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Hawkesbury City Council Committee Business Papers

Meeting Date 26 FEB 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."*

SUPPLEMENTARY REPORT

SECTION 1 - WORKS

ITEM 11: (File GR30/7 PT1, 665-2343, S89/9, 665-1810)

SUBJECT: ROADWORKS PROGRAMME - 1991

REPORT (M.E.S.)

At the Ordinary Meeting held on 11th December, 1990, Council adopted a roadworks programme for 1991 utilising the funds provided under the 1990/91 loan programme.

During 1990, in consideration of the provision of funds from the Roads & Traffic Authority for the cycleway between McGraths Hill and Windsor and upgrading of the footpaths in the commercial centre of Richmond in conjunction with reinstatement of the pathway following installation of gas mains, it was resolved that the works proceed on the basis of funding of the works in the 1990/91 loan programme. The programme submitted did not allow for this funding.

In conjunction with the preparation of financial statements for 1990, reconciliation for the loan borrowing programmes are undertaken. Due to the main savings through construction of pavements by cement stabilisation there are overall savings within the 1988/89 Loan Works Roadworks Programme.

An example is the work undertaken on Yarramundi Lane, where it was possible to stabilise the insitu material without the need to import additional road gravel for the pavement.

It is proposed that the funds be utilised as Council's contribution for the Windsor/McGraths Hill cycleway and the footpath works in Richmond.

In respect to the works at Richmond, the contractor has not responded to a request to return and continue with the works. The matter will be further reported to Council on the basis of termination of the contractor with the work to be completed by another contractor. Funds are being withheld from payment due to the accepted tender to cover penalties as a result of non compliance.

With regard to the subdivision of the land at the rear of the Senior Citizens Centre, March Street, Richmond, the Water Board, in providing the Section 27 subdivision certificate, required the extensions of the sewer main to serve the land.

The extension is required from the main in the carriageway March Street through the driveway entrance to the existing units operated by the Hawkesbury Community RSL Homes Trust.

With due regard to the complexity of the work and advice from the Water Board that payment of an amount of \$51,400 was required for the project. A scheme was prepared on the basis of Council undertaking the work using the services of a

plumber, licensed to undertake extension of the Board's mains and Council's day labour staff at an estimated cost of \$30,000 and significant saving.

It is currently proposed that these works commence on Monday 4 March, 1991. Subject to approval at the meeting and with due regard to the state of advancement of the hospital, the works will proceed.

Funding of this work was arranged to be at Council's cost as part of the transfer of the land to Hawkesbury Community RSL Homes Trust. Provision of funding is required and it is proposed that this work be included in the programme utilising the unexpended funds from the 1988/89 and 1989/90 Loan Programme.

A saving of \$143,000 is anticipated and in addition to the above works, it is possible to include the funds required for Riverview Street, North Richmond for the reseal and subject to satisfactory performance, the placement of the asphaltic concrete overlay.

Funds available	1988/89 Loan Programme	\$ 99,475
	1989/90 Loan Programme	<u>\$ 43,560</u>
	Total	\$143,035

Works Programme -

Cycleway/footpath - Windsor/McGraths Hill	\$ 44,150
Footpath reconstruction Windsor Street, Richmond	\$ 33,250
Sewer extension - Hawkesbury Community RSL Homes Trust	\$ 30,000
Riverview Street, North Richmond - reseal and A.C. surface	<u>\$ 33,000</u>
Total	\$140,400

Recommendation

That the following programme of works be funded from the savings in the 1988/89 and 1989/90 Loan Programme -

Cycleway/footpath - Windsor/McGraths Hill	\$ 44,150
(forty four thousand one hundred and fifty dollars)	
Footpath reconstruction Windsor Street, Richmond	\$ 33,250
(thirty three thousand two hundred and fifty dollars)	
Sewer extension - Hawkesbury Community RSL Homes Trust	\$ 30,000
(thirty thousand dollars)	
Riverview Street, North Richmond - reseal and A.C. surface	\$ 33,000
(thirty three thousand dollars)	
Total	\$140,400
(one hundred and forty thousand four hundred dollars)	

SECTION 2 - PLANNING AND DEVELOPMENT

ITEM 14: (File DA 285/90, DA 402/89)

SUBJECT: ARNDELL COLLEGE - THRELKELD DRIVE, CATTAI.

REPORT (M.T.P.)

A letter has been received from Liyabi Pty. Ltd., owners of the land upon which the College is situated, and reads as follows:

"I understand that Council is suggesting that Arndell College be required to seal the driveway at 'Macquarie Retreat' (16 Threlkeld Drive, Cattai.)

As the owners of this property we would respectfully request that this requirement not be enforced, for the following reasons:

- 1. 'Macquarie Retreat' has been in our family for many generations and has always had an unsealed driveway, which has always proved quite satisfactory and fits well with the rural atmosphere of the property.*
- 2. We are in the process of beautifying the driveway by developing mown verges and planting rows of native trees and shrubs. Any widening of the driveway would interfere with this beautification process.*
- 3. We understand that if Arndell College is forced into this extra expenditure they may not be able to vacate the property at the end of their three-year lease. This would create a problem for us as we are eager to regain full occupancy of the property by the end of 1992.*

We would ask Council to give careful consideration to this submission when deciding this matter.

(Sgd.) Rev. R. Seton Ardnell (Director)"

The original condition concerning sealing of the driveway was imposed so as to satisfactorily contain traffic associated with the development and also to overcome any dust nuisance to adjoining premises, which was raised as an objection at the time of the original proposal.

It is believed that the condition should stand, however, if there is to be any relaxation of the condition, there should at least be a requirement for a crushed sandstone driveway and any necessary drainage.

Recommendation

That the letter from Liyabi Pty. Ltd. requesting deletion of the condition concerning driveway construction be received.

Inspection

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 7.30pm. Two weeks before the Ordinary Meeting, the General Purpose Committee meets at 9.30am 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...

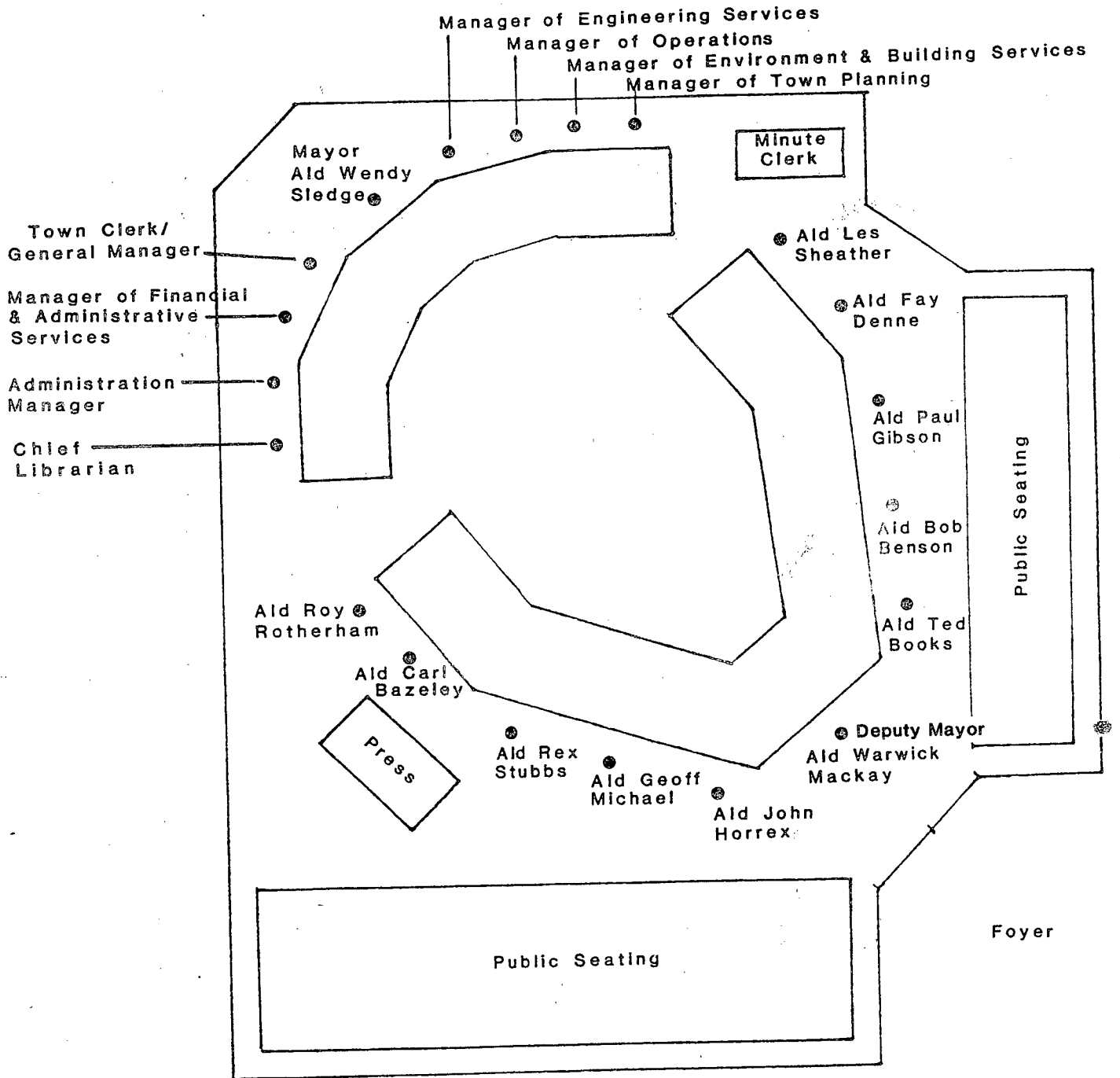
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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. DEVELOPMENT**
- 5. FINANCE**

Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 29th January, 1991, commencing at 9.30 am.

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

An apology for absence was received from Alderman P.E. Gibson.

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

Alderman G.G. Michael arrived at the meeting at 9.47 a.m. and Alderman R.C. Bazeley arrived at 10.21 a.m.

RESOLVED on the motion of Alderman Sheather seconded by Alderman Books that the Minutes of the General Purpose Committee Meeting held on 27th November, 1990 be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - WORKS

1. WORKS COST STATEMENT

THE WORKS COST Statement to 31st December, 1990, be received.

2. OBJECTION TO CONDITION OF CONSENT - SUBDIVISION LOT 2 DP 518380 - TIZZANA ROAD, EBENEZER - APPLICANT W.O. AND B.L. WILSON FOR P AND M VELLA. S129/90

Mr. S. Vella addressed the Committee.

THAT COUNCIL ADHERE to condition 5 of subdivision consent DA 129/90 dated 20th August, 1990, as the work is required to provide satisfactory access to the new vacant lot.

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 29TH JANUARY, 1991.

Town Clerk/General Manager

Chairman

3. BLIGH PARK ESTATE - PRECINCTS 27 & 28 STREET LIGHTING.
2890/R, 1646/R

THAT THE STREET lighting proposal by Prospect Electricity for the erection of 16 (sixteen) and 14 (fourteen) streets lights in Precincts 27 and 28 Bligh Park, as shown on plan No's 112338/A and 112339/A at an annual charge of \$1,780.48 (one thousand seven hundred and eighty dollars and forty eight cents) and \$1,557.92 (one thousand five hundred and fifty seven dollars and ninety two cents) respectively, be approved.

4. GEOGRAPHICAL NAMES BOARD - NEW NEIGHBOURHOOD -
WINDSOR DOWNS. G93

THAT NO OBJECTION be raised to the proposed neighbourhood name of Windsor Downs as defined in accordance with the plan of subdivision.

5. REPLACEMENT OF PARK AND STREET LITTER BINS. P160-30

THAT A FURTHER REPORT be brought forward on the major parks of both Windsor and Richmond.

6. TRAFFIC VOLUMES. T225

THAT THE REPORT on the 1989 Traffic Volumes be received.

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE
MEETING of the HAWKESBURY CITY COUNCIL held at the Council
Chambers, Windsor on 29TH JANUARY, 1991.

Minutes of the Local Traffic Committee Meeting held on Friday 18th January, 1991, in the Council Chambers at 10am.

PRESENT:

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

Also Present - Mr. R. Elson, Ministry of Transport
Mr. R. Gilmore, Manager of Engineering Services
Miss A. Brandjes, Senior Planner - Strategic

CONFIRMATION OF MINUTES:

Moved by R. Searle, seconded by G. Thompson that the Minutes of the previous meeting held on 16th November, 1990, be confirmed.

DEVELOPMENT APPLICATIONS

1. KEENCOT PTY LTD - LOT 10 DP 631286 MACQUARIE STREET, WINDSOR - REZONING FOR TWO RESTAURANTS. L18/90

THE PROPOSAL IS not supported, particularly as the application is for rezoning of the land, on the basis of traffic conflict from vehicles entering and leaving the property to and from a major road and that on the information provided off-street parking is insufficient with alternative car parks located away from the land on the other side of Macquarie Street.

Miss Brandjes left the meeting at 10.40am.

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CORRESPONDENCE

2. HAWKESBURY DISTRICT AGRICULTURAL ASSOCIATION -
PARKING RESTRICTIONS - RACECOURSE ROAD. 1820/R

THAT THE REQUEST be not agreed to.

3. GLOSSODIA PUBLIC SCHOOL P&C ASSOCIATION - SCHOOL
WARNING SIGNS. S196/9/A

1. THAT SCHOOL SIGNS be placed in Golden Valley Drive on both approaches to the School.
2. That parking signs indicating buses only, at the morning and afternoon times be erected at the bus bay.

4. MISS C. GIBSON - INTERSECTION BELLS LINE OF ROAD AND
COACH HOUSE ROAD, KURRAJONG HEIGHTS. 665-243, 665-326

THAT OVER-SIZED INTERSECTION warning signs be provided and that the matter be referred to the RTA regarding a reduction in the allowable speed on this section of Bells Line of Road.

5. HAWKESBURY CITY COUNCIL - HAWKESBURY TENNIS CENTRE -
WINDSOR STREET, RICHMOND. C51/23

THAT NO ACTION be taken on this matter.

6. UNIVERSITY OF WESTERN SYDNEY HAWKESBURY - CENTENARY
CELEBRATIONS. PK/202 PT 1

THAT APPROVAL BE granted for the closure of sections of Windsor Street and adjacent streets, Richmond on Saturday, 16th March, 1991, between 10-11am for the holding of a street parade.

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Town Clerk/General Manager

Chairman

7. MR A. & MRS E. CHAPMAN - BRANDERS LANE, NORTH RICHMOND.
213/R

THAT INTERSECTION WARNING signs be provided on both approaches to Branders Lane.

8. NRMA - PARKING SIGNS - GEORGE STREET, WINDSOR. 665-731

THAT THE PRESENT signs be amended so that all signs show parking rear to kerb 90°.

COMMITTEE'S RECOMMENDATION

THIS MATTER BE referred back to the Local Traffic Committee with due consideration to the unique aspect of the area and the already existing traffic arrangements and that front to kerb parking be considered.

Date of Next Meeting: 15th February, 1991

The meeting terminated at 11.15am.

THE REPORT BE received and the recommendations be adopted with the exception of Item 8.

SECTION 2 - PLANNING AND DEVELOPMENT

1. MOTOR VEHICLE - C & A ROSER - LOT 5 DP 236349 SPEETS ROAD, VINEYARD. DA 343/90

THAT THE APPLICATION be refused on the following grounds:-

1. The conduct of motor vehicle sales is prohibited in Rural 1(c) zoned land in accordance with the provisions of Hawkesbury Local Environmental Plan, 1989.
2. The proposal is not in the public interest.

2. TAKEAWAY/SEAFOOD RESTAURANT PREMISES - H HARRIS - PT LOT B, SECTION 7, DP 758881, NO. 183-185 WINDSOR STREET, RICHMOND - DA 373/90

M/s.S.Mannell addressed the Committee.

THAT THE APPLICATION be approved subject to the following conditions:

1. The use shall be confined to the premises in general accordance with the submitted application dated 7th December, 1990.
- 2-8. Standard conditions (DAs) 31, 32, 34, 37, 38, 85 and 100.
9. All loading and unloading shall take place at the rear of the premises.
10. The hours of operation shall be confined to between 7.00am and 7.00pm, seven (7) days a week.

3. SUBDIVISION - 3 LOTS - JOHN BOWDEN AND COMPANY - LOT 2, DP 228523, CORNER PUTTY ROAD AND STANNIX PARK ROAD, NORTH WILBERFORCE - S90/222.

- A. THAT THE APPLICANT SEPP No.1 objection not be supported.

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Chairman

- B. That the application be refused, since the 3 (three) lot subdivision is not in compliance with the 10 (ten) hectare minimum lot subdivision requirement for land zoned Rural 1(b), in accordance with the provisions of Hawkesbury Local Environmental Plan, 1989.

4. SUBDIVISION - 2 LOTS - R K CAMBRIDGE AND CO - LOT 2181, DP 620393, 161 STANNIX PARK ROAD, WILBERFORCE. S90/268

- A. THAT THE APPLICANT'S SEPP No.1 objection not be supported.
- B. That the application be refused, since the subdivision is not in compliance with the 10 (ten) hectare minimum lot subdivision size requirement for land zoned Rural 1(b), in accordance with the provisions of Hawkesbury Local Environmental Plan, 1989.

5. FLOODLIT GOLF DRIVING RANGE - TUNKS TURF SUPPLIES PTY LTD - LOTS 4 & 5 DP 802017 COX STREET, SOUTH WINDSOR. DA 329/90

Mrs. Betty Wrigley addressed the Committee.

A FURTHER REPORT be submitted to the Ordinary Meeting about the possibility of the relocation of the boundary and the relocation of the pad, lights and entry which would be amenable to users, the developer and to the residents.

6. OVERNIGHT CABINS FOR HORSE RIDING PATRONS - MRS E BACIC - LOT 10, DP 740634, GROSE VALE ROAD, GROSE VALE. DA 358/90

Mrs. Bacic addressed the Committee.

THAT THE APPLICATION be approved subject to the following conditions:

1. The proposed development shall be carried out in accordance with the plans submitted with the application, unless amended by conditions of consent.

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- 2-6. Standard Conditions (Development) - 31, 33, 35, 100 and 102.
7. The corrugated iron roofing of the proposed structures shall be painted or treated with a dark toned non-reflective material in such a manner so as to cause the structure to blend with the landscape of the site and its surrounds. Such painting or treatment to be completed to the satisfaction of the Manager of Environment and Building Services prior to occupation of the buildings.
8. Additional trees shall be provided between the proposed cabins and the dwellings which front Grose Vale Road. Such tree planting shall be carried out to the satisfaction of the Manager of Town Planning and is to be completed prior to the occupation of the buildings.
9. Construction of the existing access road from Grose Vale Road for 80 (eighty) metres with a sealed pavement. Details shall be submitted to and approved by the Manager of Engineering Services prior to the approval of the Building Application.
10. The balance of the existing access road to the carpark area shall be upgraded with a compacted rock pavement a minimum of 100mm (one hundred) thick.
11. Conditions 9 and 10 shall be complied with prior to commencement of construction of the cabins.
12. That the cabins not be used at any time for permanent residential use.

7. TWO STOREY ATTACHED DUAL OCCUPANCY - ENDEAVOUR HOMES PTY LTD - LOT 778, DP 778220, NO.25 NEPTUNE CRESCENT, BLIGH PARK, DA 351/90

THAT THE APPLICATION be approved subject to the following conditions:

1. The proposed two storey dual occupancy shall be carried out in accordance with the submitted plan dated 14th November, 1990, unless amended by conditions of consent.
- 2-8. Standard Conditions (Development) - 1 (\$3000) (three thousand), 31, 40, 62, 70, 73 and 104.

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Town Clerk/General Manager

Chairman

9. The dwelling to be kept clear of the drainage easement on the site. A surveyors certificate is to be submitted with the Building Application certifying that this is possible.
10. Construction of Council's standard footway vehicular crossing to suit the accesses to the site.
11. Amended landscaping plans to be submitted.

8. VILLA UNITS - 2 - W & G PACKER - LOT X DP 412553, WOODS ROAD, SOUTH WINDSOR. DA 290/90

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

1. The development shall be carried out in accordance with the submitted plan dated 12th October, 1990, except where amended by conditions of consent.
2. The development shall make provision for a 1.6 (one point six) metre high lap and cap colorbond or other similar approved fence along the property boundary lines.
3. The carports are not to exceed 4.5 (four point five) metres in height. Details of the carport structures shall be submitted and approved in conjunction with the Building Application.
- 4-12. Standard conditions (DAs) 1 (\$3,000.00) (three thousand), 6 (\$3454.00) (three thousand four hundred and fifty four), 31, 34, 50 (6) (six), 70, 73, 100 and 104.
13. Construction of Council's standard residential footway and layback vehicular crossing to suit the access to the site.
14. 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.

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9. ACCOMMODATION FOR AGED AND DISABLED PERSONS -27
UNITS - DEPARTMENT OF HOUSING - LOT 77 DP 709025, SIRIUS ROAD,
BLIGH PARK. DA2/91

A. THAT COUNCIL WRITE to the Department of Housing seeking its agreement to the following requirements:

1. Construction of Council's standard residential footway and layback vehicular crossing to suit the access to the site.
2. The driveway in front of the building line is to be widened to allow two vehicles to pass.
3. 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.
4. Parking shall be provided for 9 (nine) 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. In particular, the aisle width is to be a minimum of 6.7 (six point seven) metres.
5. As far as practicable all trees on the site are to be preserved and integrated with the plan of landscaping. Landscaping shall be maintained to Council's satisfaction at all times.
6. Appropriate landscaping and mounding adjacent to the garbage storage areas is to be provided to minimise the visual impact of these structures.
7. Large trees are to be provided adjacent to units 24 and 25 to preserve the privacy of the landowners to the north east of the site.
8. A covered area facing Sirius Road is to be provided for residents waiting for buses. Some seating under this structure is necessary.
9. All habitable floor levels are to be at or above the 1:100 year flood frequency level of 16.0 (sixteen) metres (Australian Height Datum).

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10. The development is to comply in all respects with the requirements of Ordinance 70.
 11. All waste materials are to be stored and disposed of at regular intervals to the satisfaction of the Manager of Environment and Building Services.
 12. Compliance with any requirements of the Water Board in regard to the provision of water services to the site.
- B. That the Department be required to pay a sewer headworks contribution to Council of \$52,000 (fifty two thousand).
- C. That the Department also be requested to consider the following:
1. Provision of carports over some of the proposed parking spaces;
 2. Provision of outdoor seating;
 3. Involvement of residents in joint management of the use of the proposed community room and in developing services to meet their needs;
 4. Provision of an interview room within the proposed community room;
 5. Access to some form of banking facility;
 6. Provision of clothes dryers, with floor models essential for people in wheelchairs; and
 7. Provision of a resting platform halfway up to stairwells.
- Further, that a meeting between Departmental officers and local services providers be held prior to completion of the development.
- D. Upon receipt of the Department's agreement to the above requirements, as listed in part A of the recommendation, consent be granted generally in accordance with the plans and supporting documentation submitted with the application.

10. DEMOLITION OF A WEATHERBOARD COTTAGE - PART LOT 2, DP 67626, NO.270 GEORGE STREET, WINDSOR - MS M M HUMPHREY AND JOHN J PAINE ROSS & CO. DA 328/90

- A. COUNCIL'S INTENT TO approve demolition be notified to the Heritage Council of New South Wales.
- B. Upon expiration of 28 (twenty eight) days without advice, approval of the application be issued subject to compliance with the following conditions:-
1. The demolition works shall be restricted to the weatherboard cottage (No. 270 George Street, Windsor) in general accordance with the submitted application dated 29th October, 1990.
 2. Provision of suitable hoarding between the property and adjoining building and any public place during demolition. Hoarding material shall be approved by the Manager of Environmental and Building Services prior to demolition.
 3. All demolished materials shall be removed from the site within 7 (seven) days of commencement of demolition.
- C. That Council require photographic documentation as part of any approval of demolition of an item of heritage.

11. DEMOLITION OF A SMALL WEATHERBOARD COTTAGE AND ASSOCIATED BARN - LOT 2 DP 236597 GROSE VALE ROAD, GROSE VALE. DA 309/90

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

1. The demolition works shall be restricted to the small weatherboard cottage and attached barn in general accordance with the submitted application dated 31st August, 1990.

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2. The applicants provide Council with photographs of the small weatherboard cottage and barn prior to demolition in order that photographic record is retained.

12. DEPARTMENT OF LANDS - CROWN LAND FORESHORE TENURES DRAFT POLICY (NON-COMMERCIAL OCCUPATION) DECEMBER, 1990. GT 80/1

THAT COUNCIL ADVISE the Department of Lands it has no objection to the Crown Land Foreshore Tenures Draft Policy, December, 1990, in respect to occupations and/or structures over Crown tidal or Crown foreshore lands along the Hawkesbury River,

13. REQUESTS TO EXPAND HOURS OF OPERATION - PLAYLAND FAMILY AMUSEMENT LEISURE CENTRE (ANARE PTY LTD) - LOT 1 DP 544317, NO. 189 WINDSOR STREET, RICHMOND, AND TIME OUT FAMILY ENTERTAINMENT CENTRE - LOT 10 DP 715152, NO. 9 WEST MARKET STREET, RICHMOND. DA 297/90 & DA 206/89

- A. THAT COUNCIL VARY Development Consent No. 206/89 Condition No. 7 and Development Consent No. 297/90 Condition No. 5 to allow the expansion of hours of operation for a limited 6 (six) month period with the following hours of operation applying to the 2 (two) respective amusement centre operations:-

Mondays to Fridays	3.30 p.m. to 10.00 p.m.
Saturdays	9.00 a.m. to midnight
Sundays & Public Holidays	10.00 a.m. to 10.00 p.m.

- B. That Council advise the two respective companies that amendment of the consents in no way commits Council to ultimately support the hours of operations following expiration of the limited 6 (six) month period.

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14. MUSHROOM COMPOSTING INDUSTRY. 3655W:3871.1C

THE REPORT BE received.

15. SULLY -v- HAWKESBURY CITY COUNCIL & BRACKEN -v-
HAWKESBURY CITY COUNCIL. SA34/90; SA35/90

THAT THE INFORMATION on the decision of Sully -v- Hawkesbury City Council and Bracken -v- Hawkesbury City Council be received.

16. ARNDELL COLLEGE - THRELKELD DRIVE, CATTAL.
DA 285/90; DA 402/89

Mr.C.Laffin addressed the Committee.

- A. THAT ARNDELL COLLEGE be advised that Condition Nos. 14, 18 & 19 of Development Consent No.402/89 are not waived at this time, however, that compliance with the conditions will only be required by Council should it become evident to it that the school is not operating satisfactorily without such conditions being complied with.
- B. That additional demountable buildings be the subject of a further report should they still be required by the College.

17. REZONING OF LOT 10, DP 631286 MACQUARIE STREET, WINDSOR -
TO PERMIT TWO RESTAURANTS. APPLICANT AND LANDOWNER -
KEENCOT PTY. LTD. LEP 18/90

Mr.R.Jones addressed the Committee.

- A. THAT COUNCIL PREPARE a draft local environmental plan to rezone the subject land from Residential 2(c) to Special Business 3(b), excluding motor vehicle orientated uses.

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- B. That the applicant be advised that should the site be developed for the purposes of fast food restaurants, proposed on site parking would be deficient and the development would have to be scaled down.

18. GARAGE/GAMES ROOM - G & R PAULL - FRANCIS STREET, RICHMOND. DA 263/90

A SITE INSPECTION be carried out.

The Committee inspected the site at 2.00p.m. Aldermen present at the inspection were Aldermen W.J.Sledge, R.C.Bazeley, R.S.Benson, H.J.M.Books, F.Y.Denne, J.J.Horrex, G.G.Michael, R.F.Rotherham and L.C.Sheather.

- A. THAT THE APPLICANT be advised that the approval dated 17th December, 1990 is rescinded as Council's determination was based on the assumption of effect of shadow on adjoining premises calculated from information provided within the application which has subsequently been found to be incorrect.
- B. The applicant be advised that there may be a satisfactory site for a single storey development towards the Francis Street boundary.

SECTION 3 - FINANCE

1. ACCOUNTS PAID, STATEMENT OF BANK BALANCES AND TOWN CLERK'S CERTIFICATE, FORM 2, AND SCHEDULE OF INVESTMENTS - NOVEMBER 1990.

Alderman Books declared an interest in Voucher No. 93244 - Page 29.

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.	92044 - 92792	\$8,524,568.23
Trust Fund Nos.	8131 - 8173	\$1,087,432.09
		\$9,612,000.32

2. ACCOUNTS PAID, STATEMENT OF BANK BALANCES AND TOWN CLERK'S CERTIFICATE, FORM 2, AND SCHEDULE OF INVESTMENTS - DECEMBER 1990.

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.	92793 - 93778	\$18,862,388.49
Trust Fund Nos.	8187 - 8241	\$2,115,064.02
FID General Fund Nos.	469001 - 469006	\$14,241,257.99
98P General Fund Nos.	640521 - 640526	\$3,073,240.76
		\$38,291,951.26

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 29TH JANUARY, 1991.

Town Clerk/General Manager

Chairman

3. PROPOSED BUSHFIRE STATION AT UPPER COLO. B28/18

1. COUNCIL AGREE TO the purchase of land from Mrs S C Henshall for the building of the Upper Colo Bushfire Station and associated accessway for the sum of \$1.00 (one).
2. Incidental developmental costs be funded from the Section 504 account.
3. All other costs to be drawn from the Upper Colo Bushfire Station budget allocation.
4. Council's seal be affixed to the necessary documents.
5. Council extends its appreciation to Mrs Henshall for her co-operation and community approach to the matter.

4. ACQUISITION AND SALE OF LAND AT NORTH RICHMOND - J APOSTOLU. 421/01C

1. THAT COUNCIL ADHERE to its offer as follows:-
 - (a) Council sell Part Lot 2 DP 568290 to Mr J Apostolu 107.59m² (one hundred and seven point five nine) @ \$330 (three hundred and thirty) per m² for an amount of \$35,504.00 (thirty five thousand five hundred and four).
 - (b) Council purchase from Mr J Apostolu:
 - (i) Part Lot 23, Section A 304.8m² (three hundred and four point eight) @ \$330 (three hundred and thirty) per m² for an amount of \$100,584.00 (one hundred thousand, five hundred and eighty four).
 - (ii) Part Lot 1, DP 568290 304.8m² (three hundred and four point eight) @ \$330 (three hundred and thirty) per m² for an amount of \$100,584.00 (one hundred thousand, five hundred and eighty four).
 - (c) Council construct the parking area on the acquired land to give approximately 12 (twelve) parking spaces.

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 29TH JANUARY, 1991.

- (d) Council construct the rear pedestrian walkway when all land is acquired.
 - (e) Council pay all survey costs and reasonable legal costs with the purchases and sale.
 - (f) Mr J Apostolu be responsible for the removal of the refrigerator and demolition of the existing shop where it encroaches onto the parking area and access.
2. That the above offer remain open to Mr J Apostolu for 30 (thirty) days and if not accepted then Part Lot 2 DP 568290 containing an area of 107.59m² (one hundred and seven point five nine) be offered for sale on the open market.

5. ACQUISITION OF PROPOSED CLOSED ROAD, WOODLANDS ROAD, WILBERFORCE. C51.5208.24C

1. THAT COUNCIL ACCEPT the offer from the Metropolitan Lands Office to purchase the proposed closed Crown Road area on two sides of Lot 27 DP 260028 for \$1000.00 (one thousand).
2. That all necessary documents be executed under Seal of Council.

6. APPLICATION FOR LEASE OF PUBLIC RESERVE - LOT 30 DP 221835 RIVERSIDE DRIVE, YARRAMUNDI - P & S REID. 625-118

THE APPLICATION TO lease Public Reserve known as Lot 30 of DP 221835 be refused for the following reasons.

1. The area is utilised by the general public for recreational purposes and exclusive use of the public reserve would restrict this usage.
2. Any approval would not be in the public's interest.

7. RESUMPTION FOR SEWAGE PUMPING STATION AND ASSOCIATED WORK LOT 10 MULGRAVE ROAD, MULGRAVE. S.200/6

1. THAT COUNCIL MAKE an application to the Minister for Local Government for the approval of the Governor to the publication of a notice of the resumption of Lot 10 DP 805904 Mulgrave Road, Mulgrave for a sewage pumping station and associated works.
2. The compensation be set at \$500.00 (five hundred) plus statutory interest.
3. All documents be executed, as required, under Seal of Council.

8. SPECIAL GRANTS 1990/91. G95/11

THAT COUNCIL APPLIES to the Library Council of New South Wales for two Service Development grants and one Capital Fund grant to a total of \$34,340.00, (thirty four thousand, three hundred and forty dollars), for Library Development Grants 1990/91.

9. FURTHER DEVELOPMENT OF SPORTS COUNCIL. C50/2

- A.
 1. THAT THE EXISTING Sports Council be disbanded.
 2. Council adopt in principle the re-establishment of a Sports Council generally in terms of the report but with membership to be determined by the affiliated sporting bodies.
 3. An Alderman be appointed to act as Interim Convenor and to co-ordinate the following action :
 - a. Invitations to be sent to each sporting organisation advising the proposed re-establishment of a Sports Council and requesting they indicate their willingness to participate in the proposal.
 - b. Submission of a further report on the results of the advice of the proposal to the sporting organisations.

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 29TH JANUARY, 1991.

- c. Application to the Department of Planning to vary the WSAAS Programme for 1990/91 to enable the employment of a Co-Ordinator to establish the Sports Council and to recommend to the affiliated sporting bodies concerning membership criteria for the actual Sports Council.
- B. Alderman Sheather be appointed as Interim Convenor in setting up the Sports Council.

QUESTIONS WITHOUT NOTICE

Alderman Bazeley referred to the 1991 Meeting Dates and Special Events and asked if consideration could be given to the General Purpose Committee Meeting being brought forward one week earlier in July, that is the 23rd July, to allow a two week period from the previous Ordinary Meeting and two weeks between that General Purpose Committee Meeting and the next Ordinary Meeting.

The Mayor stated that there would be no problem in this regard.

Alderman Michael referred to the speed zone between Clarendon and Windsor which by-passes Percival Street and the Rum Corps Barracks and sought clarification as to why the speed limits had been changed.

The Manager of Engineering Services stated that he had no knowledge on the basis of the change, from the Roads & Traffic Authority. He advised that the Authority has the delegated authority to carry out the speed zoning.

COMMITTEE'S RECOMMENDATION

That an approach be made to the Roads & Traffic Authority with a view to having the speed zone from Racecourse Road through to the Windsor side of the Rum Corps Barracks area upgraded from 60 kph to a maximum of 70 kph.

Alderman Horrex asked if all the file records could be made available to Alderman Sheather on the deliberations of the former Sports Council.

The Mayor agreed to have the files made available.

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 29TH JANUARY, 1991.

Alderman Books asked if the Manager of Engineering Services could bring forward a report on the success of the road shoulder programme that Council implemented a couple of years ago.

The Manager of Engineering Services undertook to submit a report to the next General Purpose Committee Meeting in this regard.

Alderman Benson stated that he had received a complaint from somebody who had alleged that he had put an application in for landfill in Beddek Street, McGraths Hill in November and has not received a reply. He asked if this could be followed up.

The Mayor asked Alderman Benson to supply the Manager of Town Planning with details of the name of the applicant, etc.

Alderman Benson referred to the Tree Preservation Order and the recent storm which created problems in the restoration of electricity caused by damage from trees. He suggested that the Order be further investigated in this regard.

Alderman Denne stated that a couple of years ago Council had some problems with the Gum trees in North Richmond Park, pointing out that some of the trees are not looking very well at all, and suggesting that the Parks Superintendent investigate the matter with a view to stopping any further problems.

Alderman Sheather asked what is happening about the drainage in North Street.

The Manager of Engineering Services stated that there is still a pit to be finished inside one property and the owner has not granted entry into the property at this date. In regard to the rest of the project, the proposed easement has been pegged and letters will be sent out shortly to the property owners concerned regarding the granting of easement rights.

Alderman Sheather referred to the Executive Meetings held on a Monday and stated that because of meetings being held on Tuesdays, sometimes there are complications in contacting Senior Staff, and asked if there had been any decision to have the Executive Meetings rescheduled.

The Mayor stated that this would be discussed before the next Ordinary Meeting.

Alderman Bazeley referred to the lack of landscaping on the development on the corner of Charles and William Streets, North Richmond. There was a requirement that certain landscaping be undertaken and to date nothing has been done and asked if this could be followed up.

Alderman Bazeley referred to the development in Windsor Street, Richmond where the Californian Redwood Bungalow was situated. Unfortunately in the demolition of the bungalow, all the trees went as well except the trees around the actual perimeter of the property and asked if the Manager of Town Planning could prepare a report on what additional landscaping by tree planting might be provided to compensate for some of the trees that went missing, which were nominated to stay.

Alderman Benson referred to some pegging being carried out in Bathurst and Buckingham Streets, Pitt Town which appears to be a subdivision. He stated that Council had a case some time ago where an application had been received from an applicant regarding the transfer of a subdivision from one point to another and asked if the decision is being pre-empted in that he has already proceeded to the pegging process. He pointed that a reply had not been received to that particular proposition.

The Mayor asked Alderman Benson to take the matter up with the Manager of Town Planning.

The Committee then adjourned to carry out inspections.

The meeting terminated at 3.45 p.m.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 26th February, 1991.

.....
Mayor

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 29TH JANUARY, 1991.

Town Clerk/General Manager

Chairman

GENERAL PURPOSE COMMITTEE MEETING

W O R K S

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

General Purpose Committee - Works - 26/2/91

ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st January, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expend-iture	Vari-ance	Remarks
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ENVIRONMENTAL PLAN & PROTECTIONConservation

1010	Museum Maintenance & Services	1500	-	91	91	- Annual Provision
1020.0	Tree Planting New	16000	-	(189)	(189)	- Annual Provision
1020.01	Tree Mtce	35000	-	3649	3649	- Annual Provision
1020.02	Earth Week	4500	-	-	-	- Annual Provision

TRANSPORT INFRASTRUCTUREMaintenance of InfrastructureFerries

2000	Ferry Lower Portland	165500	-	10459	10459	- Annual Provision
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RTA State Roads "Tied" Grant 90/91 (\$1086000)

2002.150	Wisemans Ferry 90/91	444000	201955	17639	219594	- Annual Programme
2004.150	Webbs Creek Ferry 90/91	212500	169457	14471	183928	- Annual Programme
2006.150	Sackville Ferry 90/91	204750	87882	14068	101950	- Annual Programme
2008.0	Docking Slips	2500	-	-	-	- Annual Provision

Road Maintenance

2016.1-6	Sealed Roads Mtce	1037000	-	51283	51283	- Annual Provision
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General Purpose Committee - Works - 26/2/91

EXPENDITURE TO:		ITEM 1:		WORKS COST STATEMENT			
31st January, 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 March	
Potts Street	3080	-	-	-	-	Programmed March	
Anderson Avenue	2310	-	-	-	-	Programmed March	
Cornwell Avenue	6930	-	-	-	-	Programmed March	
Hughes Avenue - Holborrow to Holborrow	7700	-	-	-	-	Programmed March	
Holborrow Avenue - Hughes to Valder	6930	-	-	-	-	Programmed March	
Tarragon Avenue	5083	-	-	-	-	Programmed March	
Hereford Street	16940	-	-	-	-	Programmed March	
Copeland Street	6600	-	-	-	-	Programmed March	
Faithfull Street	17600	-	-	-	-	Programmed March	
North Richmond							
Enfield Avenue	11550	-	-	-	-	Programmed March	
Sunnyside Crescent	9240	-	-	-	-	Programmed March	
William St - Charles St to end	7700	-	-	-	-	Programmed March	
Glen Street	1540	-	-	-	-	Programmed March	
Elizabeth Street - Grose Vale Rd to Charles Street	4235	-	-	-	-	Programmed March	
Kurmond							
Longleat Road - 0 - 1.09km from Kurmond	15510	-	-	-	-	Programmed March	

General Purpose Committee - Works - 26/2/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st January, 1991							
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks	
Pitt Town							
Old Pitt Town Road	29040	-	-	-	-	Programmed February	
Airstrip Road	13860	-	-	-	-	Programmed February	
East Kurrajong							
Rikkara Place	660	-	-	-	-	Programmed February	
Kent Place	3960	-	-	-	-	Programmed February	
Windsor							
Bell Street - Macquarie Street to Church Street	3900	-	-	-	-	Programmed November	3
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	18329	195996		Work as Necessary	

General Purpose Committee - Works - 26/2/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					Remarks
31st January, 1991		Adopted	Expend.	Current	Total	Vari-	
Item		Estimate	Previous Years	Expend. 1991	Expend-iture	ance	
<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	-	-	-	-	Programmed February
	Spinks Road - 0.00 to 0.25km 1.60 to 2.8km from Creek Ridge Rd	17545	-	-	-	-	Programmed March
	Terrace Road - 1.7 to 4.2km from Wire Lane towards Bells Line of Road	30250	-	-	-	-	Programmed March
<u>City Roads (\$37685)</u>							
2036.05	Inalls Lane - full length	19580	-	-	-	-	Programmed March
	Millers Road - 0.00 to 0.5km and 0.8 to 1.15km from Pebbly Hill Road	11220	-	-	-	-	Programmed March
	Old Stock Route Road - 0.00 to 0.6km from Old Pitt Town Rd	6885	-	-	-	-	Programmed February

EXPENDITURE TO: 31st January, 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	-	3490	3490	-	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	1481	380666	-	Work In Progress
MR 182 - Sackville Road	24440	14483	-	14483	-	Work in Progress
2028 & 2030 Flood & Storm Damage 1988 Local Roads RTA Programme Grant (\$1426307) Loan Programme (\$25000)	1451307	1363848	9649	1373497	-	Work nearing completion
<u>Flood & Storm Damage 1989</u>						
RTA Programme (\$217030) Loan Programme (\$25000)						

General Purpose Committee - Works - 26/2/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st January, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>Local Roads</u>							
2030.30	Emergency Works	53000	53002	-	53002	+2	Work Complete
2031	Argyle Reach Road	18000	1327	-	1327	-16673	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
	Upper Macdonald Road	1950	177	-	177	-1773	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	-	-	-	-	Programmed February
<u>Maintenance and Repair</u>							
2042.01	Paved Footpaths Mtce	18100	-	79	79	-	Annual Provision
2042.07	Unpaved Path Mtce	2000	-	-	-	-	Annual Provision
2044	Bus Shelter Shed Mtce	3000	-	-	-	-	Annual Provision
2046.001	Bridge Mtce	61500	-	119	119	-	Annual Provision
2050	Street & Gutter Cleaning	177220	-	13447	13447	-	Annual Provision
2052	Kerb & Guttering Mtce	45000	-	9	9	-	Annual Provision

General Purpose Committee - Works - 26/2/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st January, 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	-	106	106	-	Annual Provision
2074	Vehicular Crossings	10000	-	42	42	-	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	557	113470	-	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	63705	-	Work in Progress
2079.01	Cycleway, McGraths Hill, Windsor (RTA \$44150) Loan Programme (\$44150)	88300	27391	5992	33383	-	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 March

General Purpose Committee - Works - 26/2/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st January, 1991							
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks	
<u>LOAN PROGRAMME 1988/89</u>							
2070 Kable St, Macquarie to George St	35400	46111	-	46111	+10711	Work Complete - additional work required on areas of unstable subgrade.	
George St, Windsor, Richmond Road to Railway Station	15030	821	-	821	-	(Additional funds provided (under accelerated road improvement programme - (See Page 10	
Charles Street, North Richmond Bells Line of Road to William St	32950	22967	-	22967	-9983	Work Complete - Additional work required on areas of unstable subgrade.	
Beecroft Road, Wilberforce	36600	21474	-	21474	-15126	Work Complete *	
Cobcroft Road, Wilberforce	20130	7066	-	7066	-13064	Work Complete *	
Chestnut Drive, Glossodia (88/89 \$59400 + 89/90 \$45000)	104400	86432	-	86432	-	Work in Progress	
Ala Moana Road, Blaxlands Ridge	90750	91956	-	91956	+1206	Work Complete	
Fitzgerald, Macquarie to George Sts	48200	50187	-	50187	+1967	Work Complete	
Joseph Street, Richmond	36600	38349	-	38349	+1749	Work Complete	
Yarramundi Lane	74590	19020	-	19020	-55570	Work Complete *	
Webbs Creek Road, St Albans	49600	27660	-	27660	-21940	Work Complete *	
Powells Lane	88000	60167	-	60167	-27833	Work Complete *	
Pitt Lane North Richmond	7750	157	-	157	-	Work Complete	
Douglas Farm Road Bridge	20000	51814	-	51814	+31814	Work Complete	
Jacqueline Place	21000	17574	-	17574	-3426	Work Complete	

* Under Expenditure Due To Use Of Stabilisation

General Purpose Committee - Works - 26/2/91

EXPENDITURE TO:		ITEM 1:		WORKS COST STATEMENT				
31st January, 1991				Expend.	Current	Total	Vari-	
Item		Adopted	Previous	Expend.	Expend.	Expend-	ance	Remarks
		Estimate	Years	1991	iture			
<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
2066.05	The Terrace reopening	230000	-	-	-	-	-	RTA
<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	-	-	-	-	-	Programmed September
<u>LOCAL ROADS PROGRAMMES</u>								
<u>LR 89/90 RTA GRANT (\$565300)</u>								
2071.201	West Portland Road - Reconstruct Pavement	11000	14880	927	15807	+4807	-	Work Complete
2071.202	West Portland Road - Reseal	39000	-	1596	1596	-	-	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	1406	2013	-	-	Programmed February
2071.205	Freemans Reach Road	125000	114507	-	114507	-10493	-	Work Complete

General Purpose Committee - Works - 26/2/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					Remarks
31st January, 1991		Adopted	Expend.	Current	Total	Vari-	
Item		Estimate	Previous Years	Expend. 1991	Expend-iture	ance	
<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	-	64		Programmed March
2071.304	Mileham St - Fairey Rd	242500	32178	-	32178		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	-	70		Programmed March
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 - 26/2/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st January, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>Kerb and Guttering</u>							
<u>Loan Programme 1987/88 K & G</u>							
Keda Circuit North Richmond		10500	-	-	-	-	Programmed March
<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
<u>Loan Programme 1989/90</u>							
2080.201	Kable Street - Footpaving	8310	-	-	-	-	Programmed February
<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	-	-	-	-	Programmed March
2072.100	Laurence Ave Hobartville	14500	-	-	-	-	Programmed April
2072.101	Riverview Street North Richmond	10800	-	-	-	-	Programmed May
2072.102	Court Street	1200	-	-	-	-	Programmed Feb/March

General Purpose Committee - Works - 26/2/91

EXPENDITURE TO:		ITEM 1:		WORKS COST STATEMENT			
31st January, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>TRAFFIC MANAGEMENT</u>							
2090.01	Traffic Signs New	26500	-	749	749	-	Annual Provision
2092.01	Traffic Sign Mtce	22000	-	444	444	-	Annual Provision
<u>PUBLIC UTILITY INFRASTRUCTURE</u>							
<u>Cemeteries</u>							
3000	Cemeteries Expenses	61800	-	3031	3031	-	Annual Provision
<u>Emergency Services</u>							
3010	State Emergency Services	43300	-	1516	1516	-	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	Culvert Finished
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	1060	4310		Work Complete

General Purpose Committee - Works - 26/2/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st January, 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	-	155		Work Commenced
<u>Maintenance</u>							
3210	Drainage Mtce	38000	40029	-	-	-	Annual Provision
<u>Street Lighting</u>							
3220.01	Street Lighting	422500	-	35873	35873	-	Annual Provision

General Purpose Committee - Works - 26/2/91

EXPENDITURE TO:		ITEM 1:		WORKS COST STATEMENT			
31st January, 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	-	488	488	-	Annual Provision
<u>Community Facilities and Services</u>							
<u>Boat Ramp</u>							
5170	Boat Ramp Mtce	55930	-	3780	3780	-	Annual Provision
<u>Parks</u>							
E23B1	Parks Mtce	540446	-	30454	30454	-	Annual Provision
5180.03	Parks Amenities Mtce	58500	-	2116	2116	-	Annual Provision
5180.004	Parks Cleaning	226500	-	17099	17099	-	Annual Provision
5180.09	Contract Mowing	87500	-	4364	4364	-	Annual Provision
5180.013	Garden Competition	4730	-	-	-	-	Annual Provision
5180.008	Richmond Ex-Serv Sport Complex	445000	432862	-	432862	-	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 - 26/2/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					Remarks
31st January, 1991		Adopted	Expend.	Current	Total	Vari-	
Item		Estimate	Previous Years	Expend. 1991	Expenditure	ance	
<u>RECREATIONAL SERVICES</u>							
<u>Loan Programme 1987/88 (100000)</u>							
5680	Woodbury Reserve (Loan Funds \$12050) (Contribution \$7940)	19990	8051	-	8051	-	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	-	-	-	-	Work Commenced
	Berger Road Reserve	13000	9461	-	9461	-	Work Commenced
	Governor Phillip Park	15000	15171	-	15171	+171	Work Complete

General Purpose Committee - Works - 26/2/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st January, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
Richmond							
5682.20	Bensons Lane Complex	45000	11654	66	11720	-	Preliminaries
	Richmond Park - Grandstand (\$20000 - Dept Sport & Rec)	40000	37190	246	37436	-	Stage 1 Complete
	Tamplin Field	15000	4856	2457	7313	-	Work Commenced
Kurrajong							
	McMahons Park	30000	24844	-	23344	-	Work in Progress
	Bowen Mtn Park	10000	2543	-	2543	-	Improvements by Committee
	Memorial Park	30000	-	-	-	-	Programmed October
Wilberforce							
	Wilberforce Park	76000	-	-	-	-	Programmed March
	Woodlands Park	18000	4200	-	4200	-	Work Commenced
5180.103	The Breakaway (\$43450 Dept Public Works Flood Prog.)	54450	3583	123	51757	-	Work Complete Contribution to Toilet Block.
Oakville							
	Maraylya Park	25000	19027	-	19027	-	Work Commenced
Macdonald Valley							
	St Albans	10000	9512	1704	11216	-	Work Complete
	Landscape/Development - Major Parks & Reserves	5700	-	-	-	-	Work in Progress

General Purpose Committee - Works - 26/2/91

EXPENDITURE TO:		31st January, 1991		ITEM 1: WORKS COST STATEMENT			
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 Preliminaries
5681.02	APV Restoration of Rose Cottage Heritage Grant (15000)	30000	2591	10	2601	-	
	Cordners Corner Reserve (15000)						
<u>ENTREPRENEURIAL ACTIVITIES</u>							
<u>Cordners Corner</u>							
6050.06	Cordners Corner Restoration	8000	-	824	824	-	Operation Continuing
<u>CORPORATE SERVICES</u>							
<u>Finance and Administration</u>							
6200	Depot Expenses	56000	-	1404	1404	-	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	2316	680497	-	Works Commenced

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

Recommendation

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

General Purpose Committee - Works - 26/2/91

ITEM 2: (File PK/2 PT1)

SUBJECT: NAVUA RESERVE - ABUSE BY TRAIL BIKES AND
FOUR WHEEL DRIVE VEHICLES - MR F BRUCE,
GROSE WOLD

REPORT (M.E.S.)

Mr. F. Bruce has forwarded a petition containing 19 signatures (17 representatives of the area and 2 visitors to the reserve), requesting that Windsor Police and Hawkesbury City Council take action to preserve the peace and tranquillity of this area and that the reserve be developed for its original purpose of providing passive recreation for residents and visitors to this scenic part of the Hawkesbury River.

Reference is made to the current abuse by trail bike riders and four wheel drive owners of the Reserve and surrounds.

The petition follows earlier representations by Mr. Bruce.

Mr. Bruce was advised that a plan of management for the area was adopted by Council at the December 1990 meeting and that the guidelines and recommendations in the report were based on reducing the environmental damage being caused by the operators of these types of vehicles and that Council had voted an amount of \$12,000 towards the Stage 1 implementation of the plan of management.

Action is being taken to arrange for erection of appropriate signs at an early date.

Recommendation

That Mr. Bruce be again advised that the aim of further development of the Reserve is to reduce the environmental damage to the area from the operation of recreational vehicles and that signposting will be erected in the Reserve in the near future.

ITEM 3: (File 265/R)

SUBJECT: STREET LIGHTING - BRIDGE STREET NEAR WINDSOR
WHARF - PROSPECT ELECTRICITY.

REPORT (M.E.S.)

Forwarding a plan to provide for the replacement of four 125 watt mercury fluorescent lanterns, with two 400 watt sodium high pressure floodlights. The change is required due to damage by floodwaters to the existing installation.

General Purpose Committee - Works - 26/2/91

Advising that the proposal provides for a total annual decrease of \$497.12 in charges.

Recommendation

That the proposed re-arrangement of lights in Bridge Street near Windsor wharf be approved.

ITEM 4: (File 262/R, 1511/R, 1515/R, 361/R)

SUBJECT: STREET LIGHTING - BRENNANS DAM AND OLD STOCK
ROUTE ROADS - PROSPECT ELECTRICITY

REPORT (M.E.S.)

Forwarding a plan to provide for the erection of three (3) 40 watt fluorescent lights in Brennans Dam Road, Old Stock Route Road and Commercial Road, Vineyard at an increased annual charge of \$299.52. A capital contribution of \$940 is required.

The proposal was requested by Council, particularly in respect to the need for improvement of the area following flooding across the small causeway at this location and during periods of heavy rain.

Funding has not been provided in the vote for additional street lighting in the City area, other than that required for new residential areas and Council should not proceed with this proposal at this stage.

Recommendation

That Prospect Electricity be advised that Council does not wish to proceed with the lighting scheme for the Brennans Dam/Old Stock Route Road area.

ITEM 5: (File R190)

SUBJECT: ROAD SHOULDER IMPROVEMENT PROGRAMME, 1989

REPORT (M.E.S.)

The funds provided (\$217,664) under the programme were utilised in strengthening of the shoulders along sections of the following roads. Bowen Mountain Road, Creek Ridge Road, Spinks Road, Freemans Reach Road, Grose Vale Road, Scheyville Road, Oakville Road, Wolseley Road and Terrace Road.

General Purpose Committee - Works - 26/2/91

These roads are subject to a significant volume of traffic with the work undertaken to improve the road shoulders, particularly to provide support to the bitumen edge and therefore, increase safety for traffic.

Following completion of the programme, there was heavy rain in the first two thirds of 1990, which resulted in flooding and inundation of sections of Freemans Reach Road and Wolseley Road, with the loss of gravel where floodwater scoured the shoulders.

Significant improvement is still evident along sections of Freemans Reach Road, Creek Ridge Road, Spinks Road, Scheyville Road, Bowen Mountain Road and Terrace Road, with support being provided to the pavement with the exception of Spinks Road, where pavement failure has occurred along the outside wheel path on the northern lane and at a crest opposite Jacaranda Stud.

Scouring of the shoulders is a continual occurrence along Bowen Mountain Road, due to the steep grades with the need at the time of inspection, for shoulder grading to bring the material back in against the sealed pavement. An instruction has been issued to have this work undertaken.

Currently, arrangements are made for the supply of a small quantity of gravel when shoulder grading is undertaken. There is still the need for funding as provided in 1989 to allow for a continuous programme of building up and strengthening of the road shoulders to provide for traffic.

Recommendation

That the report on the Road Shoulder Improvement Programme be received with consideration to be given in the 1992 Estimates of an allocation of funds for a further programme.

ITEM 6: (File 311/R, 306/R)

SUBJECT: STREET LIGHTING - CLERGY ROAD AND
CASTLEREAGH STREET, WILBERFORCE - PROSPECT
ELECTRICITY

REPORT (M.E.S.)

Forwarding a proposal providing for the installation of three 40 watt fluorescent lights, two in Clergy Road, one at "Clergy" laneway and one in Castlereagh Street, between Clergy Road and Macquarie Street, representing a total annual charge increase of \$299.52 and requiring a capital contribution of \$170.

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Funding is considered not available within the 1991 street lighting vote. Further, it is considered that the matter should not proceed prior to construction of the laneway where works may require alteration to the pole at the laneway entrance.

Recommendation

That Prospect Electricity be advised that Council does not wish to proceed with the proposal at this stage.

ITEM 7: (File 2019/R)

SUBJECT: STREET LIGHTING - THE TERRACE, WINDSOR -
PROSPECT ELECTRICITY

REPORT (M.E.S.)

Forwarding a proposal for upgrading of street lighting in The Terrace by installation of one 125 watt mercury fluorescent lantern at the corner of The Terrace and Catherine Street with removal of one 20 watt fluorescent lantern from the adjacent pole. The increase in annual charges is \$33.28.

The proposal was requested following representations from Mrs B. Ezzy, 84 The Terrace, regarding lighting improvements in this area.

Although the increase in charges is minimal, there is only a small provision within this year's vote for additional lighting and the proposal is not supported. Upgrading of the lighting at the corner of Moses Street and Greenway Crescent is still to be achieved as requested by St. Matthews Anglican Church.

It is also pointed out that there are other areas of high priority where lights are still to be erected, such as Kurmond, Windsor Industrial Area, Ascot Place and "Clergy" Lane, Wilberforce, which would be of a high priority.

Recommendation

That Prospect Electricity be advised that Council does not wish to proceed with the proposal at this stage.

General Purpose Committee - Works - 26/2/91

channel through the swampland to improve drainage in the vicinity of the golf course 4th green. The work would be a charge against the Drainage M&R vote.

Recommendation

That Windsor Golf Club be advised that Council is prepared to form a drain along their southern boundary between the 4th green and Rickaby Chain of Ponds, at a cost of approximately \$1,500 (one thousand five hundred). Funds to be forwarded from the Drainage M&R vote.

ITEM 10: (File 665-1810)

SUBJECT: RIVERVIEW STREET, NORTH RICHMOND

REPORT (M.E.S.)

At the Ordinary Meeting of Council held on 12th February, 1991, a report was requested concerning the deterioration of the pavement in Riverview Street, North Richmond, with reference made to the traffic to and from the North Richmond Shopping Centre, the condition of the pavement at the Grose Vale Road intersection and that there is no need for a footpath to the east of the main shopping centre and further, that large vehicles are experiencing difficulties using the docking area. Reference was also made to work that may be required in Pitt Lane.

An amount of \$10,800 has been provided for footpath works along the northern side of the street on the section to the west of the main shopping centre.

The road pavement in the two streets has been constructed, it could be said, piecemeal, over the years, with the most recent work being half width road construction adjacent to the Matthew Flinders Estate in Pitt Lane.

There is a very evident pavement failure in Grose Vale Road, adjacent to the concrete dish gutter. It is proposed that an area of 28m by 3m be reconstructed at a cost of \$4,000 with this work undertaken from within the maintenance vote.

The pavement in Riverview Street has been extensively patched, in particular opposite the shopping centre, with sections of crocodile cracking evident. Ageing of the bitumen is evident with poor riding qualities or roughness index as a result of the patching of the pavement undertaken over the years. In many instances, the prime cause of the potholes is loss of the surface seal.

To overcome this problem, it would be necessary to reconstruct the pavement in Riverview Street, an area of 3625m², at an estimated cost of approximately \$140,000. Final cost would be subject to a detailed evaluation of the pavement with allowance made for an asphaltic concrete final surface. Any work in Pitt Lane would be additional.

General Purpose Committee - Works - 26/2/91

ITEM 8: (File 1513/R)

SUBJECT: STREET LIGHTING - OLD PITT TOWN ROAD, PITT TOWN - PROSPECT ELECTRICITY

REPORT (M.E.S.)

Forwarding a plan to provide for the erection of two 125 watt mercury fluorescent lights in the vicinity of the bend in front of the Pitt Town Sports Club at an increased annual charge of \$266.24. A capital contribution of \$290 is required.

The proposal has been provided in response to a request from this Council on the need for lighting in the vicinity of the Sports Club.

Funding has not been provided in the vote for additional street lighting in the City area, other than that required for new residential areas.

Recommendation

That Prospect Electricity be advised that Council does not wish to proceed with the lighting scheme for Old Pitt Town Road, Pitt Town.

ITEM 9: (File 2757-1W)

SUBJECT: OPEN DRAIN - WINDSOR COUNTRY GOLF CLUB LTD

REPORT (M.E.S.)

The Windsor Country Golf Club has forwarded further representations concerning the open drain along the southern boundary of the golf course which carries stormwater from part of the town area, and requesting that the drain be cleared from a point opposite the Club's 4th green, for a distance of 140 metres through to the Rickaby Chain of Ponds creek.

The drain referred to provides for the discharge of a significant area in the South Windsor residential area and has been cleared out by Council over past years through to near the 4th green on the golf course. The drain then discharges into a low lying swampy area where, during wet weather, water discharges around the 4th green leaving the area very wet and sloppy.

The Golf Club contends that the drain has been cleared out by the Council, but if so this was many years ago. It is estimated that the work could involve approximately 16 hours, utilising a crawler excavator at a cost of about \$1,500.

Although the stormwater has been discharged down to the environs of the creek, in view of the inconvenience being caused to the Club, Council may wish to form a

Council has indicated the programme for the 1991/92 Local Roads funding, and it therefore would be necessary to delete works within existing programmes to have this work undertaken. Such action is not proposed.

As an alternative, consideration should be given to the rejuvenation of the bitumen surface. This could be undertaken by a patching programme using the asphalt machine as demonstrated at the last Local Government Conference, to patch the surface followed by a two coat hot bitumen reseal. This work is estimated at a cost of \$13,000 and could extend the pavement life by five years. Riding quality would not be improved, however, subject to the above treatment overcoming the loss of surface material, the work could be followed by the placement of a thin asphaltic concrete surface funded within the 1992 works programme at a further cost of \$20,000.

In view of the concern shown by the Aldermen, it would appear that to proceed on this basis, with the cost a charge against the 1992 roadworks vote, may be acceptable.

Recommendation

1. That the pavement failure in Grose Vale Road at Riverview Street be repaired.
2. That a 2 (two) coat flush bitumen reseal be undertaken in Riverview Street, North Richmond at an estimated cost of \$13,000 (thirteen thousand dollars) with the work a charge against the 1992 Roadworks Programme.

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

PRESENT:

Members - 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. Smith, seconded by G. Thompson that the Minutes of the previous meeting held on 18th January, 1991, be confirmed.

CORRESPONDENCE

ITEM 1: (File R190)

CORRESPONDENT: ROAD SAFETY 2000

SUBJECT: DRAFT STRATEGIC PLAN FOR PUBLIC
 COMMENT

Meeting held on 5th February, 1991.

The document indicates the following strategic approach.

"The fundamental strategy of Road Safety 2000 is to develop and co-ordinate the participation of every sector of the NSW community in an integrated approach to road safety that will continue to reduce the number and severity of road crashes and injuries.

This strategy is based on four interlocking elements, being the major issues arising from consultations with major stakeholders in the development of the plan, viz:

- A. Community ownership and participation in road safety.
- B. Road safety as a major priority in the management of transport and mobility in the community.

- C. Road safety management - road user, road & environment and vehicle & equipment programmes and research.
- D. An integrated framework for road safety planning and action.

The research and analysis underpinning this report suggests that the Road Safety 2000 Strategy can, by the year 2000, reduce the number of traffic fatalities and serious injuries to about 25% below their present level.

Given the expected increase in traffic, this is an ambitious but achievable goal. Realising it will depend on consolidating the above elements in future action plans."

The summary of Strategic Issues and Objectives are as follows:-

- A. Develop community ownership and participation in Road Safety.
 - . Increase:
 - i) community awareness of road safety
 - ii) the priority road safety has in the community.
 - . Achieve a measurable shift in community attitudes against unsafe behaviour on roads.
- B. Develop road safety as a major priority in the management of transport and mobility in the community.
 - . Ensure that the development of the road network proceeds with safety as a fundamental consideration as mobility and amenity.
 - . Manage road use at minimum cost, while maintaining personal and freight mobility and access, by shifting road use to other transport modes.
- C. Road safety management - road user, road & environment and vehicle & equipment programmes and research.
 - . Reduce road crashes and casualties by improving road user behaviour.
 - . Reduce crashes and casualties by improving road engineering, road environment and the management of traffic.
 - . Reduce casualties by improving the crash avoidance capabilities and crash protection afforded by vehicles and other safety equipment.

D. Develop an integrated framework for road safety planning and action.

- . Establish a framework for joint planning, decision making and action on road safety, aided by good inter-corporate communication.
- . Ensure that comprehensive, complete and compatible data exists for use in planning in relation to road safety.
- . Establish common standards, methodology and guidelines related to road safety.
- . Develop a framework to achieve resource allocation for road safety, to meet road safety objectives.
- . Build on the synergy available from the interfaces between public health and road safety.

Committee's Recommendation

That the information be received.

ITEM 2: (File 665-731)

CORRESPONDENT: NRMA

SUBJECT: PARKING SIGNS - GEORGE STREET, WINDSOR

Requesting erection of parking signs in George Street, between Baker and Bridge Streets, to clarify parking restrictions. At present there exists a rear to kerb 90° sign and another stating only 90°, consequently, motorists are being booked.

This matter was submitted to the Ordinary Meeting of Council held on 12th February, 1991, where in consideration to the recommendation of the Local Traffic Committee, "That the present signs be amended so that all signs show parking rear to kerb 90°" it was resolved that the matter be referred back to the Local Traffic Committee with due consideration to the unique aspect of the area and the already existing traffic arrangements and that front to kerb parking be considered.

Committee's Recommendation

That all signs be amended to show 90° (ninety) angle parking.

ITEM 3: (File 665-265, 665-1341)

CORRESPONDENT: NSW POLICE DEPARTMENT

SUBJECT: PEDESTRIAN CROSSING - INTERSECTION
OF BRIDGE & MACQUARIE STREETS,
WINDSOR

Requesting that lighting be provided at the first section between the Hotel and the traffic lights for the safety of pedestrians.

Committee's Recommendation

That Council obtain a lighting proposal from Prospect Electricity to improve the lighting at the pedestrian crossing and that the RTA be requested to renew the line markings at this location.

ITEM 4: (File 665-1408)

CORRESPONDENT: NSW POLICE DEPARTMENT

SUBJECT: POST OFFICE - NEW STREET, WINDSOR

Requesting amendment of the parking restrictions in New Street to provide for a 15-minute parking restriction to allow people to conduct business.

Committee's Recommendation

That the parking zone on the northern side of New Street be amended to provide for 15 (fifteen) minute parking for 3-4 (three to four) vehicles and that the parking zone in Fitzgerald Street, opposite the old Post Office site revert to 1 (one) hour parking.

ITEM 5: (File 665-243)

CORRESPONDENT: ROADS & TRAFFIC AUTHORITY

SUBJECT: KURMOND PUBLIC SCHOOL, BELLS LINE
OF ROAD

Submitting an amended plan at the School crossing which provides for kerb and guttering to define the boundaries of the carriageway and a squeeze point for traffic with elimination of the proposed pedestrian refuge. The representative of the RTA advised that that amended proposal gave a better cost benefit. The plan will be displayed at the meeting.

Committee's Recommendation

The Committee considers that the proposal is acceptable.

Date of Next Meeting: 15th March, 1991

The meeting terminated at 10.50am

GENERAL PURPOSE COMMITTEE MEETING

P L A N N I N G A N D D E V E L O P M E N T

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

HAWKESBURY CITY COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATIONS

(Effective from 1st March, 1990)

Contributions

1. Payment of a sewer headworks contribution to Council of \$*. This contribution shall be paid prior to release of building approval and will be reassessed at the rate applicable at the time of payment.
2. Payment of a Section 94 contribution covering sewer headworks for the Mulgrave industrial area of \$* to Council, calculated at base date of September, 1988 and varied in accordance with changes in the Consumer Price Index to the date of payment. Payment shall be made prior to the release of the building approval.
3. Payment of a Section 94 contribution covering the construction of the intersection of Park Road and Groves Avenue with Windsor Road of \$* to Council, calculated at base date of December, 1987 and varied in accordance with changes in the Consumer Price Index to the date of payment. Payment shall be made prior to the release of the building approval.
4. Payment of an amount of \$* to Council being the contribution in lieu of car parking not provided on the site based on \$* per space. Payment shall be made prior to release of building approval.
5. Payment of an amount of \$* to Council being a contribution towards the parking spaces deleted by the development based on \$* per space. Payment shall be made prior to the release of the building approval.
6. A contribution of \$* based on \$1,727 (one thousand seven hundred and twenty seven dollars) per additional dwelling being a contribution for open space and community facilities as a consequence of medium density development (residential flats, villas, townhouses etc.

Engineering

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

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

Health and Building

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

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

Parking Access and Loading

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

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

Design and External Finishes

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

Landscaping

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

Industrial/Commercial Development

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

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

Titles, Easements and Surveys

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

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

Amenity

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

Dogs

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

HAWKESBURY CITY COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION UNDER SECTION 90

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

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

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

General Purpose Committee - Planning and Development - 26/2/91

Item 1:	(File DA 12/91)
Development Application:	Carpark extension
Applicant:	Windsor Gospel Church
Owner:	Windsor Gospel Church
Land and Location:	Lot 1, DP 608959, 193 - 195 Mileham Street, Windsor
Area:	8976 square metres
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Part Residential 2 (a) and Part Open Space 6(b) (Proposed Recreation)
Advertising:	Adjoining landowners notified with no submissions being received
Date Received:	24th January, 1991

REPORT (M.T.P.)

This application is made to formalise the unauthorised partial construction of a 48 space carpark extension to the Windsor Gospel Church site. The additional carparking area is required to overcome the current shortfall in on-site parking to cater for the increased patronage of the Church in the order of up to 400 people.

Statutory Situation

The land is zoned Part Residential 2(a) and Part Open Space 6(B) (Proposed Recreation). The additional car parking area is to be situated upon a portion of the land zoned Residential 2(a). Carparking ancillary to a Church is permissible in land zoned Residential 2(a).

Planning Assessment

The Carparking Development Control Plan requires the provision of 1 carparking space per 10 seats for churches or church halls. The 48 additional spaces are to be amalgamated with 52 existing carparking spaces to provide 100 total carparking spaces with an approximate carparking rate of 1 car space per 4 Church members/patrons. This additional on-site parking will lower or alleviate the kerbside parking overflow problems currently experienced along Mileham Street on special Church days.

The land is relatively flat in topography with minor slopes varying between 0 - 4% and is also characterised by a minor drainage fall towards the north western portion of the site. The sealed car parking area should be constructed with drainage provision into an existing stormwater drainage easement/system (previously obtained by the Church over two adjoining private landholdings) in order to satisfactorily cater for overland stormwater run-off into the Woods Road stormwater drainage system. To assist drainage from the site the applicant will be required to provide landscaped earth mound around the perimeter of the site.

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Recommendation

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

1. The carparking area extension be constructed in accordance with the submitted plans and accompanying documentation dated the 24th January, 1991 except where amended by conditions of consent.
2. The carpark extension cater for 48 (forty eight) car parking spaces and be sealed, drained and marked to the satisfaction of the Manager of Engineering Services within 6 (six) months from the date of this consent.
3. The provision of a landscaped earthmound bund wall of a minimum height of 400mm (four hundred) be provided along all the property boundary lines downstream of the park in order to help assist stormwater run-off into the stormwater drainage system. In this regard a landscape plan be provided within 1 (one) month of the consent date with all landscaping/earthmounding works to be completed with 6 (six) months from the date of consent.
4. The creation of drainage easements free of cost to Council over the pipeline through downstream properties where not already provided.
5. Full design calculations being submitted for the drainage system and the upgrading of the system where shown to be necessary.

Item 2:	(File DA 5/91)
Development Application:	Home Activity - Office for a water cartage business
Applicant:	J and M Cauchi
Owner:	J and M Cauchi
Land and Location:	Lot 161, DP 751637, 839 Kurmond Road, Kurmond
Area:	14.97 ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(b)
Advertising:	Adjoining owners notified with no submissions being received
Date Received:	14th January, 1991

REPORT (M.T.P.)

Proposal

The applicant seeks Council's consent to utilise part of the existing dwelling on the subject land, as an office for a water cartage business. The proposal will only

involve the storage of one truck on the site, with hours of operation being from 7.00am to 5.00pm Mondays to Fridays and 8.00am to 5.00pm Saturdays and Sundays.

Planning Assessment

The site is zoned Rural 1(b) under the provisions of HLEP, 1989. The proposal may be defined as a "home activity", which is permissible on the land with the consent of Council.

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

The water cartage truck has been inspected by an officer of Council's Environment and Building Services Department and is satisfactory.

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:-

"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 is to be stored on the site.
3. Operating hours shall be limited to 7.00am to 5.00pm, Mondays to Fridays and 8.00am to 5.00pm, Saturdays and Sundays. Any alteration of these hours will require Council's consent.

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Item 3: (File DA 3/91)
Development Application: Home Activity - Making and repair of horse rugs and canvas goods.
Applicant: Ms D Sherrington
Owner: Mr R S and Mrs D E Sherrington
Land and Location: Pt Portion 95, Parish of Wilberforce, "Cold Comfort Farm", Hibberts Lane, Freemans Reach
Area: 8089 squares metres
Zoning: Hawkesbury Local Environmental Plan, 1989 - Environmental Protection (Scenic) 7(d1)
Advertising: Adjoining owners notified with two submissions being received
Date Received: 7th January 1991

REPORT (M.T.P.)

Proposal

The proposed home activity involves the making and repair of horse rugs and canvas goods within an existing shed which is partly located on Burgess Road. This section of Burgess Road is no longer used for public traffic.

Lease or sale of the land by Council to the applicant is not critical to the proposal but would be desirable.

This operation requires the provision of three sewing machines, riveter, cutter, benches and racks.

Statutory Situation

This application is defined as a "home activity" in accordance with the provisions of HLEP, 1989. This use is permissible in land zoned Environmental Protection (Scenic) 7(d1), subject to Council consent.

Public Notification

Objection was raised to the purchasing of Burgess Lane as it would be injurious to the adjacent property. They would prefer this part of Burgess Lane to be leased from Council.

No objection was raised to the home activity being carried out on the property.

Planning Assessment

The proposed home activity will generate minimal noise and it is unlikely to have any detrimental effect on the amenity of the area.

The existing corrugated iron shed encroaches 1.0 metre onto Burgess Road. It is estimated that the shed was constructed in the 1960's. Access along Burgess Road currently terminates at the subject property, however, the road reserve does continue to the south and joins with Hibberts Lane. This section of Burgess Road is steep and overgrown and only pedestrian access is currently possible. It is the applicant's intention to request a lease of this section of Burgess Road not only for the shed encroachment but to maintain this land and reduce the bushfire risk.

This application is recommended for approval, subject to conditions.

Recommendation

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

A. 1-4 Standard Conditions (DA): 32, 33, 52 and 102.

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

"the activity shall 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)."*

6. Submission of a building application, plans and specifications complying with Ordinance 70, should any alterations be required to the existing shed.

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- B. The applicant be requested to liaise with the Administration Manager concerning the appropriateness of an application for lease of part of Burgess Road.

Item 4:	(File DA 360/90)
Development Application:	Dual occupancy - 2 detached dwellings
Applicant:	Endeavour Homes Pty Ltd
Owner:	Department of Housing
Land and Location:	Lot 1462 DP 805098, 1 Dawes Place, Bligh Park
Area:	631.2 square metres
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising:	Not required
Date Received:	29th November, 1990

REPORT (M.T.P.)

Proposal

The subject property is a corner allotment having frontage to both Dawes Place and Therry Street in the Bligh Park residential area.

This application proposes to erect 2 dwelling houses, to be finished in brick with tiled roofs. One off-street car parking space is provided for each dwelling in the form of a single car port.

Statutory Situation

The site is zoned Residential 2(a) in accordance with the provisions of HLEP, 1989. This application is permissible within this zone, subject to Council's consent.

Planning Comments

It is proposed to erect 2 dwellings with each containing 3 bedrooms, dining/living room, bathroom, kitchen and laundry.

The application complies with the provisions of SREP No 12 - Dual Occupancy in terms of minimum site area, floor space ratio and maximum height of the second dwelling.

Notwithstanding this, Clause 12(b) of SREP 12 requires Council to consider the provision of natural sunlight to the proposed dual occupancy and its curtilage. A courtyard is provided adjacent to the southern elevation of each dwelling.

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Shadow diagrams prepared under the guidelines of the University of NSW, Faculty of Architecture indicates that inadequate sunlight is available for the courtyard areas. In this regard, at 12.00 noon during the winter solstice, approximately half of the courtyard associated with dwelling 2, and approximately 75% of dwelling 1 courtyard is in shade. This is unsatisfactory, particularly when considering the small courtyard proposed.

By virtue of the orientation of the subject site, and the design and location of the development, it is considered that the proposal is unacceptable and consequently, it is recommended that this application be refused.

Recommendation

That the development application for 2 (two) detached dwellings be refused on the grounds that:

1. The design of the proposal is unsatisfactory in terms of permitting an adequate amount of sunlight to the proposed dwellings and their curtilages.
2. The proposal is not in the public interest.

Item 5:	(File DA 10/91)
Development Application:	Home Activity - Wholesale Pastry Cooking
Applicant:	J and L R Voncina
Owner:	J and L R Voncina
Land and Location:	Lot 1, DP 740479, 1176 East Kurrajong Road, East Kurrajong
Area:	5.19 ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(c1)
Advertising:	Adjoining owners notified with two objections being received: Mr J and Mrs E Gracie, 1213 East Kurrajong Road; and Mr C Taylor, 1185 East Kurrajong Road
Date Received:	23rd January 1991

REPORT (M.T.P.)

Proposal

Application has been made to establish a "home activity" on the subject land involving the use of an existing shed for wholesale pastry cooking. The shed, constructed of corrugated iron, has a total floor area of 50 square metres and is located almost on the front boundary. Two people (husband and wife) are proposed to be employed in the business, with hours of operation being from

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3.00am to 9.00am and from 12.00 noon to 9.00pm, Mondays to Fridays. There will be little extra traffic generated by the proposal, as the applicant generally delivers the goods to his customers and then collects the necessary ingredients before returning to the site.

Statutory Situation

The subject land is zoned Rural 1(c1) under the provisions of HLEP, 1989. The proposed development may be defined as a "home activity" and as such, is permissible on the site with Council's consent.

Public Submissions

Adjoining owners were notified of the proposal with two objections being received. The grounds for objection are as follows:-

1. The application is incorrect because the applicant does not state that he has been conducting pastry cooking at the premises for over two years without approval.
2. There is no mention of how liquid and solid wastes are to be disposed of.
3. The hours of operation ie starting at 3.00am or 4.00am, 5 days a week will cause my family stress as the shed used for pastry cooking is directly opposite my house.
4. The statement that only one vehicle will be used for deliveries is incorrect. Presently several vehicles call at the premises to collect pastries. Often these vehicles arrive before daylight.
5. The statement that the business is wholesale only is incorrect as several persons known to me have purchased pastries direct from the bakery.
6. The area is zoned rural and the establishment of this type of industry could lead to further applications for similar industries by other present or future residents with a consequent deterioration of present lifestyle.
7. This business has operated on at least 2 nights a week, so one can only assume if they secure approval as a commercial bakery they will progress toward a 7 day and night a week business. This is an entirely unsuitable business to be allowed to proceed in a rural area.
8. If the Council allows this development to proceed and then further developments, how then will the environment cope with the sanitation, garbage and pollution created. Will this unmarked narrow road be expected to support the increase in traffic flow.

Planning Assessment

Unauthorised Use

Discussions were held with the applicant regarding the unauthorised use of the shed. The applicant indicated that the shed had been used for the purposes of pastry cooking, generally about twice a week, for approximately 12 months, and until recently he was not aware that formal consent was required. It was due to the desire to take on pastry cooking full time that led to the submission of a development application.

Rural Character/Amenity

As the proposal does not involve the use of any electrical machinery/appliances other than refrigerators and a stove, there is unlikely to be any noise associated with the use which will adversely affect neighbouring property owners. Hence no objection is seen to the proposed hours of operation.

The applicant has indicated that goods are generally loaded into the delivery van at about 8.00am and consequently, any noise associated with this activity, should not be intrusive. This activity can be conditioned however to ensure that vehicle lights do not affect nearby houses.

To improve the overall appearance of the shed, it is desirable that the external walls be painted.

Traffic

As deliveries will only be carried out a maximum of once a day, traffic generated by the use will not be significant and can be accommodated on East Kurrajong Road. To minimise vehicle movements, it is considered necessary to prohibit any retailing of goods from the site. Access should also be restricted to the existing driveway.

Although the building is located near the front boundary of the site, the shed does not distract drivers using the road nor reduce sight distances.

Waste Disposal

The disposal of solid and liquid waste is not likely to present a problem and can be carried out to the satisfaction of the Manager of Environment and Building Services.

Recommendation

That the application be approved generally in accordance with the plan submitted, subject to compliance with the following conditions:

1. Compliance with the following requirements of a "home activity" as defined under HLEP, 1989.

"the activity shall 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. No retailing is to be carried out from the site.
3. Operating hours shall be limited to 3.00am to 9.00am and 12.00 noon to 9.00pm, Mondays to Fridays. Any alteration of these hours will require Council consent.
4. All deliveries are to be carried out after 7.30am.
5. The external walls of the shed are to be painted to ensure the building blends with the landscape of the site and its surroundings.
6. Access to the site shall be restricted to the existing driveway.
- 7-9 Standard Conditions (DA): 33, 38, 102.

Item 6:	(File DA 13/91)
Development Application:	Hotel/Motel Extensions
Applicant:	Town and Country Planning
Owner:	Dyleeso Pty Ltd
Land and Location:	Lot 2, DP 624109, 1349 Bells Line of Road, Kurrajong Heights
Area:	8.347 square metres

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Zoning: Hawkesbury Local Environmental Plan, 1989 -
Part Special Business 3(b) and Part
Residential 2(a)

Advertising: Adjoining owners were notified with five
submissions being received:

Objections:

Mr and Mrs F Werle, 3 Pinedale Place

Mr W and Mrs S Rice, 3 Pinedale Place

No Objections:

Mrs J Castro, 1 Vesta Place

Mr R K and Mrs I C Best, 28 Dabage Place

Mr and Mrs S S Ring, 17 Pecks Road

Date Received: 25th January, 1991

REPORT (M.T.P.)

Proposal

Application has been made to replace the existing covered beer garden with a brick/masonry building, which will be attached to, but capable of isolation from, the existing hotel on the subject land. The extension will be used as an entertainment/function room, and will cater for approximately the same number of patrons presently served by the beer garden. The design and exterior finish of the extension will be similar to that of the existing building on the site.

Statutory Situation

The site is currently zoned part Special Business 3(b) and part Residential 2(a) under the provisions of HLEP, 1989. The proposed extension will be located on that land zoned 3(b) and as such is permissible with Council's consent.

Clause 22 of the LEP applies to the proposal, as the site fronts a main road. The extension however will not affect drivers using the road, given the topography of the site.

Public Submissions

Adjoining owners were advised of the proposal with five submissions being received (two objections and three raising no objection). The reasons for objection include increased noise and pollution.

The three landowners who raised no objection however have a number of concerns including:

1. Noise created by rock bands.
2. No street lighting.
3. Inadequate lighting in the car park and entry/exit driveways.

4. Inadequate drainage in driveway.
5. Fire hazard along back fence.
6. Untidy grounds.
7. Inability of Windsor Police to patrol the area.
8. Extension to hours of operation.
9. Cars doing "wheel spins" in the car park.
10. Inability of the pumpout system to cope with existing patrons.

These concerns and objections are discussed below.

Planning Assessment

Character/Design Quality/Amenity

The proposed extension has been designed to blend with the existing hotel building on the site in terms of external appearance, height and materials. The extension will confine the existing open air activities within a building designed and constructed so as to minimise the emission of noise and light, thus lessening the overall impact of the development. As there is no intention to vary existing trading hours, it is considered that the amenity of the area is likely to improve.

The extension to the building will also require appropriate licensing by the Liquor Administration Board.

Additional planting is proposed along the western boundary of the site, together with a brushwood (or similar) fence to the north and west perimeter of the car park. This landscaping and screen fence will enhance the site and reduce the impact of vehicular lights on adjoining residences.

Access/Parking/Traffic

Adequate area is already available on the site to cater for the parking needs of the hotel/motel complex, including that generated by the beer garden. As the proposed extension will replace the existing beer garden, and thus cater for a similar number of patrons, no additional parking is considered necessary.

The access roads and carpark fronting the hotel building are adequately sealed but not marked. The carpark to the south east of the development is lightly gravelled but not sealed. The upper carpark serving the motel units is substantially unconstructed and with a water tank in the middle of the parking area is only able to cater for about six cars. The water tank however is flush with the ground surface and can be strengthened to accept traffic loads. Given that the development generates a considerable amount of traffic, it is desirable that the parking area be upgraded. Lighting of the parking areas is also desirable and should be pursued.

Disposal of Wastes

Since there will be no significant increase in the number of patrons, the existing septic pumpout system is considered adequate. It may however be necessary to increase the number of services per week. Advice from the relevant contractor indicates that this additional service could be provided if required.

Recommendation

A. That the application be approved generally in accordance with the plans submitted, subject to compliance with the following conditions:-

1. Submission of a building application, plans and specifications complying with Ordinance 70. A geotechnical report is to accompany the building application.
- 2-9 Standard Conditions (DA): 32, 33, 37, 61, 70, 100, 101, 102.
10. Parking shall be provided for 77 (seventy seven) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessway and aisle width to conform to Council's specifications and to be constructed, drained and sealed where not already sealed and marked. Full details of works including any necessary strengthening of the existing water tank shall be submitted for approval with the building application.
11. 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.
12. The external finish of the extension shall be similar to that of the existing hotel building.
13. Compliance with the requirements of Part 27 of Ordinance 70 relating to fire fighting facilities. Details to be submitted with the building application.
14. The extension is to be licensed in accordance with the requirements of the Liquor Administration Board.
15. A separate application for Council's approval for the use of the extension as a place of public entertainment shall be lodged prior to such use.
16. The provision of appropriate lighting in the car parking areas to the satisfaction of the Manager of Environment and Building Services.

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Item 7: (File DA 387/90)
Development Application: Tyre Storage
Applicant: R and S Carroll
Owner: R and S Carroll
Land and Location: Lot 19, DP 259650, 18 Threlkeld Drive, Cattai
Area: 2.06 ha
Zoning: Hawkesbury Local Environmental Plan, 1989 - Rural 1(c)
Advertising: Adjoining landowners notified with one submission being received
Date Received: 24th December, 1990

REPORT (M.T.P.)

This application is as a result of inspection of the property in respect to complaints concerning tyre stock piles on the land and an associated tyre retreading operation being carried out within the storage/machinery shed. The application is made to formalise an unauthorised tyre storage operation within the existing storage shed situated upon a middle portion of the land. The tyre retreading component is not part of the application.

The application involves the minor extension of the existing storage/machinery shed to facilitate the proposed use.

The Proposal

Following are extracts from the applicants' submission:-

"The proposed development is solely the storage of tyres wholly contained within the buildings (both existing and proposed) and apart from the benefits to the environment in general from the recycling of used tyres, no detrimental effects to the environment are possible i.e. the proposed development will not create any noise, air pollution, dust, smoke or visual pollution.

The building is generally of rectangular shape and is of a scale proportionate to the surrounding development. Overall area is proposed to be 368 square metres of which 80 square metres will be a new addition. External finishes are proposed to match the existing gold coloured colourbond steel walls with zincalume finish to the roof.

It will be noted that part of the building is used as a horse stable/tack room and part as a hobby and workshop area.

The proposed development is surrounded by cleared, grassed land, with selected screen and decorative plantings and is not subject to any risk of bushfire. The land is above the 16m level and therefore unaffected by flooding or other risks.

On average, on days of operation, each vehicle leaves and returns to the premises once only. This results in four vehicle movements on days of operation.

The nature of the development is one of recycling used tyres and as a result reduces the amount of waste produced by motor vehicles. The alternative for used tyres is to be dumped in MWDA tips which causes environmentally and economically undesirable results. We feel that recycling in this form is of benefit to the community and therefore in the public interest".

Publication Notification

The application was advised to adjoining landowners. Following the exhibition period 4 submissions were received from Mr and Mrs Barber, Mr and Mrs Lees, Mr S Sarantinos (objectors) and Mr and Mrs Eyles (non objector). The main points of objection regarding the operation follow:-

1. The tyre operation is in fact a tyre retreading use. This application if approved, for the storage of tyres may revert back into an unauthorised retreading operation.
2. The current tyre retreading operation comprises of 3 retreading machines and is operated 6 days a week on average. This full time operation results in frequent transporting of old tyres and associated loading up of new retreads and as such is a traffic generating development.
3. The tyre retreading/storage operation is considered an industrial use and is better suited in premises zoned Industrial.
4. The use is inconsistent with the objectives of the Rural 1(c) zone.
5. The approval of the tyre operation may lead to further long term expansion of the use.
6. The tyre retreading use produces offensive/obnoxious odours. The open stockpiling of tyres in periods of high temperature further causes offensive rubber odours.
7. The tyre stockpiling and affiliated uses will impose amenity problems and in addition may lead to property devaluation on adjacent landholdings.

Statutory Situation/Planning Assessment

The conduct of a tyre retreading operation is prohibited in land zoned Rural 1(c) whereas the stockpiling or warehousing of tyres is permissible subject to consent.

The conduct of a tyre storage operation is considered incompatible with the rural residential lifestyle objectives of the Rural 1(c) zone given the scale of

development (ie high volume of tyres to be warehoused) and amenity problems associated with the storage and frequent transportation of tyres upon the adjacent landholdings.

The proposal will exacerbate road damage of Threlkeld Drive. Accordingly, the operation would be better suited in industrial premises to mitigate against potential amenity problems.

Recommendation

That the application be refused due to the following reasons:-

1. The use is inconsistent with the rural residential lifestyle objectives of the Rural 1(c) zone.
2. The proposal is unacceptable in terms of traffic impact on Threlkeld Drive and would change the local amenity by the introduction of commercial truck traffic.
3. Not in the public interest.

ITEM 8: (File 2697(W))

SUBJECT: VARIATION TO TRADING HOURS - RICHMOND INN
HOTEL MOTEL, CORNER OF MARCH AND EAST
MARKET STREETS, RICHMOND

REPORT (M.T.P.)

Council has received correspondence from the owners of Richmond Inn Hotel Motel requesting a variation to the present trading hours. The current hours of operation are from 5.00am to 12.00 midnight, Monday to Saturday, and it is intended to extend these hours from 5.00am to 3.00am on these days, with Sunday trading to remain the same.

The extended trading hours will not apply to the drive-in bottle shop, which will continue to trade under present restrictions (10.00am to 12.00 midnight, Monday to Saturday).

The owners' submission reads in part as follows:

"There is a demand from my patrons for an extension of trading hours. The Royal Hotel located a short distance away has a 3.00am licence and I have found that the vast majority of patrons proceed immediately to the Royal after I am forced to close. My regular patrons are unhappy with this situation and would much prefer to stay at the Richmond Inn."

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from 5.00am to 3.00am, Mondays to Saturdays;
from 10.00am to 10.00pm, Sundays; and
from 10.00am to 12.00 midnight Mondays to Saturdays for the drive-in
bottle shop;

subject to obtaining the necessary licence from the Liquor Administration Board.

ITEM 9: (File H105-12)

SUBJECT: HERITAGE ASSISTANCE PROGRAMME - 1990

REPORT (M.T.P.)

Council at its Ordinary Meeting on the 12th June, 1990, resolved to apply for funding under the 1990 Heritage Assistance Programme for the following items listed in order of priority:

1. Video tape - Development of Architectural Styles in the Hawkesbury.
2. Archive Copying Project.
3. Kurrajong Heights precinct plan.
4. Conservation works - Richmond Park Grandstand - Stage 2.
5. Hawkesbury Cemetery Study - Stage 2.
6. Hawkesbury Museum.

Correspondence has now been received from the Department of Planning advising that Council was successful in obtaining funding for the Stage 2 Conservation Works at Richmond Park Grandstand. The Stage 2 Grandstand works relate to repair and replacement of damaged structural timbers, restumping of timber columns, repair of brick pillars, repair of balustrading and flooring. These works are estimated to cost a total of \$32,000.00 (thirty two thousand dollars) with funding being offered on a dollar for dollar basis.

Given that provision was made within the Estimates for Council's contribution towards the works, a submission has been forwarded to the Department accepting the funding offer.

Council was not successful with the other applications.

The Department further advises that applications for the 1991 Heritage Assistance Programme will close on the 29th March, 1991. Possible funding

If the extension is granted there would be a more orderly and quiet exiting from the Hotel as the patrons would leave at their leisure in small numbers instead of the mass evacuation at midnight. Finally, I feel that to continue to satisfy my patrons, and to be able to compete on equal terms with the opposition Hotels, it is necessary to have the opportunity to be open similar hours."

Adjoining owners were advised of the proposed trading hours with one objection and three letters of support being received. The contents of two of these letters is reproduced, in part, below:

"I wish to lend my support to the extended trading hours for Richmond Inn Hotel Motel . . .

I am not only the adjoining property owner, I am by far the closest neighbour to the hotel. We have lived next door to the Hotel for 10 years and see no reason why the extension of trading hours should not be recommended, nor should it present a problem to the surrounding area.

The Licensee Vonnie Reeks has sought me out on a number of occasions to inquire as to any complaints about the way she conducts the hotel.

In all these years I have never had a single reason to complain to the Licensee, the Police or any other authority regarding noise from hotel patrons leaving on foot or by car."

Similar reasons for support are expressed in the other two letters received.

"I wish to object . . . because of the noise, wrecked gardens, fences, letter boxes, etc. plus the filthy language. Longer hours would only make things worse."

Under the provisions of Hawkesbury LEP, 1989, the site is zoned Residential 2(a). The property is surrounded by residential development to the south west and south east, the Richmond Railway station and carpark to the north east, Richmond Park to the north and a service station to the north west. Further, approval for a 24 hour convenience store was granted on the service station site in September, 1990.

Accordingly, given Council's previous decision on the 24 hour convenience store, the surrounding land uses, and the fact that immediate landowners have raised no objection, it is considered that the proposed variation to the trading hours be supported.

Recommendation

That the applicant be advised that Council raises no objection to the proposed hours of operation being:-

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application items are currently being investigated and will be the subject of a report to the March Ordinary Meeting of Council.

Recommendation

That information relating to the 1990 Heritage Assistance Programme be received.

ITEM 10: (File P160-80)

SUBJECT: HOUSING POLICY AND ASSOCIATED DOCUMENTS

REPORT (M.T.P.)

Introduction

The Housing Policy and associated documents (Amendments to Medium Density Housing Development Control Plan, Draft Development Control Plan Dual Occupancy/Duplex Housing and Draft Development Control Plan - Detached Housing) was presented to Council at its Special Meeting on the 13th December, 1990. Council resolved that the proposed amendments to the existing Development Control Plan for Medium Density Housing and Draft Development Control Plans relating to Dual Occupancy/Duplex Housing and Detached Housing be exhibited in accordance with the requirements of the Environmental Planning and Assessment Regulations 1980. The documents constituting Council's Housing Policy were advertised in the Hawkesbury Gazette for a period of 3 weeks commencing the 23rd January, 1991.

Public Submissions

As a consequence of the exhibition only one submission was received being from Mr G Edds of Graham Edds and Associates, Conservation Architects. This submission states the following:

"As this office specialises in the conservation of heritage items and sites we have restricted our comments to those clauses of the Development Control Plan obtaining to the same that is amendments to the Development Control Plan - Medium Density Housing.

Although we wholeheartedly agree with objectives and standards indicated in Section 11 (Development Where a Heritage Item Exists on the Land) of the plan we cannot agree to limiting developing around a heritage item.

As Council will agree, to conserve a heritage item can be a most expensive task. To further limit the sites density may have an adverse effect on developers looking for concessions to offset such costs.

It is considered appropriate then if Council could consider compatible commercial uses or other than residential use for such items.

Each site containing a heritage item should be dealt with separately and consideration be given to resourcefulness of designers to meet the objectives and standards by not stipulating site density.

To restrict development may well work against what Council is endeavouring to achieve that is conserving heritage items and sites without compromising the cultural significance."

Response

Section 11 of the Development Control Plan for Medium Density Housing (Development Where A Heritage Item Exists On The Land) incorporates objectives and standards to guide developers where proposals involve redevelopment of lands on which a heritage item or items exist. Whilst standards have been specified for developers these standards serve to guide developers as to what is acceptable to Council. Section 11 of the plan further incorporates statements to the effect that in some instances it may not be possible for a developer to achieve the same density of Medium Density Housing on that particular block of land where the heritage item not to exist. Achievement of the usual density may in some instances be precluded by the need to establish and maintain an adequate curtilage around the item. Where proposals are considered to be an over development of the site or the redevelopment impinges on the heritage item's curtilage a lesser density would be recommended to applicants together with an explanation of why this was necessary. Thus applications proposing redevelopment of lands on which a heritage item exists, will under the provisions of the Development Control Plan for Medium Density Housing, be assessed using an individual merit based approach.

Planning Comment

During the exhibition period the documents were further reviewed and a number of amendments are suggested. The majority of amendments made to the documents are minor in nature and substantially improve the readability of the documents for the public.

The amended documents also incorporate amendments which have been taken following review of State Government Policy and Council staff discussion. Amendments resulting from this include:

- * Deletion of requirements of Draft Development Control Plan - Dual Occupancy/Duplex Housing which do not accord with Sydney Regional Environmental Plan No.12 - Dual Occupancy. The Environmental Planning and Assessment Act provides that Development Control Plans must generally conform with provisions of the relevant Regional Environmental Plan.

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- * Insertion of a statement in Draft Development Control Plan Dual Occupancy/Duplex Housing which indicates that applications proposing Dual Occupancy/Duplex Housing on vacant lands which are flood liable will generally not receive Council's support. Proposals for Dual Occupancy/Duplex Development may however be supported in circumstances where a dwelling already exists on the land. Such proposals would thus be assessed on their individual merits.
- * Changing the title of the Draft Development Control Plan - Detached Housing to Cluster Housing as this is the actual type of development the Development Control Plan was formulated to control.

During the review of the Draft Development Control Plan for Dual Occupancy/Duplex Housing advice was sought from the Department of Planning as to the acceptability of incorporating requirements greater than those specified in Sydney Regional Environmental Plan No 12 - Dual Occupancy within Council's own Dual Occupancy/Duplex Development Control Plan. Advice obtained from the Department indicated that Council may only incorporate requirements which do not conform with those included within the Sydney Regional Environmental Plan No.12 in circumstances where an amending Local Environmental Plan is gazetted or alternatively the Minister for Planning grants variation to the relevant direction issued under Section 117 of the Environmental Planning and Assessment Act. Advice was specifically sought from the Department in relation to Sydney Regional Environmental Plan No 12 - Dual Occupancy because under the current provisions of the plan Council is unable to levy Section 94 contribution charge on dual occupancy development within the City. Notwithstanding this the current take up rate for dual occupancy in an area such as Bligh Park is 26% leaving Council to solely fund the services and facilities required by occupants of dual occupancy in that area.

Given the above it is considered appropriate that submission be forwarded by Council to the Minister for Planning seeking variation of the provisions of Section 94A of the Environmental Planning and Assessment Act. If granted by the Minister such variation will enable Council to levy a Section 94 contribution charge for dual occupancy development at the actual time of construction. This contrasts with the current practice of only being able to levy such a charge if and when a developer subdivides that dual occupancy vis-a-vis strata title or torrens title. Should the exemption be granted by the Minister it would then be appropriate to remove duplex development from being an allowable use in residential zones. This would have the effect of ensuring that all Dual Occupancy/Duplex Development was subsequently controlled by the provisions of Sydney Regional Environmental Plan - No 12 (Dual Occupancy) avoiding much confusion.

Clause 24 of the Environmental Planning and Assessment Regulations provides that Development Control Plans only come into force on the date that public notice of their approval by Council is given in a local newspaper. The

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Regulations further provide that a certified copy of any Development Control Plan must be furnished to the Secretary of the Department of Planning.

Conclusion

It is considered that the amendments outlined in the above paragraphs should be supported as they generally improve the readability of the Development Control Plans for the general public and also facilitate Council's enforcement of such.

Recommendation

1. That Council adopt the Development Control Plan - Medium Density Housing as exhibited.
2. That Council adopt the Draft Development Control Plans for Dual Occupancy/Duplex Housing and Cluster Housing with minor amendments to the drafting of the documents concerning S.R.E.P. No 12 and flooding provisions.
3. That the adoption of amendments to the Development Control Plan for Medium Density Housing and the Development Control Plans for Dual Occupancy/Duplex Housing and Cluster Housing be advertised in the Hawkesbury Gazette in accordance with the regulations.
4. That a certified copy of the amended Development Control Plan for Medium Density Housing and the Development Control Plans for Dual Occupancy/Duplex Housing and Cluster Housing be forwarded to the Secretary of the Department of Planning.
5. That variation be sought from the Minister for Planning to the provisions of Section 94A of the Environmental Planning and Assessment Act to enable Council to levy Section 94 Contribution Charge on Dual Occupancy Development when constructed in the City of Hawkesbury.

ITEM 11: (File DA 287/88, DA 393/89)

SUBJECT: AURORA MEANDER SCHOOL - LOT 1, DP 204940,
MOUNTAIN AVENUE, YARRAMUNDI

REPORT (M.T.P.)

In February, 1990, development consent was issued for the enclosure of an existing weather pavilion on the subject land to provide for a temporary classroom. Condition No 4 of the consent stated that:

"The existing weather pavilion shall only be used as a temporary classroom for a period of 12 months."

Approval for the temporary classroom was issued on the understanding that a new classroom would be constructed during this 12 month period. The 12 month period however is due to expire shortly and there is still no evidence to suggest that the new classroom or any of the other buildings proposed in the original application for the school are to be built. Further, landscaping, required as part of the approval for the temporary classroom, has not been satisfactorily completed.

It is also understood that the school has continued to take new enrolments for the 1991 school year.

As the development is a continuous source of complaint, a written request has been forwarded to the School seeking details on its intentions for the future development of the site, following which, the matter will then be reported to Council.

Recommendation

That the information on the status of Aurora Meander School be received.

ITEM 12: (File DA 285/90, DA 402/89)

SUBJECT: ARNDELL COLLEGE - THRELKELD DRIVE, CATTAI

REPORT (M.T.P.)

The following two reports were deferred from the Ordinary Meeting of 12th February, 1991 to enable Mr Lees and Mr Laffin to address Council:

Report to General Purpose Committee Meeting - 29th January, 1991

"At its meeting of 13th November, 1990, Council considered an application from the College for the erection of three portable classrooms to be used in conjunction with the existing school and resolved that development consent be withheld until such time as all outstanding conditions on the original consent have been satisfied, namely conditions 14, 17, 18 & 19.

The following letter has now been received.

"Arndell College is currently unable to comply with the conditions imposed by Development Application 402/89 (and mentioned by the above Development Application). I refer specifically to the following:

- | | |
|-------|--|
| No.14 | Construction of a sealed access drive. |
| No.18 | Surfacing the turning circle. |
| No.19 | Payment of a contribution. |

With regard to Condition 17 which required notification of the Heritage Council, I advise that this was done. The College was informed by the Heritage Council that Hawkesbury City Council would make the appropriate decision.

Arndell College is a low fee, non-profit making organisation committed to providing a service to the community. Approximately two hundred families belong to the College association with numbers growing.

The College does not have the funds available to fulfil the Council's requirements. The demand on funds to establish the College has been immense. The College is experiencing problems providing additional classrooms - the driveway and turning circle are beyond its means.

In addition, Reverend S Arndell, the owner of Macquarie Retreat and the College's landlord, will not give his consent to a 5m driveway. He states that this will spoil the rural amenity and significant heritage of the property. A tarred road will not be in keeping with the site. The driveway is 3.3m/3.5m in width and this has been sufficient for the limited traffic it receives. In 1991 there will only be eight teachers employed by the College.

Arndell College does not have exclusive use of buses which use Threlkeld Drive. Children from Cattai Public School also travel on buses which use Threlkeld Drive. Indeed one child is collected and returned to the turning circle at the end of our drive. The College has no children travelling on the first morning bus which uses Threlkeld Drive. The College Board understands that State Government funding is provided to Hawkesbury City Council to maintain roads which link public amenity buildings and areas.

The understanding of the Council would be appreciated regarding the implementation of the abovementioned development conditions. The letter serves to request the variation of development consent.

Arndell College has only been granted temporary permission to use this site. The College is committed to leaving Macquarie Retreat. As you will be aware, a submission has been lodged with the State Government for a portion of Scheyville Camp. However, if this is not forthcoming another site in Cattai would be acquired."

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Condition 16 is as follows:-

"The school is to cease operation and all temporary buildings, etc., are to be removed from site by 1st February, 1993."

The options of Council are either to enforce conditions of its original consent which, in accordance with past experiences, is likely to take some six to eight months, or to allow the school to continue operation but reserve Council's right to enforce the condition should it become apparent that the school is not operating satisfactorily without such compliance.

As no mention has been made in the letter from the College to the further requirement of the demountable buildings requested to be approved, and as it is not considered prudent to approve of such buildings in the absence of compliance with the original conditions, it is recommended that additional demountable buildings be the subject of a further report should they still be required by the College.

Recommendation

- A. That Arndell College be advised that Condition Nos 14, 18 & 19 of Development Consent No 402/89 are not waived at this time, however, that compliance with the conditions will only be required by Council should it become evident to it that the school is not operating satisfactorily without such conditions being complied with.
- B. That additional demountable buildings be the subject of a further report should they still be required by the College."

Report to Ordinary Meeting - 12th February, 1991.

"Council is referred to Item 16 in the Planning and Development Section of the General Purpose Committee. It was not known at the compilation of the report that demountable buildings in question had already been placed on site shortly before Christmas.

Mr Laffin of the College has been spoken to by the Manager of Town Planning who advises that because of the letter submitted, which was reported to the Committee, and the fact that there was no Council meeting between the time of receipt of the letter and the Committee meeting, it would not be untoward to place the buildings on site pending Council's resolution. The matter has been further complicated by there being a misunderstanding, possibly by both parties, in a conversation between Mr Laffin and the Manager of Town Planning prior to the placement of the demountable buildings.

An adjoining owner, Mr Lees, has raised a further complaint about the operation of the school and to allow him to convey his concerns, it is felt

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that the matter should not be determined, but presented to the next General Purpose Committee with an invitation to Mr Laffin and Mr Lees to address the Committee.

IT IS RECOMMENDED THAT consideration of the demountable buildings and the waiving of certain conditions of consent be presented to Council's General Purpose Committee of 26th February, 1991, for further consideration and that Mr Laffin and Mr Lees be invited to address the Committee should they so desire."

The recommendation to the General Purpose Committee of not requiring compliance with certain conditions but reserving the right of enforcement was made on the assumption that the additional demountable classrooms were not already on site. As mentioned in the previous report there appears to have been a misunderstanding between Mr Laffin and the Manager of Town Planning concerning placement of the classrooms on site.

Notwithstanding however, the original School approval was in relation to 50 pupils and as there is now 100 including a doubling of the teacher numbers, it is not unreasonable to expect an increase in traffic. It is felt, therefore, that conditions 14, 18 and 19 which relate to traffic should be required and that a reasonable time be given for such compliance.

The report to Council's meeting of 13th November, 1990, recommended approval subject to conditions and as the development then proposed is now existing, the outstanding development application should be determined.

Recommendation

That development consent to establish 3 (three) additional portable classrooms be approved subject to:

1. The compliance with Conditions 14 & 18 of Development Consent No. 402/89, by the 31st July, 1991.
2. The compliance with Condition No 19 of Development Consent No 402/89, by 31st April, 1991 (ie, payment of an amount of \$1094) (one thousand and ninety four).
- 3-5 Standard Conditions (Das) 31, 100 and 102.
6. Further landscaping is to be carried out along the southern and western sides of the proposed portable classrooms. Such landscaping is to include advanced, quick growing trees and shrubs. Details to be submitted with the building application. Such landscaping is to be completed prior to the occupation of the building.
7. Standard Condition (Das) 73.

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8. Provision of additional on-site water storage to the requirements of the Manager of Environment and Building Services. In this regard, an additional capacity of 40,000 (forty thousand) litres is to be provided.
9. The floor levels of the portable classrooms to be at or above 15.2 (fifteen point two) metres, Australian Height Datum.
10. The school is to cease operation and all temporary buildings etc. are to be removed from the site by 1st February, 1993.
11. Payment of a contribution of \$1,165 (one thousand one hundred and sixty five) towards the maintenance of the access road from Cattai Road as from 28th February, 1991 and payable by 31st April, 1991.

ITEM 13: (File LEP 1/91)

SUBJECT: REVIEW AND AMENDMENT OF HAWKESBURY
LOCAL ENVIRONMENTAL PLAN 1989

REPORT (M.T.P.)

Introduction

Over the past twelve months, the control of different types of land uses has been adequately covered by Hawkesbury Local Environmental Plan, 1989 (HLEP 1989). In fact the structure and brevity of this planning instrument, in comparison to other local environmental plans in other local government areas, has assisted lay people and professionals alike in assessing rules for what can or cannot be done on a parcel of land.

The first twelve months of using HLEP 1989 has also shown that there are anomalies and omissions in the wording of the instrument as well as opportunities to improve the planning instrument.

This report recommends changes to the wording of HLEP 1989 as well as recommending that the zoning on a number of parcels of land be amended to reflect their current or potential use (ie spot rezonings).

Amendments to wording of Instrument

Additional Prohibited Development

Warehouses are currently permissible in all the Rural and Environmental Protection zones. By definition warehouses store goods pending distribution to the retail trade. They are more appropriately located in industrial areas where roads and fire fighting services are better equipped to handle such uses.

Warehouses also have the potential to be bulky and to detract from the rural character of an area. Sheds for agricultural uses (eg orcharding, turf farming) would not be affected by this prohibition as they are ancillary to the agricultural use of the land.

Numerous complaints have also been received from residents in the St Albans area regarding the application of fertiliser on the common which is zoned Environmental Protection (Wetlands). Initial discussions with environmental scientists in the Water Board and the Department of Planning confirm that the application of fertilisers such as superphosphate can be harmful to the ecology to the wetlands. Further expert information needs to be obtained in this regard and the exhibition of this prohibition in a draft plan will assist in eliciting expert and public opinion.

Abattoirs and stock and saleyards are permissible in the General Industrial 4(a) zone. Recent experience with these types of uses has shown that they are more appropriately located in rural environs where environmental impacts can be better assimilated.

Subdivision

HLEP 1989 contains a clause which allows subdivision by "adjustment" of boundaries. Recent legal opinion has indicated that the word "adjustment" is restrictive and that to meet Council's aims to promote better subdivision layout it is recommended that the clause be altered to read "adjustment and relocation". Council has previously resolved to do this.

Development adjoining main or arterial roads

Clause 22 of HLEP 1989 prohibits a number of uses on main or arterial roads on the grounds of traffic volume and safety. It is recommended that warehouses be added to the list of prohibited uses.

Development of flood liable land

Clause 25 of HLEP 1989 contains an inconsistency in that, in one part of the clause, buildings cannot be erected on any land below the 1 in 10 year flood level. Yet in a later part of the clause, buildings apart from dwellings and residential flat buildings, are permissible. Given the recent frequent incidences of flooding and subsequent damage it is not in the community's interest to allow the erection of building on highly flood prone land.

Aircraft noise

The current clause is worded in such a way that Council cannot approve development unless it is satisfied that the design of the development complies with Australian Standard 2021. This clause was inserted into HLEP 1989 at the behest of the Department of Planning. This constraint in the way the clause is

worded means that developers need to supply detailed drawings at the development application stage which show noise amelioration measures in accordance with Australian Standard 2021. At times an acoustic consultant's report is required. In some cases, this "up front" expense deters developments especially those of a small scale such as villas and townhouses from proceeding, given that there is no certainty that the proposal will be approved by Council on merit considerations.

This clause also causes discrepancies in development standards in the City's residential zones. That is, development consent for dwelling houses is not required in Richmond, Windsor, North Richmond and McGraths Hill. The noise mitigation measures are enforced at building application stage and are based on the practical application of Australian Standard 2021 rather than a statutory interpretation. Again, this shows that those developments requiring development consent have a higher expenditure up front than those developments that do not require development consent. This situation is resented in the development industry and places pressure on Council to use State Environmental Planning Policy No 1 to circumvent the mandatory requirements of Clause 37. The continued enforcement of Clause 37 has the potential to undermine Council's Urban Consolidation Initiatives in all of the City's residential zones which are affected by aircraft noise.

The Department of Planning was advised of Council's concerns and has responded by stating that it does not favour removal of the development standard but does require that any consent in the noise affected area be conditioned so that a building application for any building erected on the land demonstrates that the indoor noise levels shall comply with Australian Standard 2021.

Again this is inconsistent with Council's approach for dwelling houses where it is left to the discretion of the Manager of Environment and Building Services for the level of noise mitigation required. It is recommended that the Department of Planning be requested to review its advice as it is only shifting the problems further down the development pipeline and that the current clause be amended to read as follows:

"Council shall take into consideration Australian Standard 2021 (Acoustics - Aircraft Noise Intrusion - Building Siting and Construction) prior to determining development applications for those sites which are subject to aircraft noise as defined on the maps supplied by the Department of Administrative Services".

Heritage Items

There are 460 heritage items identified in the City. Some of the property descriptions are incorrect on these heritage items. It is recommended that where necessary property descriptions for heritage items be corrected.

Spot Rezoning

(1) *Mitchell Park*

Advice has been received from the National Parks and Wildlife Service that Mitchell Park is now a State recreation area. Accordingly it is recommended that the zoning be changed from Open Space - Existing Recreation 6(a) to Nature Reserve 8(a).

(2) *Part Portions 84, 85, 86 Corner of Hobart and Windsor Streets, Richmond*

A request has been received from the Metropolitan Lands Office to rezone the above land from Residential 2(a) to Light Industrial 4(b). The land is adjacent to other Light Industrial land and is severely affected by aircraft noise. A development control plan for part portions 84, 85, 86 as well as for adjoining land would have to be prepared as there are drainage and access problems in the area.

(3) *Mileham Street, Windsor - Part Lot 1, DP 561271, Lots 6 and 7, Section A, and Lot 1 DP 534653*

These lots are currently zoned Residential 2(a) however land behind them is zoned for Light Industrial purposes. Two of these lots are already developed for industrial purposes (Monaghans Building Supplies) and the remainder have a decreased residential amenity as a result of the proximity of industrially zoned land.

(4) *Road Widening - Corner Forbes and Macquarie Streets, Windsor*

The Roads and Traffic Authority have advised Council that they have purchased part of Lot 2 DP 412467 for the purpose of future roundabout.

(5) *Macquarie Street, Windsor - Lots 1 and 2 DP 194242 and part Lot D, DP 748779*

These three lots are currently zoned Residential 2(c). They are included in the redevelopment plan for the new Hawkesbury Hospital.

(6) *Hawkesbury Showground*

Reported elsewhere in this business paper is the likelihood of National Livestock Brokers transferring their operation to part of the showground land.

Recommendation

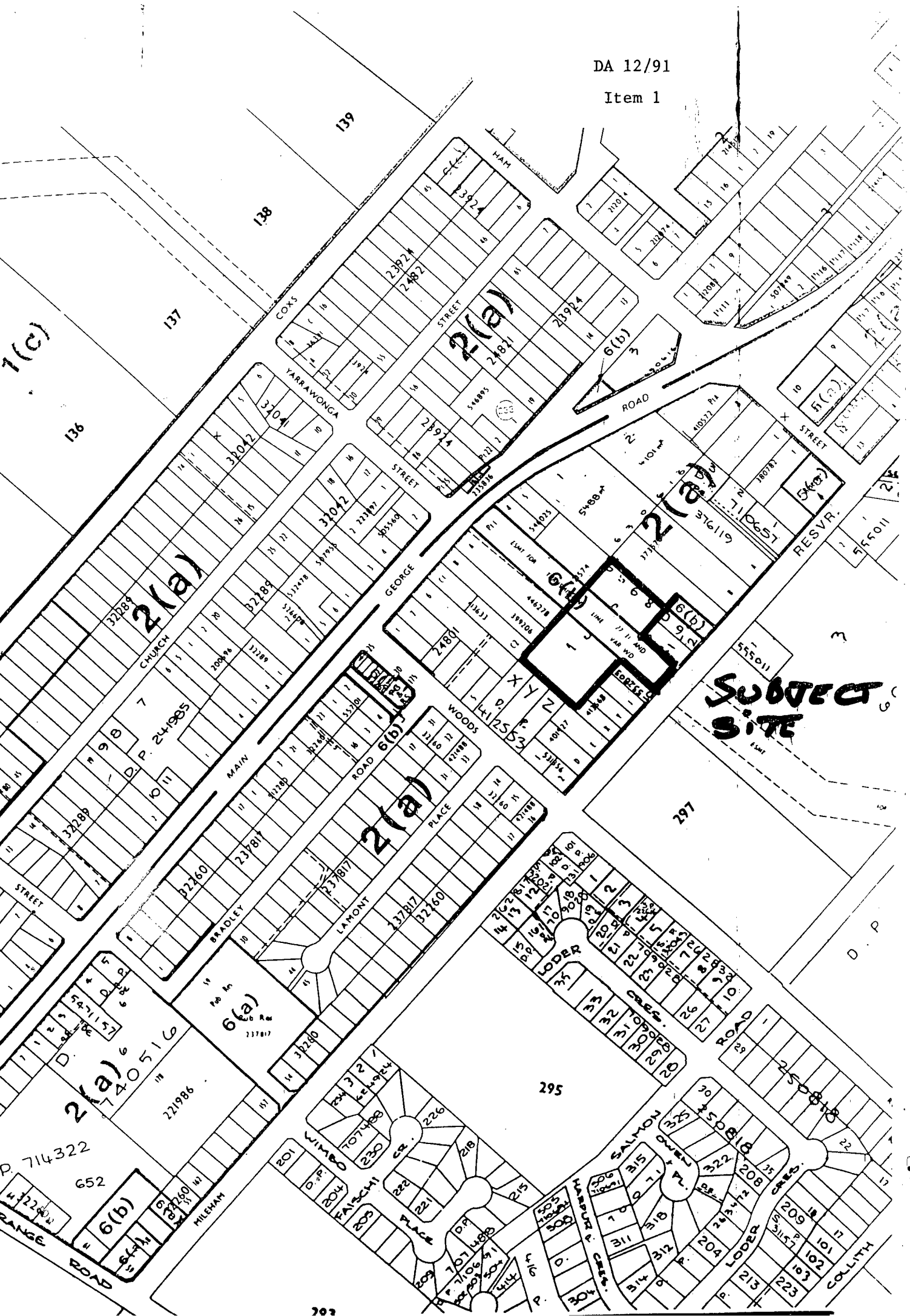
That Hawkesbury Local Environmental Plan, 1989 be amended as follows:

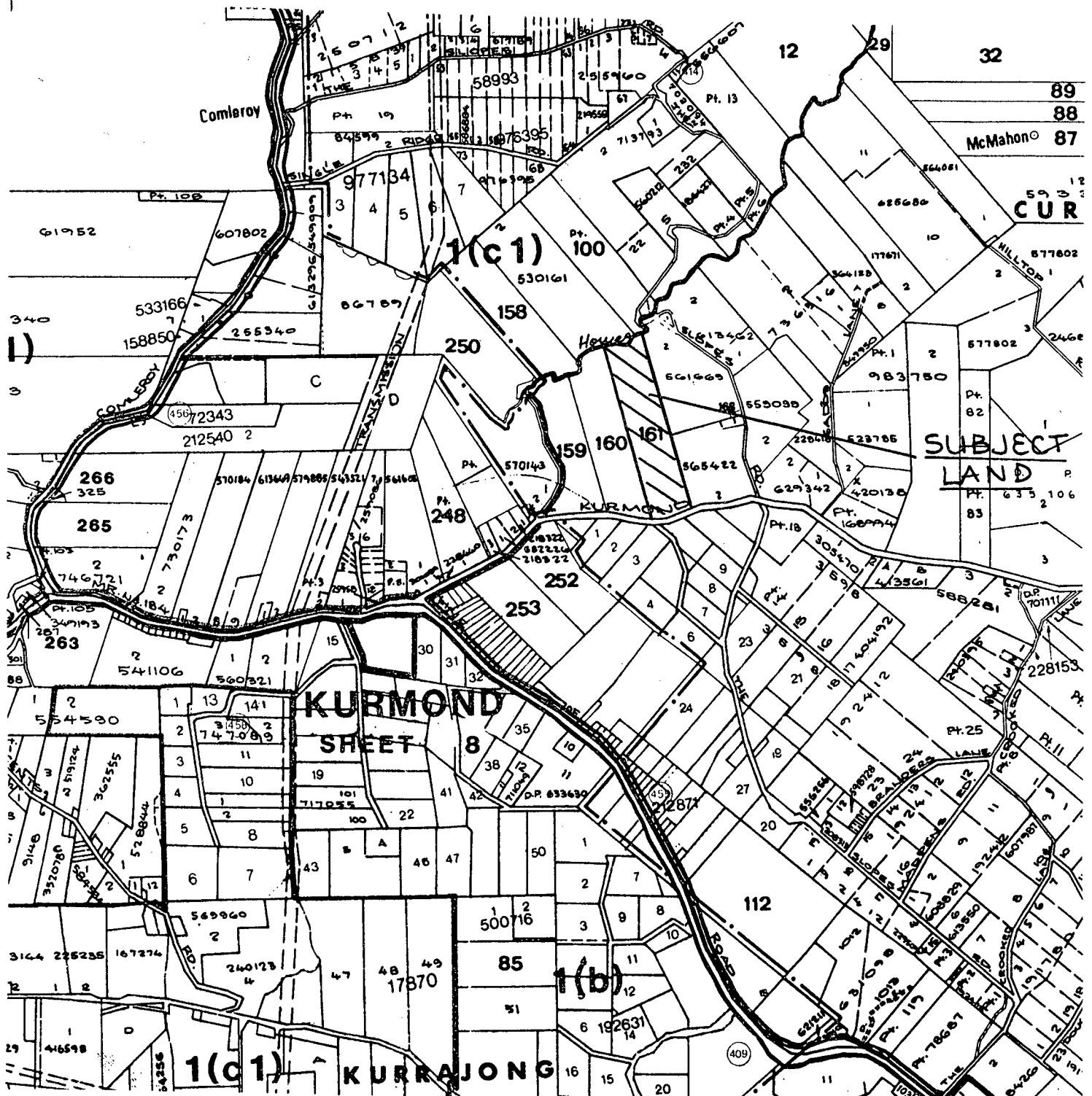
- A. Warehouses be prohibited in rural and environmental protection zones.
- B. The application of fertiliser be prohibited in the Environmental Protection (Wetlands) zone.
- C. Stock and saleyards and abattoirs be prohibited in the General Industrial 4(a) zone.
- D. The adjustment of boundaries clause be altered to read "adjustment and relocation".
- E. Warehouses be added to the list of prohibited uses on main and arterial roads.
- F. The erection of buildings below the 1 in 10 year flood level be prohibited.
- G. The Department of Planning be requested to review its advice in relation to AS2021 and the current clause be amended to read as follows:

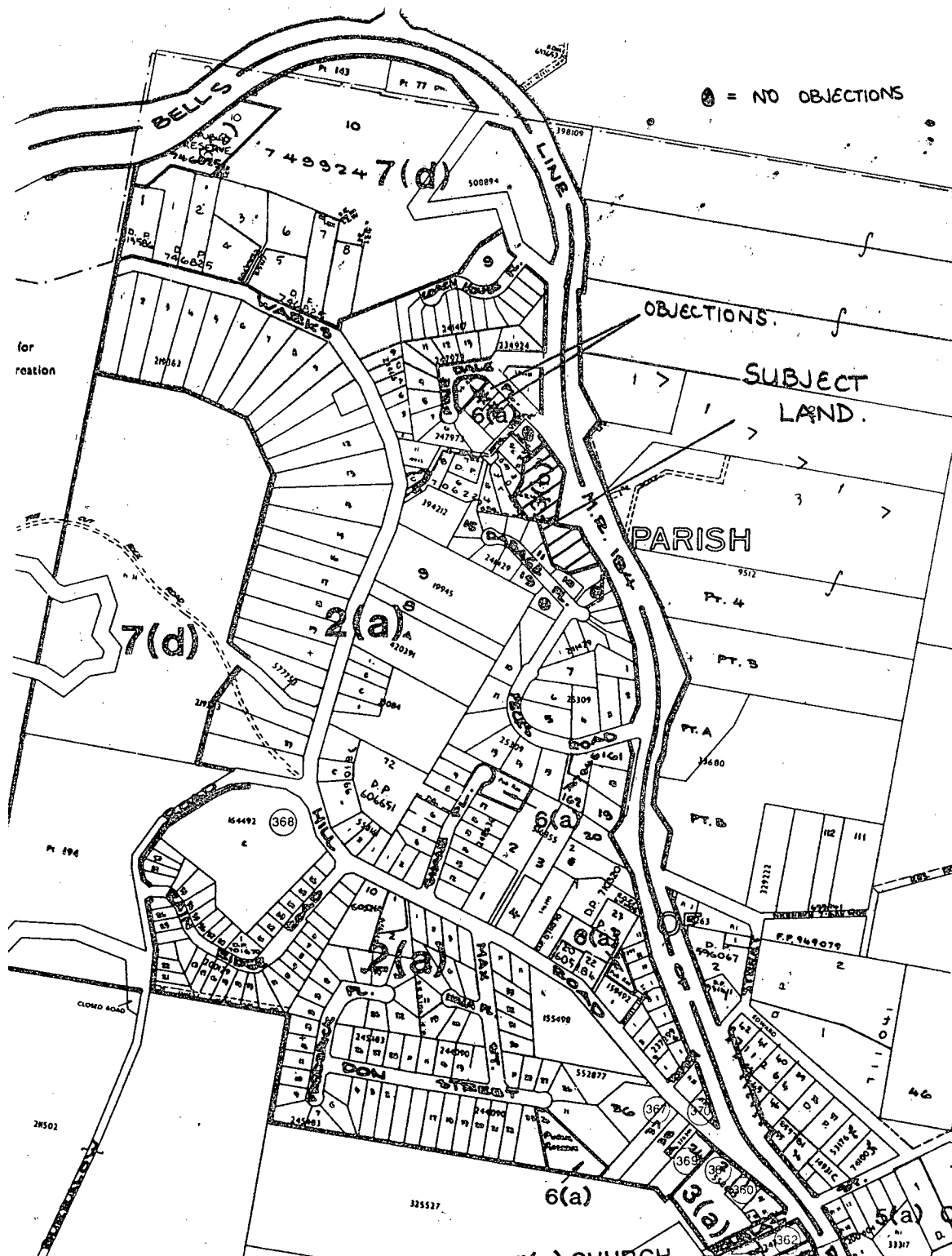
"Council shall take into consideration Australian Standard 2021 (Acoustics - Aircraft Noise Intrusion - Building Siting and Construction) prior to determining development applications for those sites which are subject to aircraft noise as defined on the maps supplied by the Department of Administrative Services".

- H. Where necessary property descriptions for heritage items be corrected.
- I.
 - (1) The zoning of Mitchell Park be changed from Open Space - Existing Recreation 6(a) to Nature Reserve 8(a).
 - (2) The zoning for Part Portions 84, 85 and 86, Corner of Hobart and Windsor Streets, Richmond be changed from Residential 2(a) to Light Industrial 4(b).
 - (3) Land being part Lot 1, DP 561271, Lots 6 and 7, Section A, and Lot 1 DP 534653 Mileham Street, Windsor, be rezoned from Residential 2(a) to Light Industrial 4(b).
 - (4) The road widening at the Corner of Forbes and Macquarie Streets, Windsor, be shown on the appropriate position on the lot.
 - (5) The zoning of Lots 1 and 2, DP 194242 and Part Lot D, DP 748779 Macquarie Street, Windsor be changed from Residential 2(c) to Special Uses 5(a) - Hospital.
 - (6) Part of the land at Hawkesbury Showground be appropriately zoned to allow the use for stock and saleyards.

Item 1

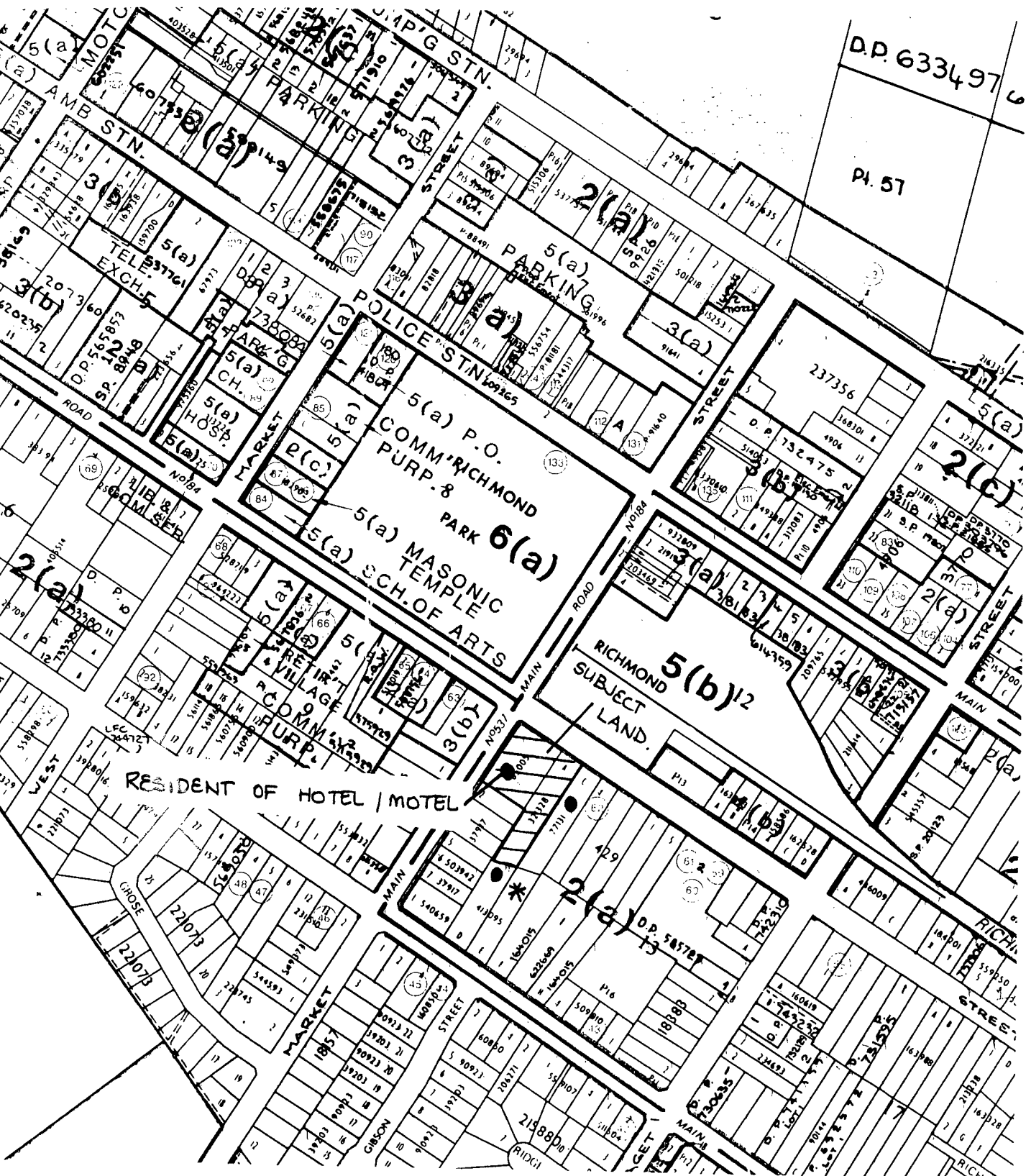






2697 (W)

Item 8



* OBJECTION

● LETTER OF SUPPORT

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 - 26/2/91

ITEM 1: CASH EXPENDITURE WARRANT NO. 1/1991

SUMMARY - Accounts Paid

General Fund Nos.	93656 - 94000, 1 - 70	5,797,089.97
Trust Fund Nos.	8237 - 8263	399,756.11
FID General Fund	469007 - 469022	3,436,745.21
98P General Fund	640527 - 640536	3,900,000.00
FID Trust Fund	425401 - 425402	1,000,000.00
98P Trust Fund	25401 - 25403	<u>88,004.68</u>
		14,621,595.97

CERTIFICATE BY CLERK

This Warrant, a copy of which was submitted to each member of the Council on 21st February, 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 fourteen million six hundred and twenty one thousand five hundred and ninety five dollars and ninety seven (\$14,621,595.97) which have been paid, was submitted to the General Purpose Committee - Finance Section, on 26th February, 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. 1/1991 submitted to the meeting of the General Purpose Committee - Finance Section, of the Council of the City of Hawkesbury to be held on 26th February, 1991.

.....
Mayor

.....
Town Clerk/General Manager

General Purpose Committee - Finance - 26/2/91

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 26TH FEBRUARY, 1991.

ACCOUNTS PAIDGENERAL FUND

CHQ	PAYEE	DETAILS	AMOUNT
92639	Cancelled Cheque	Warrant 11/1990	79.00-
93656	Windsor Court House	Summons Fees	40.00
93657	G & J Horswell & Sons	Waste Removal	28136.55
93658	Local Government Invest Serv	Investment	245000.00
93659	S M McMahon	Land Purchase	63061.57
93660/			
93671	Cancelled Cheques		
93672/			
93695	Employees	Salaries & Wages	76195.51
93696	Commonwealth Banking Corp	Loan Repayment	1878723.95
93697	Dept of Bush Fire Services	Loan Repayment	15291.55
93698	NSW Fire Brigades	Contribution	4552.43
93699/			
93778	See Warrant 12/1990		
93779/			
93791	Employees	Salaries & Wages	90229.28
93792	Roads & Traffic Authority	Registration	303.00
93793	Greentoes Nursery	Plants	3665.30
93794	H'bury City Cncl Petty Cash	Petty Cash	429.55
93795	I & S Miller	Plant Hire	1011.00
93796	Employees	Salaries & Wages	365.77
93797	Servants Expenses	Servants Expenses	193.04
93798	Water Board	Water	160.00
93799	Windsor River Cruises	Brochures	147.00
93800	Water Board	Certificate Fees	130.00
93801/			
93813	Employees	Salaries & Wages	107574.36
93814	Abbott Tout Russell Kennedy	Legal Fees	160.00
93815	Australian Posters Pty Ltd	Bus Shelter	2850.00
93816	Mark Burton	Entertainment	150.00
93817	David Dent	Refund	350.00
93818	Gloria Wilson	Refund	150.00
93819	Anne-Marie Elias	Refund	150.00
93820	Halpins Quarrys Pty Ltd	Sandstone	15976.30
93821	Campton Electrics	Electrical Work	1700.00

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

General Purpose Committee - Finance - 26/2/91

93822	Employees	Salaries & Wages	58,54
93823	The Copper Dog Pet Shop	Pet Food	42.74
93824	Diverse Computer Systems	Plant Parts	75.00
93825	S Davies & C Watts	Stock Impounding	1664.83
93826	Hawkesbury City Council	Transfer	45216.44
93827	Hawkesbury Hydraulics	Plant Repairs	476.40
93828	Industrial Mowers Pty Ltd	Plant Parts	94.40
93829	Jamie Burden	Contract Payment	2991.00
93830	Kingston Industries Pty Ltd	Contract Payment	136837.80
93831	Laurence & Laurence	Legal Fees	190.70
93832	Margaret Way	Refund	80.50
93833	National Australia Bank	Loan Repayment	26222.66
93834	T Cassidy	Photos	100.00
93835	Public Authorities Super Board	Loan Repayment	47380.03
93836	Public Auth.Securities Trust	Loan Repayment	4893.51
93837	Readymix-Farley	Sandstone	2881.00
93838	Readymix Group	Gravel	7335.59
93839	Remington & Co	Stationery	5000.00
93840	Scotts Road Sealing Service	Roadworks	21287.37
93841	Mr C Sciberras	Car Removal	244.00
93842	Shan-Way	Office Supplies	982.91
93843	Shaddick Baker Paull & Gubbays	Legal Fees	200.00
93844	Stillwell Trucks (Sydney)P/L	Plant Parts	180.50
93845	Su-Bret	Plaques	273.85
93846	Telecom Australia	Telephone	21024.93
93847	TLE Electrical Pty Ltd	Electrical Parts	1376.86
93848	Windsor Court House	Summons Fees	225.00
93849	Windsor Toyota	Plant Parts	35.92
93850	Wilson Catering	Hall Hire	3316.12
93851	Mrs Anderson	Refund	15.00
93852	Robyn Arnold	Refund	180.00
93853	B Furner	Refund	110.00
93854	N N Luker	Refund	7.00
93855	N D Mulvaney	Refund	155.00
93856	Sydney City Council	Long Service Leave	2518.53
93857	Mrs Strom	Refund	8.60
93858	John Shanahan	Refund	150.00
93859	Shaddick Baker Paull & Gubbays	Legal Fees	2841.20
93860	K Tolson	Land Settlement	291289.26
93862	Elf Farm Supplies P/L	Land Settlement	475301.38
93863	G C Laughton	Plant Hire	2656.00
93864	Employees	Salaries & Wages	12560.90
93865	National Australia Bank	Loan Repayment	13358.33
93866/			
93880	Employees	Salaries & Wages	113065.03
93881	Abbott Tout Russell Kennedy	Legal Fees	3439.75
93882	Australian Taxation Office	Fringe Benefits Tax	3337.00

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

General Purpose Committee - Finance - 26/2/91

93883	Halpins Quarrys Pty Ltd	Sandstone	15097.99
93884	Greg Bailey	Contract Payment	853.70
93885	Bridgestone Australia Ltd	Tyres & Repairs	111.59
93886	Brisen Holdings Pty Ltd	Contract Payment	1206.95
93887	Marko Basic	Pool Repairs	172.50
93888	Buttsworth Contracting	Contract Payment	1435.21
93889	Craft Locksmith & Alarm	Locks & Keys	91.00
93890	Annette Emerton	Child Care Activities	300.00
93891	FAI Insurance Group	Insurance	500.00
93892	Fitzgerald Motors Pty Ltd	Plant Parts	24.95
93893	GBC Australia Pty Ltd	Office Equipment	2865.00
93894	Genasys II Pty Ltd	Computer Software	9033.30
93895	GeneralAuto Instrument Service	Plant Repairs	468.98
93896	Gestetner Pty Limited	Child Care Equipment	224.62
93897	Peter Gibbs	Contract Payment	853.71
93898	G & J Horswell & Sons	Waste Removal	2958.03
93899	Gordon Robilliard & Associates	Legal Fees	20.00
93900	Graphic Imports Pty Ltd	Office Equipment	5019.50
93901	Grose Wold Bush Fire Brigade	Plant Parts	11.21
93902	Cancelled Cheque		
93903	Cancelled Cheque		
93904	Cancelled Cheque		
93905	Hayes Bros & Co Pty Ltd	Hardware	129.00
93906	Mark Hayes Auto Electrical	Electrical Work	12.00
93907	Hire Power Pty Ltd	Plant Hire	100.00
93908	Hi-Torque	Plant Repairs	3715.46
93909	Hi Tech Brake & Clutch P/L	Plant Parts	477.50
93910	G C Laughton	Plant Hire	1632.00
93911	Lemar Microfilm Services	Microfilm	16215.50
93912	Liquid Air Australia Limited	Cylinder Rental	103.80
93913	P W & L Mayor	Plant Hire	1224.50
93914	McKinlay Morgan & Assoc P/L	Professional Fees	2360.00
93915	Moh-Tel Distributors	Child Care Equipment	204.62
93916	Craig Mortons Photo Shop	Photos	61.60
93917	National Drafting Industries	Office Supplies	214.32
93918	Petbarn Pty Ltd	Dog Pound Supplies	412.05
93919	D Petrikas	Contract Payment	3101.50
93920	Prospect County Council	Electricity	74742.33
93921	Prospect Electricity	Loan Repayment	340.00
93922	Rallin Excavations	Demolish Building	500.00
93923	Readymix Group	Gravel	1849.81
93924	Realistic Security	Security Installations	1975.00
93925	Richmond Court House	Summons Fees	440.00
93926	Roads and Traffic Authority	Ferry Maintenance	746.70
93927	Safety Kleen	Service Machine	204.20
93928	M P Schultz Excavations	Plant Hire	1980.50
93929	Settlers Arms Inn	Fuel Supplies	129.00

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

General Purpose Committee - Finance - 26/2/91

93930	Shaddick Baker Paull & Gubbays	Legal Fees	497.22
93931	Southern Cross Machinery P/L	Plumbing Supplies	2525.00
93932	TL & MA Stokes	Milk Supplies	78.72
93933	St Albans Bush Fire Brigade	Fuel Supplies	74.00
93934	Steel Post & Rail Pty Ltd	Park Seats	1600.00
93935	Mirror Australian Telegraph	Advertising	717.98
93936	Telecom Australia	Telephone	36.69
93937	Telecom Australia	Telephone	796.73
93938	Texel Pty Limited	Air Cond. Maintenance	525.23
93939	Trade News Corporation	Advertising	555.00
93940	Waddell Earthmoving	Plant Hire	1151.00
93941	Waste Management Authority	Registration Fees	75.00
93942	Western Air Cleaner Services	Plant Parts	109.70
93943	Western Clutch Service	Plant Repairs	1265.00
93944	Windsor Court House	Summons Fees	40.00
93945	Windsor Exhaust Centre	Plant Parts	300.00
93946	Windsor Turf Supplies Pty Ltd	Turf Maintenance	1670.00
93947	Wyuna Wholesale Nursery P/L	Plants	945.50
93948	Young & Green Pty Ltd	Plant Parts	158.50
93949	John Young Holden	Plant Purchase	1636.25
93950	Australia Live	Aust. Day Entertainment	800.00
93951	D L Bartlett	Refund	75.00
93952	Givens Emerson	Public Liability Claim	470.50
93953	Gells	Refund	18.00
93954	General Motors	Training course fees	150.00
93955	Genacivil Users Group	Subscription	50.00
93956	U Oldfield	Child Care Activities	192.50
93957	Cancelled Cheque		
93958	Cancelled Cheque		
93959	A I Simon	Reimburse Travel Costs	189.00
93960	Brambles International Freight	Freight	2450.00
93961	State Authorities Super Board	Wage Deductions	73383.04
93962	Hawkesbury City Council	Transfer	8200.00
93963	Hawkesbury River Plumbing	Plumbing Equipment	974.60
93964	Hawkesbury Hydraulics	Plant Repairs	222.34
93965	P W & L Mayor	Plant Hire	5990.00
93966	Waddell Earthmoving	Plant Hire	4461.50
93967	K Roby	Aust Day Entertainment	300.00
93968	Sound Installations	Sound Equipment	150.00
93969	Ware's Livery Stables	Entertainment	150.00
93970	A E Baker & Co	Hardware	2169.64
93971	Barron & Pope Pty Ltd.	Contract Payment	26794.15
93972	Bennett & Wood Autoparts	Plant Parts	56.00
93973	Blue Circle Southern	Lime	482.40
93974	Credit Reference Assoc of Aust	Report Fees	15.50
93975	Dr F M Fenton	Compensation Claim	242.00
93976	Featherdale Wildlife Park	Child Care Activities	390.00

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

General Purpose Committee - Finance - 26/2/91

93977	L J Follington	Plant Hire	504.00
93978	Alan Greentree	Contract Payment	11650.16
93979	Hawkesbury City Council	Transfer	561.44
93980	Hawkesbury Newspapers	Advertising	7329.51
93981	H'bury City Cncl Petty Cash	Petty Cash	334.97
93982	Heritage Council of NSW	Application Fees	10.00
93983	King Gee Clothing Company	Safety Clothing	142.60
93984	Kurmond Vet Clinic	Veterinary Care	68.80
93985	Lanier (Aust) Pty Ltd	Copier Rental	88.70
93986	G C Laughton	Plant Hire	544.00
93987	Local Govt Ind Training Comm	Conference Fees	650.00
93988	Local Govt. Eng. Association	Conference Fees	300.00
93989	J Lyons	Graffiti Removal	125.00
93990	I & S Miller	Plant Hire	760.25
93991	Real Estate Institute of NSW	Publication	35.50
93992	Roads & Traffic Authority	Section 12 Certificates	555.00
93993	J & M Romano	Contract Payment	7343.68
93994	M P Schultz Excavations	Plant Hire	973.50
93995	Telecom Australia	Telephone	36.69
93996	Telecom Australia	Telephone	36.69
93997	E Tuckwell	Compensation Claim	48.50
93998	University W-Syd, Hawkesbury	College Fees	130.36
93999	Waddell Earthmoving	Plant Hire	6739.50
94000	P F Dwyer	Refund	51.73
1	Art in Print	Printing	16135.00
2	Ashdown Enterprises	Ferry Maintenance	185.50
3	Asphalite Systems	Plant Hire	8977.50
4	BHB Printing Pty Ltd	Printing	3530.77
5	Celgor Pty Ltd	Plant Hire	7600.00
6/			
19	Employees	Wage Deductions	154701.88
20	Fire Fighting Enterprises	Service Extinguishers	2439.36
21	Foto Riesel	Film	898.00
22	GeneralAuto Instrument Service	Plant Repairs	121.48
23	Hawkesbury Hydraulics	Plant Repairs	113.90
24	Hayes Bros & Co Pty Ltd	Hardware	127.10
25	D J & B C Lord	Plant Hire	1762.50
26	MacQuarie Towns Glass	Glass	193.00
27	Moh-Tel Distributors	Child Care Equipment	58.74
28	Nashua Northwest	Copier rentals	23.83
29	E & L Palmer	Contract Payment	2530.38
30	P & L Commercial & Mercantile	Legal Fees	83.00
31	Roads and Traffic Authority	Ferry Maintenance	1489.73
32	M P Schultz Excavations	Plant Hire	1003.00
33	W G Scott	Professional Fees	300.00
34	Shorco Hire Pty Ltd	Plant Hire	1365.28
35	Jack Simpson Fuel Supplies	Fuel Supplies	249.73

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

General Purpose Committee - Finance - 26/2/91

36	Mrs Davina Smith	Agistment	80.00
37	South Windsor Pharmacy	Photo Development	366.28
38	TL & MA Stokes	Milk Supplies	58.20
39	Rod Taylor Motor Trimmer	Plant Repairs	62.00
40	Teerman Newton Pty Ltd	Professional Fees	1952.00
41	Ray Thomas	Telephone Rental	36.69
42	Water Board	Water	1544.36
43	Water Board	Application Fees	200.00
44	Windsor Court House	Summons Fees	40.00
45	Wilson Catering	Hall Hire	3295.92
46	WSROC Group Apprentices	Membership Fees	302.00
47	Mrs J Taylor	Refund	4.00
48/			
69	Employees	Salaries & Wages	110175.11
70	Advance Bank	Investments	1350000.00
99984	Commonwealth Bank	Fees & Charges	511.09

GENERAL FUND TOTAL

5797089.97

TRUST FUND

8237	Cancelled Cheque	Warrant 12/1990	3796.00-
8242	Local Government Invest Serv	Investment	390000.00
8243	Building Services Corporation	Contribution	9388.75
8244	Hawkesbury City Council	Transfer	761.25
8245	Long Homes by Orlit Pty Ltd	Refund	202.11
8246	J Burne	Refund	100.00
8247	B Bartlett	Refund	115.00
8248	Clancys Food Stores	Refund	700.00
8249	A B Combe	Refund	100.00
8250	M Drum	Refund	100.00
8251	B Furner	Refund	115.00
8252	Mr/s Griffijn	Refund	100.00
8253	Mr & Mrs Hession	Refund	200.00
8254	B Kernaham	Refund	230.00
8255	K G Miller	Refund	50.00
8256	R J Morrison	Refund	200.00
8257	Paravans	Refund	230.00
8258	M & L Reardon	Refund	200.00
8259	J V Reynolds	Refund	230.00
8260	P Rigg	Refund	100.00

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

General Purpose Committee - Finance - 26/2/91

8261	Mr & Mrs Simmons	Refund	100.00
8262	S Spours	Refund	230.00
8263	B E Walker	Refund	100.00

TRUST FUND TOTAL			399756.11
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FID GENERAL FUND

469007	Hawkesbury City Council	Transfer	1404955.84
469008	Hawkesbury City Council	Transfer	200000.00
469009	Hawkesbury City Council	Transfer	256000.00
469010	Hawkesbury City Council	Transfer	143000.00
469011	Hawkesbury City Council	Transfer	26630.14
469012	Hawkesbury City Council	Transfer	70000.00
469013	Hawkesbury City Council	Transfer	40000.00
469014	Hawkesbury City Council	Transfer	54784.87
469015	Hawkesbury City Council	Transfer	21574.36
469016	Hawkesbury City Council	Transfer	40000.00
469017	Hawkesbury City Council	Transfer	760000.00
469018	Hawkesbury City Council	Transfer	112000.00
469019	Hawkesbury City Council	Transfer	72800.00
469020	Hawkesbury City Council	Transfer	100000.00
469021	Hawkesbury City Council	Transfer	60000.00
469022	Hawkesbury City Council	Transfer	75000.00

FID GENERAL FUND TOTAL			3436745.21
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98P GENERAL FUND

640527	Local Government Invest Serv	Investment	850000.00
640528	Cancelled		
640529	Hawkesbury City Council	Transfer	1250000.00
640530	Cancelled		
640531	Hawkesbury City Council	Transfer	20000.00
640532	Westpac Banking Corporation	Investment	980000.00
640533	Westpac Banking Corporation	Investment	346000.00
640534	Hawkesbury City Council	Transfer	54000.00
640535	Hawkesbury City Council	Transfer	390000.00
640536	Hawkesbury City Council	Transfer	10000.00

98P GENERAL FUND TOTAL			3900000.00
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THIS IS PAGE SEVEN (7) OF SCHEDULE NO. ONE (1)

General Purpose Committee - Finance - 26/2/9198P BANK TRUST FUND

425401	Westpac Banking Corporation	Investment	990160.79
425402	Hawkesbury City Council	Transfer	9839.21

98P BANK TRUST FUND TOTAL			1000000.00
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FID A/C TRUST FUND

25401	Hawkesbury City Council	Transfer	48165.47
25402	Hawkesbury City Council	Transfer	30000.00
25403	Hawkesbury City Council	Transfer	9839.21

FID A/C TRUST FUND TOTAL			88004.68
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THIS IS PAGE EIGHT (8) OF SCHEDULE NO. ONE (1)

General Purpose Committee - Finance - 26/2/91

STATEMENT OF BANK BALANCES AND TOWN CLERK'S CERTIFICATE

STATEMENT OF BANK BALANCES AS AT 31-01-91

GENERAL FUND	DR.	294855.48
TRUST FUND	CR.	329304.66
	CR.	34449.18

FORM 2

GENERAL

Balance - Cash Account as at 31-12-90	DR.	1383713.25
Receipts for period ended 31-01-91	CR.	4675867.61
	CR.	3292154.36
Payments for period ended 31-01-91	DR.	5916601.38
	DR.	2624447.02
Unpaid accounts in office amount to		\$540000.00
Limit of overdraft arranged with bank		\$800000.00

TOWN CLERK'S REPORT

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

G.M. McCully,
Town Clerk/General Manager

General Purpose Committee - Finance - 26/2/91

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>
29 Days	15.02.91	12.05%	General Fund	390,000.00
183 Days	20.02.91	13.75%	General Fund	600,000.00
183 Days	20.02.91	13.75%	General Fund	500,000.00
30 Days	22.02.91	12.09%	Treatment Works	526,951.85
30 Days	22.02.91	12.09%	General Fund	463,208.94
30 Days	25.02.91	12.07%	Treatment Works	245,000.00
188 Days	28.02.91	13.75%	General Fund	530,000.00
185 Days	01.03.91	13.65%	Treatment Works	173,057.15
185 Days	01.03.94	13.65%	Sewerage Fund	321,088.00
185 Days	01.03.91	13.65%	General Fund	205,854.85
185 Days	01.03.91	13.65%	General Fund	300,000.00
187 Days	04.03.91	13.68%	General Fund	730,000.00
187 Days	04.03.91	13.68%	General Fund	100,000.00
129 Days	08.03.91	12.65%	General Fund	1,029,000.00
182 Days	13.03.91	13.20%	General Fund	285,000.00
99 Days	11.04.91	12.02%	Treatment Works	850,000.00
175 Days	13.05.91	12.37%	General Fund	566,407.39
180 Days	29.05.91	12.50%	General Fund	590,000.00

Term Deposits

89 Days	05.02.91	12.15%	General Fund	1,400,000.00
181 Days	06.03.91	13.63%	General Fund	1,850,000.00
118 Days	19.03.91	12.40%	General Fund	1,350,000.00
168 Days	01.05.91	12.14%	General Fund	1,400,000.00
175 Days	05.06.91	11.98%	Treatment Works	740,000.00
167 Days	12.06.91	11.98%	Treatment Works	750,000.00

Short Term Investments (Westpac)	General Fund	104,000.00
Short Term Investments (Advance)	General Fund	1,505,000.00

Australian Savings Bonds

01.02.91	12.25%	Workers Comp Board	200,000.00
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17,704,568.18

ITEM 2: (File GC 283/19)

SUBJECT: LEASE OF FARMLAND - WINDSOR PENINSULA

REPORT (T.C./G.M.)

Council at its Ordinary Meeting of 11th December, 1990 approved of the recommendation to lease 33 (thirty three) acres of farmland on Windsor Peninsula to Mr Robert Merritt.

Mr Merritt has subsequently advised that he is unable to accept Council's offer.

The land has been readvertised with an application being received from Mr Allen Ord of A A Turf. Given that the land is to be used for agricultural purposes, with the inherent problem of the time lag between sowing and harvesting of crops, it is considered appropriate to increase the term of the lease from one to two years with six months' written notice to terminate the agreement.

Recommendation

1. The lease of Lots X and Y, DP 162477 Pitt Street, Windsor be granted to Mr Allen Ord for a term of 2 (two) years with 6 (six) months' written notice by either party required to terminate the agreement. Following expiration of the term, tenancy will be reviewed biannually (ie every 6 (six) months).
2. Payment of monthly rental, determined in the first year of the term at \$255.00 (two hundred and fifty five) per calendar month, payable monthly in advance. The rental will be reviewed each annual anniversary in line with movements in the Sydney All Groups Consumer Price Index.
3. The lessee to pay Council rates plus all other public utility charges levied on the property.
4. The lease to rest on correspondence.

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ITEM 3: (File GT40/1 Pt1)

SUBJECT: LICENSING OF THEATRES AND PUBLIC HALLS

REPORT (M.E.B.S.)

The Local Government (Theatres and Public Halls) Amendment Act, 1989, has transferred the licensing functions of the majority of places of public entertainment (e.g. clubs, hotels, theatres, restaurants, community halls, amusement parlours and the like) from the Minister for Local Government to Council.

This Act requires Council to approve and inspect places of public entertainment and for this purpose the Local Government and Shires Associations of New South Wales have recommended a schedule of fees based upon the number of persons approved to be accommodated on the premises.

The recommended scale of fees is:-

Licensed Capacity	Fee
Up to 250 persons	\$120.00
251 - 500 "	\$150.00
501 - 750 "	\$225.00
751 - 1,000 "	\$300.00

Plus \$75 for each additional 1,000 persons or part thereof.

Recommendation

That Council adopt the abovementioned scale of fees for places of public entertainment for 1991 with such fees to be reviewed annually.

ITEM 4: (File GC 284/6 PT1)

SUBJECT: COMPENSATION - LOT 123 DP 774812, RIVERVIEW STREET, NORTH RICHMOND - D E UPTON AND A D MEACHIN

REPORT (T.C./G.M.)

Resumption of the subject land by Council was completed February 1990. Since that time negotiations have continued in relation to the compensation payable for the land.

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The former owners of Lot 123 have advised through their solicitors, Ashton Stedman, to accept Council's valuation of \$23,000.00 as compensation for the resumption of Lot 123, containing an area of 124.4 square metres. The lot forms part of the Council's pedestrian mall proposal in the North Richmond Commercial Area.

Recommendation

1. That Council pay \$23,000.00 (twenty three thousand) as compensation for the resumption of Lot 123 DP 774812 Riverview Street, North Richmond to D E Upton and A D Meachin.
2. That Council pay the reasonable legal fees of the former owners in relation to the payment of the compensation and the completion of the necessary agreement.
3. That Council erect a 1.8m (one point eight) high timber paling fence along the common boundary between Lots 123 and 124 when required by the owners of Lot 124 or when Council requires Lot 123 for its purposes.
4. That all necessary documents be executed under Seal of Council.

ITEM 5: (File GL20/29 PT1)

SUBJECT: LIBRARY - LONG OVERDUES

REPORT (C.L.)

The Library's Annual Report 1989 indicated that long overdue and procedures for their recovery would be the subject of a report to Council.

The Library Act provides for legal action to be taken in the case of recovery of long overdue but this must be balanced against costs.

All patrons with long overdue items are automatically "blocked" by the computer system and prevented from further borrowing. Any notices returned to the library because a patron has moved are checked by the Rates Section and occasionally a further follow-up can be made if a new address is found.

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The table below outlines losses for the period 1986 to 1990.

YEAR	NO BORROWERS	NO ITEMS	TOTAL ITEM COST
1986-87	404	954	\$7,228
1988	415	955	\$8,649
1989-90	395	922	\$8,607
TOTALS		2,831	\$24,484

To relate these losses to the library collection they can be measured either as a % of acquisitions for a given year or as a % of total stock.

For example the 1988 figure of 955 items represents 11% of the acquisitions for that year (8,272 items were acquired), but was 1% of the total library's collection.

The 1989/90 figures of 922 items represents 21% of 4,353 items acquired or 0.96% of the total collection.

It is not proposed to implement legal procedures at this time but to commence a systematic telephoning (when possible) of patrons with long overdue and to provide Council with a further report on the results of this process in 3 months. It is also proposed to seek advice concerning the listing of such patrons in Council's business paper.

The Metropolitan Chief Librarians' Committee (NSW) Sub-Committee on Defaulting Borrowers is currently investigating this problem and will be conducting a Statewide survey of public libraries in NSW in 1991 in order to ascertain the extent of the problem and the range of procedures in place to recover long overdue items.

Recommendation

The report on long overdue and proposed changes in procedure be adopted and that a further report on this matter be brought forward in 3 (three) months.

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ITEM 6: (File GM1/8 PT1)

SUBJECT: PLAIN ENGLISH IN COUNCIL DOCUMENTS

REPORT (C.L.)

Council received a Special Grant 1989/90 of \$13,000 for two projects from the State Government. \$10,000 had been indicated in the budget. The projects include:-

Information Service for Small Business	\$7,000
Adult Literacy Resources	\$6,000

Of the latter project, \$1,000 (one thousand) has been set aside, with permission from the Director, Public Libraries Branch & Extension Services, State Library, to fund a pilot project into the use of "Plain English" in Council's documents.

Professor Eagleson, University of Sydney, who is considered Australia's expert in this field, has agreed to assess some of Council's documents, and propose changes that will make them easier for the public to use.

The results of this pilot project will be the subject of a further report to Council.

Recommendation

That \$1,000 (one thousand) of the Special Grant 1989/90 be allocated to a pilot project into the use of "Plain English" in Council documents.

ITEM 7: (File GP110/10 PT1)

SUBJECT: LIBRARY'S ANNUAL REPORT 1990

REPORT (C.L.)

The Annual Report 1990 is distributed with this Business Paper. It includes the new organisational structure of the library and the format of this Annual Report has been altered to reflect this change.

1990 was a busy year for re-assessing the service and its direction and included the following:-

- Stocktake of Richmond Branch Library
- Users Survey

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- Periodical Survey and culling of collection
- New organisational structure approved November 1990
- Draft Collection Development Policy developed and placed on public exhibition November to December 1990
- Performance Measures further refined
- FOHL (Friends of Hawkesbury Library established in February at a public meeting. FOHL raised over \$1,100 which will be used to purchase door counters to record the number of persons using the libraries. This will enable one of the performance measures adopted to be implemented.

Major projects for 1991 include:-

- Stocktake of the Central Library
- Group instruction for the use of the CD ROM and promotion to the public
- Major weed of the adult lending collection
- Develop guidelines for the operation of the Business Information Service and submit to Council for adoption
- Conduct a workshop for training volunteers to assist the Local Studies Librarian to index the resources in Local Studies, such as the photographic collection

Recommendation

The Annual Report for 1990 be adopted and that the guidelines for operating the Business Information Service be the subject of a further report.

ITEM 8: GT50/6PT1

SUBJECT: RECREATION AND SHOWGROUND FACILITIES
CLARENDON

REPORT (TC/GM)

Over recent months there have been discussions with the executive of the Hawkesbury District Agricultural Association regarding development plans for the land at Clarendon. The Council has a thirty year lease on the land with a ten year option from the State Government approved by the Minister for Natural Resources.

The Metropolitan Lands Office representing the Minister advised some time ago when considering a proposed lease between the Council and the Agricultural Association that the area had been set aside for showground and public recreation with the Council as trustee for care, control and management. In this regard the area

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was to be developed and managed by the Council as a multi-use recreation facility and showground and that the Office was not prepared in any circumstances to recommend and approve on behalf of the Minister any exclusive lease of the whole of the area to the Agricultural Society.

Following the Council's consideration of the possible location of the saleyards in part of the Showground there was a meeting with the Regional Director of the Department of Lands in late December. The Department subsequently wrote indicating that for it to give the matter further consideration it requested from the Council:

- Further details of the proposal, including a revised concept plan for the showground incorporating the site for the National Livestock Brokers. Also a more detailed statement to show how such a commercial-type operation could be seen to integrate/complement other activities on the showground site.
- A revised staging/development cost programme for the next five to ten years so as to demonstrate the financial feasibility of the revised concept plan of the showground

The Department further advised that public comment would be sought at advertising stages in respect of both proposals being the Development Application stage and the Lease Agreement.

The Development Plan now proposed for the Council's approval varies from that originally adopted. Major changes have been the relocation of dressage areas due to the configuration required for that use, to a more central area adjacent to the show arena. The show arena itself, which is quite large, was originally proposed for ground sports during non Show times. There is some difficulty in having ground sports on areas used by animals. The Association indicates that the Show arena in the size currently established is that required for Show periods.

Judging and display areas are generally in accordance with the original plan although the major exhibit building that was to act as the basketball stadium during non Show periods has been relocated as previously approved to the railway end of the land. Provision has been made for nine touch football fields in two locations where these could also comprise three full size football fields if required. There have been representations from the Touch Football Associations for a ground, as they currently play on land belonging to the North Richmond Sporting Club.

Approximately 60% of the area has been regraded at considerable cost and subject to development. The remainder of the area presents a problem in development costs due to it being particularly flat. Part of this area is proposed to be utilised by the National Livestock Brokers who are not concerned about the site problems that they

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consider can be overcome. This will leave an area capable of providing a further six full size football fields if required. These could be considered as the demand arises and a comparison can be made of developing in this location as compared to others (Bensons Lane and North Richmond) on a location and cost basis.

In terms of future development, the Agricultural Association has indicated that additional display buildings, a possible grandstand and stable block could be provided as well as internal sealing of roads and providing hard surface parking as funds become available.

Should the Committee adopt the plan in principle, then discussions will be held with the National Livestock Brokers prior to the Ordinary Meeting and a further report submitted regarding the financial basis of their use.

Recommendation

That the plan for the proposed development of the area at Clarendon for recreation, showground and animal sales be approved.

ITEM 9: PK/136

SUBJECT: SPORTING CLUB - PROPOSED - WILBERFORCE

REPORT (T.C./G.M.)

Correspondence has been received from Mr Bruce Brown of Freemans Reach indicating that in October last year a public meeting was held at Wilberforce to judge the interest that could be shown towards the establishment of a Wilberforce and District Sports Club. The meeting was attended by 105 persons and represented a number of sports. As a result it was resolved to establish a sporting/recreation club in the Woodlands Park area for the residents of Wilberforce, Glossodia, Freemans Reach, Ebenezer and Sackville, with the club financially supporting existing sport played in the district (purchase of equipment, supply of uniforms, travel and coaching) that would encourage and assist in the development of other sporting codes in the area, eventually establishing tennis courts and a bowling green and, when financially possible, to take over the maintenance of the sporting complex at Woodlands Park.

A committee was elected as follows: Chairman - Bruce Brown, Vice Chairman - John Day, Treasurer - Willa Day, Secretary - Robert Hawkins, Publicity Officer - Michael Lydon, members - Angus McDonald, Robert Shepherd, John Stubbs, Bob Webb, Pauline McHenry, John Pickard and Gordon Taylor.

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The committee wishes to establish club premises in the Woodlands Park area with visibility of the playing fields. An area was indicated to several of the members, adjoining that proposed to be utilised for the Scouts. They have indicated that this is a suitable location and they have requested that Council indicate if it would be prepared to look at a long term lease to enable their facilities to be established. In the event of failure of the club at any time, the lease and all improvements on the site would revert back to the Council.

The Committee has also requested architectural assistance to design the club facilities and in preparing submissions for Government grants.

It is indicated that a proposed constitution of the club is being prepared and will be submitted to the Council when it is completed.

The concept outlined is similar to other clubs in the area and physically could fit on the area nominated. The proposal also fits in with the Council's objectives of establishing a sports council where there is increased responsibility including financial on the various sporting bodies. At this time it is recommended that the Council advise of its agreement in principle to the proposed establishment of the club on the land at Wilberforce subject to details of the subsequent constitution including a financial plan and that Council would assist with the design of a club and in preparing submissions for grants.

Recommendation

That Mr Bruce Brown be advised regarding the proposed sporting club at Wilberforce that Council concurs with the proposed principle and would be prepared to lease the required land subject to a satisfactory constitution and financial plan and that Council will assist with the design of the club and in preparing submissions for grants.

ITEM 10: GT130/1 PT1

SUBJECT: ACQUISITION OF LAND - PROPOSED - BLIGH PARK

REPORT (T.C./G.M.)

There is a proposed second commercial and community use site in the last stages of Bligh Park currently being completed. The total site is 2.42 hectares with 7,700.70 sq. metres required for community purposes and 1.643 hectares for commercial.

It would be proposed to integrate the physical design to ensure the best joint use of carparking and open space, with the community use to include those for youth, senior

citizens and child care. The extent and scale of the commercial facilities depends entirely on whether the area to the north of Bligh Park proceeds. It does not appear at this stage that the matter of the area proceeding for urban development will be decided by the State Government for some time due to the current discussions taking place regarding the flood levels. In these circumstances the Valuer has placed a valuation on the land of a highest and best use of residential. The total valuation of land is \$448,000.00 of which \$144,000.00 relates to the community use area and \$304,000.00 to the commercial area.

It is recommended that the Council approach the Department of Housing for agreement to it purchasing the whole of the site for \$304,000.00. The \$144,000.00 would form part of the Section 94 contribution from the joint venture.

The overall plan could then be prepared for the site with the community facilities proceeding as funds become available, and commercial development proceeding at some future time should this be a viable proposition, alternatively, the Council would hold an area suitable for medium density housing that would return the funds expended.

It is proposed that the acquisition come from the profits of the Bligh Park estate.

Recommendation

That Council request the Department of Housing to agree to a sale of the total site, to be provided for community use and commercial purposes, in Precinct 16 of the Bligh Park Estate, based on an overall integrated approach to its development with the sale price being \$304,000.00 (three hundred and four thousand). These funds being provided from the Bligh Park Estate income.