land pursuant to Section 88B of the Conveyancing Act prohibiting the erection of a dwelling on the smaller lot.

Recommendation

That the information regarding the Director's concurrence to the proposed subdivision be received.

ITEM 12: (File DA 5/91)

SUBJECT: VARIATION TO CONSENT - HOME ACTIVITY,
OFFICE FOR A WATER CARTAGE BUSINESS, LOT
161, DP 751637, NO. 839 KURMOND ROAD,
KURMOND

REPORT (MTP)

At its meeting of 12th March, 1991, Council granted consent to a home activity on the subject land, which involved using part of the existing dwelling on the site as an office for a water cartage business. Condition No. 3 of the consent restricted hours of operation from 7.00am to 5.00pm, Mondays to Fridays and from 8.00am to 5.00pm, Saturdays and Sundays.

The applicant has now requested an extension to these hours, being from 7.00am to 9.00pm, seven days a week, to provide a better service, particularly during periods of little rainfall.

General Purpose Committee - Planning and Development - 30/4/91

Given the minor nature of the proposal and the fact that the use of the water cartage truck will also be limited to these hours, no objection is seen to the proposed extension.

Recommendation

That Condition 3 of Development Consent No. 5/91 be amended to read as follows:

- "3. *Operating hours shall be limited to 7.00am to 9.00pm, 7 (seven) days a week. Any alteration of these hours will require Council's consent.*"

ITEM 13: (File DA 437/87)

SUBJECT: PROPOSED LIGHT INDUSTRIAL ZONING - LAND BOUNDED BY MILEHAM, BRABYN AND MACQUARIE STREETS AND THE RAIL LINE, WINDSOR.

REPORT (MTP)

In November 1987 Council consented to use of Lots 21 & 22 Mileham Street for use of an existing workshop building for mechanical repairs, the applicant being B.R. & P.O. Collins, and the landowner being W. & V. Collier. Council will be aware that an adjoining landowner, Mr. Cratchley, has made a number of objections to this use, in particular, the use operating outside of the conditioned hours of operation and also work on vehicles taking place outside of the building on the land.

The landowner, Mr. Collier, has now made application to Council to have his land zoned from its current residential zoning to that of a light industrial use indicating that it has been used for non-residential purposes for a period in excess of 39 years and that because of the low lying nature of the land in relation to floods, it is not suitable for residential development.

It was indicated to Mr. Collins, the operator of the car repair use, that should such a zoning be supported it would only be on the basis of the surrounding land being similarly zoned.

The surrounding land uses are; the residence owned by Mr. Cratchley; an adjoining residence owned by the Hawkesbury Christian Centre Church, being utilised for the purposes of a residence and professional consulting room; the Church premises, previously used as a squash court; and a residential flat building, which is owned by Mr. Collier.

There appears to be some rationale for its zoning as light industrial subject to there being access restrictions to Macquarie Street and because the land is unsuitable for residential development by virtue of it being flood liable and being affected by high levels of traffic noise by both Macquarie Street and traffic entering and leaving the industrial estate via Fairey Road.

Should it be zoned industrial, it may not result in any less objection from Mr. Cratchley in relation to the operation of Mr. Collins, however, it would increase the value of his and other land within the subject locality whereby he could either realise the increased value or whereby he could develop the site himself for industrial purposes. The same is said for the other land users although, in relation to the Church, it is not considered that their use is incompatible with the industrial use as generally they tend to have different operating hours.

Council is also in receipt of a letter from Mr. B. Collins, the operator of the motor repair station, requesting an increase in his trading hours from 7 a.m. to 5 p.m. currently to those of 7 a.m. to 7 p.m., Monday to Friday, and 7 a.m. to 5 p.m. Saturday. He also requests permission on occasions to work outside the shed if the vehicles will not fit completely in the confines of the shed or where a vehicle is towed in and cannot be moved until some repairs are carried out so the vehicle can be moved into the shed.

Should the Council support the rezoning of the land to light industrial then it is considered reasonable to support the increased trading hours in the interim but remind the applicant that, should the local environmental plan ultimately not be gazetted, reconsideration of the hours of operation would be carried out by Council.

Recommendation

That Council prepare a draft local environmental plan rezoning land bounded by Mileham, Brabyn and Macquarie Streets and the Rail Line to Light Industrial 4(b) and that the Department of Planning be advised that, in Council's opinion, an environmental study is not required prior to preparation of the draft local environmental plan as the area involved is relatively small and that the land is unlikely to be used for any residential redevelopment.

Further, that in the interim Council support Mr. Collins' request for an increase in the trading hours of his motor repair station to those of 7.00 a.m. to 7.00 p.m., Monday to Friday, and 7.00 a.m. to 5.00 p.m. Saturday, and on occasions to work outside the shed, but should the local environmental plan ultimately not be gazetted that Council reconsider the hours of operation.

General Purpose Committee - Planning and Development - 30/4/91

ITEM 14: (File L6/91)

SUBJECT: COMMERCIAL REZONING - LAND BOUNDED BY FRANCIS, BOSWORTH AND WEST MARKET STREETS AND COUNCIL'S CARPARK.

REPORT (MTP)

A request has been received from one of the landowners in the above locality, Mr. V. Delkou, as follows:-

"I am the owner of a property described as 116 Francis Street, Richmond, N.S.W.

The property is contiguous to Council's car park and presently does not contain any buildings.

There is no doubt the future use of the property will be for a commercial purpose.

So that my planning can proceed, will you please commence the action necessary to have the Minister approve an appropriate change of zoning."

A response was sent to Mr. Delkou indicating that there would not be a recommendation of support of his proposal on a "one off" basis but that there may be some merit in rezoning his land in conjunction with other surrounding land, the majority of which was included in proposals by Dunsford Investments for a K-Mart development.

Accordingly, letters were sent to all of the other landowners in terms of the following:-

"Council is in receipt of a request by a nearby landowner to rezone land for commercial purposes, however, prior to consideration of such a request, is writing to you and other affected landowners in the vicinity as to your thoughts on a commercial rezoning of land which is currently zoned for medium density housing.

It should be noted that should such a rezoning be effected, it would probably be a Commercial 3(b) zone which would not allow straight retail sales, however, does allow an array of commercial uses such as restaurants, consulting rooms and the like."

Responses have been received from the following:-

- D.J. Shaddick of Shaddick Baker & Paull
- R.J.T. Hadfield
- C.J. Hadfield

General Purpose Committee - Planning and Development - 30/4/91

- E. Iverson
- G.T. Biddle
- M.P. Pavlakis
- F.J. Powell
- C. Marriott
- P.C. Luscombe

Issues raised in the responses are that the proposal should include retail uses and that the proposal should not increase the rate burden on the residential properties.

The land is currently zoned Residential 2(c) which allows villas, town houses and two storey walk-up flat type development. It is considered that land would not be utilised for these purposes as the majority of landholders realise the long term commercial potential of their property and are reluctant to develop it for other purposes. The majority of the land, as well as having road frontage, backs on to Council's car park and therefore has obvious commercial potential.

In the absence of an overall redevelopment proposal, there is not considered to be sufficient justification for the increase in straight retail commercial floor space, however, there is an opportunity to have the site zoned Commercial 3(b) which would recognise its long term Commercial 3(a) potential but would also enable some "lower key" commercial uses in the interim which is already happening with accountant and solicitor practices, etc.

It is considered that Council should initially resolve to prepare a draft local environmental plan to rezone the land Commercial 3(b) and that responses be sought from relevant government authorities with a further report to Council prior to proceeding with the proposal.

Recommendation

That Council resolve to prepare a draft local environmental plan and that consultation take place with relevant government authorities, pursuant to Section 62 of the Environmental Planning & Assessment Act, and that the matter be further reported to Council after these consultations.

ITEM 15: (File L9/90)

SUBJECT: RURAL/RESIDENTIAL SUBDIVISION, EAST KURRAJONG.

REPORT (MTP)

At its meeting of 10th July, 1990, Council, in its consideration of the report "Environmental Study - Rural/Residential Development - City of Hawkesbury", resolved in relation to East Kurrajong that, "the area generally bounded by Currency Creek, the 7(d1) zoning along the river, East Kurrajong Road, Section 2 and Singleton Road be zoned to permit 4 hectare subdivision. This rezoning should be preceded by an environmental study to determine the value of the wetlands in the area and appropriate conservation measures. Following the implementation of this rezoning, the area to the north of East Kurrajong Road, Section 2, should be considered".

As a result of notification of each landowner included within the study area, there were four responses received being as follows:-

A.E. Rutter - objecting to the proposal for 4 hectare subdivision because of silting, pollution, tree preservation and road systems in the area.

M. & L.P. Hatherly - no objections but concerned with extensive wetlands and the effect of subdivision/land clearing, etc., on these wetlands.

E.F. & P.A. Lloyd - requesting their land, Lot 2 DP 732556 West Portland Road, be included in the 4 hectare area.

N. & D. Shedden - submission from John Bowden & Co. on behalf of Madden Farm, to allow 0.4 hectare to 2 hectare subdivision of 120 hectare farm.

The comment by E.F. & P.A. Lloyd appears to be well founded and no objection is seen to their land being included in the study area as, by definition, it is included however the scale of the map presented to Council at the time was not clear as to whether or not it was included.

In addition, replies have been received from Government Departments as follows:-

Soil Conservation Service

Advising that rural residential developments impact upon soil landscapes and create the potential for significant long term problems with water quality, soil and landscape degradation.

Details are given of the Woodlands soil landscape unit and recommendations on lot layout and design, building sites, earth dam sites, on site effluent disposal and wetlands.

National Parks and Wildlife Service

The Service is concerned with the proposal to subdivide the area since it contains remnants to woodland and forest and large wetlands of Howes and Currency Creeks.

The Service recommends the study should investigate the following:-

- . the impacts of clearing of native vegetation and development of 4 hectare subdivision on the catchment characteristics which affect the wetland areas;
- . the maximum area that could be subdivided to 4 hectare lots without affecting:
 - the natural and scenic quality of the area;
 - the integrity of the existing woodland/forest remnants;
 - the viability of any rare plant populations either in the wetlands or in pockets of remnant vegetation;
 - or increasing the risk of invasion of weeds into remnant vegetation and into the wetland system;
- . a buffer area surrounding the wetlands where minimal or no development would serve to protect the immediate surrounds.

Public Works Department

Recommend area should only be developed in accordance with Government's Flood Policy and evacuation and isolation problems should be considered under all potential flood scenarios.

Department of Water Resources

Giving details and comments on wetlands effluent disposal and water supply.

Water Board

Giving general details of Draft Rural Water Policy, Nepean/Hawkesbury River system, effluent disposal, lot size and standpipes.

Dealing with this 4 hectare area specifically, the Board recommends the following areas need to be assessed:-

- land capability (i.e., slope gradient, landform etc.);
- effluent disposal;
- erosion hazard;
- tree preservation;
- wetland preservation;

General Purpose Committee - Planning and Development - 30/4/91

- water pollution control measures (especially during construction);
- compatibility with adjacent land uses/environmental values.

Roads and Traffic Authority

The Authority has no objections in principle however the following specific requirements should be assessed:-

1. A Traffic Study would be required for each subdivision (release) to assess the impact on the State/Regional road system, particularly at intersections.
2. A suitable set-back would be needed for "noise" amelioration for those future properties adjacent to classified or "future" classified roads.
3. There should be no direct access to the existing State/Regional roads except from existing roads.
4. Sufficient land should be made available to provide for all turning movements at the intersections of subdivision roads with State/Regional roads.
5. Provision will need to be made for adequate transverse drainage where subdivision occurs adjacent to State/Regional road or consideration may need to be made for the provision of suitable detention basins.

Prospect Electricity

Advising that moderate system augmentation should provide adequate capacity for a rural subdivision.

Location of any subdivision to the existing infrastructure will have a major effect on the cost and method of supply.

No replies have been received from:-

- Department of Planning
- State Pollution Control Commission
- NSW Department of Agriculture and Fisheries
- Heritage Branch of Department of Planning
- Department of Education
- Telecom Australia

The responses received from the Government Departments provide a good basis of matters to be addressed in any environmental study and suggest that Council's resolution to prepare the study prior to any subdivision taking place was the right course of action.

However, as Council has not provided any funding within its 1991 budget for consultancy to prepare such a study, and as specialists would be required to provide the majority of information required, discussions have taken place with Mr. Shedden, being the largest landholder within the identified study area. As a result of these discussions Mr Shedden has now written to Council indicating that he has agreed, subject to an agreed upper limit of costs, to fund an environmental study of the relevant area which would provide a detailed assessment of his land but would include information that could be attributed to other surrounding land also within the study area.

In his submission, Mr. Shedden has requested consideration of lots smaller than initially proposed and, whilst there may, or may not, be justification for this, such can only be ascertained after the studies are completed. Suffice to say at this stage that, in locality terms, there would appear to be some justification for subdivision of portion of his land into lots smaller than 4 hectare.

Should Council agree with this course of action, and in accordance with the Environmental Planning & Assessment Act, Council must prepare the environmental study. That is, it cannot be prepared directly by a proponent and then adopted by Council. A number of consultants will be approached and requested to provide quotations in respect of the study work required and should the amount be agreed to by Mr. Shedden the study will then commence but with Council controlling its direction.

Recommendation

That Council advise John Bowden & Co and his client, Mr. N. Shedden, of its agreement in principle for him to fund the environmental study that is required and that he will be further advised as to a likely upper limit of such cost prior to the final decision of funding and offer being made to Council.

ITEM 16: (File SA11/91)

SUBJECT: PROPOSED SUBDIVISION - HANLONS ROAD,
BILPIN - MR C BAIRD

REPORT (MTP)

At its meeting of 9th April, 1991, Council in consideration of this matter resolved, "that this matter be deferred for a further report to the next Committee meeting".

At Council's Committee Meeting of 26th March, 1991, Mr. Baird tabled the following submission:

General Purpose Committee - Planning and Development - 30/4/91

"In a nutshell, I have built a house with Council approval, which is now illegal, on land Council has agreed to give us in exchange for our land, which was not theirs to give, making it necessary for me to purchase from the Crown, the land on which I had built.

The result was issue of a second title.

The simple solution to this situation and to get the situation to suit the facts is for Council to support my application under S.E.E.P.1 for a boundary realignment."

It is presumed that the contents of the above submission are those on which a further report is required by Council.

In this respect and as previously reported, the house Mr. Baird has built is not illegal as it has been approved by Council and there is no requirement for it to be removed, nor has there been any such requirement.

Council did not agree to give Mr. Baird land in exchange for his land, and as indicated by Mr. Baird, it was not Council's land to give in the first place. Indeed, there was no exchange of land as Council purchased from Mr. Baird land that it required for road widening, with Mr. Baird subsequently purchasing from the Crown, land that was left over as a result of road realignment. Additionally, advice received from the Department of Lands indicates as follows:-

"... former roads now comprising Lots 2 and 3, in Deposited Plan 708702 have been disposed of to C.R. & J.A. Baird (Lot 2) and W.G. Wall and K.L. Mathiesen (Lot 3).

Disposal of Lots 2 and 3 was taken several years ago on receipt of Road Purchase Applications from the above parties. This Office does not act on these applications unless they have been endorsed by Hawkesbury City Council."

No record can be found of any endorsement by Council to the Department of Lands and, in this respect, it would appear that such conveyance of the surplus Crown road reserve to Mr. Baird was done without reference to Council. Should there have been such reference, it would have been indicated to the Department of Lands that Council would prefer the land, which was to be purchased by Mr. Baird, to be consolidated with the bulk of his landholding which would have overcome the current situation. Notwithstanding, there was not, at the time of purchase of the parcel of land by Mr. Baird, nor now, a legal mechanism whereby the separate title comprising surplus road reserve, could be utilised as a separate allotment of land able to be adjusted and thereby creating a separate developable lot.

It should also be borne in mind that by virtue of the Council supporting a local environmental plan to give separate title to each portion of the original lot owned by Mr. Baird, he was able to dispose of part of his land which he did do. The LEP provided separate title for each part severed by the Crown Road. There was no intention at the time of the LEP nor at the time of the road realignment to create further developable lots which was precluded from the LEP at the time as well as the current LEP.

In summary, it is reiterated that Council does not have the lawful power to approve of the proposal as an adjustment of boundaries, as being precluded by Hawkesbury Local Environmental Plan, 1989, and should not approve of the proposal as a SEPP1 objection subdivision as the lot sizes proposed are far below the minimum lot provisions within the LEP and will cause subsequent pressures for similar undersized lots, which cannot be justified and are unlikely to receive the Director's concurrence as would be required.

Recommendation

That the applicant be advised that Council does not have the legal power to approve of his proposal as an adjustment of boundaries and, further, that the Council does not support an application pursuant to State Environmental Planning Policy No.1 in relation to the minimum 40 (forty) hectare requirement in Clause 11 of Hawkesbury Local Environmental Plan, 1989, and accordingly, the application is refused as it does not comply with the requirements of Clause 11 of the Local Environment Plan.

ITEM 17: (File DA 43/91)

SUBJECT: VILLA HOUSES - 5 X 3 BEDROOM - CAVASINNI DEVELOPMENTS PTY LTD - LOTS 10 & 13, DP 801358, NO. 10 IVORY PLACE AND NO.3 LANGLEY PLACE, RICHMOND.

REPORT (MTP)

At its meeting of 9th April, 1991, Council considered an application to erect five three bedroom villa houses on the subject land. The matter was deferred, however, to allow the applicant to address the Committee and to enable further consideration of the objections raised to the development including setback and landscaping along Castlereagh Road; turning areas on site; overshadowing; and entry to and exit from the site.

Discussions have now taken place with the applicant and the following comments are submitted in regard to the concerns raised above:

1. Setback and landscaping along Castlereagh Road:-

The setback to Unit 2 from the proposed alignment of Castlereagh Road following future widening will only be 2.5 metres. (or, put another way, approximately 7m² of Unit 2 encroaches into the 5 metre building setback). Whilst it may be possible to relocate the Unit by changing its orientation, so a 5 metre setback can be achieved, the new location is likely to be less desirable in that the rear courtyard and those rooms towards the rear of the unit will be subject to additional noise associated with Castlereagh Road. To some extent, the proposed location provides that the end wall, which contains no openings, will partially act as a noise barrier; and this, together with appropriate fencing and landscaping will reduce traffic noise considerably.

Alternatively, Units 2 and 3 could be moved closer to the north western boundary of the site. However, this would achieve little and may even adversely affect the occupants of Lot 12.

Landscaping along the Castlereagh Road frontage will be required to provide privacy to the occupants of Units 1 and 2.

2. Turning areas on site:-

The layout of the proposed parking spaces will enable vehicles to enter and leave the site in a forward direction, including the visitor space at the front of the site, provided the driveway adjacent to Unit 5 is widened slightly. This will be required as a condition of consent.

3. Overshadowing:-

Each courtyard will receive adequate sunlight between 9.00 a.m. and 3.00 p.m during mid-winter, except for the rear courtyards of Units 2 and 3. In this regard, the applicant has provided front and side courtyards which could be used, if necessary, in the afternoon on those days in mid-winter and is, therefore, considered to comply with Council's code.

4. Entry to and exit from the site:-

As previously indicated, all vehicles can enter and leave the site in a forward direction. Although all access will be from Ivory Place, this road is considered capable of accommodating the additional traffic generated by the proposal.

Cavassini Developments Pty. Ltd. has only recently bought the subject property and were in no way connected with the previous application to erect seven three bedroom townhouses on the land. The applicant has constructed a number of similar developments in other local government areas, including a villa development at Kingswood, and extended an invitation to the Committee to inspect the site, if desired. The applicant's decision to build five three bedroom villa houses on the subject land was based on market analysis, particularly in regard to the requirements of the Defence Housing Authority.

In a previous report to Council, it was stated that the owner of the adjoining lot 12 was not aware of the applicant's intention to dedicate the driveway of lot 13 to lot 12. Whilst the owner of lot 12 may not have been aware of "dedication", the applicant had certainly approached him in regard to consolidating the access handle with his lot. On this issue, it is understood that the adjoining owners of lot 14 have shown an interest in consolidating the access handle with their land.

Although, under Council's recently adopted Medium Density DCP, the land can accommodate seven villas or townhouses, the applicant has developed the site at a lesser density to ensure the development is not out of character with surrounding residential development and a good quality development results. In this regard, the applicant has indicated that the driveway could include some brick paving and this has been imposed as a condition of consent.

At the previous Committee meeting, objectors to the proposal complained that they were not notified of the previous proposal for seven town houses. It was indicated to the Committee that owners, as indicated on Council's computer at the time of the enquiry, were notified however these owners were subsequently shown to be incorrect.

This happened because there was, and is, a difficulty in updating ownership records where land is sold off an unregistered plan. That is, contracts are taken subject to registration of a Deposited Plan and settlement takes place on the day or shortly after registration of the Deposited Plan. Often Council is advised of the registration after the final settlement and notification to Council of new owners takes place. Council must wait for formal registration notice of the Deposited Plan before updating its records as, occasionally, the registered plan will differ from the Council approved plan or, occasionally, will not be registered at all.

There is room for improvement in this system and steps are being implemented to minimise such incidences.

Recommendation

That the application be approved generally in accordance with the plan, dated 12th February, 1991, subject to the following conditions:

General Purpose Committee - Planning and Development - 30/4/91

- 1-9 Standard Conditions (Development) 6(\$5181)(five thousand one hundred and eighty one), 31, 33, 61, 62, 70, 73, 104, 120.
10. The boundary adjacent to Castlereagh Road is to be suitably fenced and landscaped to reduce the noise associated with traffic using this road. Details to be submitted with the building application.
11. The access handle to lot 13 is to be consolidated with adjoining land.
12. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site.
13. The driveway adjacent to Unit 5 is to be widened to allow adequate turning area for the front visitor space and for the garage of Unit 5.
14. Parking shall be provided for 8 (eight) 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. The visitor spaces shall be constructed of brick paving or similar materials. Full details of works shall be submitted for approval with the building application.
15. Brick paving is to be incorporated in the internal driveways, details to be submitted for approval with the building application.
16. 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.

ITEM 18: (2019/R)

SUBJECT: REQUEST FOR REPORT - THE TERRACE WINDSOR

REPORT (TC/GM)

At the General Purpose Committee on the 26th March 1991, it was resolved that a detailed report of the circumstances surrounding the question of the Terrace be submitted.

The history of the construction of The Terrace is related to the development of the original section at Windsor. The road was apparently constructed in sections, with the last part to be constructed being the area where it is currently closed that was traversed by a major watercourse.

Until some time in the 1960's, the main road through Windsor was George Street. Main road traffic was gradually moved to Macquarie Street with its major upgrading to the current standard taking place in the 1970's. George Street and The Terrace still however, served as through traffic routes.

With the Council's assistance and desire to look at improvements to amenity and safety in the commercial area, the University of New South Wales School of Architecture looked at the issue in the late 1960's. This resulted in a proposal to establish a pedestrian precinct in George Street from Thompsons Square to New Street. As a result the Council commissioned Consulting Engineers and Planners Gutteridge Haskins & Davey Pty. Ltd. They provided a report supporting the creation of the pedestrian precinct and indicating that it would be necessary to close The Terrace. Their report indicated an initial closure at Bridge Street and a possible second closure in the current location, as a need to facilitate adequate traffic management.

In 1980, the then Council had a traffic study undertaken which indicated that there was a through traffic problem in The Terrace at that stage, and that this would be exacerbated if a pedestrian mall was established in George Street. At the same time, the Council was considering a proposal to reconstruct the section of The Terrace where it is currently closed, due to poor alignment and an adverse traffic accident record. With the amalgamation of councils nothing occurred until the end of 1981, when the Council requested a re-evaluation of the pedestrian mall proposal for George Street.

Extensive traffic studies were undertaken, and consultation occurred with all traffic users. As a result there were two options in relation to The Terrace. It could have been closed at Bridge Street, requiring other traffic management facilities and some reconstruction to occur at the current point of closure. This was proposed, particularly by the Chamber of Commerce, that saw the additional restriction on access to the commercial area for approximately 30% of its users. As a result closure in the current location was approved and construction of the Mall began.

When looking at the various traffic studies that have been undertaken for the Town Centre, the primary concern of the relevant traffic authorities, is the traffic flow management.

The overall aims and objectives of the development of the Windsor Town Centre have been reported previously and these are:

- protection as far as possible of residential amenity in those areas in close proximity to the town centre
- satisfying the requirements of an expanding commercial precinct
- reconciling the needs of pedestrians with the needs of vehicular traffic

- promoting the tourist potential of the centre by protecting and enhancing town elements and harmonising the unique built environment with efficient, and therefore, profitable retailing.

Following the 1987 Local Government elections the Council resolved:

"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."

Following in July 1988, there was a further resolution:

- "1. That Council re-open The Terrace Windsor at the present point of closure at New Street without restriction*
- 2. The Council inform the Traffic Authority of New South Wales of its intentions and all the necessary documents/reports be forwarded to the Authority*
- 3. That Council consider 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 the 28th June 1988."*

The Roads and Traffic Authority indicate that it was not prepared to permit the road to be opened without restriction and a senior officer from the Authority addressed the Council in February 1989. The minutes of the Council indicate his advice as follows:

"He advised that he was representing the Traffic Authority on the issue of the opening or otherwise of The Terrace in its present position. He pointed out that at the time of the construction of the mall one of the authority's requirements, at that particular time was that there must be a closure of The Terrace at some particular point. The reason for this was one of road safety which is still of paramount importance. He stated that the Authority's present position is that it does not mind the opening of The Terrace at its present position so long as there is a closure at Bridge Street, and there are some local area traffic management initiatives applied to The Terrace to secure and maintain the local residential amenity."

There were further evaluations of the Council's request with the proposal of a closure at Bridge Street and the implementation of roundabouts and thresholds in the residential section.

There were further considerations of the matter and in October 1990 the Council resolved:

- "1. *Council proceed with the re-opening of The Terrace at its present point of closure*
2. *In relation to the proposed "squeeze point" at the intersection of Tebbutt Street and the proposed roundabout at the intersection of Catherine & Elizabeth Streets, they be replaced by thresholds in the area existing between Tebbutt & Elizabeth and Elizabeth and Catherine Streets and all other procedures take place with the re-opening of this street."*

Council was subsequently advised that the Chairman of the Regional Traffic Committee had advised that the delegation regarding road openings and closure does not allow for him to determine the matter of the opening of The Terrace as presented to him by the Council. In this regard he pointed out that the Council must either agree or disagree with the determination of the Local Traffic Committee, if it agrees it can then proceed with its proposal, if it disagrees then he will determine the matter purely on that basis. Council subsequently resolved to take no further action in the matter.

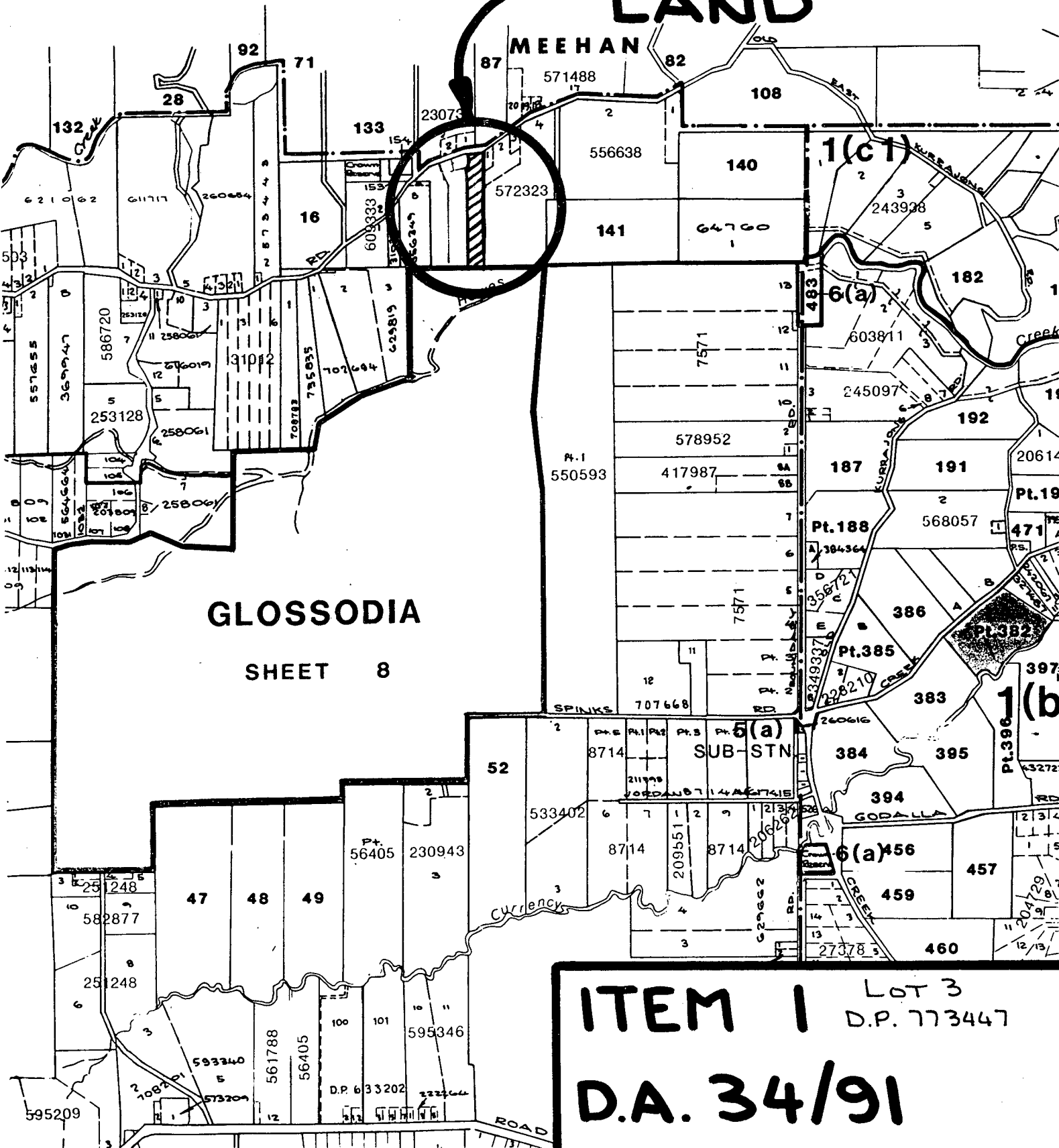
Recommendation

That the report regarding The Terrace, requested by the Council, be received.

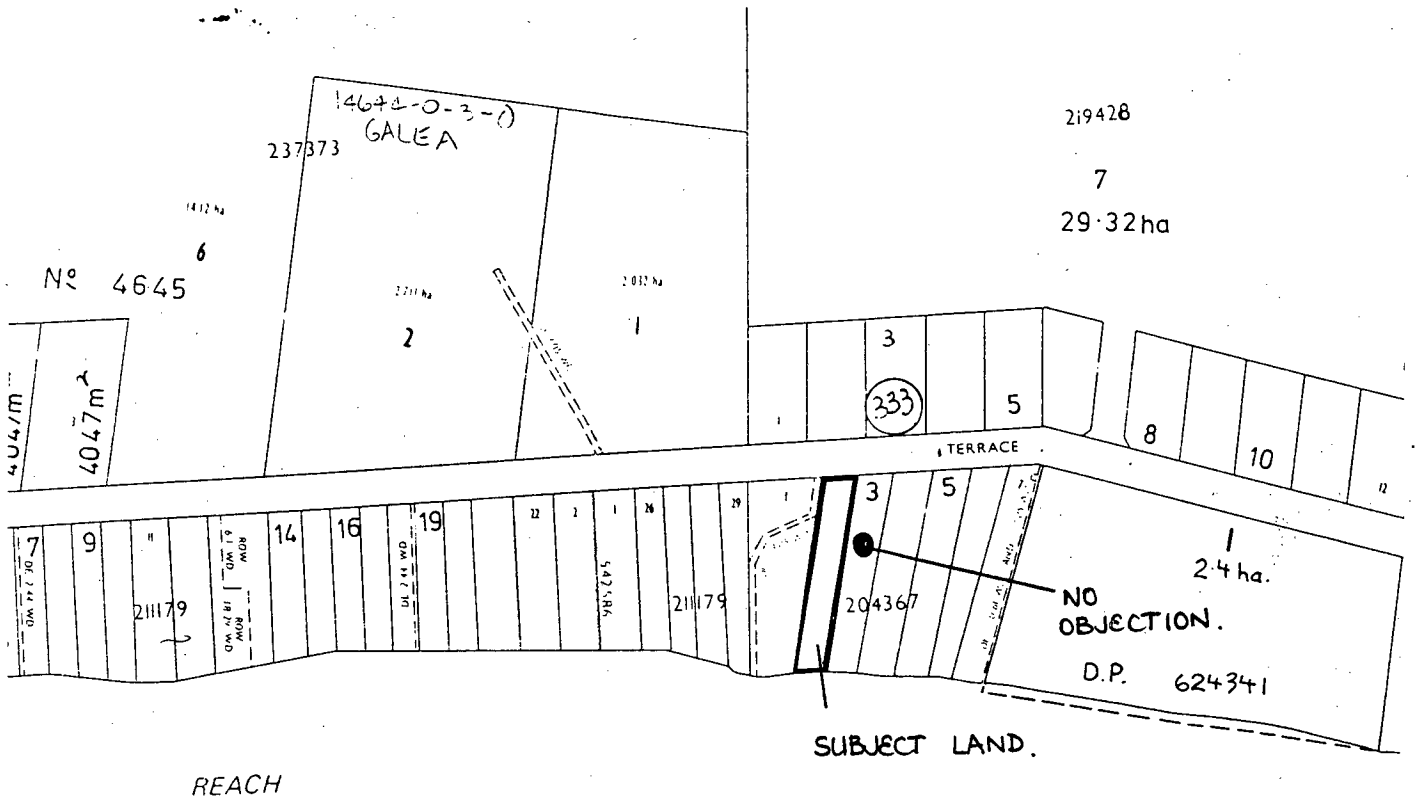
SHEET 1

ADJ

SUBJECT LAND



ITEM: 4
DA 50/91



ITEM: 5
DA 47/91

979541

OBJECTOR

N. CLEAR
1954-10

3

ROAD
PUNT

STREET

HALL

D.P. 97

8 9
2449m² 3548m²
1967-02 1967-01

159297
1967-01
ESTATE
1965-0

2063-0
2061-5
2061-4
2061-3-6-030
2061-3-6-029
2061-
2060-22
2060-2
2057-4
2057-3
177
178-1
10499

260127

1.652 ha

20

WELLS

STUBBS

979242

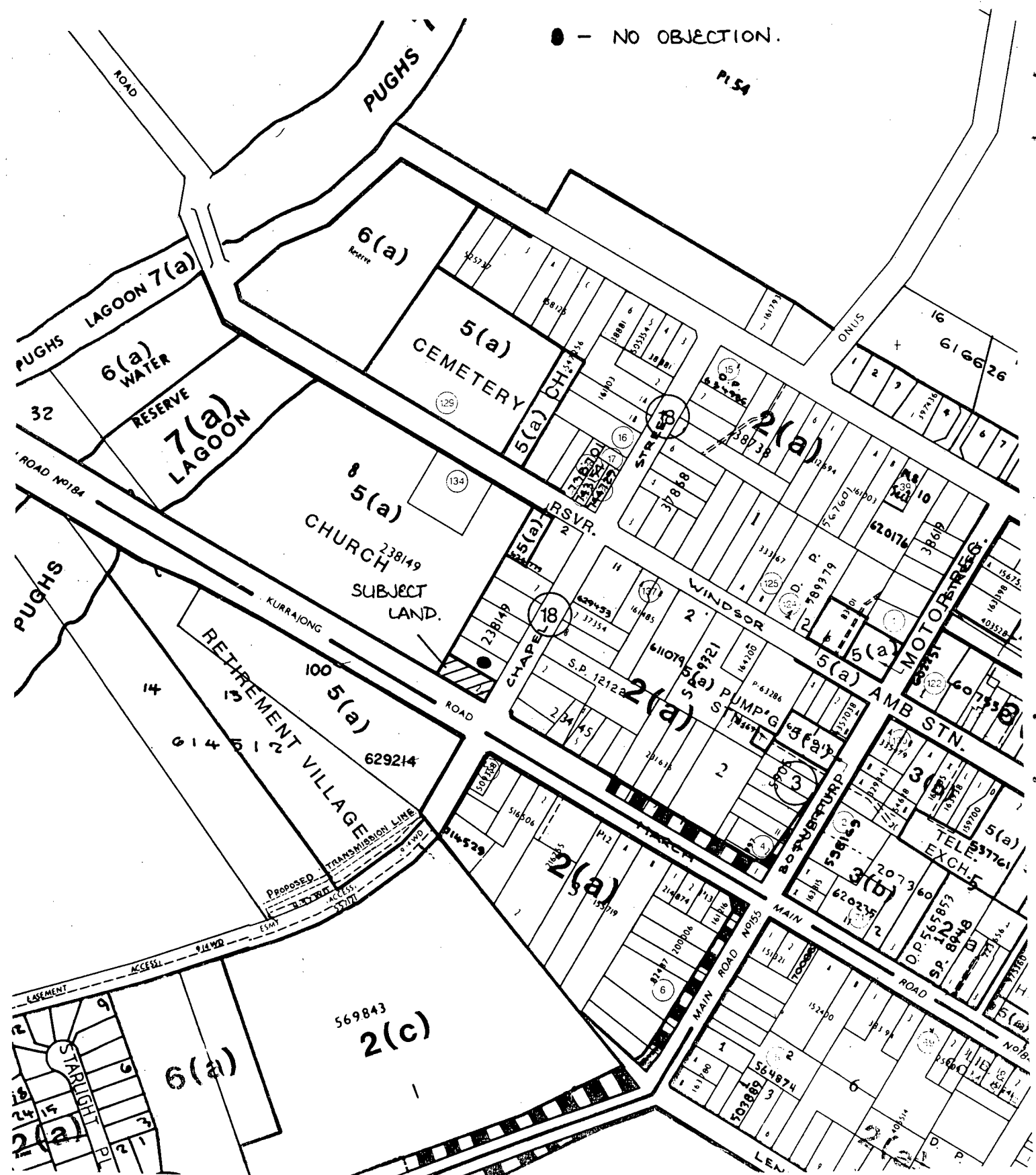
2

JOHNSTON

SUBJECT LAND

092-0
BONA VISTA CITRUS P/L

ITEM: 6
DA 54/91



GENERAL PURPOSE COMMITTEE MEETING

F I N A N C E

- 1. ACCOUNTS PAID**
- 2. STATEMENT OF BANK BALANCES AND
INVESTMENTS AND TOWN CLERK'S
CERTIFICATE**
- 3. FINANCIAL STATEMENTS**
- 4. CORRESPONDENCE**
- 5. OFFICERS' REPORTS**

General Purpose Committee - Finance - 30/4/91

ITEM 1: CASH EXPENDITURE WARRANT NO. 3/1991

SUMMARY - Accounts Paid

General Fund Nos.	684	-	1286	3734306.88
Trust Fund Nos.	8349	-	8416	496022.70
FID General Fund	469051-		469040	1199238.38
98P General Fund	640542-		640550	4083184.93
98P Bank Trust Fund	425406-		425409	2120000.00
				11632752.89

CERTIFICATE BY CLERK

This Warrant, a copy of which was submitted to each member of the Council on 25th April, 1991, has been checked and is fully supported by Vouchers and Invoices which are submitted herewith and which have been duly certified to as to the receipt of goods and/or rendition of services and as to prices, computations and costings and the amounts shown were due for payment.

G. M. McCully,
Town Clerk/General Manager

CERTIFICATE OF CHAIRMAN OF GENERAL PURPOSE COMMITTEE

I certify that this Warrant covering amounts totalling 11,632,752.89 (eleven million six hundred and thirty two thousand seven hundred and fifty two dollars and eighty nine cents) which have been paid, was submitted to the General Purpose Committee - Finance Section, on 30th April, 1991, and that the amounts paid are submitted to Council for information.

Chairman of General Purpose Committee

This is Page No. One (1) of Warrant No.(3) submitted to the meeting of the General Purpose Committee - Finance Section, of the Council of the City of Hawkesbury to be held on 30th April, 1991.

.....
Mayor

.....
Town Clerk/General Manager

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 30TH APRIL, 1991.

Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 30/4/91

SCHEDULE NO. 1 - STATEMENT OF ACCOUNTS PAID FOR SUBMISSION TO THE MEETING OF THE GENERAL PURPOSE COMMITTEE - FINANCE SECTION, OF THE COUNCIL OF THE CITY OF HAWKESBURY TO BE HELD ON 30TH APRIL, 1991.

ACCOUNTS PAIDGENERAL FUND

CHQ	PAYEE	DETAILS	AMOUNT
93617	Cancelled Cheque	See Warrant 12	290.00-
93891	Cancelled Cheque	See Warrant 1	500.00-
293	Cancelled Cheque	See Warrant 2	240.00-
484	Cancelled Cheque	See Warrant 2	2574.10-
684	Advance Bank	Investments	460815.07
685	Advance Bank	Investments	570718.23
686	See Warrant 4		
687	See Warrant 4		
688/			
702	Employees	Salaries & Wages	108434.46
703/			
714	Aldermen	Aldermanic Fees	3576.26
715	Abbott Tout Russell Kennedy	Legal Fees	350.00
716	AGL Sydney Limited	Mall Lighting	264.25
717	Arch & Industrial Coatings	T/Works Maintenance	3200.00
718	ARIMA Conference Account	Conference Fees	40.00
719	Australian Taxation Office	Prescribed Payments	5907.00
720	Australian Native Landscape	Plants	120.00
721	Halpins Quarries Pty Ltd	Sandstone	13074.71
722	Cess Hill Industries Pty Ltd	Plant Parts	3509.82
723/			
757	Day Care Mothers	Day Care Fees	8826.53
758	W & J Duclos Painters	Painting	1900.00
759	Facer Information Design	Computer Equipment	450.00
760	Fred Pryor Seminars	Conference Fees	250.00
761	G & J Horswell & Sons	Waste Removal	34267.48
762	Hawkesbury City Council	Transfer	68704.54
763	H'bury City Cncl Petty Cash	Petty Cash	265.45
764	H'Bury Dist.Agric.Assoc.	Show Stand Fees	200.00
765	Holroyd City Council	Contribution	2132.30
766	Dr Henry Hudson	Compensation Claim	82.00
767	I R R Pty Ltd	Conference Fees	2190.00
768	James Harrison	Compensation Claim	165.00
769	Kingston Industries Pty Ltd	Contract Payment	205068.15
770	Brian Lavender	Compensation Claim	28.00
771	L E D Builders Pty Ltd	Refund	216.00
772	Master Communications & Elect	Radio Repairs	293.77

THIS IS PAGE ONE (1) OF SCHEDULE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 30TH APRIL, 1991.

General Purpose Committee - Finance - 30/4/91

773	P W & L Mayor	Plant Hire	926.00
774	McKinlay Morgan & Assoc P/L	Professional Fees	4800.00
775	Metal Recyclers Pty Ltd	Remove Car	315.00
776	Metro Waste Disposal Authority	Contribution	1968.89
777	Meury Enterprises	Cemetery Equipment	47.30
778	I & S Miller	Plant Hire	1036.05
779	Midline Contracting	Plant Hire	252.00
780	Dennis Moss	Compensation Claim	36.69
781	National Australia Bank	Loan Repayment	2697.79
782	Nashua Northwest	Copier rentals	21.70
783	NSW Assoc of Occasional Child	Registration Fees	50.00
784	NSW Police Service	Book Covers	54.00
785	E & L Palmer	Contract Payment	2812.97
786	Kevin Parks Investments P/L	Contract Payment	3190.74
787	R J Pascoe	Building Work	3696.00
788	Peninsular Stationery	Stationery	280.90
789	Pioneer Concrete	Concrete	1804.07
790	Prospect Electricity	Loan Repayment	485.44
791	Mr K Pullen	Reimburse Fuel Costs	20.00
792	Richmond Community Services	Rent & Cleaning	30.00
793	Richmond Little Athletics Cent	Public Liability	103.00
794	Robshaw Earthmoving Pty Ltd	Plant Hire	500.00
795	Robank Farm Supplies Pty Ltd	Animal Food	10.00
796	R & R Speedsports Pty Ltd	Service Road Counter	25.00
797	W J Scott Associates Pty Ltd	Professional Service	2574.10
798	Skypage Pty Ltd	Service Pagers	813.00
799	South Windsor Pharmacy	Photo Development	38.40
800	Spraypave Pty Ltd	Road Works	5770.00
801	State Government Information	Report Fees	76.90
802	Stimulus Early Intervention	Donation	100.00
803	Stockmans Rural Traders	Produce	78.00
804	Telecom Australia	Telephone	36.69
805	Telecom Australia	Telephone	119.98
806	Teach and Play	Child Care Equipment	151.00
807	Valuer-General's Department	Valuation Fees	47435.10
808	Waddell Earthmoving	Plant Hire	3906.00
809	Water Board	Water	4755.73
810	Warringah Shire Council	Conference Fees	300.00
811	Waste Management Authority	Registration Fees	75.00
812	Welvin Mowers	Plant Repairs	3016.95
813	Wisemans Ferry Auto & Electric	Plant Maintenance	278.96
814	WSROC Group Apprentices	Membership Fees	1473.43
815	Clarendon Homes	Refund	261.00
816	S Dowey	Refund	30.00
817	P J & M P Doherty	Refund	354.27
818	M & D Drury	Refund	334.44
819	Ejura Holdings Pty Ltd	Refund	195.00

THIS IS PAGE TWO (2) OF SCHEDULE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 30TH APRIL, 1991.

General Purpose Committee - Finance - 30/4/91

820	J Guidice	Refund	47.00
821	W & C A Reinhardt	Refund	162.00
822	St Joseph's School	Refund	100.00
823	J A Stukley	Refund	79.50
824	Vendors Introduct Particulars	Refund	118.00
825	Local Government Invest Serv	Investment	9958.75
826	Commonwealth Banking Corp	Bank Draft	137.91
827	Employees	Salaries & Wages	123.55
828	Employees	Salaries & Wages	16137.12
829	Taree Court House	Summons Fees	70.00
830	Windsor Court House	Summons Fees	150.00
831	Advance Bank	Investments	105000.00
832/			
850	Employees	Salaries & Wages	117318.60
851	Abax Contracting Pty Ltd	Crushed Shale	2000.00
852	Abbott Tout Russell Kennedy	Legal Fees	16986.54
853	Allans Screens & Blinds	Screens & Blinds	79.00
854	Aman U Khan Pty Ltd	Compensation Claim	514.00
855	Appleton Traffic Equipment P/L	Road Signs	359.80
856	Apple Tree Store	Fuel Supplies	52.70
857	Asphalite Systems	Plant Hire	4857.65
858	Aust Information Management	Conference Fees	450.00
859	Australian Education Supplies	Books	62.35
860	Caroline Collerson	Animal Care APV	60.00
861	Halpins Quarries Pty Ltd	Sandstone	11116.20
862	A E Baker & Co	Hardware	3632.16
863	Greg Bailey	Contract Payment	862.24
864	Barry Smith Isuzu	Plant Parts	134.80
865	Banbury Engineering	Plant Parts	110.54
866	Bank of NSW Nominees Pty Ltd	Loan Repayment	3350.40
867	BCR Holdings Pty Ltd	Magnetic Whiteboard	406.00
868	James Bennett Library Service	Books	194.25
869	Bennett & Wood Autoparts	Plant Parts	135.94
870	BHB Printing Pty Ltd	Printing	1234.00
871	J Blackwood & Son Ltd	Hardware	264.17
872	Book Supplies Pty Ltd	Books	13.60
873	Brisen Holdings Pty Ltd	Contract Payment	1219.02
874	Buttsworth Engineering	Plant Parts	318.02
875	Buttsworth Contracting	Contract Payment	1449.65
876	Canon Australia Pty Ltd	Copier Charges	294.46
877	Caltex Oil Australia Pty Ltd	Fuel Supplies	10486.93
878	C & A Painting Service	Painting	6340.00
879	Castrol Australia Pty Ltd	Fuel Supplies	285.36
880	Celgor Pty Ltd	Plant Hire	9120.00
881	Central Wharf & Marine	Ferry Maintenance	2520.00
882	Cenvet Pty Ltd	Pound Supplies	631.22
883	M M Chaseling & M A Dunlop	Books	28.00

THIS IS PAGE THREE (3) OF SCHEDULE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 30TH APRIL, 1991.

General Purpose Committee - Finance - 30/4/91

884	J R & B M Clerke Pty Ltd	Centre Food	49.40
885	Complete Technology	Computer Supplies	212.00
886	Conplant Pty Ltd	Plant Hire	21934.70
887	Commonwealth Paper Company P/L	Stationery	1073.40
888	Craft Locksmith & Alarm	Locks & Keys	78.00
889	C.S.I.R.O. Australia	Computerised Listing	100.00
890	Custom Call Communications	Radio Repairs	2133.10
891	Cancelled Cheque		
892	Department of Lands	Loan Repayments	1300.00
893	Diverse Computer Systems	Stationery	100.00
894	Downtown Motel	Training Costs	48.00
895	Dunlop Olympic Tyres	Tyres & Repairs	1862.22
896	Electricity Commission of NSW	Bush Fire Radio	100.00
897	Envirocycle Pty Ltd	Depot Maintenance	150.00
898	Fitzgerald Motors Pty Ltd	Plant Parts	26.50
899	Filter Sales	Plant Parts	225.50
900	Genasys Metro User Group	Registration Fees	150.00
901	Geofabrics Australasia	Terra Firma	1310.00
902	Peter Gibbs	Contract Payment	862.25
903	Government Insurance Office	Loan Repayment	7500.00
904	Barry Gore	Carpentry Work	1164.00
905	Green Earth Nurseries	Trees & Shrubs	2721.00
906	Greening Australia	Books	13.00
907	Gutteridge Haskins & Davey	Report Fees	7000.00
908	Hancock Bros	Timber & Hardware	2232.00
909	Hawkesbury Race Club	Drainage	733.75
910	Hawkesbury Gas & Rec Centre	Cylinder Rental	100.00
911	H'bury City Cncl Petty Cash	Petty Cash	401.03
912	Hawkesbury River Plumbing	Plumbing Equipment	80.00
913	Hawkesbury Stationery Supplies	Stationery	87.12
914	Hawkesbury Hydraulics	Plant Repairs	1306.60
915	Hawkesbury Hospital	Compensation Claim	90.00
916	Health Yourself	Subscription	595.20
917	H P Plumbing Supplies Pty Ltd	Hardware	365.53
918	Hydraulic Machinery Co (Aust)	Plant Parts	736.00
919	ICI Australia Pty Ltd	Chemicals	9331.40
920	Insearch Ltd	Consultants Fees	250.00
921	Jobjet	Plant Hire	2565.00
922	G C Laughton	Plant Hire	1344.00
923	D J & B C Lord	Plant Hire	1762.50
924	Mason's Book Centre	Books	42.22
925	P W & L Mayor	Plant Hire	1895.75
926	Measurement & Consulting Servi	Report Fees	3500.00
927	I & S Miller	Plant Hire	965.06
928	W & G Miggins Sheet Metal	Metal Supplies	20.00
929	Namco Industries	Office Equipment	159.00
930	National Australia Bank	Loan Repayment	3227.76

THIS IS PAGE FOUR (4) OF SCHEDULE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 30TH APRIL, 1991.

General Purpose Committee - Finance - 30/4/91

931	Ian Palmer Pty Ltd	Child Care Equipment	70.35
932	Peninsular Stationery	Stationery	1057.21
933	Dick Petrikas	Contract Payment	2682.86
934	Profile Fibreglass	Water Tank	750.00
935	Prominent & Fluid Controls	Chemicals	119.66
936	Prospect County Council	Electricity	13075.20
937	Prestige Portables	Shed Hire	328.19
938	Brian Keegan Retravision	Electrical Equipment	262.00
939	Cancelled Cheque		
940	Roads and Traffic Authority	Ferry Maintenance	309.82
941	Road Freighters Pty Ltd	Sand	57.00
942	Road Signs	Signs	416.08
943	Stanley Rushmer	Compensation Claim	10859.59
944	Rural Bag & Sack Co Pty Ltd	Hessian Sand Bags	470.00
945	M P Schultz Excavations	Plant Hire	7049.00
946	Mr C Sciberras	Car Removal	170.00
947	Settlers Arms Inn	Fuel Supplies	143.00
948	Sewer Equipment Company (Aust)	Plant Parts	48.66
949	H W Shore(Windsor)Pty Ltd	Fuel Supplies	88.74
950	S Simmonds	Sewer Work	250.00
951	Smorgon Technology	Pool Maintenance	325.83
952	Standards Australia	Publication	192.60
953	Dr R Stubbs	Compensation Claim	20.50
954	State Library of NSW	Library Network Charges	11.79
955	Stein Woolley & Co	Search Fees	100.00
956	State Government Information S	Report Fees	149.10
957	Sulo MGB Australia Pty Ltd	Contract Payment	8168.33
958	Su-Bret	Plaques	449.50
959	S M Sullivan	Fencing	625.00
960	Telecom Australia	Telephone	36.69
961	Telecom Australia	Telephone	1133.87
962	Treemendas Nursery	Plants	410.00
963	A R Walmsley & Co	Legal Fees	3420.60
964	Waynes Home & Garden	Plants	99.00
965	Water Board	Water	39458.80
966	Water Board	Application Fees	162.00
967	W B Sports Supplies	Clothing	617.00
968	Welvin Mowers	Plant Repairs	851.00
969	Webb McKeown and Assoc	Report Fees	4091.74
970	Westbus	Coach Hire	418.00
971	Wisemans Ferry Auto & Electric	Plant Maintenance	79.60
972	Wilberforce Service Station	Fuel Supplies	258.93
973	Windsor Court House	Summons Fees	75.00
974	Windsor-Richmond TV Service	Electrical Repairs	137.00
975	Wilson Catering	Hall Hire	2546.40
976	World Book (Aust)	Books	1248.00
977	Yakka Industrial Wear	Safety Clothing	818.00

THIS IS PAGE FIVE (5) OF SCHEUDLE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 30TH APRIL, 1991.

General Purpose Committee - Finance - 30/4/91

978	Grech & McCowan	Refund	100.00
979	Mr M Spicer	Refund	100.00
980	Standards Association of Aust	Conference Fees	165.00
981	Joe Dunn	Fence Construction	745.00
982	Advance Bank	Investments	40000.00
983	Telecom Australia	Telephone	113.71
984	Hawkesbury City Council	Asbestos Removal APV	1000.00
985/			
1001	Employees	Salaries & Wages	107096.61
1002	Abax Contracting Pty Ltd	Crushed Shale	17471.47
1003	Abingdon Play	Playground Equipment	378.00
1004	Abbott Tout Russell Kennedy	Legal Fees	10411.70
1005	Active Detergent Company P/L	Cleaning Equipment	1254.40
1006	Amada Pty Ltd	First Aid Equipment	57.40
1007	Andy Macs	Timber & Hardware	2.68
1008	A N Z Bank	Refund	40.00
1009	Artcraft Booster Industries	Signs	351.72
1010	Ashdown Enterprises	Ferry Maintenance	235.33
1011	Australian Cement Limited	Cement	20408.06
1012	Australia Post	Schedule Payment	26.61
1013	Australia Post	Bulk Postage	2925.50
1014	Australian History Promotions	Entertainment	350.00
1015	Baker Shovel Co Pty Ltd	Plant Hire	2150.00
1016	Boral Quarries	Sand	15254.50
1017	W R Bright & Sons Pty Ltd	Printing	132.00
1018	Brooks Retreads Pty Ltd	Tyres & Repairs	5004.56
1019	BSB Brushes & Signs	Paint	1185.60
1020	Dept of Bush Fire Services	Loan Repayment	15291.56
1021	Bus Stop Bookshops P/L	Books	275.26
1022	Caltex Oil Australia Pty Ltd	Fuel Supplies	9518.83
1023	Celgor Pty Ltd	Plant Hire	15390.00
1024	Chrydark Security Pty Ltd	Security	2000.00
1025	Childrens Film Circuit of NSW	Subscription	700.00
1026	J R & B M Clerke Pty Ltd	Centre Food	136.00
1027	The Copper Dog Pet Shop	Animal Food	102.90
1028	Craft Locksmith & Alarm	Locks & Keys	69.10
1029	Credit Reference Assoc of Aust	Report Fees	15.50
1030	W R Davidson	Legal Fees	1000.00
1031	Inst of Municipal Management	Conference Fees	2440.00
1032	State Authorities Super Board	Wage Deductions	76053.66
1033	Dept of Planning	Subscription	7.00
1034	W & J Duclos Painters.	Painting	4000.00
1035	Envelope Specialists NSW	Stationery	222.80
1036	GeneralAuto Instrument Service	Plant Repairs	211.95
1037	G & J Horswell & Sons	Waste Removal	47836.76
1038	Gough & Gilmour	Plant Parts	2761.05
1039	GWS Machinery Pty Ltd	Plants Parts	1429.93

THIS IS PAGE SIX (6) OF SCHEDULE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 30TH APRIL, 1991.

General Purpose Committee - Finance - 30/4/91

1040	Hawkesbury City Council	Transfer	420.75
1041	DJ Harvey	Plant Maintenance	100.00
1042	Hawkesbury Dist Netball Assoc	Rent	240.00
1043	Heritage Garage Doors	Roller Doors	85.00
1044	Hire Power Pty Ltd	Plant Hire	3482.80
1045	Hi-Torque	Plant Repairs	3352.50
1046	Hydratorque Pty Ltd	Plant Repairs	462.00
1047	Jamie Burden	Contract Payment	3077.00
1048	Library Council of NSW	Conference Fees	100.00
1049	Local Government Assoc NSW	Subscription	15652.14
1050	Lotos Concretors	Concrete work	1320.50
1051	P W & L Mayor	Plant Hire	2358.00
1052	Metal Recyclers Pty Ltd	Remove Car	660.00
1053	Micro Management Services	Publications	362.00
1054	Mita Copiers Aust Pty Ltd	Copier Charges	125.00
1055	Monaghans Timber & Bld Supply	Timber & Hardware	906.00
1056	Moore Business Forms & Systems	Stationery	40.73
1057	Nayjon Pty Ltd	Plant Parts	265.96
1058	National Library Of Australia	Library Network Charges	294.73
1059	National Drafting Industries	Office Supplies	401.47
1060	Nashua Northwest	Copier rental	26.70
1061	Greg Newport	Legal Fees	5800.00
1062	Nth Richmond Child Care Centre	Conference Fees	100.00
1063	NSW Local Government Itc Inc	Training Course	135.00
1064	NSW Fire Brigades	Contribution	4552.00
1065	Ian Palmer Pty Ltd	Child Care Equipment	24.35
1066	R J Pascoe	Building Work	1320.00
1067	Peninsular Stationery	Stationery	264.32
1068	Dick Petrikas	Contract Payment	350.00
1069	PGH Pipes NSW	Pipes	2131.97
1070	A H Pierce Pty Ltd	Depot Supplies	1035.05
1071	Pioneer Asphalts Pty Ltd	Asphalt	11867.61
1072	Pioneer Concrete	Concrete	2775.96
1073	Ramset Fasteners(Aust) Pty Ltd	Plant Parts	99.82
1074	Rapid Ribbons	Stationery	823.10
1075	Readymix-Farley	Sandstone	2213.92
1076	Repco Auto Parts (NSW)	Plant Parts	6.61
1077	Realistic Security	Security Gate	850.00
1078	Rest Centre Coffee Shop	Council Supper	58.80
1079	Riverview Motors	Fuel Supplies	61.34
1080	Robank Farm Supplies Pty Ltd	Animal Food	592.95
1081	Roads and Traffic Authority	Ferry Maintenance	1440.00
1082	Roach's Radiator Service	Plant Repairs	220.00
1083	Rothenberg Aust Pty Ltd	Plant Parts	6.49
1084	Rubicon Industrial	Plumbing Parts	509.60
1085	Safety Kleen	Service Machine	268.80
1086	Securiseal	Stationery	234.18

THIS IS PAGE SEVEN (7) OF SCHEDULE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 30TH APRIL, 1991.

General Purpose Committee - Finance - 30/4/91

1087	Shan-Way	Office Supplies	898.95
1088	The Shell Company of Aust Ltd	Fuel Supplies	8847.91
1089	Shell Australia Ltd	Fuel Supplies	13893.25
1090	J Sly	Roadworks	5900.00
1091	Southern Scene Pty Ltd	Books	53.30
1092	South Windsor Pharmacy	Photo Development	174.00
1093	Spraypave Pty Ltd	Roadworks	5198.87
1094	Stabilised Pavements of Aust.	Roadworks	7233.20
1095	State Superannuation Board	Loan Repayment	13533.92
1096	Stapleton & Hallam	Traffic Study	764.00
1097	TL & MA Stokes	Milk Supplies	110.15
1098	St George Building Society	Refund	20.00
1099	Staff Development Services Pty	Staff Training Equipment	5933.00
1100	Telecom Australia	Telephone	36.69
1101	Telecom Australia	Telephone	2190.88
1102	Town & Country Concrete P/L	Concrete	249.00
1103	E Tuckwell	Compensation Claim	45.50
1104	Waddell Earthmoving	Plant Hire	6643.00
1105	Water Board	Water	2810.35
1106	Water Board	North Richmond Sewer	101223.81
1107	Keith Wellington Pty Ltd	Plant Hire	200.00
1108	Mrs J Williams	Council Supper	213.50
1109	Wilson Catering	Hall Hire	3521.03
1110	Ampol Limited	Refund	1055.21
1111	Giorgio Caccamo	Refund	30.00
1112	Mr Alan Gray	Refund	50.00
1113	Mr & Mrs P J Law	Refund	71.00
1114	Mallesons Stephen Jaques	Refund	954.17
1115	Marsim Corporation Pty Ltd	Refund	911.77
1116	Stacks - The Law Firm	Refund	40.00
1117	T J Stig & E T Abric	Refund	276.55
1118	G A Tamboubawtzis	Refund	50.00
1119	Wyday Pty Ltd	Refund	608.52
1120	Whitehead Green & Cooper	Refund	18.00
1121	Dept of Housing	Bligh Park Costs	28095.00
1122	Department of Lands	Road Closure	1327.50
1123	G Falson	Conference Expenses	103.98
1124	Hawkesbury City Council	Transfer	200000.00
1125	D Maher	Security Service	96.00
1126	Employees	Salaries & Wages	19251.96
1127	Halpins Quarries Pty Ltd	Sandstone	33724.14
1128	Barron & Pope Pty Ltd.	Contract Payment	26874.40
1129	Bradshaw Waste Industries P/L	Contract Payment	48045.40
1130	Celgor Pty Ltd	Plant Hire	18430.00
1131	P & S Gatt Pty Ltd	Construction Work	4752.00
1132	Alan Greentree	Contract Payment	11752.52
1133	Hawkesbury Newspapers	Advertising	1862.64

THIS IS PAGE EIGHT (8) OF SCHEDULE NO. 1

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 30TH APRIL, 1991.

General Purpose Committee - Finance - 30/4/91

1134	Intertech Drilling Services Pt	Plant Hire	2250.00
1135	John Fairfax Group Pty Limited	Advertising	403.95
1136	G C Laughton	Plant Hire	2368.00
1137	D J & B C Lord	Plant Hire	2062.50
1138	I & S Miller	Plant Hire	2236.95
1139	E & L Palmer	Contract Payment	2686.48
1140	Jack Prince	Reimbursement	200.00
1141	J & M Romano	Contract Payment	7948.43
1142	State Pollution Control Comm	Licence Fees	2184.00
1143	Waddell Earthmoving	Plant Hire	3712.50
1144	Mark Zervoudakis	Contract Payment	1133.00
1145/			
1162	Employees	Salaries & Wages	139839.60
1163	Abax Contracting Pty Ltd	Crushed Shale	1550.00
1164	Adchem Industries Pty Ltd	Anti Graffiti Paint	295.32
1165	Ausdoc	Books	1768.00
1166	Ausplay	Park Maintenance	108.00
1167	Australian Road Research Board	Subscriptions	225.00
1168	Australian Portable Buildings	Portable Building	4481.00
1169	Halpins Quarries Pty Ltd	Sandstone	10723.72
1170	Baulkham Hills Private Hospita	Compensation Claim	70.00
1171	Bank of NSW Nominees Pty Ltd	Loan Repayment	5395.58
1172	Blacktown Court House	Summons Fees	100.00
1173	B M Welding	Office Equipment	111.03
1174	Bowman Enterprises	Cover Library Books	103.47
1175	Canon Australia Pty Ltd	Copier Charges	60.00
1176	Calmic Hygiene Services	Sanitary Disposal	2680.32
1177	Castrol Australia Pty Ltd	Fuel Supplies	454.36
1178	Ponderossa Auto Marine	Plant Parts	164.13
1179	CCH Australia Limited	Books	55.00
1180	Coates Hire	Plant Hire	1445.31
1181	Comet Overnight Transport	Freight	92.62
1182	Cheryl Cooley	Compensation Claim	179.80
1183	Craft Locksmith & Alarm	Locks & Keys	423.00
1184	Cutting Edges Pty Limited	Plant Parts	266.00
1185/			
1198	Employees	Wage Deductions	217801.27
1199	Dr L Degotardi	Immunisation	840.05
1200	Diverse Computer Systems	Stationery	510.00
1201	Drake Computer Training	Training Fees	490.00
1202	Energy Managers Association NS	Subscription	35.00
1203	C J & E M England Pty Ltd	Child Care Equipment	598.60
1204	Farmquip (Aust) Pty Ltd	Plant Repairs	741.00
1205	Fitzgerald Motors Pty Ltd	Plant Parts	26.45
1206	Fitzgerald Publishing Pty Ltd	Printing	737.15
1207	Flemington Spares	Plant Parts	150.00
1208	Gaywood Doors Pty Ltd	Doors	651.50

THIS IS PAGE NINE (9) OF SCHEDULE NO. 1

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 30TH APRIL, 1991.

General Purpose Committee - Finance - 30/4/91

1209	Genasys II Pty Ltd	Computer Software	5796.00
1210	David Gearin	Removal of Dead Wood	500.00
1211	Glossodia Community Centre.	Rent	150.00
1212	Government Insurance Office	Loan Repayment	50579.25
1213	Barry Gore	Carpentry Work	961.00
1214	K & S Griffis	Milk Supplies	26.95
1215	Grand Electrics	Service Fuel Pumps	65.00
1216	Gutteridge Haskins & Davey	Report Fees	4149.19
1217	Hawkesbury Tree Services	Tree Removal	2850.00
1218	Hawkesbury Hydraulics	Plant Repairs	272.26
1219	Mark Hayes Auto Electrical	Electrical Work	105.00
1220	Hepworth Industrial Ware	Disposable Gloves	126.00
1221	Hi Tech Brake & Clutch P/L	Plant Parts	70.26
1222	Holding Education Aids	Child Care Equipment	107.00
1223	H P Plumbing Supplies Pty Ltd	Hardware	1391.23
1224	Humes A R C	Plant Parts	2286.42
1225	CSR Humes Pty Ltd	Concrete	517.37
1226	Huntley Publishing Pty Ltd	Subscription	425.00
1227	Kurmond Vet Clinic	Veterinary Care	194.40
1228	Dr W Mackay	Compensation Claim	59.00
1229	P W & L Mayor	Plant Hire	7077.25
1230	Metro Waste Disposal Authority	Contribution	2151.32
1231	Morris Hayes and Edgar	Legal Fees	106.40
1232	Multiform Business Systems	Stationery	2000.00
1233	Pascol Paints Aust Pty Ltd	Paint	420.00
1234	Peninsular Stationery	Stationery	90.28
1235	Dick Petrikas	Contract Payment	4930.70
1236	Pioneer Concrete	Concrete	273.84
1237	Prospect County Council	Electricity	21755.82
1238	V J Ralph & Co	Search Fees	685.00
1239	Raeco Ltd	Stationery	20.90
1240	R A I M Pty Ltd	Conference Fees	460.00
1241	Scott Reed	Mowing Services	150.00
1242	Richmond Newsagency	Newspapers	15.40
1243	Riverview Motors	Fuel Supplies	50.00
1244	Robshaw Earthmoving Pty Ltd	Plant Hire	1000.00
1245	Roads and Traffic Authority	Ferry Maintenance	7419.10
1246	Scotts Road Sealing Service	Roadworks	4081.85
1247	Mr C Sciberras	Car Removal	220.00
1248	Servants Expenses	Servants Expenses	254.46
1249	Jack Simpson Fuel Supplies	Fuel Supplies	96.93
1250	Mrs Davina Smith	Agistment	80.00
1251	Springwood Security Services	Security	90.00
1252	Staedtler Pacific P/L	Stationery	124.00
1253	State Rail Authority of NSW	Freight	9.00
1254	TL & MA Stokes	Milk Supplies	92.79
1255	S M Sullivan	Fencing	3240.00

THIS IS PAGE TEN (10) OF SCHDULE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 30TH APRIL, 1991.

General Purpose Committee - Finance - 30/4/91

1256	Sydney Bearing Supplies	Plant Parts	355.77
1257	Sydney County Council	Electricity Charges	56.23
1258	Rod Taylor Motor Trimmer	Plant Repairs	75.00
1259	Telecom Australia	Telephone	662.99
1260	Telecom Australia	Maintenance Work	260.00
1261	Technical Repair Services	Repairs Staples	90.00
1262	TLE Electrical Pty Ltd	Electrical Parts	3769.51
1263	Total Environment Centre	Publications	36.00
1264	Traversi Jones Pty Ltd	Plant Parts	120.94
1265	Triscan-AI Industrial Ltd	Fuel Monitoring System	330.00
1266	Unistat Pty Ltd	Stationery	124.20
1267	Viking Equipment (Aust) Pty Ltd	Cleaning Supplies	140.00
1268	Waynes Home & Garden	Plants	99.00
1269	Water Board	Water	1142.19
1270	Washington Flynn	Legal fees	60.00
1271	Western Air Cleaner Services	Plant Parts	670.34
1272	White Barnes & McGuire	Compensation Claim	3355.00
1273	Wilberforce General Store	Centre Food	8.13
1274	L E Williams Hydraulics	Plant Parts	1844.94
1275	Windsor Court House	Summons Fees	5175.00
1276	Windsor Auto Spares	Plant Parts	4.00
1277	Windsor Cakes	Bush Fire Food	439.60
1278	Windsor Smash Repairs	Plant Repairs	1495.50
1279	Windsor Toyota	Plant Parts	49.17
1280	Sister D Withell	Immunisation	57.88
1281	WSROC Group Apprentices	Membership Fees	2164.19
1282	Cancelled Cheque		
1283	Wyong Fire Control	Publication	95.00
1284	Young & Green Pty Ltd	Plant Parts	127.92
1285	Mr Brian Fifield	Refund	406.22
1286	P Varcoe	Refund	10.00
99980	Commonwealth Bank	Fees & Charges	736.86
99981	Commonwealth Bank	Fees & Charges	2720.00
General Fund		TOTAL	3734306.88

THIS IS PAGE ELEVEN (11) OF SCHEDULE NO. ONE (1)

General Purpose Committee - Finance - 30/4/91

ACCOUNTS PAIDTRUST FUND

CHQ	PAYEE	DETAILS	AMOUNT
8349	Department of Lands	Royalties	16021.80
8350	Hawkesbury City Council	Transfer	9839.21
8351	Mr Bland & Miss Bryant	Refund	230.00
8352	Mr & Mrs Grayson & Shuberth	Refund	230.00
8353	W Hurdis	Refund	100.00
8354	D E Lett	Refund	80.00
8355	T London	Refund	115.00
8356	D Ocelka	Refund	230.00
8357	E R Powell	Refund	230.00
8358	Sth Windsor Gospel	Refund	200.00
8359	C Vance	Refund	200.00
8360	D Vella	Refund	200.00
8361	Building Services Corporation	Contribution	5341.87
8362	Hawkesbury City Council	Transfer	443.13
8363	P & RG Munday	Refund	600.00
8364	Mr Selig	Refund	115.00
8365	Mr M Spicer	Refund	50.00
8366	Mr & Mrs Wheeler	Refund	115.00
8367	V A Gobbo Pty Ltd	Refund	1600.00
8368	Hinchey & Cross	Refund	1799.00
8369	McKinlay Morgan & Assoc P/L	Refund	3300.00
8370	Reefton Pty Ltd	Refund	2339.00
8371	Water Storage Concrete Tanks	Refund	115.00
8372	Avant Constructions Pty Ltd	Refund	2040.00
8373	Amacon Industries Pty Ltd	Refund	242.00
8374	N B Buttsworth	Refund	180.00
8375	Charlwood Industries	Refund	280.00
8376	D & J Christou Constructions	Refund	200.00
8377	Concept Constructions	Refund	230.00
8378	D Dawson	Refund	100.00
8379	Domset Building & Design P/L	Refund	2618.00
8380	Colin Duncan Constructions	Refund	1544.00
8381	A & J Gardener	Refund	115.00
8382	J R & L J Griffith	Refund	215.00
8383	R J Hunt & Co	Refund	1680.00
8384	Jandsen Homes	Refund	500.00
8385	Mr & Mrs King	Refund	230.00
8386	R L Kramer	Refund	115.00
8387	Landcon Constructions P/L	Refund	500.00

THIS IS PAGE TWELVE (12) OF SCHEDULE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 30TH APRIL, 1991.

General Purpose Committee - Finance - 30/4/91

8388	L G & M I Mote	Refund	115.00
8389	J & H Mothersole Pty Ltd	Refund	2244.00
8390	Mutual Pools Pty Ltd	Refund	230.00
8391	M G & J B Riley	Refund	200.00
8392	D Smith & J L Vandermeij	Refund	200.00
8393	H Sumner	Refund	200.00
8394	Trazowl Pty Ltd	Refund	115.00
8395	Steve Watt Constructions	Refund	1560.00
8396	Mr & Mrs Welsh	Refund	200.00
8397	Hawkesbury City Council	Transfer	433157.69
8398	C Barber	Refund	100.00
8399	A & D Benedek	Refund	115.00
8400	N B Buttsworth	Refund	260.00
8401	Clarendon Homes	Refund	100.00
8402	P J Davis	Refund	200.00
8403	Davis, Dean & Kirk	Refund	200.00
8404	R & R Featherstone	Refund	230.00
8405	Brian Fifield	Refund	366.00
8406	M Golec	Refund	230.00
8407	Mr & Mrs Harland	Refund	200.00
8408	Kewsen Homes Pty Ltd	Refund	230.00
8409	Kewsen Homes	Refund	200.00
8410	Mr C Maloney	Refund	52.00
8411	Orlit Homes Pty Ltd	Refund	230.00
8412	N L Pattinson	Refund	115.00
8413	Mr & Mrs Thompson	Refund	200.00
8414	R D & M Tiller	Refund	145.00
8415	Vergola NSW	Refund	115.00
8416	Wincrest Homes Pty Ltd	Refund	230.00
Trust Fund			
TOTAL			496022.70

THIS IS PAGE THIRTEEN (13) OF SCHEDULE NO. ONE (1)

General Purpose Committee - Finance - 30/4/91

G/F FID Bank 7

469031	Hawkesbury City Council	Transfer	69184.93
469032	Hawkesbury City Council	Transfer	58171.86
469034	Hawkesbury City Council	Transfer	245004.76
469035	Hawkesbury City Council	Transfer	23758.47
469036	Hawkesbury City Council	Transfer	54118.36
469037	Hawkesbury City Council	Transfer	104000.00
469038	Hawkesbury City Council	Transfer	100000.00
469039	Hawkesbury City Council	Transfer	375000.00
469040	Hawkesbury City Council	Transfer	170000.00
FID General Fund TOTAL			1199238.38

G/F 98P Bank 8

640542	Advance Bank	Investments	769184.93
640543	Advance Bank	Investments	1050000.00
640545	Advance Bank	Investments	830000.00
640546	Hawkesbury City Council	Transfer	199000.00
640547	Advance Bank	Investments	280000.00
640548	Hawkesbury City Council	Transfer	5000.00
640549	Advance Bank	Investments	500000.00
640550	Standard Chartered Bank Ltd	Investments	450000.00
98P General Fund TOTAL			4083184.93

T/F 98P Bank 9

425406	Advance Bank	Investments	300000.00
425407	State Bank	Investments	1040718.23
425408	Advance Bank	Investments	379281.77
425409	Standard Chartered Bank Ltd	Investments	400000.00
98P BANK TRUST FUND TOTAL			2120000.00

THIS IS PAGE FOURTEEN (14) OF SCHEDULE NO. (1)

General Purpose Committee - Finance - 30/4/91

STATEMENT OF BANK BALANCES AND TOWN CLERK'S CERTIFICATE

STATEMENT OF BANK BALANCES AS AT 31ST MARCH, 1991

GENERAL FUND	DR. 9235.70
TRUST FUND	CR. 159687.69

CR. 150451.99

FORM 2

GENERAL

Balance - Cash Account as at 1st March, 1991	DR. 1127080.63
Receipts for period ended 31st March, 1991	CR. 4597847.38

CR. 3470766.75

Payments for period ended 31st March, 1991	DR. 3806697.34
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DR. 335930.59

Unpaid accounts in office amount to	\$779749.51
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Limit of overdraft arranged with bank	\$800000.00
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TOWN CLERK'S REPORT

I hereby certify that the Cash Book and Bank Books have been reconciled in all funds as at 31st March, 1991.

G.M. McCully,
Town Clerk/General Manager

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 30TH APRIL, 1991.

Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 30/4/91

INVESTMENTS

Hereunder is the list of amounts invested:

Bank Bills

<u>Period</u>	<u>Due Date</u>	<u>Rate</u>	<u>Interest Account</u>	<u>Amount</u>
99 Days	11-04-91	12.02%	Treatment Wks	850,000.00
76 Days	22-04-91	11.65%	General Fund	1,440,000.00
175 Days	13-05-91	12.37%	General Fund	566,407.39
87 Days	20-05-91	11.80%	General Fund	1,000,000.00
120 Days	28-05-91	11.50%	General Fund	873,048.15
120 Days	28-05-91	11.50%	Treatment Wks	526,951.85
180 Days	29-05-91	12.50%	General Fund	590,000.00
165 Days	16-08-91	11.35%	General Fund	1,040,718.23
185 Days	05-09-91	11.17%	General Fund	1,620,718.23
185 Days	05-09-91	11.17%	General Fund	379,281.77
186 Days	13-09-91	11.35%	Treatment Wks	173,057.00
186 Days	13-09-91	11.35%	General Fund	656,943.00
240 Days	14-11-91	11.75%	Sewerage Fund	321,088.00
240 Days	14-11-91	11.75%	General Fund	128,912.00
240 Days	14-11-91	11.75%	General Fund	400,000.00

Term Deposits

88 Days	30-04-91	11.84%	General Fund	1,300,000.00
168 Days	01-05-91	12.14%	General Fund	1,400,000.00
175 Days	05-06-91	11.98%	Treatment Wks	740,000.00
167 Days	12-06-91	11.98%	Treatment Wks	750,000.00
131 Days	01-07-91	11.51%	General Fund	500,000.00
131 Days	01-07-91	11.51%	General Fund	800,000.00
191 Days	13-09-91	11.26%	General Fund	2,500,000.00

Short Term Investments (Advance)	General Fund	401,171.86
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Australian Savings Bonds

01.02.91	12.25%	Workers Comp Board	200,000.00
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\$19,158,297.48

General Purpose Committee - Finance - 30/4/91

ITEM 2: (File A1-6) [20.786]

SUBJECT: FINANCIAL POSITION - FORM 2A REPORT AS AT
31 MARCH 1991REPORT (TC/GM)ESTIMATED WORKING FUNDS POSITION AS AT 31 MARCH 1991

	<u>General</u>	<u>Sewerage</u>
Estimated total income for year on present trends	41,372,451	7,176,552
Estimated total expenditure for year on present trends	<u>41,511,524</u>	<u>7,176,552</u>
Estimated surplus/(deficit)	(139,073)	Nil
Estimated working funds position as at 30 September 1990	424,304	21,088
Estimated working funds position as at 31 December 1991	<u>285,231</u>	<u>21,088</u>

General Fund

The From 2A Financial Statement to 31st March, 1991, reflects on estimated working funds deficit for the year on present trends of \$139,073.00 which will result in an anticipated accumulated working funds position of \$285,231.00 at the end of the year.

It is anticipated there will be little change in development/building activity this year resulting in a reduced income from fees of \$197,000. (Building - \$127,000; development - \$70,000). This is the major reason for the expected deficit.

A management review of income and expenditure programs to minimise the projected deficit is being undertaken. These will be reported with any proposed changes with the half yearly report. In the meantime, it is important that all expenditures be maintained within existing limits.

Sewerage Fund

The original Estimate providing for a balanced budget is, at this stage, expected to be realised on current financial trends. As at 31st March, 1991, the projected working fund position for the year is estimated at \$21,088.

Recommendation

That the Form 2A Financial Statement to 31st March, 1991, be received and the amounts shown as expenditure now be voted.

ITEM 3: (File 4071.1w, 4088.1w, 3180w)

SUBJECT: ACQUISITION OF LAND FOR ROAD WIDENING
CORNER OAKVILLE ROAD, SMITH ROAD AND
STAHL'S ROAD, OAKVILLE - A & E M McKONE

REPORT (TC/GM)

In conjunction with the construction of a roundabout at the above intersection, Council needs to acquire small areas of road widening from three properties. Survey plans have been registered and valuations obtained for each parcel of land.

James H Field, Solicitor, on behalf of his clients, Mr & Mrs McKone, the owners of Lot 42, DP 803217, containing an area of 74.82m² has agreed to the valuation figure of \$1,000.00 for Council to acquire Lot 42.

The acquisition of the other 2 parcels of land required have been agreed to by Council and are nearing completion.

Recommendation

1. That Council acquire Lot 42, DP 803217 for a purchase price of \$1,000.00 (one thousand).
2. That Council pay all the reasonable legal fees of Mr & Mrs McKone in conjunction with the acquisition of Lot 42.
3. That Council erect a new fence along the new property boundary between Lot 42 and 41 in materials similar to the existing fence.
4. That all necessary documents be executed under Seal of Council.

ITEM 4: (File GR80/4 PT 1)

SUBJECT: ROAD CLOSURE & PURCHASE APPLICATION - MS
E B WOOD, EAST KURRAJONG ROAD (SECTION 2)

REPORT (TC/GM)

Council at its Ordinary Meeting of 9th April, 1991, adopted the recommendation that this item be deferred to the next Committee Meeting.

1. Subsequent to the previous Ordinary Meeting, Mrs Packer has indicated an intention to lodge, at the Department of Lands, a road closure and purchase application. It is understood the area of purchase is that indicated by green shading on the displayed plan.

In addition, the area which is subject of the road closure and purchase application lodged at the Department of Lands by Mr & Mrs Giles is indicated by yellow shading on the displayed plan.

The report to the Ordinary Meeting of 9th April, 1991, is reprinted below:-

"Council is in receipt of an application from Ms E B Wood of East Kurrajong Road (Section 2) for the closure and purchase of the unformed non-public road which adjoins her property, Lot 1, DP 732556.

The proposed area to be purchased is indicated on the map displayed at the meeting and it should be noted that some private lands, being Lot 5, DP 259641 have been included. Lot 5 does not currently enjoy building rights and is in the ownership of Mr W Packer of West Portland Road.

Council at its Meetings of 20th October, 1987, and 9th February, 1988, considered reports over the dispute of the restriction of usage of the unformed road adjoining the applicant's property caused by the incorrect placement of a boundary fence. As a result of the meeting of 20th October, 1987, Council recommended that the owners of Lot 6 DP 246709, being Mr & Mrs Giles, remove the fence inhibiting access to the rear portion of the Wood's property. An error was subsequently detected on the Parish Map which resulted in Council being unable to enforce the removal and/or repositioning of the fence as the land in question forms part of a non-public road under the control of the Crown.

In an effort to resolve the dispute, a consultant architect was retained by the applicant. A plan indicating the division of the land between the applicant and the adjoining landholders, Mr & Mrs B Giles, was developed. Discussions were later held at the Department of Lands between the applicant, Mr & Mrs Giles and Mr W Packer. It is understood that the proposal to purchase now before Council is largely similar to that negotiated with the Metropolitan Lands Office.

In an effort to bring the matter to finality, Ms Wood has lodged the application for road closure and purchase with Council. It is noted that at the time of lodgement Council had not reviewed its policy on the processing of applications involving Crown Lands. In

accordance with the old policy guidelines, the matter has been advertised and the adjoining landholders notified. Objections have been received from Mr & Mrs Giles and Mr Packer and the matter is now placed before Council for its consideration.

Mr Giles has indicated that he will lodge, with the Metropolitan Lands Office, an application to purchase the lands currently leased to himself by the Department. Mr Giles' objection to the proposal by the applicant is on the basis that no measurements are indicated on the plan and he is, therefore, uncertain as to the precise extent of the lands proposed to be purchased. Mr Packer has given advice of his objection with details to be forwarded at a later date by his solicitor.

The Metropolitan Lands Office, as part of its statutory requirements will seek Council's comments on the application by Mr & Mrs Giles. Having regard to the comments received, the Metropolitan Lands Office, as custodian of the Crown Lands in this matter, will make final determination on the lands to be purchased by the applicants.

Having regard to Council's previous support in seeking the removal of fencing obstructing access to the Wood's property, the considerable long standing nature of the matter, and, having regard also to Council's revised policy on road closure and purchase applications involving Crown Land, no objection is raised to the current application by Mrs Woods.

IT IS RECOMMENDED THAT:-

- 1. No objection be raised to the closing of the non-public road involved, having in mind in particular, present and future requirements of the public, including general public recreation needs, the environment generally and access by fishermen to actual or potential fishing grounds.*
- 2. The applicant be advised of Section 15(5) of the HLEP 1989 which states that a person shall not erect a dwelling house on an allotment of land created by the closing of a road.*
- 3. Authority be given to affix Council's Seal to all necessary documents."*

ITEM 5: (File PK242 PT 1, GR80/6 PT 1)

SUBJECT: ROAD CLOSURE APPLICATION OFF McQUADE AVENUE, SOUTH WINDSOR

REPORT (TC/GM)

Council has lodged a road closure application for Lot 71, DP 216270, a dedicated unmade road off McQuade Avenue, adjacent to Frank Mason Reserve. The land was previously identified as being surplus to the needs of the area and was not being used for access.

The proposal was advertised and the adjoining owners notified. The adjacent owner on the north eastern side, the Department of Housing, has advised that it has no objections to the road closure.

The owner at the rear, the Windsor Country Golf Club Ltd, has objected to the proposed closure as it states it requires the road for access to its Lot 4 and the road has been in existence since 24th July, 1964. It also states that it dedicated part of McQuade Avenue for access for residents and the community.

In regard to flood free access, the Club has access to Lot 4 through other lands where the clubhouse, it would appear, is located and presently does not use Lot 71 for any access as the boundary is fenced, therefore, the objection does not appear justified.

The road, Lot 71, contains overhead power lines and telephone lines that service the Golf Club land. Telecom has quoted \$1,510 to relocate its line off Lot 71 to the adjacent park.

Prospect Electricity has advised its service lines would be relocated at Council's cost into a 1m wide easement along the boundary of Lot 71 rather than erect new poles in the adjoining park.

Lot 71 is zoned as Residential 2(a), is above the 1 in 100 year flood frequency and is not required as an addition to the adjacent public reserve. If closed, this lot would be an acceptable residential lot with pleasant outlooks across the public reserve, golf course and flood plain generally, and closure and sale thereof is supported.

When the property becomes available for sale, the Golf Club would, at that time, have an opportunity to purchase same.

Recommendation

1. Council proceed with the closure of road known as Lot 71, DP 216270 McQuade Avenue, South Windsor, having in mind the present and future requirements of the public, including general public recreation needs, the environment generally and access by fishermen to actual and potential fishing grounds.
2. All necessary documents be executed under the Seal of Council.
3. The Windsor Country Golf Club Ltd be advised that, when the road is closed, Lot 71 will be available for sale as a residential lot.
4. When the road closure is completed the necessary works be undertaken to relocate the telephone line and power lines and a 1 (one) metre wide easement for services be provided along the northern boundary of Lot 71, DP 216270.

ITEM 6: (File 3860.0.3.0, 3733.6.5)

SUBJECT: LEASE OF UNUSED LAND - RICKABY STREET
AND RACECOURSE ROAD, CLARENDON

REPORT (TC/GM)

At the intersection of Rickaby Street and Racecourse Road there is an area of unused land including 2 (two) swamp areas either side of Rickaby Street.

Mr & Mrs Johnson, the owners of Lot 1, DP 211392 adjoining this land have requested to lease or purchase this land so that it can be maintained with their property.

The owners of Lot 1, DP 248272, Mr & Mrs Alderman, whose property is directly behind this surplus land, have objected to the lease of this land as their house is close to this area and they built their house so that they could be as far away as possible from yards and livestock.

A similar application was submitted in 1989 with an objection lodged. At that time the matter was not supported.

It is, therefore, considered that Council should not agree to the leasing, and the unused land remain as public road.

General Purpose Committee - Finance - 30/4/91

Recommendation

That Council not proceed to lease the unused road, Corner Rickaby Street and Racecourse Road, Clarendon.

ITEM 7: (File GW10/11 PT1)

SUBJECT: PURCHASE OF COMPOSTING BINS FOR RESALE
TO THE PUBLIC

REPORT (MEBS)

It is widely accepted that 50% of all household waste, presently being deposited in landfill sites, can be composted and reused as fertiliser.

Many enquiries have been received from the public requesting the supply of a compost bin. The supply of such bins is presently being undertaken by many other Councils.

It is suggested that Council may encourage residents to participate in home composting by providing a suitable bin at as little cost as possible.

At a recent display conducted by staff at the Hawkesbury Show, a survey was held to gain public opinion on the type of bin and cost that the consumer would prefer. The results were most encouraging and clearly indicated the bin most preferred.

The preferred bins are only available to Council (not sold in retail outlets), and are made of 100% recycled plastic. The bins are currently being sold by other councils at a price of approximately \$22, this favourably compares with bins from retail outlets which cost between \$40 and \$100 approximately. An intensive advertising campaign is proposed to support the supply of the bins via the local press, schools, Civic News and other available media.

Recommendation

That Council purchase an initial 200 (two hundred) compost bins for resale to the public at a current charge of \$22 (twenty two) each to be financed from the Garbage Fund Reserve.

ITEM 8: (File 4350/1)

SUBJECT: RICHMOND NURSING HOME - WEST MARKET
STREET, RICHMOND

REPORT (TC/GM)

Representations have been made on behalf of the Hawkesbury Community and R.S.L. Homes Trust in regard to the sale of the existing nursing home premises located in West Market Street, Richmond, adjacent to Richmond Branch Library.

The subject property is described in Council's records as Sec.5, Pt. Lots 4 and 5 with an overall area of 2890 sq. metres. Upon the land stands a substantial two-storey building fronting West Market Street of Victorian/Italianate style, circa 1895. The building is listed with the Heritage Council and the National Trust and is identified as a Heritage Item in Council's LEP. Connecting at the rear of this building is a brick/metal deck roof construction consisting of ward areas approximately 7 years old. Plans showing the floor areas of these buildings will be displayed at the meeting. The land is currently zoned Special Uses 5(a) Hospital.

The Hawkesbury Community and R.S.L. Homes Trust is presently in the process of constructing a new nursing home complex on land purchased from Council at the rear of the existing Senior Citizens Centre off March Street, Richmond. It is envisaged this development will be completed by approximately mid 1991.

The existing premises in West Market Street was placed on the open market for sale last year, and it is understood that the sale is required to assist with the financing of the new development.

The current representations are on the basis of offering the property to Council at a price of \$660,000, this being calculated by a \$600,000 cash settlement and the discharge of the \$60,000 mortgage owing to Council by the organisation as part of the terms of settlement, in respect of the sale to the Hawkesbury Community and R.S.L. Homes Trust of the land subject to its current development of March Street, Richmond.

In terms of considering the viability of the acquisition of the West Market Street property, an assessment has been made of the possible uses, in conjunction with architect, Mr. Robert Pont. Mindful of the restrictions applying and the nature of the historic building, it would appear that potentially the most suitable uses could be a hospitality type use eg. restaurant, reception centre, guest house or similar; or office type accommodation. Of these two options the architect has suggested that the most suited to the style and character of the building would be a hospitality type use. In this regard, from a preliminary viewing, it was estimated that it may cost a minimum of \$250,000 to renovate/refurbish the premises, internally and externally, including conversion of existing ward/office areas, painting/staining floor coverings, placement of new ceilings (to cover the veniculate material) electrical/lighting, etc. Further, to increase the usage/financial feasibility of such a use, it has been suggested by the architect that a new reception/dining

area be constructed in order to accommodate larger type numbers eg. weddings, conferences, corporate launches etc. which may cost in the order of \$150,000. A plan showing this area will also be displayed at the meeting. As it may be appreciated, the hospitality industry is presently in a state of varying decline as a result of the general economy, thus the leasing proposition for such a use in the foreseeable future is uncertain. If the required refurbishment works were not done by Council on the basis of offering a nominal rental for an agreed period with such works being done by the lessee, again it is somewhat doubted that there would be sufficient confidence by the private sector to proceed at this time.

If the premises were converted to office accommodation the preliminary cost estimate is envisaged to be in the order of \$200,000.

With reference to the rear ward building, again the possible use options appear to be limited, with the most likely being an accommodation use or office accommodation. In terms of the latter, the current supply of office accommodation in the Richmond area and environs is in excess of the demand. Indeed there are a number of commercial shops currently being utilised as offices with good exposure at relatively moderate rents. The conversion of the ward area for office accommodation has been estimated at approximately \$80,000 as generally there requires significant rationalisation of existing wards, rooms, offices and wet areas. It is felt that office accommodation within this building offers little exposure and realistically it is considered that total and ongoing occupancy would be difficult to achieve.

Regarding an accommodation type use the provision of a motel type standard would be cost prohibitive. The other option would be for hostel type accommodation and, in this regard, a preliminary estimate for conservation, allowing for caretakers occupancy on site, would be in the order of \$120,000. It is noted that this would only allow for approximately 24 beds. It is felt that any such use would require a long term commitment in terms of guaranteed occupancy from an appropriate organisation eg. the University of Western Sydney, Hawkesbury. As the principles of the offer are being considered at this stage, an approach has not been made in this regard to the University.

From the foregoing, it will be seen that the acquisition cost together with refurbishment/restructuring costs could well be in the order of \$1,000,000. Additionally, any commercial use of the premises will require car parking to be provided on site in accordance with Council's code. As only limited car parking can be accommodated on the property, additional land may need to be acquired for this purpose or a Section 94 contribution to be paid accordingly.

Regarding the purchase price, it certainly could be said that \$660,000 for a parcel of developed land with an area of almost 3,000 square metres in the centre of the City's major commercial centre is reasonable. Further, as Council owns a number of adjoining properties including residential and public car parking areas, the current offer may present an opportunity to further

consolidate the Council's land ownings in this area. However, it is felt that the restriction as to use particularly in relation to the conservation of the historic building do, in reality, restrict this suggestion.

Council, both currently and in the foreseeable future, is confronted with a downturn in the economy and the effects thereof. Its operations and budgetary considerations are directly influenced in this regard and already a number of realistic decisions have had to be made in terms of the priorities of Council's functions/operations.

Having regard to all the circumstances, it is felt that the purchase of the premises by Council is not justified and this action is now recommended accordingly.

Recommendation

That the Hawkesbury Community and R.S.L. Homes Trust be advised that Council is not in a position to purchase the existing Nursing Home premises in West Market Street, Richmond.

ITEM 9: (File GC283/61 Pt.1)

SUBJECT: USE OF 22 BOSWORTH STREET, RICHMOND -
WOMEN'S COTTAGE

REPORT (TC/GM)

The following letter has been received from the Hawkesbury Area Women's and Kids' Collective (Women's Cottage) in regard to their occupation of Council's property at 22 Bosworth Street, Richmond:

"We refer to your letter of 11 April and our previous meeting on the 1st March regarding the premises owned by Council at 22 Bosworth Street, Richmond and our rental assistance grant from A.A.S.

A subsequent meeting with your Mr John Atkinson, Mr Mathew Isaacs from the Department of Planning and members from the Cottage has taken place with the result that the Department of Planning is not prepared to allow us use of the grant while we are in these premises. The grant was given to the Collective because of our threatened loss of premises by demolition for a car park. Accordingly we are in no position to offer you additional rental above our current payment and therefore will continue on along our present arrangements.

In addition, we wish to take this opportunity to remind you of Council's commitment to us given at their meeting of the 14th August 1990 -

'The Council recognises the importance of the services operated by the Women's Cottage and accordingly would assist in whatever way possible in finding alternative premises.'

Therefore we would ask if Council has any other premises available or becoming available in the near future, that are centrally located that could be utilised by the Cottage.

We would also ask that if and when we are relocated, that Council consider helping us with those arrangements, such as fencing, relocating the children's cubby house, sleepers from around the sand pit area, shed and the outside shade pergola. This would be appreciated as our own financial resource base is very limited.

We look forward to your continued support and hope our funding position with regard to the A.A.S. Grant has been clarified."

The above letter resulted from negotiations with the Department of Family and Community Services and the Department of Planning for improved funding for the Women's Cottage to either relocate the Cottage or, alternatively, provide a reasonable rental for the building they occupied. The Women's Cottage received advice that they would be provided with extra funding under the WSAAS Scheme, which would provide sufficient funds to enable them to rent premises in the order of \$280 per week. Subsequent discussions with the Department of Planning have revealed that the Department is not prepared to provide those funds to the Women's Cottage whilst they are renting premises from Council.

In 1984 the Council adopted plans for additional off-street car parking in Richmond. The plans were prepared as part of a re-assessment of the town's commercial area and representations that were received of inadequacies in off-street car parking during peak use time. A plan was adopted proposing off-street car parking at the rear of properties in the block surrounded by Windsor, West Market, March and Bosworth Streets. Subsequently, a number of properties have been acquired in accordance with the plan including 22 Bosworth Street, Richmond which, in conjunction with the adjoining property, could provide off-street car parking for some thirty eight vehicles.

In November 1985, Council agreed to lease 22 Bosworth Street, Richmond to the Hawkesbury Area Women's and Kids' Collective (Women's Cottage) until such time as the property is required for car parking purposes. In addition, Council has continued to assist the Women's Cottage in providing child-proof and timber paling boundary fencing and carried out maintenance and repairs

to the premises. It should be noted that the current weekly rental is \$86.50 and is well below the current market value.

Initial enquiries have been made of Real Estate Agents in the Windsor/Richmond area, which have indicated that there would be a number of premises suitable for the requirements of the Women's Cottage and be within the rental value of the funds provided by the Department of Planning.

Representations were also made to the Roads and Traffic Authority on the basis of relocating the Women's Cottage into the former Richmond Motor Registry. In consideration of the fact that the Women's Cottage is funded, licensed and controlled by the State Government, it would seem appropriate that, from their own funding arrangements, it would be more suitable that they be relocated into a State Government building.

Whilst it is recognised that the Women's Cottage provides a significant social welfare service for the City, it is considered that Council should not continue to subsidise the service at the expense of other services and programmes, which are, or may be, provided. As previously indicated, the current rental is well below the market rate and the lessees have advised that they are unable to apply the extra funds to this property for rental purposes. Subsequently, it is recommended that the Women's Cottage be given adequate notice to vacate the premises to allow them sufficient time to secure new premises, on the basis that with the extra funding available to them they could secure tenancy of premises in the area. It is considered that six months is a reasonable timeframe.

Recommendation

1. That six (6) months notice be given to the Women's Cottage to vacate the premises located at 22 Bosworth Street, Richmond. Further, that they be advised Council has no suitable alternative premises available at this time.
2. That representations be made to the Department of Family and Community Services, Roads and Traffic Authority and the Department of Planning for the provision of the former Richmond Motor Registry to provide accommodation for the Collective.