

Hawkesbury City Council Committee Business Papers

HAWKESBURY CITY COUNCIL

MISSION STATEMENT:

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

How Council Operates ...

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

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

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

Meeting Procedure ...

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

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

Public Participation ...

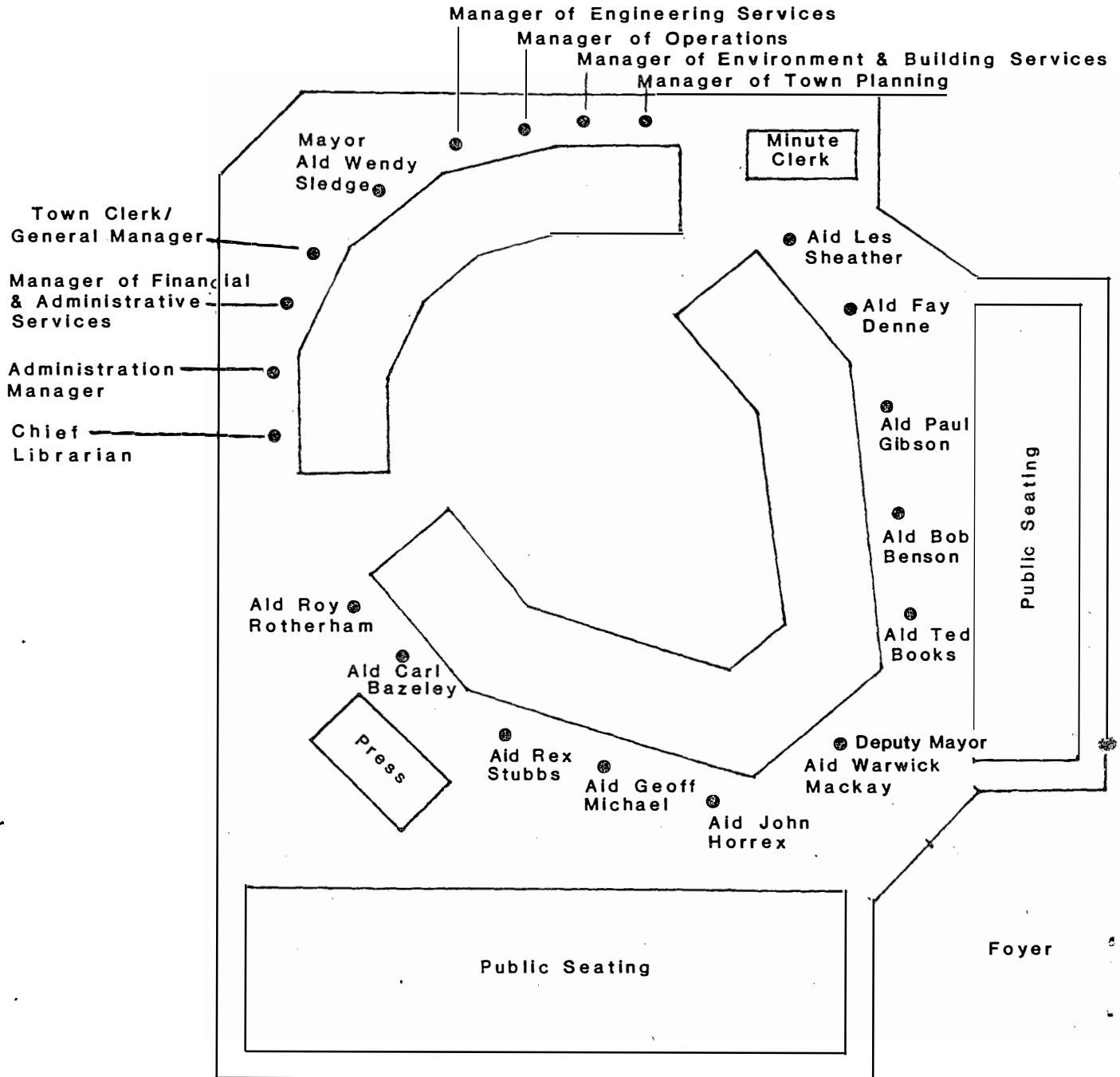
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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

A Point of Interest ...

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

Council Chambers



GENERAL PURPOSE COMMITTEE MEETING

BUSINESS

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

Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 25th June, 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 Michael seconded by Alderman Stubbs that the apology be accepted.

Alderman Bazeley arrived at the meeting at 10.35 a.m.

RESOLVED on the motion of Alderman Sheather seconded by Alderman Stubbs that the Minutes of the General Purpose Committee Meeting held on 28th May, 1991, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - WORKS

1. WORKS COST STATEMENT

THE WORKS COST Statement to 31st May, 1991, be received and the revised estimates of cost be adopted.

2. FLOOD MITIGATION WORKS - DUNSTANS LAGOON, GG21/37 PT1

THAT THE INFORMATION contained in the report be noted and action continue to obtain permission from the affected owners with a view to works on Dunstans Lagoon Flood Mitigation Works proceeding in 1992/1993.

3. DETOUR FOR VEHICLES WITH HIGH LOADS. GT230/4 PT1

THAT A ROUTE for high vehicles proceeding north to south through Windsor/ Richmond be signposted as a detour via Pitt Street, Francis Street and East Market Street, Richmond.

4. CAROLS BY CANDLELIGHT - RICHMOND PARK - RICHMOND
CAROLS BY CANDLELIGHT. GC30/14 PT1, PK/202 PT1.

THAT APPROVAL BE granted to Richmond Carols by Candlelight for use of Richmond Park on Sunday, 8th December, 1991.

5. PEDESTRIAN CROSSINGS - WINDSOR AND SOUTH WINDSOR
PUBLIC SCHOOL. GS20/25, GS20/23

THAT REPRESENTATIONS BE made to The Hon. Kevin Rozzoli MP, Member for Hawkesbury, requesting that representations be made for the appointment of a traffic warden at the pedestrian crossing in George Street, Windsor outside the Windsor Public School.

6. KERB & GUTTER AND FOOTPATH PAVING. R190/2.

THAT THE FOLLOWING unit rate be adopted for kerb and guttering and footpath construction with charges levied as detailed in the report.

Street	Rate of Contribution Per Lineal Metre
Moray Street, Richmond. Past Richmond Public School. Windsor Street-Francis Street west side.	\$ 25.17 (twenty five dollars seventeen cents)
Grenville Street, Pitt Town. West side, Bathurst Street to Buckingham Street.	\$ 25.73 (twenty five dollars seventy three cents)
Grand Parade, Glossodia. West side, Spinks Road to Chestnut Drive.	\$ 25.73 (twenty five dollars seventy three cents)
Dorothy Street, Freemans Reach. Both sides, full length.	\$ 25.73 (twenty five dollars seventy three cents)

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Longleat Road, Kurmond. East side, Bells Line of Road to Erica Street.	\$ 25.73 (twenty five dollars seventy three cents)
Richard Street, Richmond. Both sides, (south side to and including No.4 only)	\$ 30.22 (thirty dollars twenty two cents)
Plimsoll Street, McGraths Hill. West side No.s 19-25 (note 25 battleaxe block)	\$ 30.22 (thirty dollars twenty two cents)
Woodburn Road, Kurrajong. East side Old Bells Line of Road to No.8	\$ 28.30 (twenty eight dollars thirty cents)
George Street, Windsor. West side, Ham Street to Campbell Street.	\$ 13.20 (thirteen dollars twenty cents)
Francis Street, Richmond. Bosworth Street to No.144.	\$ 13.20 (thirteen dollars twenty cents)
Old Bells Line of Road, Kurrajong. Missing section at shopping centre.	\$ 13.20 (thirteen dollars twenty cents)
Joseph Street, Richmond. Bourke Street- Moray Street (dish gutter).	\$ 28.30 (twenty eight dollars thirty cents)
No.32 Eldon Street, Pitt Town.	\$ 30.22 (thirty dollars twenty two cents)
145-177 Golden Valley Drive, Glossodia. K&G opposite shopping centre.	\$ 25.17 (twenty five dollars seventeen cents)
Castlereagh Road, Richmond. East side, Hereford Street to Long Street.	\$ 25.73 (twenty five dollars seventy three cents)

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Macquarie Street, Wilberforce.
Side 11 Coburg Road.

\$ 30.22
(thirty dollars twenty two cents)

Warks Hill Road. Bennett Lane to
Bells Line of Road.

\$ 25.73
(twenty five dollars seventy three cents)

Charles and Elizabeth Streets, North Richmond.
East side and sections at Elizabeth Street

\$ 25.17
(twenty five dollars seventeen cents)

Duke Road, Wilberforce. South side
Copeland Street to Clergy Road.

\$ 25.17
(twenty five dollars seventeen cents)

Intersection Macquarie Road/Duke Road.
(side only property on north west cnr.
No. 33, also south east corner front and
side of property).

\$ 25.17
(twenty five dollars seventeen cents)

George Road, Wilberforce, Church Road
to corner Duke Road, note: payment
received 68 and 72.

\$ 24.05
(twenty four dollars five cents)

Chestnut Drive, Glossodia. West side
Spinks Road to Wattle Street.

\$ 28.30
(twenty eight dollars thirty cents)

7. UPPER COLO RESERVE. PK/16 PT1.

Mr. Moore, a resident of Upper Colo, addressed the Committee.

A SITE INSPECTION be carried out and a further report be submitted.

TO THE MAYOR,
AULDERMAN

WENDY SKEDGE

PER: Town Planner.

J.P. BURKIE

124 HERMITAGE ST.

KARRA TONY HILLS

2758

HAWKSBURY CITY COUNCIL.

RE: DEVELOPMENT APPLICATION

FILE 103/91

G. TELLSER

Application

HAWKSBURY CITY COUNCIL			
EQID	1508	91	
SUBJECT	154/158	91	
Date	19 JUL 1991	RATED	
FILE REF	DA103/91		
OFFICER		MYR	
LOCATION CODE			
MICROFICHE		HARD COPY	1

DEAR WENDY

cc mtp
cc TC

IT HAS COME TO MY NOTICE THROUGH THE GAZETTE PAPER DATE 17/7/91 THAT SOME PERSON OR PERSONS USED MY NAME ILLEGALLY IN COUNCIL or IN PRINT TO DEFEND AN APPLICATION BY MR G. TELLSER.

I WOULD LIKE YOU TO KNOW THAT I RECEIVED A LETTER FROM COUNCIL ABOUT THIS SAID

APPLICATION & I DID NOT RESPOND TO IT AS I HAD NO OBJECTION TO MR TELLSER'S APPLICATION.

I FEEL THAT MY NAME HAS BEEN DETRIMENTAL THAT AN APPLICATION BY THIS PERSON OR PERSONS RESUBSIBLES FOR THESE LIES SHOULD BE FORN COMING AT THE NEXT COUNCIL MEETING.

Yours faithfully
J.P. Burkie



Mr Speaker

Speaker's Chambers • Parliament House • Sydney 2000

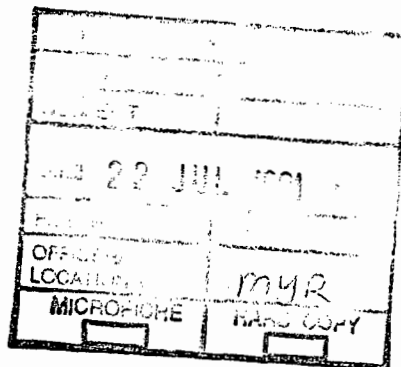
Tel. 230 2201 • Fax. 230 2846

17 July 1991

Alderman J.J. Horrex,
C/- Hawkesbury City Council,
Council Chambers,
Windsor. N.S.W. 2756.

Dear Alderman Horrex,

Re: Richmond Park.



Regarding your enquiry as to whether there is a Heritage Order on Richmond Park, I have been able to ascertain the following information.

An Interim Conservation Order, which was due to expire in 1988, has been maintained on the property because it is due to go to a Commission of Enquiry, under Section 29A(1) of the Heritage Act. No information regarding a date for the Enquiry is available.

The Order has been carried over indefinitely. The Minister for Planning will make a decision after considering the report he will receive from the Commission of Enquiry on the completion of the hearings.

Kind regards.

Yours faithfully,

The Hon. Kevin Rozzoli, M.P.,
Speaker.
Member for Hawkesbury.

considered that wording of Heritage Act implied that ICO would remain in force until commission of inquiry ~~was held~~ (where objection was lodged) was held.



Bennett Real Estate Pty Limited
80 Old Bells Line of Road, Kurrajong
NSW 2758
DX 8616 Windsor
Fax (045) 73 1700
Telephone (045) 73 1228

Facsimile transmission

Our reference: ... KEN BENNETT ... Date: ... 22-7-91 ...

Your reference: ... GLEN FALSON ...

Transmission to: ... 77 6512 ...

ORIGINAL FAX FORWARDED
22 JUL 1991
To ... MTP ...

Matter: ... RE MINUTES FOR GENERAL PURPOSE COMMITTEE ...
... PLANNING AND DEVELOPEMENT 23-7-91 ...

Number of pages ... 1 ... (including this page)

Comments ... INCORRECT STATEMENT PAGE 44 - COMMENT 2

(THE COMMERCIAL REZONING WAS UNDERTAKEN A NUMBER OF YEARS
AGO AND PRIOR TO ANY THOUGHT OF A 1000m² ZONE) ROBERTS BUILT
5 NEW SHOPS ON LAND THAT IS NOW ZONED 3(a) GENERAL BUSINESS
THIS LAND WHEN VACANT WAS ZONED RESIDENTIAL 1000m² FOR ALL
(PERHAPS THATS WHY COUNCIL DIDNT REQUIRE CAR PARKING)
PLANS PREVIOUSLY - ALSO SPOKE TO MR BERZINS OF WATER BOARD
WHO SAID THE BOARD WILL MEET WITH COUNCIL TO ASCERTAIN
WHAT CONNECTIONS AND SUBDIVISION THEY CAN AGREE TO - STRONGLY
SUGGEST THAT DISCUSSION AT MEETING TOMORROW SHOULD BE CANCELLED
TILL AFTER MEETING WITH WATER BOARD → K
Please telephone immediately if indistinct or incomplete message received

GENERAL PURPOSE COMMITTEE MEETING - 23RD JULY, 1991

SUPPLEMENTARY REPORT

SECTION 2 - PLANNING AND DEVELOPMENT

ITEM 19: (File DA 103/91)

SUBJECT: HOME ACTIVITY - LIGHT WELDING AND
MACHINING WORK - G TELFSER

REPORT (MTP)

Council is referred to Item 12 of the Planning and Development section in this business paper. An additional objection has been received from Mr. K.M. Chew as follows:

"I wish to object to the above development application at 112 Hermitage Road, Kurrajong Hills on the following grounds:

- 1. The continuous loud noise of machinery & steel being dropped & ground.*
- 2. The long running of diesel engines.*
- 3. The hours worked in this so called 'Light Engineering' workshop. Summertime it is 6am - 8pm 7 days per week.*

I live approx. 100 metres from this business and I don't really know how people living closer put up with these problems and I believe it is a Rural area. If the Council in their wisdom pass this D/A, who is going to police the noise level & hours worked."

A further letter has been received from Mr. K.M. Chew, as follows:

"I refer you to the article published in the 'Gazette' Wednesday 17th July, 1991, re the above D/A and I wish to inform you that I was not informed of this application and that I have had previous correspondence with the Council on this matter, in fact, I have contacted the Building Department and Town Planning re this application for light welding and machinery in a rural area.

I wish to state that if this D/A is approved it will create a precedence and open up all sorts of applications in a rural area. I believe that 'light welding and machining' should be kept to an approved industrial area."

Correspondence has also been received from Mr. J. Burke as follows:

"It has come to my notice through the Gazette paper date 17/7/91 that some person or persons used my name illegally in Council and in print to defer an application by Mr. G. Telfser.

I would like you to know that I received a letter from Council about the said application and I did not respond to it as I had no objection to Mr. Telfser's application.

I feel that my name has been defamed and that an apology by the person or persons responsible for these lies should be forthcoming at the next Council meeting."

Recommendation

The correspondence be received.

8. LOCAL ROADS PROGRAMME (ACRD) - 1991/92. R190/35

Mr. Welch, President of the Freemans Reach P. & C. Association addressed the Committee.

THAT APPLICATION BE made for the funding of the following works under the 1991/92 Local Roads grant -

1.	Rehabilitation of previous works	\$ 90,000 (ninety thousand)
2.	East Kurrajong Road Section 2	\$ 88,100 (eighty eight thousand one hundred)
3.	Riverview Street, North Richmond	\$140,000 (one hundred forty thousand)
4.	George Street, South Windsor	\$ 60,000 (sixty thousand)
5.	The Driftway	\$50,000 (fifty thousand)
6.	Hilltop Road, Tennyson	\$ 68,700 (sixty eight thousand seven hundred)
7.	Murrays Road	\$ 42,800 (forty two thousand eight hundred)
8.	Martins Lane, Freemans Reach	\$ 21,100 (twenty one thousand one hundred)
9.	Forrester Place, Maraylya	\$ 43,800 (forty three thousand eight hundred)
		\$604,500 (six hundred and four thousand five hundred)

9. MT. IRVINE ROAD. 1322/R

Mr. Hungerford, a resident of Mt. Irvine Road, addressed the Committee.

Alderman Bazeley arrived at the meeting at this stage, the time being 10.35 a.m.

THAT REPRESENTATIONS BE made to The Hon. K. Rozzoli, Member for Hawkesbury and Mr B. Morris, Member for Blue Mountains, requesting that they make representations to the State Government for a special grant of

\$210,000 (two hundred and ten thousand) to repair Mt. Irvine Road to a standard that will provide for local traffic.

FURTHER THAT THE Blue Mountains City Council be requested to support Council's application to the State Government for a special grant.

10. TREE MANAGEMENT NEAR POWER LINES - PROSPECT ELECTRICITY. P160/30.

Mrs.S.Machon, a resident of Hobartville, addressed the Committee, objecting to the removal of trees, particularly in the Hobartville area.

Mr.Isley of Prospect Electricity, addressed the Committee.

THAT THE REPORT on Tree Management near Power Lines be received and that Prospect Electricity be requested to initiate a series of consultative meetings with the local community prior to the tree management programmes being initiated.

Report of the Local Traffic Committee Meeting held on Friday 14th June, 1991, in the Council Chambers at 10am.

PRESENT:

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

Also Present - Mr. G. Hatch, Department of Transport
Mr. R. Gilmore, Manager of Engineering Services

CONFIRMATION OF MINUTES:

Moved by G. Thompson, seconded by G. Smith that the Minutes of the previous meeting held on 17th May, 1991, be confirmed.

CORRESPONDENCE

1. WILBERFORCE PUBLIC SCHOOL. TRAFFIC CONDITIONS AT SCHOOL. GT230/6 PT1, GS20/25 PT1.

THAT A "NO Standing" zone be provided in Macquarie Road, six (6) metres either side of the vehicular entrance to the School.

2. STATE RAIL AUTHORITY. RELOCATION OF VEHICULAR ENTRANCE AND GATEWAY - EAST MARKET STREET AT RICHMOND STATION TO PROVIDE FOR ELECTRIFICATION OF LINE. R185

- a) THAT THE PROPOSAL for alterations as shown on the plan be adopted.
- b) That to eliminate the parking zone at this point, the "No Standing" zone on the eastern side be extended from the bus stop zone to March Street and that the State Rail Authority be requested to meet the cost of the

works as they are required as part of the upgrading of the rail line to provide for electrification of the train service.

3. DEPARTMENT OF TRANSPORT, BUS STOP - FREEMANS REACH PUBLIC SCHOOL. GS20/9 PT1, GT230/R PT1, GR120/4 PT1.

THAT THE MATTER be reconsidered at the next Local Traffic Committee meeting.

4. MACQUARIE TOWNS FESTIVAL COMMITTEE INC. FESTIVAL PARADE. GC30/7 PT1.

THAT THE ROAD closures be agreed to.

FURTHER THAT THE wording of the locations be altered to read :

1. Windsor Street between Chapel and East Market Streets from 10.20 a.m. to 11.00 a.m.
2. Chapel Street from Bells Line of Road and Francis Street and also Francis and Windsor Streets between Chapel Street and Smith Park from 9.30 a.m. to 10.45 a.m.

5. WINDSOR P&C ASSOCIATION. PEDESTRIAN FACILITIES CNR GEORGE AND CHRISTIE STREETS. S196/25

- a) THAT THE PEDESTRIAN crossing be repainted and "zig zag" markings be provided on both approaches.
- b) That larger "Pedestrian Crossing" signs be installed at the crossing.
- c) That a "School" sign and "Pedestrian Crossing" sign be provided on the northern approach to the pedestrian crossing.

6. NSW POLICE DEPARTMENT. PEDESTRIAN CROSSING - GEORGE STREET, WINDSOR. 731/R

THAT THE ADVANCE warning sign be relocated clear of the awning post.

7. NSW POLICE DEPARTMENT. HAWKESBURY RETIREMENT VILLAGE - CHAPEL STREET, RICHMOND. 1343/R

THAT THE MATTER be referred to the RTA with support for the lowering of the speed limit to 80kph (eighty) on Kurrajong Road and a reduction in the length of the zone.

Date of Next Meeting: Friday, 19th July, 1991.

The meeting terminated at 11.16 a.m.

THE REPORT BE received and the recommendations be adopted subject to the alteration of the wording relating to the locations in Item 4.

SECTION 2 - PLANNING AND DEVELOPMENT

1. HOME ACTIVITY - OFFICE AND STORAGE OF 2 MOTOR VEHICLES. P DELKOU. LOT 1 DP 23502 CASTLEREAGH ROAD. AGNES BANKS. DA 100/91.

A FURTHER REPORT be brought forward to the Ordinary Meeting of Council.

2. HOME ACTIVITY - LIGHT WELDING AND MACHINING WORK. G TELESER. LOT C DP 159427. 112 HERMITAGE ROAD. KURRAJONG. 103/91.

1. THE DEVELOPMENT BEING carried out generally in accordance with the submitted plans.
2. 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;*
- (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)."*

3. Operating hours be limited to 8.00am to 6.00pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays. Any alteration of these hours will require Council consent.
4. A detailed plan of landscaping be submitted and approved by the Manager of Town Planning within 28 (twenty eight) days of this approval. Particular attention be given to the provision of screening landscaping along the southern property boundary.
5. Landscaping be completed within 28 (twenty eight) days of approval of the plan and be maintained to Council's satisfaction.
6. The existing panel fence along the southern property boundary be extended an additional 10m (ten) to the east.
7. All solid and liquid wastes arising from the premises be collected, stored and disposed of to Council's satisfaction.

Alderman Stubbs left the meeting at 4.00 p.m.

3. VILLA UNITS. MR COLIN RAFFERTY. LOT 5 SECTION P. 464
GEORGE STREET, WINDSOR. DA 8/91.

THAT CONSENT BE granted for 3 (three) x 1 (one) bedroom villa units, the renovation of the existing cottage to 1 (one) x 1 (one) bedroom and renovation of the existing weatherboard building generally in accordance with amended plans dated 7th June, 1991, subject to:

- 1-11. Standard Conditions (Development): 1 (\$6,000 (six thousand)), 18 (6.0 (six)), 31, 40, 50 (6 (six)), 56, 70, 73, 104, 106, 131 (42090 Amended) (7.6.91).
12. Exterior surfaces of the proposed structure being painted or treated in such a manner so as to cause the structure to blend with the landscape of the site and its surroundings. Such painting or treatment to be completed to the satisfaction of the Manager of Environment and Building Services prior to occupation or use of the building.

13. 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. Details to be submitted for approval with the building application.
14. Construction of the full road shoulder over the frontage of the site to the rear lane including any necessary drainage together with a suitable vehicular entrance/exit to the site.
15. Garages for units 2, 3 and 4 are to have an 'opening' width of 2.65 (two point six five) metres to allow greater access. Details to be submitted on the building application.
16. The proposed carport attached to the western wall of unit 2 is to be a pitched design and not skillion.
17. Street lighting is to be provided at the ingress/egress access point on the eastern boundary and at the proposed pathway located 15 (fifteen) metres from the George Street frontage.
18. Roof space being insulated to the equivalent of R 2.5.

4. PAINTBALL FIELD. G YOUNG, LOT 2 DP 230163. HAWKESBURY ROAD, YARRAMUNDI. DA 88/91.

Mr.G.Young, the applicant, addressed the Committee.

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

1. The development being carried out generally in accordance with the plans submitted to Council on 1st May, 1991.
2. Toilet facilities for participants be provided. Details being submitted for approval with a Building Application.
- 3-5. Standard Conditions (Development) - 32, 38, 100.
6. Construction of the vehicular access including any necessary drainage with a sealed pavement from the edge of the seal in Hawkesbury Road to 20 (twenty) metres past the existing house. Details to be submitted for approval prior to construction.

7. Standard Condition (Development) - 50 (40 (forty)).
8. The paintball tubes and capsules utilised on the site shall be bio-degradable.
9. Operating hours be limited to 8.00am to 5.00pm daily. Any alteration of these hours will require Council consent.
10. As far as practicable all trees and shrubs on the site are to be preserved. No tree shall be removed without the approval of the Manager of Town Planning.
11. A buffer zone of 70m (seventy) wide along the western property boundary be provided and no paintball field be located within this area. Signposting be provided within this buffer zone indicating the impending location of the Blue Mountains National Park.
12. A buffer zone of 70m (seventy) wide be provided along the northern property boundary and no paintball field be located within this area.
13. This consent is for a period of 3 (three) years.

5. SMALL FOUNDRY (METALLURGICAL WORKS). JIM RANNARD AND ASSOCIATES PTY LTD, LOT 103, DP 715083, CURTIS ROAD, MULGRAVE, DA 92/91

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

1. The furnace shall be installed and operated generally in accordance with the supporting documentation submitted with the application.
 2. Compliance with any requirements of the State Pollution Control Commission, including licensing under the Clean Air Act, 1961, and the Noise Control Act, 1975.
 3. The internal driveway, unloading/loading areas and parking spaces, as shown in red on the attached plan, shall be constructed, drained, sealed and marked to Council's satisfaction. Separate details of works shall be submitted to Council for approval.
- 4-6. Standard Conditions (Development) - 33, 100, 102.

7. All raw materials and finished goods shall be stored within the building and all work performed shall be confined in the building.

8-9. Standard Conditions (Development) - 86, 89.

6. SALE OF FIREWOOD. G GEORGADIS. LOT 1, DP 742541, OLD KURRAJONG ROAD, RICHMOND. DA 102/91.

A. THAT THE APPLICATION be approved subject to compliance with the following conditions;

1. This consent is limited to a period of 3 (three) years and shall operate only during the months of April to July.
2. Hours of operation shall be limited to 10.00am to 5.00pm, seven days a week. Any alteration of these hours will require Council's consent.
3. An adequate on-site area for parking and unloading/loading is to be constructed with an all weather surface to the satisfaction of the Manager of Town Planning.
4. All access to the site is to be restricted to the existing access on Old Kurrajong Road.
5. Firewood, to be sold from the site shall be limited to the equivalent of 6 (six) double bins at all times.
6. No further stockpiling of uncut timber is to occur on the site.
7. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
8. 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.

B. That the landowner be required to remove or make tidy the existing fill on the site, to the satisfaction of the Manager of Town Planning.

7. "HOME STAY" ACCOMMODATION. P.L. & E.A. ROBINSON. LOT 12 DP 708413 ASHTONS ROAD, GROSE WOLD. DA 36/91

Mr.P.Robinson, the applicant, addressed the Committee.

Mrs.Kydd addressed the Committee, as an objector.

THAT THE APPLICANT be advised that Council does not have the power to approve of what is proposed as a "Home Stay" accommodation nor as a dual occupancy with a detachment of greater than 6 (six) metres, however, further advises that should the applicant be prepared to request an amendment to the proposal in accordance with Council's policy, such can be approved under delegation of authority.

VISIT BY NAMIBIAN NETBALL TEAM

The Mayor then extended a warm welcome to the Namibian Netball Team who were competing in the International Netball Championships to be held in Sydney during the next few weeks, and who were being hosted by residents of the Hawkesbury.

Alderman Mackay left the meeting at this stage.

8. ACCESS TO DEPOT - GROVES AVENUE, MULGRAVE BY B DOUBLE VEHICLES - SHELL COMPANY OF AUSTRALIA. GT230/4 PT1.

THAT APPROVAL BE granted for use of Groves Avenue by B Double vehicles to deliver fuel to the Shell Depot, subject to payment of a contribution of \$3,000 (three thousand dollars) towards the works required for upgrading the intersection of Groves Avenue and Windsor Road.

9. "AGRICULTURAL IMPROVEMENTS" - PART PORTION 51,
KURRAJONG ROAD, RICHMOND, DA 328/87

The Mayor advised the meeting that a request had been received from Mr.Evans for this matter to be deferred to the next General Purpose Committee meeting for consideration.

CONSIDERATION OF THIS matter be deferred to the next General Purpose Committee Meeting.

10. PITT TOWN SLAB BARN STUDY. DA 6/90.

Mr.G.Edds addressed the Committee.

- a. THAT INFORMATION CONTAINED in the report relating to the Pitt Town Slab Barn Study be received.
- b. That general recommendations 1, 2 and 3 be adopted.
That general recommendation 4 be referred to the Heritage Branch of the Department of Planning for their consideration.
- c. That the landowner be advised of the recommendation in relation to No.4 Chatham Street, Pitt Town and advised of possible sources of assistance to funding.
- d. That Mr.Graham Edds be further engaged to continue a further study of barns throughout the Hawkesbury when funds are available.

11. RURAL SUBDIVISIONS. L7/90; L8/90; L9/90; L11/90; S72/91; S42/91.

Mr.B.McKinlay addressed the Committee.

Alderman Denne declared an interest in respect of the land to the west of Horans Lane at Bowen Mountain - S72/91.

THAT:

1. McKINLAY Morgan & Associates be advised in respect of the proposals for the land :
 - a. Being Portion 290, Bowen Mountain Road, Bowen Mountain,
 - b. To the west of Horans Lane at Bowen Mountain,

Council does not support them in the absence of further investigations by the Manager of Town Planning with respect of rural subdivisions generally.
2. Council resolve to prepare a Development Control Plan for subdivisions within the City.
3. Council not proceed further at this stage with proposed plans of subdivision for the East Kurrajong/Ebenezer locality.
4. The proposal for adjustment of boundaries on Mr. R. Peel's land on Redbank Road and the 4ha (four). subdivision proposal on land generally between Branders Lane and The Terrace Road, North Richmond, be further supported to the Department of Planning.

12. CAR PARKING - COMMERCIAL DEVELOPMENT - CORNER NEW AND GEORGE STREETS, WINDSOR. DA 744/88 S90/116

THAT AUSTRALIA POST and the landowners be advised that Condition No.3 of strata subdivision consent S90/116 of 6th June, 1990, requiring 7 (seven) undercover car parking spaces to be made available for use by the public during business hours is deleted.

SECTION 3 - FINANCE

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

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

General Fund Nos.	1885	-	2686	\$5560006.51
Trust Fund Nos.	8436-8500	-	1-45	\$2711877.60
FID General Fund	469049	-	469057	\$692724.05
98P General Fund	37004	-	37007	\$2653000.00
FID Account Trust Fund	25406	-	25407	\$600000.00
				\$12217608.16

2. ROAD OPENING - CROWN ROAD OFF STANNIX PARK ROAD, GC281/20 PT1

1. COUNCIL PROCEED TO have the road dedicated as public road.
2. Council's seal be affixed to the necessary documents.

FURTHER THAT COUNCIL grade the road.

3. LEASE OF PUBLIC RESERVE - CAMPBELL STREET, NORTH RICHMOND, GC283/50

1. COUNCIL SUPPORT THE application by the New South Wales Branch of the Scout Association of Australia for the lease of Public Reserve being Lot 1 DP 535240 for an annual rental of \$1 (one) for a term of 10 (ten) years.

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 25TH JUNE, 1991.

2. Application be made to the Minister for Local Government seeking his consent for the granting of the lease.
3. All necessary documents be completed under Seal of Council.

4. ROAD CLOSURE AND PURCHASE APPLICATION - BAYVILLE PTY LTD, DODSON ROAD AND PART OF RIVERSIDE DRIVE, WISEMANS FERRY, GR80/16

1. NO OBJECTION BE raised to the closing of the public road involved having in mind, in particular, present and future requirements of the public, including general public recreation needs, the environment generally and access by fishermen to actual or potential fishing grounds.
2. Council meet the costs associated in lodging the application.
3. The applicant be required to sign a Deed of Agreement with Council to consolidate the closed roads with the existing lots and to ensure the applicant provides the easements to Lot 32.
4. All necessary documents be completed under Seal of Council.

5. ACQUISITION OF LAND, WATER BOARD - KEDA CIRCUIT, NORTH RICHMOND, P1116/135 PT1, P1116/350 PT1

1. COUNCIL ACCEPT THE offer by the Water Board for \$3,000 (three thousand) plus payment of reasonable legal costs, as compensation for the land and associated easements required for Sewer Pumping Station 93, Keda Circuit North Richmond.
2. The Seal of Council be affixed to all necessary documents.
3. The Water Board be requested to submit details of dense and varied landscaping concurrently with any future development application for the Pump Station, such landscaping to be completed prior to the commissioning of the pumping station.

QUESTIONS WITHOUT NOTICE

Alderman Rotherham advised that the "Stop" Sign at the intersection of Lower Colo Road and Putty Road is down and asked if this could be given attention.

The Manager of Operations undertook to have the matter investigated.

Alderman Michael referred to Item 5 in the Planning and Development Section and the statement made on Page 11 under the heading of Statutory Situation - that the proposal is classified as 'designated development' under Clause 70 of the Environmental Planning and Assessment Regulation, 1980, and consequently an environmental impact statement is required - and drew attention to the fact that this did not come up in the recommendation.

The Manager of Town Planning stated that an E.I.S. has been included with the application as is required for designated development.

Alderman Horrex referred to the invitation to The Hon. Kevin Rozzoli to the Council to discuss various matters and asked if Mr. Alasdair Webster could also be invited to discuss some of the Federal issues, particularly road funding, Grants Commission, etc.

The Mayor suggested that some specific issues be formulated for Mr. Rozzoli to address.

Alderman Books suggested that Mr. Paul Gibson, M.P., be also invited to the Council.

Alderman Benson asked if there has been an application submitted for a building on the corner of Rickaby and Cox Streets, South Windsor.

The Manager of Town Planning advised that he was not aware of any application but undertook to ascertain the position and advise Alderman Benson accordingly.

Alderman Benson stated that in December 1990 through the Mushroom Committees there was a resolution passed by the Committee that the mushroom industry be designated and, to his knowledge, it has not come to the Council for ratification and asked if there was any reason for this.

The Manager of Town Planning stated that it came up through the Composting Committee and was adopted by Council and forms part of the major review to the Local Environmental Plan which is currently being processed with the Officers and the Department of Planning.

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING
of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 25TH
JUNE, 1991.

Alderman Benson stated that it has been seven weeks since Council's resolution regarding the mushroom composting and the decision to proceed with legal action against the environmental public nuisance. He asked what are the delays and when is the action to take place as such - an injunction to stop this nuisance prior to this matter coming before the Court.

The Manager of Environment & Building Services advised that he had phoned Council's Solicitor again last week and was informed that the legal advice from Counsel has now been received. The Solicitors have reviewed it and that advice with their comments was to be forwarded to Council late last week. Also included with that will be the questionnaire. He has also had discussions with a representative of the McGraths Hill Citizens for Clean Air. They have made an offer to Council to provide certain information such as the basis of their legal advices, also, it will be recalled that the Council had a quote from a Consultant to undertake an odour assessment and that quote was slightly over \$70,000 - the McGraths Hill Committee has received a quote from the same company for, he was advised, \$5,000. The McGraths Hill Committee has been requested, in writing, to forward that quote to Council so that it can be considered. A verbal indication has been given that he will do so, but at this time, the quote has not been received.

Alderman Benson asked what is the position with regard to this Council instituting an injunction against the industry.

The Mayor stated that Council had resolved to go along the lines of getting residents to come forward and being witnesses and therefore it is not necessary to place an injunction order on the industry.

The Manager of Environment & Building Services stated that there were three alternatives as to what course of action could be taken and this will be finalised in the legal advice. At this stage he is not aware as to whether or not the evidence and the affidavits of the local residents will be required prior to any legal action being commenced. He has been advised that the legal advice that is being sent from the Solicitors will include all the procedural matters that Council should take from that point on.

The Town Clerk/General Manager stated that there is some pressure for an injunction and the reason would appear to be that the list in the Supreme Court is such that it would take two years or more to have the matter listed. If one takes an interlocutory injunction, the first thing one would have to do is to give an undertaking for damages. It is in an extreme case, and one must certainly make sure one has a 9 out of 10 chance of winning before one would give a

categorical undertaking for all damages. It is a matter for Council to consider its legal advice and the evidence that it is likely to have to place before a Court before it would give an undertaking for damages.

Alderman Benson asked if Baulkham Hills Shire Council has made any contact with Council in order to co-ordinate that Council's court case.

The Manager of Environment & Building Services stated that he has been advised verbally by a member of the McGraths Hill Committee that it is likely that Baulkham Hills Shire Council will approach Council on the basis of sharing some legal costs, but as of yet he has not received any approach.

Alderman Benson asked if there would be any advantage to this Council from an expenses point of view to co-ordinate a court case.

The Mayor stated that if a contact is made by Baulkham Hills Shire Council, then Council would give the matter consideration at that time.

Alderman Sheather asked if a report could be submitted on some briefing as to what the current situation is with Council in relation to the Solicitors acting on behalf of Council in regard to mushroom composting.

The Mayor stated that by resolution Council employs the Solicitors. If Council wishes to change that, then it will have to be by resolution of Council.

The Manager of Environment & Building Services stated that legal advice has been received from Counsel, a leading Barrister and that advice in the correct procedure was forwarded back through Council's Solicitor where the Solicitor has reviewed it and is now being forwarded on to Council.

The Mayor stated that there will be a further report to Council on the whole question, including any negotiation with Baulkham Hills Shire Council.

The Town Clerk/General Manager confirmed advice that he gave to Council regarding Mt. Irvine Road which was discussed this morning, where attention was drawn to the recent legal case in the full Supreme Court of Queensland where a motor cyclist took Mt. Isa City Council to Court, where as the result of a storm he sustained serious injuries after travelling on a road. The Judge held that the Council was liable and further that the Council had a duty of care where it constructed roadworks to maintain those roadworks in a safe condition. This confirms his earlier advice this morning, notwithstanding what the speaker indicated was to the contrary, and in those circumstances there is no way that Council can open up Mt. Irvine Road.

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Alderman Sheather referred to washouts in Bicentenary Road.

The meeting terminated at 5.00 p.m.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 23rd July, 1991.

.....Mayor

GENERAL PURPOSE COMMITTEE

W O R K S

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

General Purpose Committee - Works - 23/7/91

EXPENDITURE TO: 30th June, 1991		ITEM 1: WORKS COST STATEMENT					
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>ENVIRONMENTAL PLAN & PROTECTION</u>							
<u>Conservation</u>							
1010	Museum Maintenance & Services	1500	-	2787	2787	+1287	Annual Provision
1020.0	Tree Planting New	16000	-	3936	3936	-	Annual Provision
1020.01	Tree Mtce	35000	-	15004	15004	-	Annual Provision
1020.02	Earth Week	4500	-	639	639	-	Annual Provision
<u>TRANSPORT INFRASTRUCTURE</u>							
<u>Maintenance of Infrastructure</u>							
Ferries							
2000	Ferry Lower Portland	165500	-	82269	82269	-	Annual Provision
RTA State Roads "Tied" Grant 90/91 (\$1086000)							
2002.150	Wisemans Ferry 90/91	444000	201955	300236	502191	+58191	Programme Complete
2004.150	Webbs Creek Ferry 90/91	212500	169457	93996	263453	+50953	Programme Complete
2006.150	Sackville Ferry 90/91	204750	87882	101438	189320	-15430	Programme Complete
2008.0	Docking Slips	2600	-	2276	2276	-	Annual Provision
Road Maintenance							
2016.1-6	Sealed Roads Mtce	1037000	-	448567	448567	-	Annual Provision

General Purpose Committee - Works - 23/7/91

EXPENDITURE TO:		30th June, 1991		ITEM 1:	WORKS COST STATEMENT		
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expend-iture	Vari-ance	Remarks	
<u>Road Resealing</u>							
Council Revenue 1991 (\$200000)							
Richmond/Hobartville							
2016.401 Hill Avenue	2310	-	1778	1778	-534	Complete	
Potts Street	3080	-	2515	2515	-565	Complete	
Anderson Avenue	2310	-	1891	1891	-419	Complete	
Cornwell Avenue	6930	-	5997	5997	-933	Complete	
Hughes Avenue - Holborrow to Holborrow	7700	-	6291	6291	-1409	Complete	
Holborrow Avenue - Hughes to Valder	6930	-	5435	5435	-1495	Complete	
Tarragon Avenue	5083	-	4293	4293	-790	Complete	
Hereford Street	16940	-	15068	15068	-1872	Complete	
Copeland Street	6600	-	5095	5095	-1505	Complete	
Faithfull Street	17600	-	14908	14908	-2692	Complete	
North Richmond							
Enfield Avenue	11550	-	9755	9755	-1795	Complete	
Sunnyside Crescent	9240	-	7680	7680	-1560	Complete	
William St - Charles St to end	7700	-	6432	6432	-1268	Complete	
Glen Street	1540	-	1616	1616	+76	Complete	
Elizabeth Street - Grose Vale Rd to Charles Street	4235	-	3043	3043	-1192	Complete	
Kurmond							
Longleat Road - 0 - 1.09km from Kurmond	15510	-	11928	11929	-3581	Complete	

General Purpose Committee - Works - 23/7/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
30th June, 1991							
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks	
Pitt Town							
Old Pitt Town Road	29040	-	21348	21348	-7692	Complete	
Airstrip Road	13860	-	11412	11412	-2448	Complete	
East Kurrajong							
Rikkara Place	660	-	612	612	-48	Complete	
Kent Place	3960	-	3397	3397	-563	Complete	
Windsor							
Bell Street - Macquarie Street to Church Street	3900	-	-	-	-	Programmed November	
Argyle Street - George Street to Cox Street	3750	-	-	-	-	Programmed November	
Christie Street - George Street to Macquarie Street	2120	-	-	-	-	Programmed November	
Campbell Street - Mileham Street to Macquarie Street & George Street to Cox Street	8726	-	-	-	-	Programmed November	
Drummond Street - Mileham Street to Church Street	8726	-	-	-	-	Programmed November	
<u>Regional Roads Programme 1990/91 RTA Grant (\$373680)</u>							
2035.51	Regional Roads 1990/91	373680	177667	168902	346569	-27111	Programme Complete
<u>Australian Construction Services (\$10000)</u>							
2026.11	Percival Street	10000	2681	1179	3860		Work as Necessary

General Purpose Committee - Works - 23/7/91

EXPENDITURE TO: 30th June, 1991		ITEM 1: WORKS COST STATEMENT					
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>RESEAL PROGRAMME</u>							
<u>Regional Roads (\$62315)</u>							
2036.01	Kurmond Road - Spinks to Wire Lane	1210	-	1074	1074	-136	Work Complete
	Scheyville Rd - 3.20 to 4.30km from Old Stock Route Rd	13310	-	4809	4809	-	Work in Progress
	Spinks Road - 0.00 to 0.25km 1.60 to 2.8km from Creek Ridge Rd	17545	-	13830	13830	-	Work in Progress
	Terrace Road - 1.7 to 4.2km from Wire Lane towards Bells Line of Road	30250	-	19526	19526	-	Work in Progress
<u>City Roads (\$37685)</u>							
2036.05	Inalls Lane - full length	19580	-	15202	15202	-4378	Work Complete
	Millers Road - 0.00 to 0.5km and 0.8 to 1.15km from Pebbly Hill Road	11220	-	10735	10735	-485	Work Complete
	Old Stock Route Road - 0.00 to 0.6km from Old Pitt Town Rd	6885	-	6012	6012	-873	Work Complete
<u>Improvements</u>							
Reseals 1990							
2021.0-3	Unsealed Roads Mtce	340000	-	146551	93821	-	Annual Provision

General Purpose Committee - Works - 23/7/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
30th June, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
Flood Damage							
	Flood & Storm Damage 1988 Classified Roads RTA Programme Grant (\$498690) Emergency Works	32300	28671	-	28671	-3629	Work Complete
2028 & 2030	Permanent Works						
	MR 181 - St Albans Road	441950	379185	58551	437736	-	Work In Progress
	MR 182 - Sackville Road	24440	14483	1959	16442		Work in Progress
2028 & 2030	Flood & Storm Damage 1988 Local Roads RTA Programme Grant (\$1426307) Loan Programme (\$25000)	1451307	1363848	53440	1417288		Work nearing completion
Flood & Storm Damage 1989							
	RTA Programme (\$217030) Loan Programme (\$25000)						
Local Roads							
2030.30	Emergency Works	53000	53002	-	53002	+2	Work Complete
2031	Argyle Reach Road	18000	1327	177	1504	-16496	Work In Progress
	Avondale Road	5000	403	-	403	-4597	Work Complete
	Brennans Intersection	12500	10274	-	10274	-2226	Work Complete
	Cabbage Tree Road	23000	23000	-	23000	-	Work Complete
	Glebe Road	25400	11916	-	11916	-13484	Work Complete

General Purpose Committee - Works - 23/7/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
30th June, 1991							
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks	
Pitt Town Dural Road	400	-	-	-	-	Work Complete	
Settlers Road	23780	26131	-	26131	+2351	Work Complete	
The Driftway	15000	7344	-	7344	-	Work In Progress	
Webbs Creek Road	37000	30197	-	30197	-	Work In Progress	
Upper Macdonald Road	1950	177	(177)	-	-1950	Work Complete	
Wheelbarrow Ridge Road	27000	28689	-	28689	+1689	Work Complete	

Classified Roads

RTA Grant (\$14100)	-	-	-	-	-	
2031.100 MR 181 Webbs Creek Ferry	14100	-	-	-	-	Work In Progress

FLOOD & STORM DAMAGE 1990

<u>Local Roads</u> (\$1638140)						
(Grant \$1563140)						
2032 (Council \$75000)	1638140	344729	734725	1079454	-	Work in Progress

<u>Local Roads</u> Regional \$71800						
(Grant \$71000)	71800	24514	16680	41194	-	Work in Progress

<u>Classified Roads</u> \$159800						
2032.263-266 (Grant \$159800)	159800	29471	128003	157474	-	Work in Progress

General Purpose Committee - Works - 23/7/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
30th June, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>Maintenance and Repair</u>							
2042.01	Paved Footpaths Mtce	18100	-	2064	2064	-	Annual Provision
2042.07	Unpaved Path Mtce	2000	-	1106	1106	-	Annual Provision
2044	Bus Shelter Shed Mtce	1109	-	1356	1356	-	Annual Provision
2046.001							
	Bridge Mtce	61500	-	30948	30948	-	Annual Provision
2050	Street & Gutter Cleaning	177220	-	102862	102862	-	Annual Provision
2052	Kerb & Guttering Mtce	45000	-	18263	18263	-	Annual Provision
<u>PROVISION OF INFRASTRUCTURE</u>							
2061.01	Sundry Pub/Wks Survey & Design	10750	-	3505	3505	-	Annual Provision
2074	Vehicular Crossings	10000	-	574	574	-	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	59454	172327	-	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	106484	170189	-8053	Work Complete
2079.01	Cycleway, McGraths Hill, Windsor (RTA \$44150) Loan Programme (\$44150)	88300	21580	65625	87205	-	Work in Progress

General Purpose Committee - Works - 23/7/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
30th June, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>CITY ROADS CONSTRUCTION</u>							
<u>Loan Programme 1986/87</u>							
2066.07	Kurmond Road - Graeme Place to Marlene Street	33400	21085	4060	25145	-	Correction work complete
<u>LOAN PROGRAMME 1988/89</u>							
2070.02/3	George St, Windsor, Richmond Road to Railway Station	15030	3230	-	3230	-	(Additional funds provided (under accelerated road improvement programme - See Page 11
2070.07	Chestnut Drive, Glossodia (88/89 \$59400 + 89/90 \$45000)	104400	86432	18923	105355	+955	Work Complete
2070.18	Hanlons Road, Bilpin	29000	-	-	-	-	Programmed December
<u>Loan Programme 89/90</u>							
2070.20	Kentucky Drive Chestnut Drive Glossodia (See 88/89 Prog)	85200	41640	6	41646	-	Work in Progress
2090.05	Level Crossing Road	30000	-	-	-	-	Council Contribution - Works by RTA
2066.05	The Terrace reopening	230000	1342	456	1798	-	Preliminary Survey

General Purpose Committee - Works - 23/7/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
30th June, 1991							
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expend-iture	Vari-ance	Remarks	
<u>Loan Programme 90/91</u>							
2070.52	Fitzgerald Street - George St to The Terrace - pavement reconstruct	101500	-	-	-	Programmed September	
2070.53	Brennans Dam Road	13500	-	-	-	Programmed in conjunction with development	
<u>LOCAL ROADS PROGRAMMES</u>							
<u>LR 89/90 RTA Grant (\$565300)</u>							
2071.201	West Portland Road - Reconstruct Pavement	11000	14880	1155	16035 +5035	Work Complete	
2071.202	West Portland Road - Reseal	39000	-	24548	24548 -14452	Work Complete	
2071.203	Argyle Street - George to Macquarie to Mileham	95000	88114	(3)	88111 -6889	Work Complete	
2071.204	Argyle Street - Mileham to Fairey	295300	607	212484	213091 -	Work Complete	
2071.205	Freemans Reach Road	125000	114507	2134	116641 -8359	Work Complete	
<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	Subject to agreement Baulkham Hills	
2071.303	George Road Wilberforce	145000	64	31487	31551	Work Commenced	
2071.304	Mileham St - Day St - Fairey Rd	242500	32178	4635	36813	Work Commenced	

General Purpose Committee - Works - 23/7/91

EXPENDITURE TO: 30th June, 1991		ITEM 1: WORKS COST STATEMENT					
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
2071.349	The Driftway (plus \$50000 90/91 Loan)	100000	-	14748	14748	-	Programmed July
<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	39367	39437	-	Work Near Completion
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
<u>Kerb and Guttering</u>							
Loan Programme 1988/89							
2080.101	George Road, Wilberforce	4800	375	-	375	-	Additional Funds Provided 1990/91 Local Road Prog. (145000) (See Page 11)

General Purpose Committee - Works - 23/7/91

ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 30th June, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
Loan Programme 1989/90						
2080.201 Kable Street - Footpaving	8310	-	5423	5423	-2887	Work Complete
Loan Programme 1990/91						
2080.303 Laneway Clergy - Copeland Road	56000	-	338	338	-	Programmed Sept/Oct Work Commenced
2080.301 George Street at Windsor Station	12000	-	-	-	-	Programmed August
2080.302 Laneway George St - East side of Argyle	5500	-	67	67	-	Programmed August
2072.100 Laurence Ave Hobartville	14500	-	98	98	-	Programmed August
2072.101 Riverview Street North Richmond	10800	-	-	-	-	Programmed August
2072.102 Court Street	1200	-	616	616	-584	Work Complete
TRAFFIC MANAGEMENT						
2090.01 Traffic Signs New	26500	-	6368	6368	-	Annual Provision
2092.01 Traffic Sign Mtce	22000	-	8699	8699	-	Annual Provision
PUBLIC UTILITY INFRASTRUCTURE						
Cemeteries						
3000 Cemeteries Expenses	61800	-	26433	26433	-	Annual Provision

General Purpose Committee - Works - 23/7/91

EXPENDITURE TO: 30th June, 1991		ITEM 1: WORKS COST STATEMENT					
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expend-iture	Vari-ance	Remarks
<u>Emergency Services</u>							
3010	State Emergency Services	43300	-	19244	19244	-	Annual Provision - Volunteer Organisation
<u>Stormwater Control</u>							
Loan Programme 86/87							
3200.01	Const Blacktown Road (Loan Funds \$39000) (Contribution HAC \$8000) (Cont. '90 \$8820)	55820	67292	210	67502	+11682	Work Completed
3200.02	Drainage Mulgrave/Curtis Road	25000	100	62	162	-	Work by Developers
3200.15	Johnston Street, Pitt Town (Loan Funds \$2900) (Cont. 1500)	4400	3250	2344	5594	+1194	Work Complete
Loan Programme 88/89 (100000)							
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	12	40712	-3128	Work Complete
3200.104	George & Drummond Sts, Windsor	8800	199	58	257	-	Work in Progress
Loan Programme 89/90							
3200.112	21-23 Michael St, Nth Richmond	3800	117	-	117	-	Work Commenced

General Purpose Committee - Works - 23/7/91

EXPENDITURE TO: 30th June, 1991		ITEM 1: WORKS COST STATEMENT					
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expend-iture	Vari-ance	Remarks
<u>Drainage Grant Programme</u>							
(Dept. Sport & Rec \$24000 1989/90 Cap. Assist Prog. \$24000)							
3209.01	McQuade Park	48000	155	48095	48250	+250	Work Completed
<u>Maintenance</u>							
3210	Drainage Mtce	38000	-	7433	7433	-	Annual Provision
<u>Street Lighting</u>							
3220.01	Street Lighting	422500	-	188417	188417	-	Annual Provision
<u>ECONOMIC DEVELOPMENT</u>							
<u>Infrastructure</u>							
Car Parking							
4000	Car Parks Mtce	85600	-	30987	30987	-	Annual Provision
<u>Community Facilities and Services</u>							
Boat Ramp							
5170	Boat Ramp Mtce	55930	-	22520	22520	-	Annual Provision

General Purpose Committee - Works - 23/7/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
30th June, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
Parks							
E23B1	Parks Mtce	540446	-	275360	275360	-	Annual Provision
5180.03	Parks Amenities Mtce	58500	-	28974	28974	-	Annual Provision
5180.004	Parks Cleaning	226500	-	105606	105606	-	Annual Provision
5180.09	Contract Mowing	87500	-	44831	44831	-	Annual Provision
5180.013	Garden Competition	4730	-	-	-	-	Annual Provision
5180.008	Richmond Ex-Serv Sport Complex	445000	432862	3751	436613	-	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)					
RECREATIONAL SERVICES							
<u>Loan Programme 1987/88 (100000)</u>							
5680	Woodbury Reserve	19990	8051	76	8127	-	Work In Progress
	(Loan Funds \$12050)						
	(Contribution \$7940)						
	Macquarie Park	25000	-	-	-	-	Programmed August/September
	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)					

General Purpose Committee - Works - 23/7/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
30th June, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
5680	Richmond Park - Cannons, Tables & Trees	61850	83	-	83	-	Programmed October
	Ham Common - Bicentenary Park - Bikeway, Pathway, Surface and Equipment	48500	12296	1999	14295	-	Playground Construction Completed
<u>Loan Programme 1989/90 (\$71400)</u>							
Contributions (\$284300)							
5682	Windsor						
	McQuade Park	32000	-	662	662	-	Work Commenced
	Berger Road Reserve	13000	9461	-	9461	-3539	Work Complete
	Governor Phillip Park	15000	15171	-	15171	+171	Work Complete
	Richmond						
5682.20	Bensons Lane Complex	45000	11654	599	12253	-	Building Proceeding
.02	Richmond Park - Grandstand (\$20000 - Dept Sport & Rec)	40000	37190	1286	38476	-	Stage 1 Complete
.07	Tamplin Field	15000	4856	3819	8675	-	Work Commenced
	Kurrajong						
	McMahons Park	30000	24844	550	25560	-	Work in Progress
	Bowen Mtn Park	10000	2543	4250	6793	-	Improvements by Committee
	Memorial Park	30000	-	197	197	-	Programmed October
	Wilberforce						
	Wilberforce Park	76000	-	27378	27378	-	Work Commenced
	Woodlands Park	18000	4200	62	4262	-	Work Commenced

General Purpose Committee - Works - 23/7/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
30th June, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
5180.103	The Breakaway (\$43450 Dept Public Works Flood Prog.)	54450	52239	141	52380	-2070	Work Complete Contribution to Toilet Block.
Oakville							
5682.13	Maraylya Park	25000	19027	-	19027	-	Work Commenced
Macdonald Valley							
	St Albans	10000	9512	1748	11260	+1260	Work Complete
	Landscape/Development - Major Parks & Reserves	5700	-	-	-	-	Landscape Design
<u>Capital Works Programme 1987 (\$25000)</u>							
5681.08	Macquarie Park Cable Fence & Car Park	16000	1528	-	1528	-	Programme August/September
5681.02	APV Restoration of Rose Cottage Heritage Grant (15000) Cordners Corner Reserve (15000)	30000	2591	-	2591	-	Preliminaries
<u>ENTREPRENEURIAL ACTIVITIES</u>							
<u>Cordners Corner</u>							
6050.06	Cordners Corner Restoration	8000	-	8068	8068	-	Operation Continuing

General Purpose Committee - Works - 23/7/91

ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 30th June, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>CORPORATE SERVICES</u>						
<u>Finance and Administration</u>						
6200 Depot Expenses	56000	-	33414	33414	-	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	975469	1653650	-	Works Proceed

Recommendation

1. That the Works Cost Statement to 30th June, 1991, be received.
2. The revised estimates of cost be adopted.

ITEM 2: (File GE10/3 PT1)

SUBJECT: STREET LIGHTING - MEDIUM DENSITY
DEVELOPMENT OFF CASTLEREAGH ROAD,
RICHMOND

REPORT (MES)

Prospect Electricity has advised that work on the installation of underground mains to supply electricity to the medium density development will commence shortly. The electrical design provides for the erection of 4 x 80 watt mercury vapour fluorescent street lights and 1 x 125 watt mercury vapour fluorescent street light at an annual operation charge, based on present days rate, of \$762.32.

Recommendation

That the street lighting proposal by Prospect Electricity for the erection of 5 (five) street lights as shown of Plan No.111895 in the medium density development off Castlereagh Road, Richmond, at an annual operating charge, based on present day rates, of \$762.32 (seven hundred and sixty two dollars and thirty two cents) be approved.

ITEM 3: (File PK/203)

SUBJECT: MCQUADE PARK - PLAN OF MANAGEMENT

REPORT (MES)

A Plan of Management of McQuade Park has been prepared by Peta Trahar, Landscape Designer, in conjunction with the 1994 Bicentennial Committee. The preparation of the design took into account the use of the Park, the historical setting, climatic constraints, the nature of existing planting, structures, landscaping and future maintenance.

A number of features are identified in the proposal:-

1. Historic Walkway

A walkway is proposed around the perimeter of the Park, drawing attention to historic points of interest along the way. The walkway would be 1.5 metres wide constructed of pavers chosen to suit the historic nature of the Park. At intervals along the walkway there would be seats provided, set in bays "off the path" and plaques illustrating points of interest.

2. Sculpture

The 1994 Bicentennial Committee has proposed that a sculpture of Lachlan Macquarie be sited approximately opposite Greenway Crescent. An avenue of existing Camphor Laurel trees provides an axis from which to locate the sculpture. A curved wall around the statue would match a similar wall existing at St. Matthews Church.

3. Playground Equipment

An amount of \$25,000 has been allocated for the provision of new playground equipment in the Park. The Committee and the designer have agreed on a design and colour submitted by "Ausplay" and this equipment has now been ordered and will be installed in the near future. The location of the new playground equipment will be adjacent to the existing equipment, opposite Little Church Street on the Tebbutt Street frontage of the Park.

4. Car Parking

Three areas for formalised car parking have been identified -

a) Adjacent to the Grandstand - Tebbutt Street.

It is proposed to define the car park with the provision of kerb and guttering and sealing (preferably with pavers) and parking bays facing the Oval.

b) Adjacent to the Bowling Club - George Street.

It is proposed to define the grassed turning area at the rear of the Bowling Club with a brick edge and provide landscaping in this area. The existing sealed area is to be resurfaced, whilst still allowing cars to continue to park on the grassed area towards the trees. A "loop" road is proposed to allow access to lawns around the lake, particularly for wedding vehicles.

c) Adjacent to the "Don't Worry" Cricket Field - Moses Street.

This area is currently used by spectators to cricket matches and by picnickers. It is proposed to formalise this area with treated pine fencing to limit access to the grassed area of the Park. It is also proposed that the car park surface be of gravel/sandstone, however, it is felt that this area should ultimately be paved to conform to the overall treatment proposed for McQuade Park.

5. Gazebo and Pathway by the Lake

It is proposed to construct a gazebo by the lake, with a paved pathway running from the "loop" road past the gazebo and the bridge to the island. The path would then connect with the George Street footpath.

General Purpose Committee - Works - 23/7/91

It will be noted that the road connecting the rear of the Bowling Club to Moses Street is proposed to be closed to deter vehicles from using this route as a short cut and thus limiting access to the park via the parking areas provided.

A preliminary estimate on the landscaping proposal in the Park is in the vicinity of \$360,000 and while it is appreciated funds are not available to carry out these works, it is felt that the Plan of Management should be adopted in principle, with work being prioritised when funding becomes available.

Recommendation

That the Plan of Management for McQuade Park be adopted in principle and future work be prioritised when funding for work in this area becomes available.

ITEM 4: (File PK205 PT1, GR30/0 PT1)

SUBJECT: GOVERNOR PHILLIP RESERVE, WINDSOR - 1992
RACING CALENDAR

REPORT (MES)

Those clubs listed below have submitted 1992 racing calendars as indicated:-

1. Drag Boat Racers of Australia -
15.9.91, 23.2.92, 12.4.92, 13.9.92, 25.10.92, 6.12.92.
2. Upper Hawkesbury Power Boat Club -
12.1.92, 9.2.92, 15 & 29.3.92, 3.5.92 (alternate 17.5.92), 14 & 28.6.92, 12 & 26.7.92, 9.8.92, 29 & 30.8.92, 27.9.92, 11.10.92, 8.11.92, 20.12.92.

All dates requested by the Drag Boat Racers of Australia are for exclusive use. The Organisation also requests permission to charge an entry fee of Adults - \$10.00, Pensioners/Children - \$5.00.

The Upper Hawkesbury Power Boat Club traditionally requests exclusive use of the Reserve to conduct its annual Bridge-to-Bridge event, the relevant date being 3rd May, 1991 (alternate 17.5.92).

The above calendar complies with Council policy in relation to exclusive use of the Reserve by Organisations.

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Recommendation

That approval be granted:-

1. to those racing calendars listed below submitted by the Drag Boat Racers of Australia and the Upper Hawkesbury Power Boat Club -
 - a) Drag Boat Racers of Australia -
15.9.91, 23.2.92, 12.4.92, 13.9.92, 25.10.92, 6.12.92.
 - b) Upper Hawkesbury Power Boat Club -
12.1.92, 9.2.92, 15 & 29.3.92, 3.5.92 (alternate 17.5.92), 14 & 28.6.92, 12 & 26.7.92, 9.8.92, 29 & 30.8.92, 27.9.92, 11.10.92, 8.11.92, 20.12.92.
2. to exclusive use of the Reserve by the Drag Boat Racers of Australia in respect of each date of its calendar and to the Upper Hawkesbury Power Boat Club in respect of its meeting to be held on 3rd May, 1992, (alternate date 17.5.92), subject to those organisations paying to Council the contribution rate applying at the time of its exclusive use.
3. for the Drag Boat Racers of Australia to charge an admission fee of \$10.00 (ten dollars) - Adult and \$5.00 (five dollars) - Pensioner/ Children.

ITEM 5: (File PK/16 PT1)

SUBJECT: UPPER COLO RESERVE

REPORT (MES)

In regard to the report to the last General Purpose Committee Meeting, concerning the misuse of the Reserve, Council resolved that a site inspection be carried out and a further report be submitted.

The adjacent resident has reported that there was a further accident on Saturday, 13th July, 1991, when a vehicle leaving the Reserve failed to turn right onto the access road, resulting in a serious injury requiring attendance by an ambulance.

The Reserve is not being used for camping, with the area being visited at night by groups and/or persons who abuse the facilities and in addition to a number of unsociable activities, delight in the driving of vehicles around the Reserve in a reckless manner.

General Purpose Committee - Works - 23/7/91

With the onset of winter there has been no significant drop in use of the area by these groups.

Local residents are extremely concerned for the safety of people living in the area, the damage that is occurring and the possibility of serious injury to residents and visitors to the area.

Recommendation

That the area be signposted "Camping Not Permitted" and that action be initiated to restrict vehicular access onto the Reserve.

ITEM 6: (File P1617/125 PT 1)

SUBJECT: TREE REMOVAL - 12 PINEDALE PLACE,
KURRAJONG HEIGHTS

REPORT (MES)

Council, at its Ordinary Meeting of 9th July, 1991, resolved that a report be brought forward on how many more trees will be removed from 12 Pinedale Place.

To allow construction of a house on the site, seven Radiata Pines, one Pittosporum and one Wattle tree were removed. The construction of the building platform involved a cut fill operation, leaving a relatively large batter close to the rear of the house.

Following recent rainfall, a considerable amount of the batter has slipped towards the house, leaving a further four Radiata Pines in a dangerous state. The owner of the property requested permission to remove these trees and approval was given. Construction of a retaining wall to stabilise the batter is now in progress. There are seven Radiata Pines remaining onsite at present.

Recommendation

The information be received.

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 June, 1991)

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 the construction of the intersection of Curtis Road with Windsor Road of \$* to Council, calculated at base date of April, 1990, 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 others drainage easements to Council's requirements shall be provided for which documentary evidence will be necessary prior to the approval of the Building Application.
12. A surcharge path sufficient to carry the 1 in 100 year storm flow to be provided across the site and a drainage easement of adequate width to be created over the surcharge path. Details to be submitted for approval concurrently with the Building Application.
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. Details to be submitted for approval concurrently with the Building Application.
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 residential footway vehicular crossing to suit the access to the site .
17. Construction of Council's standard residential footway and layback vehicular crossing to suit the access to the site.
18. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of *m.
19. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
20. 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.
21. 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.
22. 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. Full details of works shall be submitted for approval with the building application.

23. A design checking and inspection fee of \$*, must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1991.

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 Food Act, 1989, and Regulations thereunder and Council's Food 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 or 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 surface 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 aisles are to be constructed with a sealed pavement, drained and marked to Council's requirements. Details to be submitted with the building application.
56. The driveway shall be constructed of pavers/earth toned coloured concrete/or the like.

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.
63. A common television antenna shall be provided for the development.
64. New boundary fences shall be provided at the applicant's expense. Details to be submitted with the Building Application.

Landscaping

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

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

Industrial/Commercial Development

80. No materials, goods or vehicles to be stored between the building and the street alignment.
81. All raw materials, finished goods and vehicles awaiting service and/or repairs to be stored within the building and all work performed to be confined in the building.
82. No retail sale of goods is to be made on the subject premises.
83. No motor vehicles are to be displayed for sale on the subject premises.
84. No goods are to be displayed on the premises whether in a window or otherwise.
85. No signs shall be displayed on the footpaths, pedestrian ways, roadways or in the vicinity.
86. The subject land is to be made tidy to Council's satisfaction.
87. Development Consent shall be obtained for the use of each factory unit/shop prior to occupation taking place.
88. Compliance with Australia Post requirements in relation to the location and number of letter boxes on the site.
89. All loading and unloading in relation to the use shall take place wholly within the property and these loading areas shall be kept clear for loading/unloading at all times.

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.
106. The street number of the property shall be displayed in a prominent location.

Dogs

110. Not more than * dogs are to be accommodated on the premises at any given time.
111. Dogs are to be confined to their kennels, exercise runs or exercise compounds at all times.
112. The premises are to be landscaped and screened in accordance with a plan of proposed planting to be submitted to Council for consideration and approval concurrently with the submission of a Building Application. Such landscaping and screening is to be carried out in a manner which will ensure the kennels and exercise yards cannot be viewed from the street or from adjoining residences.
113. All trees on the property are to be preserved with the exception of those trees which are required to be removed to allow siting of the kennels and exercise yards.
114. Concrete floors are to be provided to all kennels.
115. An acoustically insulated enclosure shall be provided for the accommodation of distressed animals to the satisfaction of Council.

Titles, Easements and Surveys

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

General

130. The building design shall incorporate components that will provide aircraft noise mitigation in accordance with AS 2021, to the satisfaction of the Manager of Environment and Building Services. Details prepared by an accredited acoustical consultant to be submitted for approval with the building application.
131. The development shall be carried out in accordance with plan No. *, dated *.

HAWKESBURY CITY COUNCIL

STANDARD CONDITIONS - SUBDIVISION APPLICATIONS

(Effective from June, 1991)

1. The submission of a Subdivider/Developer Certificate (a Certificate under Part 3, Division 2, Section 27 of the Water Board Act, 1987).
2. Submission of a Certificate from Prospect County Council that satisfactory arrangements have been made for the provision of underground electrical reticulation to each of the resultant lots of the subdivision.
3. Submission of a Certificate from Prospect County Council that satisfactory arrangements have been made for the provision of electricity to each of the resultant lots of the subdivision.
4. Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of underground cables for telephones through the subdivision.
5. Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
6. Compliance with the requirements of the Road and Traffic Authority.
7. The dedication, free of cost to Council, of road widening to the requirements of Council's Manager of Engineering Services.
8. Dedication of a *m by *m splay corner free of costs to Council at *.
9. Dedication to the Council as public reserve the land shown on the approved subdivision plan.
10. A contribution of \$* based on \$2,421 (two thousand four hundred and twenty one dollars) per additional allotment being the contribution for open space and community facilities as a consequence of the subdivision of land. This sum will remain fixed for a period of 3 (three) months after which it will be recalculated at the rate applicable at the time of payment.
11. Payment of cash contribution to works of \$* for tree planting in Council's footway. This sum will remain fixed for a period of 3 (three) months after which it will be recalculated at the rate applicable at the time of payment.

12. The payment of a contribution of \$* based on \$4,000 (four thousand dollars) per additional allotment towards sewer headworks. This sum will remain fixed for a period of 3 (three) months after which it will be recalculated at the rate applicable at the time of payment.
13. Satisfactory arrangements being made with the Council for the provision of sewerage reticulation to each lot in the subdivision.
14. The creation of a restriction on use of land pursuant to Section 88B of the Conveyancing Act requiring the road severed parts of each lot created to be capable of development only as part of the whole lot, and not capable of separate disposition or development.
15. The dedication and full construction of the new roads including pathways and the drainage thereof.
16.
 - (a) The construction of concrete kerb and gutter, including layback vehicular crossings, the footway area being formed in earth and all necessary drainage, together with the full construction of the adjacent road shoulder/half width road pavement over the frontage of proposed lots * together with any such works as are necessary to make this construction effective.
 - (b) The construction of concrete kerb and gutter, including layback vehicular crossings, concrete path paving 1.2m wide with the remaining footway area being formed in earth and all necessary drainage, together with the full construction of the adjacent road shoulder/half width road pavement over the frontage of proposed lots * together with any such works as are necessary to make this construction effective.
17. Construction of a half width sealed pavement (minimum 3.5m seal width) and any necessary drainage over the frontage of lots *.
18. Payment of a Section 94 contribution of \$* covering resealing of roads within the City of Hawkesbury area.
19. The construction of Council's standard layback vehicular crossing to each of lots * in accordance with Council's standard plan.
20. The construction of vehicular access, free of cost to Council, to each lot in this subdivision, such construction to be to the requirements of the Manager of Engineering Services. The maximum grade shall not exceed 1:6.
21. Construction of a pause platform extending 5.5 metres from the edge of bitumen with a maximum grade of 5% battering down to the natural surface with a maximum grade of 15% to serve lot *.
22. Construction of a 3.5m wide compacted crushed rock pavement and any necessary drainage along the access strip and across the footway to lots * together with any necessary drainage.

23. The creation of reciprocal rights of way over the access strip to lots * and construction of a 4.5m wide compacted crushed rock pavement and any necessary drainage along the access strip and across the footway to lots *. The maximum grade is to be 1 in 6.
24. Construction of a centrally located concrete driveway a minimum of 2.5 metres wide and 150mm thick reinforced with F82 mesh over the full length of the access strips to lots * together with the construction of Council's standard residential footway and layback crossing also 150mm thick reinforced with F82 mesh.
25. The creation of reciprocal rights of way over the access strip to lots * and the construction of a centrally located concrete driveway a minimum of 2.5 metres wide, 150mm thick, reinforced with F82 mesh over the full length of the reciprocal rights of way to levels approved by the Manager of Engineering Services together with the construction of Council's standard residential footway and layback crossing also 150mm thick, and reinforced with F82 mesh.
26. Piping of existing watercourses within the property and the creation of necessary easements free of cost to Council.
27. The provision of interallotment drainage covering all lots not draining directly to a public road and the creation of necessary easements free of cost to Council.
28. The provision of interallotment drainage to each industrial lot and the creation of necessary easements free of cost to Council.
29. Written permission to discharge stormwater being obtained from downstream owners and submitted to Council.
30. The creation of easements to drain water over the site of drainage discharge from roads 4 metres wide and 10 metres long free of cost to Council.
31. All lots being filled to a minimum of RL*/ where necessary. All fill including existing fill must be compacted to 98% standard compaction and verified by the submission of tests results for at least 2 locations on each lot accompanied by a contoured depth of fill plan. Topsoil is to be stockpiled and respread over the finished surface.
32. All lots to be classified in accordance with AS 2870.
33. Street name signs to be provided at the junction of the new road/s.
34. The new road/s to be named (to be advised).
35. The new road/s be classified as * road/s.

36. Construction of road and drainage or sewer works are not to commence until three (3) copies of the plans and specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
37. A design, checking and inspection fee of \$*, must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1991.
38. Evidence of payment of the Building Construction Industry Long Service Levy together with a detailed estimate of the cost of the works being submitted to Council prior to release of the Engineering plans.
39. The submission of a plan showing all existing services on the lots including septic tank and effluent disposal area, sewer connections, water connections and stormwater disposal, where applicable, and the correction of any encroachments to the requirements of the Manager of Environment and Building Services.
40. The submission of the plan of subdivision, together with four (4) exact copies thereof, suitable for lodgement with the Registrar General.
41. Payment of a linen release fee of \$140.00. This amount is valid until 31st December, 1991.
42. A contribution of \$* based on \$400 (four hundred dollars) per additional allotment in areas defined as high bush fire risk under Council's Bush Fire Mitigation Policy adopted in October, 1986. The contribution is for the provision of Bush Fire Brigade services. This sum will remain fixed for a period of 3 (three) months after which it will be recalculated at the rate applicable at the time of payment.
43. The strata subdivision shall be in general accordance with the submitted plan dated *.
44. The common wall between the units shall be of masonry construction.
45. The survey of the linen plan shall not be undertaken until after the erection of the common wall separating the units.
46. Compliance with the conditions of Development Consent No. * and the Building Permit No. * prior to release of the plan of subdivision for lodgement with the Land Titles Office.
47. The dwellings shall be completed to "lock up" stage prior to release of final plan of subdivision.

48. Details of any fill material to be removed from or imported to the site to be submitted with the engineering plans. Details to include quantities, borrow sites or disposal sites. A contribution based on 20 cents per tonne per kilometre on local roads and 3 cents per tonne per kilometre on main roads shall be paid to Council prior to release of the engineering plans.

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);
 - (iv) any development control plan in force under Section 72 applying to the land to which the development application relates;
- (a1)
 - (i) any conservation agreement entered into under the National Parks and Wildlife Act 1974 and applying to the whole or part of the land to which the development application relates; and
 - (ii) any plan of management adopted under that Act for the conservation area to which the agreement 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;
- (c1) the effect of that development on any wilderness area (with the mean of the Wilderness Act 1987) in 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 that 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;

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Item 1:	(File DA 95/91)
Development Application:	Villa Homes
Applicant:	D and B Horacek
Owner:	D and B Horacek
Land and Location:	Lot C2, DP 413633 and Lot B, DP 399206, No. 622 George Street, South Windsor
Area:	3212m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising:	Advertised in accordance with Council's policy with two submissions received
Date Received:	10th May, 1991

REPORT (MTP)

Proposal

This application seeks approval for the erection of a villa homes development comprising 7 x 2 bedroom and 4 x 3 bedroom villas on the subject property which has frontage to George Street at South Windsor. The villas are single storey in height and are to be constructed of brick with tiled roofs.

Statutory Situation

Two application is permissible, with Council consent, under the provisions contained in HLEP, 1989.

Submissions

Two submissions were received from J and E Martin of 620 George Street, and A and H Martin of 626 George Street. The submissions object to the proposal on the grounds that:-

- the development is unsuitable due to the heavy traffic on George Street; and
- the site is affected by existing drainage problems.

The subject property is located south of the George Street - Macquarie Street intersection within a 60m zone. Details provided by the Roads and Traffic Authority of NSW indicate that to maintain safe vehicular access, a clear site distance of 120m is required in this case. The vehicular entrance to the site contains at least 120m in both directions and, as such, is considered suitable.

If consent is to issue, suitable conditions will be imposed regarding the retention of stormwater runoff so any drainage problems experienced in this locality will not be exacerbated by this proposal.

Accordingly, it is not considered the objections warrant refusal of the application.

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Planning Assessment

The subject property is an L-shaped allotment with an area of 3212m², containing a single storey brick dwelling-house and detached garage.

Medium Density Development Control Plan (DCP)

The application complies with the density requirements contained within Council's Medium Density DCP.

The courtyard areas range in size from 55m² to 123m². This size and the amount of useable space provided is considered satisfactory. In addition, shadow diagrams indicate that adequate solar access is provided to each courtyard and the living areas of the villas. The courtyards are generally accessible from the living areas of the units, with the exception of Units 3 and 5. In this regard, alternative entrances have been detailed and these are considered more suitable and should be provided.

The application proposes the provision of 22 off-street car spaces which complies with the DCP. The manoeuvrability proposed for car space 3 is inadequate, however, suitable area is available and should be required as a condition on the consent.

The application proposes a setback of 11m to the George Street frontage. This complies with the DCP standard and is considered suitable.

Adequate area is available to provide landscaping which will improve the appearance of the development and provide additional privacy to adjoining residences.

The villas are set back a minimum of 2m from the side and rear boundaries of adjoining properties. The location of windows and doors, coupled with the internal arrangement of the villas, will ensure that adequate privacy is provided for both adjoining residences and future occupants of the villa development.

Surrounding land is zoned Residential 2(a) and has been developed for residential purposes and car parking for the Windsor Gospel Church. This application is not out of character with surrounding land uses.

Recommendation

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

1. The development being carried out generally in accordance with the plans dated 26th April, 1991, and amendments dated 17th June, 1991.
- 2-11. Standard Conditions (DA's) - 6 (\$15,543 (fifteen thousand five hundred and forty three)), 31, 33, 50 (twenty two (22)), 54, 70, 73, 104, 1 (\$29,500 (twenty nine thousand five hundred)), 20.

12. The construction of kerb and gutter, footway area, and drainage, together with the full construction, including sealing of the adjacent road shoulder over the frontage of the land to the satisfaction of the Manager of Engineering Services.
13. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6m (six).
14. Design and construction of site drainage is to be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application. Care is to be taken that development does not cause obstruction of flows onto and across the property and on site retention is to be provided to maintain flows equivalent to the undeveloped state for all storms up to the 1 in 100 year recurrence. Details to be submitted for approval with the Building Application.
15. Provision to be made for the sewerage of all units in the development. Note that the majority of the rear of the land does not drain to Council's sewer. Details to be submitted for approval with the Building Application.
16. Units 2 and 3 are to be located a minimum of 1.5m (one point five) clear of Council's sewer line across the site.
17. A design checking and inspection fee of \$250 (two hundred and fifty) plus \$1 (one) per metre of sewer line, must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1991.
18. The floor level of the villas is to be no more than 1m (one) above the natural ground level.
19. The site being fenced to a minimum height of 1.8m (one point eight) to, at least, the equivalent standard of lapped and capped.
20. The 2 (two) lots comprising the development being consolidated into 1 (one) lot prior to the occupation of the buildings.
21. The entrance doors off the dining rooms within Units 3 and 5 are to be relocated so as to face the rear courtyard.
22. All covered car parking spaces having a minimum width of 3m (three).
23. The manoeuvrability to car space 3 is to be improved by the provision of additional driveway area.

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- 24-25. Standard Conditions (Development) - 61, 56.
26. The visitor spaces are to be constructed of brick paving or similar material.

Item 2: (File DA 113/91)
Development Application: **Home Activity - Office for the Hire of Video Cameras**
Applicant: R Demenezes
Owner: R Demenezes
Land and Location: Lot 566, DP 775033, No. 3 Fullerton Crescent, Bligh Park
Area: 708m²
Zoning: Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising: Adjoining owners notified with no submissions received
Date Received: 29th May, 1991

REPORT (MTP)

Proposal

The applicant seeks Council's consent to use part of the garage attached to the existing dwelling on the subject land as an office for the hire of video cameras. The use will mainly involve making and accepting telephone calls, and carrying out paperwork associated with the business. The hire of a video filming service for such events as weddings etc will also be available although this component will be minor. It is proposed that only the resident's equipment will be kept on the premises. The equipment to be hired is kept elsewhere.

The applicant and his wife will be employed in the use, which will operate from 9.00am to 6.00pm, seven days a week.

Planning Assessment

The proposal may be defined as a "home activity", a use permissible with Council's consent on the subject land.

The proposal is considered to be of a minor nature and as such will not have any adverse effect on the amenity of the neighbourhood. As there will be no equipment stored on the premises, additional traffic is unlikely to be generated by the use. Accordingly, the application is recommended for approval.

✓ Recommendation

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

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1. The development being carried out generally in accordance with the supporting documentation submitted with the application.
2. 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;*
 - (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)."*
3. No video camera and associated equipment, other than the resident's own equipment, is to be stored on the premises at any time.

Item 3:	(File DA 158/91)
Development Application:	Villa Homes
Applicant:	Cavasinni Developments Pty Ltd
Owner:	Cavasinni Developments Pty Ltd
Land and Location:	Lots 10 and 13, DP 801358, No. 10 Ivory Place and No. 3 Langley Place, Richmond
Area:	2211m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising:	Adjoining owners notified with no submissions being received
Date Received:	1st July, 1991

REPORT (MTP)

Proposal

At its Ordinary Meeting of 7th May, 1991, Council granted consent to the erection of five, three bedroom villa homes on the subject land.

Application has now been made to construct four, three bedroom villa homes on the property, together with associated carparking and landscaping. The proposed villa homes will be of brick veneer construction with concrete tiled roofs, and will have private courtyards ranging in size from approximately 90m² to 121m².

Statutory Situation

The subject land is zoned Residential 2(a) under the provisions of Hawkesbury LEP, 1989. Villa homes are permissible on the site with the consent of Council.

Clause 18 of the plan applies to the development and requires that satisfactory arrangements be made for the provision of water, sewerage, drainage and electricity services to the land. The provision of these services is not considered to be a constraint to the development of the site.

Planning Assessment

Character/Design Quality

As the proposed villa homes will be constructed of face brick, with concrete tiled roofs, no detrimental effect is likely to occur to the character of the area.

Although under the Medium Density DCP the land can accommodate seven villas or townhouses, the applicant has chosen to develop the site at a lesser density to ensure the proposal is not out of character with surrounding residential development and a good quality development results. The privacy of both existing and future residents of adjoining lands should not be adversely affected, given the setbacks of the proposed buildings from common boundaries and the fact that the south western elevation of Unit 3 will only contain a small bathroom window.

Although the site is highly visible from Castlereagh Road, the provision of a treated pine and lattice fence together with appropriate landscaping should ensure the development does not detract from the area's amenity.

Private Open Space

Each villa house on the site will be provided with a private courtyard in excess of 50m² as required under Council's Medium Density DCP. Each courtyard will receive adequate sunlight between 9.00am and 3.00pm during mid winter, except for the rear courtyard of Unit 4. In this regard, the applicant has

provided a front courtyard which could be used, if necessary, in the morning on those days in mid winter. Alternatively, the children's play area proposed in the development could be used for certain purposes. The clothes line for Unit 4, however, should be relocated to maximise sunlight. Overshadowing of adjoining properties will be minimal.

Whilst no objection is seen to front picket fences, rear courtyards should be separated by fencing which screens drying areas and provides greater security.

Access/Parking

Off-street parking for residents has been provided in accordance with the requirements of the DCP. Three visitor parking spaces, instead of the required one space, are also proposed. Vehicles using visitor spaces two and three however will be required to do three-point turns to exit the property in a forward direction. This is not considered to be unreasonable given that these spaces are in excess of that required on the site.

The internal driveway will be constructed of brick pavers and concrete to improve its overall appearance.

It is proposed that all access to the site will be from Ivory Place, with the access handle to Langley Place being consolidated with adjoining Lot 14.

Council's Medium Density DCP requires driveways to have a minimum width of 6m in front of the building line. Although the applicant has only provided a 5m wide driveway, this is considered reasonable given the scale of the development and its location in a cul-de-sac.

Whilst there will certainly be an increase in traffic in Ivory Place, the road system is considered capable of accommodating this extra traffic.

Setbacks

Under the provisions of the DCP, the minimum setback from main roads is 10m. The setback to Unit 4, however, from the proposed road alignment is 5.0m. This is not considered to be unreasonable, given that:-

- Castlereagh Road is subject to future road widening and the property boundary is located approximately 10m from the existing road;
- the site has three road frontages; and
- no access is proposed from Castlereagh Road.

Further, the site will be appropriately landscaped along this boundary, thereby minimising distractions to drivers using this road, and still maintaining sight distances.

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Conclusion

As the proposed development represents a lesser scale of development than previously approved, is consistent with the objectives of the Residential 2(a) zone and generally complies with the requirements of Council's Medium Density DCP, the application is recommended for approval

Recommendation

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

1. The development shall be carried out generally in accordance with the plan submitted with the application.
- 2-11 Standard Conditions (DA's) - 6 (\$3,454 (three thousand four hundred and fifty four)), 22, 31, 33, 50 (11 (eleven) vehicles), 61, 70, 73, 104, 120.
12. The access handle to Lot 13 is to be consolidated with adjoining land.
13. ~~Construction~~ ^{deleted} of Council's standard medium duty footway vehicular crossing to suit the access to the site with a minimum width of 6m (six).
14. Brick paving is to be incorporated in the internal driveways, details to be submitted with the building application.
15. The clothesline provided for Unit 4 should be relocated to ensure it receives maximum sunlight.
16. Rear courtyards shall be separated by fencing which screens open yard activities, details to be submitted with the building application.
17. Standard Condition (Subdivision - prior to the issue of the Building Permit) 1.

Item 4:	(File SA 62/91) ✓
Development Application:	Subdivision
Applicant:	R A Easton
Owner:	R A and F A Easton
Land and Location:	Lot 1, DP 733109, 98A Comleroy Road, Kurrajong
Area:	4.10ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(c1)
Advertising:	Not required
Date Received:	6th May, 1991

REPORT (MTP)

Proposal

This application seeks Council's consent to subdivide the subject land into two allotments with areas of approximately 2.05 hectares each. The site currently contains a dwelling and garage, which will be located on one allotment (Lot B), and a dam, which will be located on the other allotment (Lot A). Access to Lot B will be via a right of carriageway.

Statutory Situation

The subject land is zoned Rural 1(c1). Pursuant to Clause 11(2)(d) of Hawkesbury LEP, 1989, the minimum allotment size for subdivision within this zone is 4.0ha. As the proposed lots are about 50% less than the 4.0ha minimum, the applicant has submitted an objection under the provisions of State Environmental Planning Policy No. 1, the merits of which are discussed below.

Applicant's SEPP No. 1 Objection

The applicant has objected to the 4.0ha minimum subdivision standard on the following grounds:-

- "A. *The proposed development would retain the concept of Rural Residential lifestyle with ample "on-site" scope for collection of water and waste disposal. There is no infrastructure of town water or sewerage facilities but ample drainage areas for surface water and septic disposal are available on both proposed Lots A and B and Lot A would enjoy an existing dam with Lot B having water pumping (75mm line) from a large dam on Lot 3 in DP 733109 for fire mitigation.*
- B. *The proposed subdivision maintains existing frontages and distances/privacy from adjoining Rural Residential development, in line with the identified long term urban use as appropriate for the area without any interim density problems.*
- C. *The approximate areas of 2.05ha for proposed Lots A and B compare favourably with approved lot areas of rural residential development in adjoining Browns Road and nearby Slopes Road and Hermitage Road (Diamond Hill Estate) and will not diminish the aesthetics or rural amenity of the area.*
- D. *There are no access or traffic generating problems owing to existing formed private road access under registered R-O-W for both proposed lots and no short or long term demands on public amenities.*

- E. Erection of a rural dwelling on proposed Lot A will not disturb the rural character or existing landscape of the locality (apart from small house site on present levels) and screening trees will be maintained.*
- F. The proposed re-subdivision will assist area fire mitigation and land management by providing additional occupier supervision of wooded areas and dam utilisation.*
- G. The existing water course adjacent to the common subdivision boundary constitutes a natural physical separation in support of the exercise of a discretion under SEPP1 to reduce the usual 4ha lot areas.*
- H. The subject land contains foliage and topography providing a natural privacy barrier from presently adjoining residences.*
- I. The above particular circumstances justify exercise of SEPP1 discretion especially considering approved small lot areas in Browns Road, Slopes Road and Hermitage Road."*

Planning Assessment

It is acknowledged that there are many parcels of land within the Rural 1(c1) zone including lots in Browns Road, Slopes Road and Hermitage Road, which are smaller than the 4.0ha minimum subdivision size. The majority of these lots, however, were created some considerable time ago, when limited planning controls existed. Further, Council will be aware that 'Diamond Hill' was the subject of a Commission of Inquiry, with subdivision of the land resulting from the recommendations of the State Pollution Control Commission, thereby sterilising the area's hard rock deposits.

The reasons for the present Rural 1(c1) zone mainly relate to the following factors:-

1. The provision of a rural residential living style;
2. The maintenance of a rural character and the minimisation of disturbance to the landscape through clearing, earthworks and access roads;
3. The prevention of untimely residential development without adequate services such as reticulated water, sewerage, public transport, community facilities etc; and
4. The area's possible inclusion as a future urban option, this being severely compromised by small lots.

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Whilst the proposed subdivision is not a significant issue in itself, Council is obliged to treat all landowners equitably. The extension of similar treatment to all landowners in the locality would adversely affect the factors indicated above. Further, if supported, the proposal could create an undesirable precedent for the subdivision of land in other rural areas in the City.

At its meeting of 9th July, 1991, Council resolved to prepare a Development Control Plan for subdivision. The need for such a plan is partly based on the fact that subdivision proposals are still being received which are contrary to the minimum area provisions in the LEP and are difficult to support, as they have no unique qualities that set them apart from other subdivision proposals or other areas in the City where proposals could be received. The subject application is a case in point. Until this DCP is completed, it is considered that the minimum area provisions of the LEP should be adhered to.

One final point is that whilst Council has some discretion to vary the minimum subdivision standard in rural areas, this is restricted to not less than 90% of the required area, with any greater variation requiring concurrence from the Director of the Department of Planning based on exceptional circumstances. It is believed that such concurrence would not be forthcoming.

The applicant was given the opportunity to withdraw the application with all fees being refunded. However, he has requested that the proposal proceed. Although this matter could be determined under delegated authority, the application is reported as it is understood the applicant wishes to address Council.

Recommendation ✓

- A. That Council not support the application pursuant to State Environmental Planning Policy No. 1.
- B. That the application be refused for the following reasons:-
 - 1. The proposal does not comply with the provisions of Clause 11(2)(d) of Hawkesbury LEP, 1989;
 - 2. The proposal would create an undesirable precedent; and
 - 3. The proposal is not in the public interest.

Item 5:	(File SA 96/91) ✓
Development Application:	Subdivision
Applicant:	K A and C I Moore
Owner:	K A and C I Moore
Land and Location:	Lot 100, DP 806622, No. 145 Kurmond Road, Freemans Reach
Area:	6.256ha

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Zoning: Hawkesbury Local Environmental Plan, 1989
- Rural 1(b)
Advertising: Not required
Date Received: 19th June, 1991

REPORT (MTP)

Proposal

Application has been made to subdivide the subject land into three allotments with areas of approximately 4.133ha, 2.024ha and 1000m². It is proposed to consolidate the 1000m² lot with adjoining land, being Lot 551 in DP 751665, which is presently occupied by the Freemans Reach Bush Fire Station.

The applicant states:-

"The land is totally arable, with scattered native eucalypts. It has, since 1976, been used as a horse breeding/training/agistment establishment It is our wish to disband the business and cease rural activities. Whilst we wish to remain in our present home, some of this land is now excess to our needs. As it will require frequent maintenance due to the absence of grazing animals, we would prefer to dispose of it."

The land currently contains a dwelling, stables, sheds, round yard and dressage arena, all of which will be located on the 4.133ha allotment should the subdivision proposal be supported.

Statutory Situation

Under the provisions of Hawkesbury LEP, 1989, the land is zoned Rural 1(b). The minimum allotment size for subdivision within this zone is 10ha. As the proposed lots are well below this minimum, an objection pursuant to Clause 6 of State Environmental Planning Policy No. 1 is required.

Applicant's SEPP No. 1 Objection

The grounds for objecting to the 10ha minimum subdivision standard are as follows:-

1. Surrounding lot sizes:-

"The eastern boundary of the property has a long road frontage (333m) to Kurnmond Road. The western boundary backs onto residential properties which themselves front Reserve Road. Approximately 10 of these properties (portions 533 to 542 incl.) are of approximately 2000m² (1/2 acre) in size. The northern boundary adjoins a property similar to our own, of some 6 - 7ha (portion 545). The top (south east) corner of the property adjoins a very small allotment (portion 551 of 354m²) on which is sited the Freemans Reach Bush Fire Brigade facilities As can be readily seen,

the subject area is basically residential in nature due to the number of small allotments along the Reserve Road boundary

An additional dwelling will ultimately be constructed on the proposed 2.02ha allotment. This will increase the number of dwellings in the immediate surroundings (of approximately 9ha) from 13 to 14. The development will, therefore, be entirely in keeping with the existing amenity and will have no adverse environmental or aesthetic effect."

2. Additional land for Bush Fire Brigade:-

"Consultation with the Freemans Reach Bush Fire Brigade has revealed a desperate lack of space due to the very small allotment of 354m² almost all of which is occupied by the station building itself

It is proposed to widen the existing allotment by 8m and thus provide good access to the additional land to be provided at the rear of the present allotment. This will allow, amongst other things, secure and safe off-street parking for the volunteers attending fires. At present, these volunteers (up to 20 in bush fire emergencies) are forced to park in a haphazard manner both on the footpath and verge of Kurmond Road, which is a blind bend on the crest of the hill in the vicinity of the fire station. The additional land will also provide much needed room for other routine activities of the Brigade, ie. vehicle cleaning and maintenance, hose drying etc."

Correspondence has been received from the Freemans Reach Bush Fire Brigade confirming the lack of space on the station site and the undesirable traffic situation.

"The brigade has previously considered the desirability of acquiring additional area for parking but has been daunted by the likely costs."

Planning Assessment

This application raises similar issues to those discussed in Item 4 in this section of the Business Paper.

The majority of those lots which are much smaller than the 10ha minimum standard were created at a time when limited planning controls existed. As the site has no unique characteristics which set it apart from other proposals or areas within the City where subdivision proposals could be received, it is difficult to support. Indeed, Council should not support subdivisions which are contrary to the minimum subdivision standard, particularly to enable the acquisition of additional land for the Freemans Reach Bush Fire Brigade (and hence Council), however, desirable. Accordingly, the application is recommended for refusal.

It may be desirable, however, that further investigation and negotiation with the application/landowner be undertaken, with a view to buying additional land for the Brigade.

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✓ Recommendation

- A. That Council not support the application pursuant to State Environmental Planning Policy No. 1.
- B. That the application be refused for the following reasons:-
1. The proposal does not comply with the provisions of Clause 11(2)(b) of Hawkesbury LEP, 1989;
 2. The proposal would create an undesirable precedent; and
 3. The proposal is not in the public interest.



Item 6: (File DA 116/91 & SA 83/91)
Development Application: A: Integrated Housing
B: Subdivision
Applicant: Huxley Homes Pty Ltd
Owner: Department of Housing
Land and Location: Lot 1078, DP 791978 Birk Place, Bligh Park
Area: 2221m²
Zoning: Hawkesbury Local Environmental Plan, 1989
- Residential 2(a)
Advertising: Adjoining owners notified with no submissions
Date Received: 3rd June, 1991

REPORT (MTP)

Proposal

The application involves the construction of 6 x 3 bedroomed, self-contained, 'Federation Style' dwellings.

The application is accompanied by a concurrent subdivision application which seeks consent for the creation of a six lot Torrens Title Subdivision, to allow separate landholdings for the respective dwellings.

Statutory Situation

The application is permissible within the zoning of the land.

The applicant has submitted an objection pursuant to State Environmental Planning Policy (SEPP) No. 1 to the minimum lot size provisions.

Council's Development Control Plan for medium density housing applies.

*deferred to
next meeting
"Overdevelopment"*

Planning Assessment

The subdivision application is reported to Council in order to expedite processing of this matter in conjunction with the development application as the subdivision relies upon the granting of Development Consent for the erection of the dwellings.

The allotment sizes for proposed Lots 1, 2, 3, 4, 5 and 6 are 385m², 464m², 355m², 349m², 325m² and 343m² respectively.

The applicant's reasons for objection pursuant to SEPP No. 1 are:-

- " *Proposed integrated housing allows for greater amenity to occupiers than could be expected from a medium density townhouse or similar development; and*
- Shared driveway entries and detached buildings will maintain the normal residential streetscape."*

The applicant's SEPP No. 1 objection is supported.

The site is bounded by two residential lots, a pathway 10m wide and a reserve located at the rear. The land slopes from the road frontage towards the reserve with a fall in height of 1.4m approximately.

Shadow diagrams prepared show that Lots 4, 5 and 6 will be disadvantaged due to their locations. To overcome this, the proposed dwellings on lots 4, 5 and 6 can be brought forward to the road enabling greater solar access for backyard space.

Private open space, carparking, access/driveways and landscaping are all acceptable.

Conclusion

The principal advantage of the integrated housing/land package concept is the ability to provide conventional housing upon separate Torrens Title lots at a comparable or lower cost.

The application complies with Council's DCP for medium density housing and for reasons stated above, the application should be approved, subject to conditions.

Recommendation

- A. That the applicant's SEPP No. 1 objection to the minimum lot size be supported.
- B. That the development application be approved subject to:-

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1. The development shall be carried out generally in accordance with plans dated 14th May, 1991.
 - 2-10 Standard Conditions (DA's) - 31, 40, 56, 61, 62, 64, 70, 73, 104.
 11. Construction of Council's standard footway vehicular crossing to suit the access to the site.
 12. All service connections to the dwellings to be kept wholly within each proposed lot.
 13. Compliance with all conditions of Council's approval to subdivide the land prior to occupation of the dwellings.
 14. Submission of a site plan showing existing and proposed surface levels and details of retaining walls, if proposed, including elevations and cross-sections for any filling to be required. This detail shall be submitted with the Building Application for approval.
 15. All fences to have a height of 1.8m (one point eight) to provide privacy between the respective dwellings.
 16. Proposed dwellings located on proposed Lots 3, 4 and 5 to be set back 8.9m (eight point nine), 5.5m (five point five) and 6.5m (six point five) respectively from Birk Place to guarantee solar access to useable courtyard areas.
 17. The proposed dwellings to have a mix of external finishes to those adjoining, so as to provide an aesthetic streetscape. Details to be submitted with the Building Application for approval.
- C. That Subdivision Application No. 83/91 be approved subject to:-
1. The 6 (six) lot Torrens Title subdivision shall be carried out generally in accordance with plans referenced 7878-91, dated 25th June, 1991.
 - 2-10 Standard Conditions (Subdivision) - 1, 3, 5, 10 (\$12,105 (twelve thousand one hundred and five)), 11 (\$400 (four hundred)), 12 (\$20,000 (twenty thousand)), 13, 40, 48.
 11. The provision of inter-allotment drainage covering all lots not draining directly to a public road and the creation of necessary easements free of cost to Council. Only 1 (one) discharge point will be permitted into Council's drainage system adjoining the lots.

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*defence
for merit
meeting
on development*

12. Construction of drainage or sewer works are not to commence until three (3) copies of the plans and specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
13. A design checking and inspection fee of \$1 (one) per metre of inter-allotment drainage (minimum \$50 (fifty)) and \$50 (fifty) per lot served for sewer, must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1991.
14. Payment of a linen release fee of \$300 (three hundred). This amount is valid until 31st December, 1991.
15. The creation of reciprocal rights of way to suit the accesses to the proposed integrated houses on the site.

Item 7:	(File DA 115/91)
Development Application:	Church Complex and Cottage
Applicant:	South Windsor Baptist Church
Owner:	South Windsor Baptist Church
Land and Location:	Lot 1, DP 779913 and land in Pt DP 65639, No. 739 George Street, South Windsor
Area:	Approximately 5.7ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Special Uses 5(a) Church
Advertising:	Adjoining owners notified with one submission received
Date Received:	30th May, 1991

REPORT (MTP)

Proposal

The proposal involves the erection of a multi-purpose church complex and caretaker's cottage on the subject land, together with associated carparking and landscaping. The church complex will seat up to 300 people and will be utilised for such activities as "Boys Club, Girls Brigade and Playtime" during the week, as well as for Sunday services and other weekend activities.

The external surfaces of the complex include timber cladding, glazed glass doors and windows, and prepainted metal roofing. The three bedroom caretaker's cottage will be of "hardiplank" construction, also with a prepainted metal roof.

The church complex will include courtyard areas, screened from George Street and Blacktown Road by timber fences.

Statutory Situation

The property is zoned Special Uses 5(a) Church under the provisions of Hawkesbury LEP, 1989. The proposed development is permissible on the site with the consent of Council. Clauses 22 (Development adjoining main or arterial roads) and 25 (Development of flood liable land) of the plan apply to the development and are discussed below.

The application does not require referral to the Local Traffic Committee under the provisions of State Environmental Planning Policy No. 11.

Public Submissions

Adjoining owners were advised of the proposal, with one submission being received from Mr J H Smart, who lives two blocks north of the site. Mr Smart has indicated his support to the development.

Planning Assessment

Setbacks

Clause 22 of the LEP applies to the development, as the site fronts two main roads. This clause states that a building shall be set back at such a distance having regard to:-

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

Lot 1 in DP 779913 is affected by road widening, which varies in width from approximately 12.8m to 16.8m in from George Street. The caretaker's cottage will be located 30m from the proposed alignment of George Street, whilst the church complex will be set back 85m. The setback to the church building from Blacktown Road will be 30m, although the courtyard fence will only be set back 20.5m.

These setbacks should ensure that adequate sight distances for drivers using both George Street and Blacktown Road are maintained and distractions are minimised.

Access/Parking/Traffic

Council's Carparking DCP requires the provision of parking at a rate of one space per 10 seats, that is, 30 spaces are required on the site. As the church complex also includes a smaller hall, the provision of 41 spaces, as proposed, is desirable. The parking spaces, however, should be separated at intervals by landscaped "strips" to break up the expanse of sealed area.

Access to the site will be located approximately 200m from the intersection of George Street and Blacktown Road, which is well in excess of the requirements of the Roads and Traffic Authority.

The adjoining road network is considered capable of accommodating the additional traffic generated by the proposed development.

Flooding

The property is affected by the 1 in 20 (13.4m), 1 in 50 (15.0m) and 1 in 100 (16.0m) year floods, and as such, is subject to the provisions of Clause 25 of the LEP. The church complex and caretaker's cottage, however, will be located on land at a minimum level of 17.5m and 19.0m respectively, and, therefore, will not be subject to flooding.

Scenic Quality

The external surfaces of the church complex will comprise of timber cladding, glazed glass doors and windows, and prepainted metal roofing. Timber screens are also proposed around the courtyards. Although conceptual in nature, the submitted plans indicate that the timber cladding and screens, if well handled, will provide colour and contrast to the development.

Given the site's location at the "entrance" to the City, it is important that the development be of a reasonable standard. To this end, appropriate landscaping will be required and accordingly has been made conditional upon consent.

Although the caretaker's cottage will be constructed of "hardiplank", this can be appropriately treated to ensure the building is similar in appearance to the church complex. Details of external materials will be required with the building application.

Recommendation

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

1. The development shall be carried out generally in accordance with the plans No. 238.90, dated May, 1991.

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- 2-16 Standard Conditions (DA's) - 22, 31, 32, 33, 39, 50 (41 (forty one)), 53, 54, 61, 70, 73, 74, 100, 102, 120.
17. The construction of concrete kerb and gutter and full construction of a sealed shoulder in George Street from the northern property boundary to and including the entry/exit to the site. A sealed entry is to be incorporated into the work. Details to be submitted to and approved by the Manager of Engineering Services prior to construction.
18. Compliance with any requirements of the Roads and Traffic Authority in regard to the proposed road widening in George Street.
19. Parking spaces are to be separated at intervals by landscaping to "break up" the expanse of sealed area, details to be submitted with the building application.
20. The external surfaces of the caretaker's cottage ^{to be determined AT BA} ~~shall be similar to those of the church complex.~~
21. Disabled access is to be provided in accordance with the requirements of Ordinance 70.
22. All liquid wastes arising from the premises shall be treated by means of an aerated septic tank system, with the disposal of wastes being to Council's satisfaction. Separate details of the proposed system shall be lodged with Council for approval.

Item 8: (File DA 152/91)
Development Application: **Golf Course, Clubhouse and Accommodation Facilities**
Applicant: C H Kemp and Sons Pty Ltd
Owner: C H Kemp and Sons Pty Ltd
Land and Location: Lot A DP 184255 and Portions 31 & 142 Parish Wilberforce, Lot 1 DP 185503, Tizzana Road, Ebenezer
Area: 53.86 ha
Zoning: Hawkesbury Local Environmental Plan, 1989 - Environmental Protection (Scenic) 7(d1)
Advertising: Adjoining owners notified
Date Received: 27th June, 1991

REPORT (MTP)

The documentation forming the application seeks support to the development from Council in principle only at this stage. The applicant has been advised that the documentation, to date, is not sufficient for Council to finally determine the application as a number of Consultant's studies would be required to enable Council to fully address such matters as traffic, drainage,

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SUPPLEMENTARY REPORT

SECTION 2 - PLANNING AND DEVELOPMENT

ITEM 19: (File DA 103/91)

SUBJECT: HOME ACTIVITY - LIGHT WELDING AND
MACHINING WORK - G TELFSEER

REPORT (MTP)

Council is referred to Item 12 of the Planning and Development section in this business paper. An additional objection has been received from Mr. K.M. Chew as follows:

"I wish to object to the above development application at 112 Hermitage Road, Kurrajong Hills on the following grounds:

- 1. The continuous loud noise of machinery & steel being dropped & ground.*
- 2. The long running of diesel engines.*
- 3. The hours worked in this so called 'Light Engineering' workshop. Summertime it is 6am - 8pm 7 days per week.*

I live approx. 100 metres from this business and I don't really know how people living closer put up with these problems and I believe it is a Rural area. If the Council in their wisdom pass this D/A, who is going to police the noise level & hours worked."

A further letter has been received from Mr. K.M. Chew, as follows:

"I refer you to the article published in the 'Gazette' Wednesday 17th July, 1991, re the above D/A and I wish to inform you that I was not informed of this application and that I have had previous correspondence with the Council on this matter, in fact, I have contacted the Building Department and Town Planning re this application for light welding and machinery in a rural area.

I wish to state that if this D/A is approved it will create a precedence and open up all sorts of applications in a rural area. I believe that 'light welding and machining' should be kept to an approved industrial area."

Correspondence has also been received from Mr. J. Burke as follows:

"It has come to my notice through the Gazette paper date 17/7/91 that some person or persons used my name illegally in Council and in print to defer an application by Mr. G. Telfser.

I would like you to know that I received a letter from Council about the said application and I did not respond to it as I had no objection to Mr. Telfser's application.

I feel that my name has been defamed and that an apology by the person or persons responsible for these lies should be forthcoming at the next Council meeting."

Recommendation

The correspondence be received.

sewage, water supply, etc. The documentation, however, is sufficient for Council to determine whether it supports the proposal in principle and if such support is granted for the applicant to expend the considerable sums that would be required for appropriate documentation.

The proposal is for an 18 hole golf course, clubhouse and an accommodation facility for visitors and tourists. It is proposed to remove a minimal number of trees, although these will be replaced with many more trees forming part of the golf course fairway delineation. It is also proposed to have a sewage treatment plant and have a combination of both river water and roof collection or reticulated water for irrigation and potable uses respectively.

To assist in determining whether Council supports the proposal in principle or not, adjoining and adjacent landowner were written to with eight responses being received. These responses either raised no objection to the proposal or offered qualified support, subject to various matters being addressed in the final plans.

The submissions raised positive aspects, such as:

- . golf courses sadly lacking in locality;
- . would provide significant "upgrading" of the locality;
- . golf courses would be in keeping with environmental features of the locality;
- . positive employment generation;
- . tourism;
- . economic benefits.

The submissions raised the following matters as concerns which need to be addressed in the final plans:

- . drainage;
- . landscaping;
- . fencing;
- . traffic;
- . suitable buffers between course and houses;
- . applications of fertilisers and effect on river.

Providing that environmental concerns can be shown as being satisfactorily addressed and that the local road system is capable of containing the additional traffic generated by such a facility, it is considered that there is a prima facie case for the development proceeding. Such support in principle does not mean that Council is obliged to approve of a subsequent application, as such would be dependent on the assessment at the time and depending on the quality of the application. It possibly would mean, however, that Council could not refuse an application merely because it, for example, no longer thought such development was appropriate for the locality.

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✓ Recommendation

That Council support the proposal in principle and advise the applicant that further documentation is required to enable full consideration, such documentation to include design of buildings; consultant's reports on water, sewage and drainage, traffic; and methods to be employed both during and after construction to alleviate possible pollution of the locality and the river.

Item 9: (File DA 147/91, 148/91, 162/91, 163/91)
Development Application: **Detached Duplexes**
Applicant: Anavak Pty Ltd
Owner: Anavak Pty Ltd/Department of Housing
Land and Location: Lot 1143, DP 800323 Settlers Crescent
Lot 1144, DP 800323 Settlers Crescent,
Lot 594 Newmarch Place,
Lot 683, DP 777657 Alexander Street, Bligh Park.
Area: 646.0m², 650.1m², 622.6m²,
657.1m², 646.0m² respectively.
Zoning: Hawkesbury Local Environmental Plan, 1989
- Residential 2(a)
Advertising: Not required under Council policy
Date Received: 19th June, 1991 (DA's 147/91 & 148/91
2nd July, 1991 (DA's 162/91 & 163/91)

REPORT (MTP)

Proposal

The proposals incorporate two detached dwelling-houses on each lot.

All dwellings contain 3 bedrooms, dining/living rooms, kitchens, bathrooms and laundries and are of brick veneer construction with tile roofs. Single garages are provided for each dwelling.

Statutory Situation

The four proposals are permissible within the zoning of the land, subject to Council's consent. Sydney Regional Environmental Plan No. 12 - Dual Occupancy, and Council's DCP's for medium density housing applies.

Planning Assessment

Plans submitted for each proposal provide a building setback of 7.5m from the road frontage and a minimum setback from wall to boundary of 900mm between the respective units. Separate access points are proposed to each dwelling, adding to multiple traffic movements.

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The applicant has already received approvals for attached duplexes on Lot 594 Newmarch Place and Lot 683 Alexander Street. The applicant has decided however to submit revised designs proposing detached duplexes on these lots.

The applicant's statement is:-

"That changes to these plans were carried out for the following reasons:-

- 1. Improved aesthetics, individuality in support of our belief from experience of this area that Bligh Park indeed lends itself more to individual housing (ie. detached dual occupancy offered with differing facades, brick, tile selections, etc) as opposed to some of the more commonly produced attached duplex.*
- 2. The provision of a window in the bathroom, WC area which we feel in lieu of a skylight is more acceptable in providing natural light to these areas."*

The applicant's reasons are acknowledged, however, it is considered that the size of the subject lands do not lend themselves to these designs. The minimum separation of 1.8m between the dwellings is akin to a 'gun barrel' effect and is considered 'wasted space'. The minimal separation detracts from the amenity of the buildings and provides a poor outlook for future residents. These proposals are more suited to allotments with wider street frontages.

The two adjoining lots (Lots 1143 and 1144) have identical designs and layout, and is considered to be unacceptable as it provides a monotonous streetscape.

The detached dual occupancies of the design proposed lead to two driveways on the one residential sized allotment. This is unsatisfactory in design terms as it has the potential to cause traffic accidents as the number of access points to a street or road are increased.

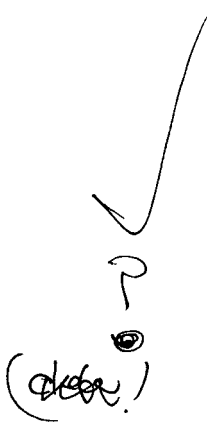
To alleviate this problem the applicant was advised that a change in design would be required. The applicant has advised Council that no change in design will be forthcoming.

Notwithstanding that dual occupancies are permitted under SREP No. 12 and that Council generally concurs with dual occupancy developments, these current proposals are not satisfactory by virtue of the size of the land, siting/location, similar architectural style and lack of privacy due to their proximity to similar developments. Consequently, the four proposals should not be supported.

Recommendation

That Development Application No.'s 147/91, 148/91, 162/91 and 163/91 be refused, because:-

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- 
1. The proposals will detract from the visual amenity of the neighbourhood as the developments are substantially the same in appearance leading to a monotonous streetscape.
 2. The developments provide multiple access points and are unsatisfactory in terms of traffic management.
 3. The buildings are located too close to one another thereby decreasing the amenity of future occupants.
 4. Not in the public interest.

Item 10:	(File DA 83/91)
Development Application:	Landfill/Reshaping of Riverbank
Applicant:	T Allen
Owner:	T Allen
Land and Location:	Lot 2, DP 56025, Lot 79 and Lot 140, DP 86240 Cornwallis Road, Windsor
Area:	Approximately 9.3ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Environmental Protection (Scenic) 7(d1)
Advertising:	Not required
Date Received:	24th April, 1991

REPORT (MTP)

Background

The applicant owns a number of parcels of land on the flood plain in the vicinity of Cornwallis Road. Three of these parcels adjoin the Hawkesbury River and are the subject of this application.

During the 1988 floods the Hawkesbury River breached its banks in this location and caused damage (erosion and deposition of sediment) to the applicant's properties as well as other properties in Cornwallis Road. After the 1988 flood the applicant commenced rehabilitation works on the bank and at the same time began to thicken the bank, away from the river, so that it would be more difficult for the river, when in flood, to breach its banks.

In 1990 Council officers inspected the property and observed that fill was being imported to widen the bank. The applicant was advised that a development application would be required as there was a substantial amount of fill being deposited on the site.

Proposal

The proposal is to raise the level of land adjacent to the river to minimise the potential of scour by flood waters. The operation involves the digging of a trench approximately 170m long, 13m wide and 5m deep. This trench is parallel to the river bank. The excavated soil is stockpiled on site. The trench is filled with imported demolition waste and various forms of fill, including soil, clay, road base, bitumen etc. Once the trench is filled and compacted, it is covered by the previously excavated, stored topsoil. The proposal will raise the level of the land behind the levee bank by approximately 2 to 3m.

The fill is imported from outside the City of Hawkesbury and principally comes to the site via Windsor Road. The fill is brought to the site by trucks with a 25 tonne capacity. The maximum number of trucks delivering material would not exceed 10 per day. The fill is spread and compacted by a D6 dozer. The proposed operating hours are from 7.00am to 4.00pm Monday to Friday with the dozer operating occasionally for one hour on Saturdays. One person will be employed on the site.

Once filled, the land will be used as a turf farm.

Statutory Situation

The proposal is permissible with the consent of Council.

Planning Assessment

The concept of strengthening the riverbank in this location is supported. The fill will marginally decrease the storage capacity of the flood plain, however, this aspect is inconsequential in comparison to the great benefit in preventing bank "breakthrough" as occurred in 1988.

The location of the development is isolated from residential development, and is not likely to cause noise or dust or water pollution problems. The visual impact is also negligible as the activity resembles other agricultural pursuits which are carried out on the lowlands. The final land form will be gently sloping and flat.

The 20 truck movements per day are considered to be reasonable given that trucks movements already occur on Greenway Crescent, Moses Street and Cornwallis Road from agricultural/extractive industry pursuits already operating on the lowlands. The 7.00am start time is considered reasonable and accords with previous suggested starting times for extractive industries in the area. The proposal does not include removing extractive material from the site and this aspect has been reinforced as a condition of consent.

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The matter was referred to the Waste Management Authority of NSW who is aware of the operation and has no objection to the proposal, subject to licensing. In issuing a licence the Metropolitan Waste Authority of NSW ensures that the fill is not toxic or hazardous and also monitors pollution which may emanate from the site.

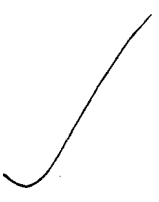
The final landform will need to make provision for an outlet pipe to the Hawkesbury River for low level flows discharging from agricultural lands in the vicinity. This can be covered as a condition of consent.

The applicant will be required to pay a Section 94 contribution for the upgrading of local and main roads. The rate which is applied to main roads is 3 cents per tonne per kilometre (as advised by the Roads and Traffic Authority). This rate has been applied to similar activities in other Local Government areas as well as the recent Schaffer Quarry application, and in fact has been imposed in a condition of consent by the Land and Environment Court in the Shire of Baulkham Hills.

Even though local roads differ considerably in standard of construction to main roads, the 3 cent per tonne per kilometre rate is still applicable as a base figure. For this application the applicant will be required to contribute 24 cents per tonne for the maintenance of main roads (Windsor Road and Macquarie Street) and 5 cents per tonne for the maintenance of local roads (Moses Street, Greenway Crescent and Cornwallis Road).

Recommendation

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

- 
1. The landfill operation is to be carried out in accordance with plan No. 10869/1, dated the 4th April, 1991.
 2. All hard fill shall be track rolled to ensure adequate compaction and reduce the possibility of scour by floods.
 3. Details of the proposed pipeline to be submitted for approval prior to construction and the creation of a 3m (three) wide drainage easement over the existing and proposed pipeline free of cost to Council.
 4. No obstruction to the flow of water off or under Cornwallis Road shall result from the filling operation.
 5. Compliance with any requirements of the Waste Management Authority of NSW.
 6. The landfill operation shall not take place on the land except between 7.00am (seven) and 4.00pm (four) Monday to Friday.

7. The applicant shall pay or procure payment to Council of a contribution under Section 94 of the Environmental Planning and Assessment Act, 1979, at the rate of 29 (twenty nine) cents per tonne of all extractive materials transported to the subject site, and in respect of the said contribution the following provisions shall apply:-
- (i) the said contribution shall be calculated and paid monthly from the date on which the development consent became effective.
 - (ii) the said contribution will be indexed and adjusted annually from the date the consent became effective in accordance with the Consumer Price Index applicable to each year ending the 30th June, commencing the 30th June, 1991, for the duration of the development consent and the said adjustments to the contribution shall take effect from and including July each year commencing the 30th June, 1991, for the duration of the consent.
 - (iii) on or before the 14th (fourteenth) day of each month the applicant shall deliver or procure delivery to the Council of the true certified copy weighbridge or other returns or records showing the true quantities of deposited materials transported to the property during the immediately preceding month and the Council will then as soon as it can conveniently do so issue to the applicant or its consenting assignee an invoice for the contribution payment payable for the month, which payment the applicant or its consenting assignee will pay to the Council within 14 (fourteen) days of the date thereof.
 - (iv) the Council has the right to inspect and have the original records relating to any of the deposited material including numbers and types of laden trucks and trailers and load quantities transported to the property audited by any person nominated by its own internal accountant at any time as and when he may by written request so require.
 - (v) the Council will pay all of the said contribution payments into specially identified trust accounts for payment towards the rehabilitation, restoration, repair and/or maintenance of State, Regional and local roads used by trucks transporting material to the landfill site.

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8. All loaded trucks arriving at the site shall have their payloads suitably covered by suitable material to prevent spillage from the truck onto the road.
 9. Council reserves the right to impose a condition to have a mechanism installed whereby wheels of trucks leaving the site are washed to minimise dust and debris being deposited on roads, however, it shall monitor the operation for 3 (three) months without such a facility to ascertain whether such is required.
 10. No excavated material (subsoil, soil, topsoil) shall be removed from the site.
- B. That a contribution of 3 cents (three) per tonne per kilometre for payments towards the rehabilitation, restoration, repair and/or maintenance of local roads for applications involving landfill and/or extractive industry operations be adopted.

Item 11: (File DA 70/91)
Development Application: Clearing of trees
Applicant: I. & P. Raguz
Owner: I. & P. Raguz
Land and Location: Lot 2 DP 716348 Bells Line of Road, Bilpin.
Area: 20.81 ha.
Zoning: Hawkesbury Local Environmental Plan, 1989
- Environmental Protection (Scenic) 7(d).
Advertising: Not required.
Date Received: 3rd April, 1991.

REPORT (MTP)

Proposal

This application seeks Council approval for the clearing of approximately 5 ha. of forested land for the purpose of establishing an orchard.

Statutory Situation

The felling of trees is a use permissible, with Council's consent, in the Environmental Protection (Scenic) 7(d) zone.

Planning Comments

The subject property is relatively flat to gently undulating for approximately the first 500m from Bells Line of Road, where it falls steeply. A transmission line runs through the property, located 300m from Bells Line of Road. The associated easement is 30m in width and cleared of significant vegetation.

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The subject property is 20.81 ha. in area and cleared of significant mature vegetation for approximately the first 100m back from the Bells Line of Road frontage. This area, in fact, was previously used for orcharding purposes. The remainder of the property is covered by wet sclerophyll forest and contains such species as Forest Grey Gums, Turpentine and Ti-Trees.

In order to provide evidence of the viability of an orchard on the property, the applicant submitted results of a soil sample, however, the methodology utilised negates the significance of the report. Unfortunately, the soil sample analysis is deficient in that the qualifications and expertise of the person providing the information are not known and nor is there an indication as to the location and number of samples taken on the property.

There appears to be no justification for the clearing of land for the purposes of planting an orchard where there is already an equivalent amount of land available on the property which has already been cleared and previously used for orcharding purposes. It would be more appropriate for this area to be replanted and the viability of the orchard ascertained after a period of time, prior to any approval for further clearing.

It is understood that the applicant wishes the proposal to be determined and on the basis of the information provided with the application, it is not recommended for approval.

Recommendation

That the application be refused for the following reasons:

- ✓ 1. It has not been demonstrated that the area proposed to be cleared is suitable for the purposes of orcharding.
2. There is an adequate area of cleared land available for the purposes of orcharding without the necessity for further clearing.
3. The proposal is not in the public interest.

Item 12:	(File DA 103/91)
Development Application:	Home Activity - Light welding and machining work
Applicant:	G Telfser
Owner:	G Telfser & M Murdoch
Land and Location:	Lot C DP 159427, 112 Hermitage Road, Kurrajong
Area:	1.064ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(c1)
Advertising:	Advertised in accordance with Council's policy - 3 submissions received

Date Received:

20th May, 1991

REPORT (MTP)

This proposal was deferred from Council's Ordinary Meeting of 9th July, 1991, to enable Mr. H. Ball, Mr. & Mrs. Morgan and Mr. J. Bourke to make representations on the matter to the General Purpose Committee.

Mr. Bourke was written to along with other adjoining landowners, however, made no submission. Mr. Ball and Mr. & Mrs. Morgan were not written to as they did not immediately adjoin the property although their concern having been expressed is an indication that the policy is working by virtue of "word of mouth" from those who have been informed.

"Proposal"

The applicant seeks consent to utilise 2 existing sheds for the purpose of light welding and machining work.

The owner of the property only is employed in respect of the use which is proposed to operate between the hours of 7.00am and 7.00pm on Mondays to Saturdays.

Submissions

The application was advertised in accordance with Council's policy and 3 submissions were received from L & R Dumbrell, R & F Alley and C Vermeulen, immediate neighbours of the subject property. No objections are raised to the application, however, the submission from L & R Dumbrell requests the provision of additional screening landscaping along the southern property boundary. This request is considered reasonable.

Planning Assessment

The proposal may be defined as a "Home Activity", a use permissible with Council's consent, under the provisions contained in HLEP, 1989.

The subject property is a regular shaped allotment and contains a 2 storey brick dwelling and 2 sheds which are set back a minimum of 40m from Hermitage Road. The sheds where the use is conducted are not visible from the road frontage.

The sheds are currently well screened by both mature trees and a colourbond fence. An exception to this is the southern property boundary where additional planting should be provided and the colourbond fence increased in length.

In order to maintain the amenity of adjoining properties, it is considered that operating hours should be restricted to 8.00am to 6.00pm on Mondays to Fridays and 8.00am to 1.00pm on Saturdays.

Officers of Prospect Electricity have been spoken to and have advised that welding equipment does not necessarily cause radio and television interference, but can be the cause of such interference depending on location of television and radio sets in relation to the welding equipment and direction of transmitting antennae."

Recommendation

1. The development being carried out generally in accordance with the submitted plans.

2. Compliance with the following requirements of a "Home Activity" as defined in Hawkesbury Local Environmental Plan, 1989:-

the activity or pursuit does not -

- (i) *interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;*
- (ii) *involve exposure to view from any public place of any unsightly matter;*
- (iii) *require the provision of any essential service main of a greater capacity than that generally available in the locality;*
- (iv) *involve the employment of persons other than residents of the dwelling house or dwelling;*
- (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).*

- 3. Operating hours be limited to 8.00am to 6.00pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays. Any alteration of these hours will require Council consent.
- 4. A detailed plan of landscaping be submitted and approved by the Manager of Town Planning within 28 (twenty eight) days of this approval. Particular attention be given to the provision of screening landscaping along the southern property boundary.
- 5. Landscaping be completed within 28 (twenty eight) days of approval of the plan and be maintained to Council's satisfaction.
- 6. The existing panel fence along the southern property boundary be extended an additional 10m (ten) to the east.

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7. All solid and liquid wastes arising from the premises be collected, stored and disposed of to Council's satisfaction.
8. Council reserves its right to require interference suppressors to equipment used should it be considered by Council that use of the equipment is causing interference to radio and television receivers in the locality.

ITEM 13: (File GT220/3 PT 1)

SUBJECT: ROAD RESEALING - CONDITION OF
DEVELOPMENT CONSENT

REPORT (MTP)

Council at its Ordinary Meeting of the 8th August, 1989, adopted a policy to enable the imposition of a condition for road resealing in accordance with the following formula:-

Contribution = 3.05m (1/2 of an average sealed width) x \$1.60 per m²
(current cost of resealing) x 130m (being the average road frontage of a rural lot).

This policy was adopted on the basis that all subdivisions generate additional traffic on the City's roads and it was considered at the time that Council should levy a Section 94 contribution for resealing towards its rural road bitumen resealing programme.

In imposing conditions on development/subdivision consents, Council must be satisfied that those conditions satisfy the following three tests:-

1. The conditions imposed must be for a planning purpose and not for an ulterior one.
2. The conditions must fairly and reasonably relate to the permitted development.
3. They must not be so unreasonable that no reasonable planning authority could have imposed them.

Last year an applicant for a two lot subdivision at Glenara Road, Bilpin, appealed to the Land and Environment Court against a number of conditions imposed by Council on a subdivision consent. One of the conditions appealed against was the standard road resealing condition. Legal advice was sought at the time as to the prospects for defending the appeal.

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Put simply, the legal advice stated that Council can not impose a general condition which requires a contribution per lot without examining the merits of each situation. This type of condition is more akin to a levy or tax and does not relate to the demand generated by the specific development. Also, if a contribution is imposed then it must be spent in the locality and not added to a fund which applies to the whole of the City. These principles were also reinforced in a recent court case involving a thirteen lot subdivision at St Albans.

There is no doubt that additional allotments created in the City of Hawkesbury ultimately lead to increased population and hence higher traffic volumes on local roads. Section 94 of the Environmental Planning and Assessment Act provides the basic rules for obtaining contributions when land is subdivided. The issue in this case is that the method of calculation and the justification of contributions needs to be refined so that Council can confidently and legally obtain these contributions.

It is recommended that the current policy of requiring a standard contribution for road resealing of \$635 per lot be suspended and that a new policy and contribution rate be investigated.

Recommendation

✓ That the current policy of requiring a standard contribution for road resealing of \$635 (six hundred and thirty five) per lot be suspended and that a new policy and contribution rate be investigated.

ITEM 14: (File H105)

SUBJECT: RICHMOND PARK, RICHMOND AND PLACEMENT
OF HISTORIC CANNON

REPORT (MTP)

Interim Conservation Order No.'s 499 and 782

Pursuant to Section 26 (Interim Conservation Orders) of the Heritage Act, 1977, the Minister for Planning may make an Interim Conservation Order (ICO) over a heritage item or items. The intention of an ICO is to provide 'interim' protection to a heritage item or items from a perceived threat, such as demolition. Between 1977 and 1987 ICO's had a two year duration period. The 1987 Amendments to the Heritage Act reduced the duration period to one year. The rationale for the duration period is that it facilitates the holding of a public inquiry if objection is made to the Order as well as further assessment by the Department of Planning's Heritage and Conservation Branch. Within one year of the making of the ICO the Minister must decide whether to revoke the order or alternatively make a Permanent Conservation Order (PCO) to provide permanent protection. Information arising out of the

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inquiry or assessment by the Heritage and Conservation Branch is used as the basis for the Minister's decision.

ICO No.499 was made over Richmond Park on the 24th May, 1985. Following the expiration of this order a further ICO (No.782) was made on 11th September, 1987. Following the making of ICO No.782 an objection to the placement of the Order was lodged by Council. Despite receipt of Council's objection, no Commission of Inquiry was ever held into the making of this order.

Section 30 (Duration of Interim Conservation Orders) 1(a) of the Heritage Act clearly provides that an ICO shall remain in force for a period of twelve months after the date on which the ICO took effect if no inquiry concerning the ICO is held. Given the provisions of Section 30 of the Heritage Act, ICO No. 782 has now expired.

The Significance of Richmond Park

Originally the large market square of a town planned by Governor Lachlan Macquarie in 1811, Richmond Park is significant at the local, state and federal levels historically, culturally, socially, architecturally and aesthetically. Richmond Park occupies a major part of a block in the centre of Richmond and due to its heritage significance makes a substantial contribution to the character and townscape of Richmond.

Responsibility for the care, control and management of Richmond Park has been vested in Council (Richmond Council, Windsor Municipal Council, Hawkesbury Shire Council, Hawkesbury City Council) since 1864. Since that time a number of changes and improvements to the park have been undertaken by Council. Whilst Richmond Park has retained its integrity throughout the changes and improvements, many of Council's decisions have been made on an 'ad hoc' basis and in the absence of necessary information. No plan currently exists which sets out an overall strategy for the management and conservation of the Park. It is noted, however, that a concept plan was prepared by Council but rejected by the Heritage Branch.

At the time of the making of ICO No.782, Council received advice from the Department's Heritage and Conservation Branch that if a satisfactory conservation plan was prepared for the Park and adopted by Council the Order would be duly revoked. Such a conservation plan would identify and assess the significance of Richmond Park and all its elements as well as appropriate management and conservation policy.

Richmond Park Conservation Plan

Given the need for an overall management and conservation plan, an ungraduate from the Faculty of Horticulture University of Western Sydney was commissioned to prepare a Conservation Plan for Richmond Park on Council's behalf. The Conservation Plan will fulfil dissertation requirements for a Bachelor of Applied Science (Horticulture). Council has contributed to the

preparation of the plan by way of provision of necessary documentation and overall supervision of the student.

The Historic Cannon

Whilst documentation provided, to date, by the student generally suggests that it would be imprudent at this stage to locate additional elements in Richmond Park, sufficient documentation currently exists to substantiate the location of the historic cannon in the Park.

The cannon have been situated in front of the Grandstand just inside the present oval fence since 1904. With the impending threat of war in 1937 the cannon were buried in front of the Grandstand where they remained until "discovery". Following discovery the cannon were completely restored by the Royal Australian Air Force. The RAAF have done an excellent job of restoration, so good in fact that their violation by graffiti would be a shame. The dilemma is that should they be contained within a cannon house it is unlikely that such a structure would "fit" within the Park. Placement without a house would encourage vandalism.

Council would appear to have the following options available to it:-

1. Await the finalisation of the Park Conservation Plan (October, 1991). This report is unlikely to recommend placement of any additional buildings in the Park but would probably raise no objection to placement of cannons on a free-standing basis.
2. Place the cannons now on a free-standing basis. Should this be favoured they should go either side of the Grandstand and be protected as far as possible with graffiti-proof treatment and possibly some form of surrounding fence.
3. Placement of cannons in a cannon house. No provision is made currently in estimates. Possibly \$50,000 would be required.
4. Placement of cannons elsewhere in City. The RAAF Base has been suggested but, to date, no reply has been received to Council correspondence.
5. Placement of cannon in, eg. Power House Museum or some other secure display area. Would require negotiation but is likely to be favourably received by these organisations.
6. Cannon placed in permanent storage pending future resolution.

Recommendation

The information be received.

ITEM 15: (File DA 448/88)

SUBJECT: "THE ISLANDS" - INTEGRATED RESIDENTIAL
TOURIST AND SPORTING COMMUNITY

REPORT (MTP)

On 4th August, 1989, following a Council resolution to develop the property known as "The Islands", development consent was issued for a major residential tourist and sporting development comprising golf courses, club houses, equestrian centres, etc. The consent is due to expire on 4th August, 1991.

The following letter has been received from GIO Finance:

"We confirm that the Government Insurance Office of New South Wales is the mortgagee in possession of the land, the subject of the above Development Application.

The Government Insurance Office of New South Wales intends to sell the security by public auction on the 30th July, 1991. It is our primary aim to ensure the property sells for the most effective price and to achieve this any prospective buyers will obviously wish to utilise its best possible usage. Obviously we would like to retain the current DA.

We note that clause 33(5) of the LEP provides that Council should not grant an application to carry out development referred to in sub-clause 33(2) after the 8th April, 1992. In view of the reality that a purchaser could eventually fulfil Council's requests under the current DA an extension to at least the 8th April, 1992 surely is not unreasonable.

We respectfully request that approval to extend the DA be formally put to Council at its General Purpose Committee Meeting of 23rd July, 1991. Bearing in mind our auction date of 30th July, will Council be able to advise us of its decision at the first opportunity after their 23rd July meeting."

It is confirmed that the Local Environmental Plan provides that development consent cannot be issued by Council after 8th April, 1992, i.e., a "sunset clause" has been included within the rezoning. Should the consent expire on 4th August, 1991, Council is still empowered to approve of a new application between that date and the 8th April, 1992. Alternatively, the Council is empowered to extend the consent, normally for a further twelve month period, but in this case until 8th April, 1992, "... if the consent authority is satisfied that the applicant has shown good cause for the grant of the approval".

It is considered that the fact of the applicant being the mortgagee in possession of the land and, further, there is no change in legislative or environmental terms to suggest that Council's previous decision for approval was untoward, the extension of the consent should be granted.

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Should the Committee agree to the recommendation, the information will be conveyed prior to the Ordinary Meeting, being required for auction on 30th July, 1991. It is likely that such information will be relied upon and may have an effect on the value of the land.

Recommendation

- A. That Council advise GIO Finance that it grants an extension of the development consent until 8th April, 1992.
- B. That the Committee acknowledge that this recommendation will be conveyed to GIO Finance prior to Council's Ordinary Meeting of 6th August, 1991.

ITEM 16: (File DA 328/87)

SUBJECT: "AGRICULTURAL IMPROVEMENTS" - PART
PORTION 51, KURRAJONG ROAD, RICHMOND.

REPORT (MTP)

This matter has been presented to Council twice before and deferred to enable the applicant to address the Committee.

"At its meeting of 8th September, 1987, Council considered an application from Regional Promotions for agricultural improvements of land involving extraction of sand and gravel from the subject property.

Council resolved that the application be refused as:-

- 1. The application constitutes extractive industry which is a prohibited use within a Rural 1(b) zone under the provisions of Clause 9 of Hawkesbury LEP 1984.
- 2. The proposal is inconsistent with the provisions of Sydney Regional Environmental Plan No.9 - (Extractive Industry).'

This year Mr. D. Evans, on behalf of the applicant company, has had discussions with the Mayor and Council Officers and has written letters disputing the inability of Council to approve of any development which removes material from the land. Mr. Evans has further indicated that, in his opinion, there are dangers faced by nearby farm houses as a result of Council not approving of the proposal and (presumably) the consequent increase in flooding impact on these houses.

Mr. Evans claims that he is only proposing to deepen the existing ponds to restore them to their original depth and that debris has been accumulated through numerous floods. He indicates that he is not extracting but merely refurbishing and that, in his opinion, his proposal does not constitute an extractive industry.

The following responses have been sent to Mr. Evans:

'Council's Town Planner confirms that removal of excavated material from your property constitutes an extractive industry which is prohibited within the Environmental Protection zone.

It is acknowledged that your land is located in an area (Richmond Lowlands) which the Department of Mineral Resources and Department of Planning have designated as a potential source of sand and gravel for the Sydney market. The extraction of this resource is not likely to occur until the Penrith Lakes Scheme is nearing completion which would be in approximately 20-25 years' time.

Before extraction can take place on the lowlands, the Department of Planning has indicated that the following matters need to be investigated:

- * the value of the agricultural land;*
- * the heritage values of the farms and the townships of Richmond and Windsor; and*
- * environmental considerations (flood prone land and wetland system).*

Your comments regarding the fluctuating water table and danger faced by nearby farm houses is noted, however, to pursue this avenue of argument, an expert's advice to Council would be required.

In light of the above discussion, it is unlikely that Council would support rezoning of your land to permit an extractive industry.

No objection is raised to deepening the ponds on your land on the proviso that no excavated material leaves the site.'

'... One of the responsibilities of Local Government is to control land uses within its jurisdiction. To carry out this function Council uses definitions of activities as set out in the Environmental Planning and Assessment Act. The removal of excavated material from your property after it has been excavated from existing ponds constitutes by definition an extractive industry. Extractive industries are prohibited in the zone and Council has no power to approve of such an activity without rezoning of your parcel of land.'

*W. J.
Reconsideration!*

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Mr. Evans is dissatisfied with Council's responses and requests that the matter be put before Council for its information."

Recommendation

The information be received.

ITEM 17: (File SA 90/32; SA 253/90; LEP 16/90)

SUBJECT: SUBDIVISION POTENTIAL - KURRAJONG
VILLAGE

REPORT (MTP)

At its meeting of 11th June, 1991, Council deferred consideration of a proposal by Mr. W. Claydon for subdivision of his property Lot 4 DP 210317 Grose Vale Road, Kurrajong. The deferral was on the basis of the matter being further reported after discussions that were to take place with the Department of Planning and the Water Board concerning the issue of subdivisions generally in the locality.

Similarly, at its meeting of 9th April, 1991, Council deferred a proposal by Town and Country Planning on behalf of Mr. J. Buckett on Lot 1 DP 38583 and part of Lot 1 DP 318273 Old Bells Line of Road, Kurrajong.

Council is advised that the meeting between officers of the Water Board, the Department of Planning and Council took place on 4th July, 1991. At the meeting the Water Board confirmed that there are to be no further water connections on the Kurrajong Water Supply other than where properties in rural zones front a water main and they are able to be subdivided in accordance with the minimum allotment size provisions of Hawkesbury Local Environmental Plan, 1989. In residential zones, notwithstanding the minimum allotment size provisions, lots should not be created unless they have an area of 4000m² minimum.

The Board, irrespective of further subdivision, is augmenting the water supply by the construction of a new reservoir at Kurrajong which, it says, should be completed in 1995. Following from this there is anticipated to be a further 200 approximate connections available. These connections are not, as yet, allocated and it would appear logical that first allocations will go to those within the Water Board area who currently do not have a connection, e.g., Timms Hill Road and Buckett Place, with the remainder being allocated as to be agreed to by Council and the Board.

In this respect, it would appear that there is a good opportunity for some further subdivision to take place but as there is no sewer available and because of increasing environmental concerns, it would be unlikely that any lots below 4000m² would be created.

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The Board's advice at the meeting confirms previous written advice that they have forwarded to Council in relation to a number of proposals and accords with evidence given by them in recent Court cases before the Land and Environment Court.

Also determined during the meeting would be the swapping of information whereby the localities likely to receive the most development pressure are identified by Council and the areas of critical water supply are identified by the Board. This will enable Council to be more appreciative of areas of concern to the Board and also will enable the Board to identify areas where Council can pursue further development.

In relation to the Claydon proposal, Council is advised that it is now being proposed as a "Community Titles" subdivision whereby there is one water connection and the connection fed to a community water tank and then further reticulated to lots within the subdivision. The Board has advised that they are in a position to provide one water connection to such a proposal, however, is concerned for any proposal outside the provisions of Council's LEP which require water or which would create expectations for the supply of water by residents at a later date. The relatively new Community Titles Legislation does not override Council's LEP insofar as minimum lot sizes and Council has not, as yet, adopted a policy in relation to development of land by Community Titles. It is suggested that such a policy could be incorporated within the Subdivision Development Control Plan recently resolved to be carried out by Council, however, as an interim basis, Community Titles should not override Council's LEP (and at law cannot do so).

However, Community Titles are seen as a useful planning tool, particularly when used in conjunction with the minimum lot sizes within the LEP for density basis calculations, e.g., with use of Community Titles Legislation, Council's LEP and SEPP No.1, it can be seen that better design subdivisions can take place which do not increase the density within the LEP but do result in better lot sizes and shapes and better placement of houses. The additional benefit is that Community Titles allow a "theme" to be established for a particular subdivision with an allotment of land held in joint ownership by the other subdivision lot owners. For example, the community lot may be a grazing area, a water supply as in Claydon's proposal or private roads.

It should be indicated, however, in relation to the Claydon proposal, the report to Council which resulted in support by Council to the Department of Planning was based on what was perceived to be the Water Board's Draft Rural Water Supply Policy. The policy, as now being progressively implemented by the Board, is different than that initially perceived and had it been known at that stage, the Manager of Town Planning advises that he would not have recommended support for the Claydon proposal. This is additionally the situation given the more recent information about the unsatisfactory water supply at Kurrajong.

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In relation to the proposal by Town and Country Planning on behalf of Mr. J. Buckett, the original recommendation to Council was that the proposal be refused, which is consistent with previous refusals as successfully defended in the Land and Environment Court. For Council's information, the application proposed subdivision into four lots with areas ranging from 1000m² to 1400m². On both water and disposal of effluent grounds, the proposal should not be approved.

Given the inadequacy of the water supply for further subdivision and the increasing environmental concern about disposal of effluent, it is considered that further consideration should be given to the Draft Local Environmental Plan that Council resolved to prepare at its meeting of 14th August, 1990. This plan proposed minimum allotment sizes of 2000m² and 4000m² for the residential areas of Kurrajong, depending on location.

The draft plan was placed on exhibition for a period of 30 days from the 12th December, 1990 (the Act requires a minimum of 14 days) with a number of submissions being received, as follows:

McKinlay Morgan & Associates Pty. Ltd. on behalf of Astron Properties - DP 15104 Grose Vale Road.

Submitting that lots of 4000m² on an "in fill" basis are inconsistent with lot sizes adjoining and, therefore, would be inefficient land utilisation. Submitting that 1000m² lot sizes should extend southerly to the boundary of "Buckett Estate". Further indicating that 1000m² lots can contain the 200m² of effluent disposal area indicated in Council's Urban Capability Report.

COMMENT

The "Buckett Estate" contains 19 lots, 17 of which have areas of 4000m² or greater and two with areas of 2190m² and 2276m². It is not seen how the proposal is inconsistent when the surrounding lots are predominantly of 4000m² or greater.

In respect to an on site disposal area of 200m² as indicated in Council's study, this is the minimum required area in ideal circumstances and based on lots of a minimum of 2000m² or 4000m² depending on location. The site disposal area will usually be required to be much larger and also will require an extra area for a safety buffer between the disposal area and the property boundaries.

Peter Hupalo - Lots 3 & 4 DP 15104 and Lot 2 DP 500717 Old Bells Line of Road.

Objecting on the basis of the land previously being a 4000m² minimum under HLEP 1984, it being a 1000m² under HLEP, 1989, and for it to now be reverted is inconsistent and irresponsible. That Council should have been aware of water supply difficulties and soil types when the zoning was changed

and also indicating that his own consultant's report is at odds with Council's report. Further objecting to the exhibition over the Christmas vacation period.

COMMENT

It is agreed that the history of zoning in the locality has been inconsistent and in respect to the 1000m² zone should not have occurred. This was previously reported to Council at the time of consideration of the subject draft plan where it was also indicated that it was too simplistic merely to rely on one provision of the LEP without reading the document in total. That is, there is no automatic entitlement to subdivide to a minimum area without the availability of necessary services. The limitations of water and soil type were known in general terms but it was felt that the wording of the LEP allowed sufficient control. This is still believed to be the case but it would stop unreasonable expectations on landowners if the zone reflected a minimum subdivision area consistent with Water Board requirements and of capabilities of soil to absorb effluent disposal.

It is acknowledged that the plan was on exhibition during the Christmas Vacation period and for this reason was exhibited for 30 days instead of the usual 14 days.

Bennett Real Estate

"As Council is aware, we have been in real estate marketing in the district, with particular emphasis on Kurrajong, for many years and feel we are ideally placed to make submissions to Council.

1. 'Little to no topsoil'

On page 3 of the Report to Council titled 'Urban Capability of Kurrajong Village' ('the Report') the authors made assumptions that Kurrajong has 'little to no topsoil' in some areas tested and observed.

We would strongly refute the inferences drawn and say that most of the area had been orchard properties at some time and the reasons for there being 'little or no topsoil' in the areas tested and observed are that these areas were specifically in areas of 'fill' or denudation caused as a result of the subdivisions of the properties and not from natural causes.

2. Commercial area of Kurrajong

Not so long ago the Council approved the rezoning of some areas in Kurrajong to the effect that the commercial area has been increased by about one-third. Bearing in mind the stifling effect on future development that is contemplated by the Report, we are at a loss to understand why Council has approved the recent rezoning of commercial area.

3. ***Recent subdivision approved by Council***

Council has just approved a subdivision at Kurrajong Heights with lot areas of 1000m² only set aside for onsite effluent disposal. This subdivision is within an area which has no city water, is sited at the source of Wheeny Creek and is in the 'worst bushfire risk area in the world' - lead story of the 'Gazette' of 9th January 1991.

4. ***Perceived preference for duplex residences***

Council has recently approved a duplex building (1x3 bedrooms and 1x2 bedrooms) on a site at Kurrajong Heights on an area of 555m². Again no city water is available. This type of development is permissible on all other existing lots within the city and to suggest that an area of 4000m² only is suitable for development in Kurrajong is quite meaningless.

5. ***Availability of lots for sale***

There are two lots of land for sale in Kurrajong at present. Each of these lots has some limitation, e.g. slope or fill. Very soon there will be no blocks available for sale.

6. ***Kurrajong is a popular area***

The area is the most sought after residential land in the City and commands the highest prices. This would tend to show evidence that it is capable of urban living.

7. ***The Report***

We consider the Report to be superficial, subjective and reliant upon the reports or information of other departments - and not the basis of a most important change in use of land which has far reaching social and financial ramifications.

8. ***Alternative***

We suggest that smaller lots with areas of around 1200m² be much more acceptable as already most of the lots in Kurrajong have areas of less than 1000m² and are operating with onsite effluent disposal systems which were installed many years ago.

It would be in the interests of good planning to maintain smaller areas of around 1000m² near to the Village Centre.

9. ***Kurrajong's Future***

If this Report is adopted, there would be permissible subdivisions of only 21 lots coming onto the market for the next 10 years say - which is preposterous when the Water Board states that there is water for an extra 200 lots."

COMMENT

1. Notwithstanding the conduct of orcharding in the locality, urban development increases usually lead to the removal of top soil. Council's tests were taken in areas that are under pressure for subdivision and the results reflect the samples taken at the time.
2. The commercial rezoning was undertaken a number of years ago and prior to any thought of a 1000m² zone.
3. Kurrajong Heights has for many years contained areas for 1000m² subdivision. Rainfall in the Heights is greater than that at Kurrajong. In relation to disposal of effluent, it is conceded that Kurrajong Heights should be restricted so that lots allow onsite disposal with an adequate minimum lot size.
4. Duplex/dual occupancy development is allowable in all residential zones, however, assessment is made as to adequacy of water, etc. Council will be aware that this form of development is being "driven" by the State Government.
5. Demand for land should not require Council to supply such demand regardless of quality of supply.
6. Agreed.
7. No doubt Council could have engaged consultants to prepare the study. Government Department input and responses to the exhibition suggest that Council's study is correct. It is considered that the results may be refined with further investigations and analysis.
8. The village centre does contain lots of 1000m² and whilst it is agreed that there should be (and probably will be in time) further lots of this size, they should only occur when services are adequate.
9. There is not currently 200 extra connections available. With augmentation and change in policy in relation to connection sizes, there will be extra connections. When this is nearing completion is the time to plan where further subdivision will take place. As indicated previously, this is expected to be some time in 1995.

Timedes Pty. Ltd. - Lot 2 DP 6655 Corner Vincent and Old Bells Line of Road.

Indicating that land has been zoned "residential" since 1964, and that previous approvals existed for 22 lot subdivision which was included in initial water supply calculations. Further indicating that no soil tests were carried out on property and that property is capable of containing onsite effluent disposal.

COMMENT

It is confirmed that the land was zoned as residential since 1964 and that previous approvals existed for lots of a minimum 1000m².

It has not been able to be confirmed whether the land was originally included in initial water calculations or not, although it would appear probable. However, irrespective of this the situation at present is that subdivision can only take place at this time for 4000m² minimum lots.

Department of Housing - Portion 63, Kurrajong Road, Kurrajong.

"Objection is made to the proposed zoning whereby subdivision requirements would vary from the existing 1000m² lot size for the above land.

It is advised that investigation is being carried out in respect to the urban capability fo the site, and it is requested that Council receive this information as part of the submission of objection, due to the time necessary to adequately address those issues raised by Council and requiring detailed research.

It is further submitted that the site is contained within the 'old' village area and that development as proposed is inconsistent with surrounding 1000m² development."

COMMENT

The land in question has been owned by the Department for many years and has been the subject of previous applications for subdivision which have failed due to lack of water at the time. It is confirmed that the land was previously zoned for 1000m² subdivision and the same criteria would apply as for Timedes Pty. Ltd. as above.

Consultants have prepared documentation indicating the soil is capable of containing onsite disposal for areas less than 4000m². Whilst this may ultimately be agreed to, the water policy still only allows lots of minimum 4000m².

General Purpose Committee - Planning and Development - 23/7/91

Shaddick Baker & Paull on behalf of Mr. A. Bracken - 19 Robertson Street, Kurrajong.

"When our client purchased his property he was advised by Council that upon gazettal of the 1989 LEP he would be able to subdivide the property into three lots.

The Kurrajong Village as presently constituted is suitable for lots having an area of 1000m².

It was the intention of Council in its 1989 LEP to establish a village residential zone. The proposed alterations moved away from the objectives of 1989 LEP and would return the land in this area to rural allotments.

Facilities such as kerbing and guttering, adequate roads, water and electricity supply are in place and it is considered that this is a retrograde step.

The proposed amendments are not based on sound town planning principles but are being dictated by the policies of the Water Board.

Council is urged to reconsider the matter and to abandon the draft LEP."

COMMENT

The rationale of rezoning has previously been covered. The intention of LEP 1989, is not so much to establish a village residential zone as to rationalise the number of residential zonings within its LEP and in accordance with Department of Planning guidelines. The draft LEP is not promoting rural allotments but rather serviced 4000m² lots similar to the Robertson Street locality.

Shaddick Baker & Paull on behalf of Mr. & Mrs. Sully - 237 Robertson Street, Kurrajong.

Letter and planning comment as per above submission.

Soil Conservation Service

Commending Council for use of their guidelines in preparation of its Urban Capability Report and giving criteria to be utilised should more detailed assessment be required.

Department of School Education

Raising no objection to the draft plan as the Kurrajong School's rated capacity is already significantly exceeded.

Water Resources

"Kurrajong Village is underlain by Wianamatta Shale, a low permeability formation which is less suitable for the disposal of sub-surface effluent. Hence the proposal to increase the minimum allotment size from 1000m² to 2000m² or more can only be beneficial. The ground water in the formation is generally saline."

Prospect Electricity

Advising that it has no comments.

Water Board

6th December, 1990:

"The Board's position regarding water supply to residential subdivisions in the Kurrajong Village area is, that it will supply a restricted flow of 3 litres/minute into storage tanks for lots that are subdivided to a minimum size of 4000sq.m, with a major works charge of \$8,656 or \$9,000 per lot, depending on whether the subdivision is upstream or downstream of the booster pumping station, WPS.217 in Grose Vale Road.

This position was adopted in 1987 at the time of the proposed Fairfax and Macrae subdivisions. For these subdivisions and the existing residential zoned land to be subdivided to 2000sq.m minimum, a major works charge of \$23,000 per lot was determined and approved. This charge appeared to be prohibitive of development and resulted in a meeting between the Board's and Council's officers (20th May, 1987). The Board submitted that if the water service was restricted to 3 litres/minute into a tank and lot sizes were kept to a minimum of 4000m², much of the proposed required system amplifications could be deleted and the major works charge reduced to \$7,000 per lot upstream of WPS.217 and \$8,000 per lot downstream of WPS.217. (These figures have since been increased to those quoted above). It was agreed that this would be adopted.

For the proposed area to have a 2000m² minimum, it would require additional amplification works to be constructed, with a value of \$1,100,000. This amount, spread over approximately 109 additional lots, would result in a major works charge of \$10,100 + \$9,300 (average existing charge) = \$19,400 per lot. Reticulation charges are additional.

Furthermore, the smaller size lots would increase the total number of lots and the Board cannot allow increased demand, which would jeopardise water supply to existing urban areas and place even greater pressure on the Board's bulk water source.

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With regard to onsite disposal of effluent, the Board is not agreeable to such on lot sizes smaller than 4000m². It would require a comprehensive inspection/monitoring program to be put into effect, to ensure that proper installation and maintenance of systems occurs where these are used on the smaller lot sizes before the Board could be supportive of this.

The large lot sizes allow a greater buffer for adjacent lots if satisfactory installation or operation of an onsite disposal system does not happen.

Sometime in the future, it is envisaged that the village area will be sewered and the larger lot size would facilitate such, in that greater subdivision opportunities will be available and thus greater developer funds to assist in the provision of sewer facilities. It is certain that owners of the 2000m² lot size would be less inclined to subdivide.

In view of the above, the Board sees that current subdivision of residential zoned land in the Kurrajong Village, should be at a minimum lot size of 4000m² and seeks Council's consensus on this matter."

31st December, 1990:

"I wish to convey written confirmation of verbal evidence supplied by my Executive Manager, Ian Smith, at a recent hearing before the Land and Environment Court, that I will not approve water connections to subdivisions of rural/residential blocks where the lot size is less than 4000m² from the Kurrajong/Kurmond Water Supply system.

As the duly authorised officer I will degazette water mains fronting such development to prevent connection to such properties.

This action is necessary to preserve supply to existing customers and owners of vacant lots fronting the Board's mains in this system. The Board has experienced difficulty in supplying this area during the recent hot weather and will be undertaking amplification works to maintain its supply standards."

COMMENT

The Board's views are now agreed to. Consequently, should the LEP proceed it should be on the basis of 4000m² minimum lots and delete allowance for 2000m² lots.

Wentworth Area Health Service

"From a public health perspective, it would appear that higher residential density in this locality would not be appropriate at this time."

SUMMARY

Should the Draft Local Environmental Plan proceed, Council is advised that it would only be an interim planning document until the second reservoir is built allowing the further 200 approximate connections. After that there would be the requirement for an upgraded planning document allowing some subdivision of surrounding rural lands into lots of 4000m² minimum or smaller lots within the Kurrajong area generally, providing it can be demonstrated that wastes can be contained properly on site. This aspect requires further detailed studies both at the subdivision stage, in terms of site specific analysis, and generally in terms of an accumulative impact assessment depending upon approximate number of lots that may be created. As the Board has indicated in its correspondence, it is possible the Village will be sewered at some later stage and that subdivision potential should be delayed so that new lots can be relied upon to provide contribution funding to offset reticulation costs.

In relation to the proposal by Claydon, the recommendation does not further propose support for the subdivision, however, Council is advised that should it support the proposal as it has previously done albeit now on the basis of a "Community Titles" subdivision, it has the power because of previous Department of Planning concurrence, to approve the subdivision.

Recommendation

FOR FURTHER REPORT

- A. The proposal by Mr. W. Claydon be not approved by Council for the following reasons:-
1. The proposal is contrary to the minimum allotment size provisions of Hawkesbury Local Environmental Plan, 1989.
 2. The proposal would create an unreasonable expectation for the lot owners for individual water connections which are not available.
 3. The proposal is not in the public interest.
- B. In relation to the proposal by Town and Country Planning, Council not support the applicant's objection pursuant to State Environmental Planning Policy No.1 and that the application be refused for the following reasons:
1. Inadequate water supply.
 2. Inadequate site area for disposal effluent.
 3. Not in the public interest.
- C. That Council further proceed with the Draft Local Environmental Plan for the Kurrajong Village which creates a residential zone with minimum subdivision potential of 4000m² (four thousand) minimum.

ITEM 18: (File LEP 5/89; LEP 9/91)

SUBJECT: BILPIN DISTRICT - SUBDIVISION POTENTIAL

REPORT (MTP)

At Council's meeting of 11th June, 1991, it was indicated that a submission had been received by the Bilpin Association in relation to a survey that it had conducted concerning subdivision potential and the possible provision of various types of land uses.

Council had previously carried out its own survey which was presented to Council's meeting of 13th February, 1990, where it was resolved that "Council introduce a 20 (twenty) hectare subdivision standard and that this be reviewed in the future". In accordance with the resolution, the rezoning documentation was prepared and submitted to the Department of Planning with the final documentation being forwarded to it on 28th June, 1990. The Department of Planning has only now just responded, indicating that it agrees to the draft plan being placed on exhibition as is required under the Act.

Council should be aware of the survey results of the Bilpin Association in determining whether it wishes the 20 hectare proposal to proceed to exhibition. A copy of the survey results has been included in this business paper.

It is interesting to note that the results of the Bilpin survey when compared to Council's survey show similar requests for subdivision allotment sizes, with the exception that Council's survey showed the second highest response group being for lots of 40 hectares. The 40 hectare lot possibility was not included in the Bilpin survey so it is not known whether this would have altered its result. In any case, as mentioned, the results of both surveys do not differ to any significant extent in terms of what is required for lot sizes. The response rate for the Bilpin survey was not as great as Council's survey, however, this is possibly due to Council's survey forwarding prepaid return envelopes.

However, where the Bilpin survey is of additional value is the extra questions asked insofar as future development requirements other than subdivision. The overwhelming response was the need for a reinforced "village" concept centred around Bilpin. The difficulty arises that if the village concept is reinforced and further lots are developed, water and sewage services would be required. This is particularly if the lots were proposed on an area normally associated with villages, e.g., a range from 1000m² to 8000m².

It may be possible to create larger lots that do not require servicing, however, the larger the lot size, the less reinforcement of a village concept and the more change to the rural character of the locality, which is its major current attraction.

General Purpose Committee - Planning and Development - 23/7/91

The component of future development most required relates to emergency medical facilities, orcharding, nurseries, gardens and cottage industries. The requirement for all emergency facilities is obvious as every community would like to have their own facilities. The other components of most required development relate to the current character of the locality and may be suitable for examination insofar as an identified "theme" for future development. In this respect, it may be appropriate to defer the 20 hectare Draft Local Environmental Plan and have the area investigated within the Tourism Plan soon to be carried out by Council. Such a plan may identify a need for a reinforced village concept centred around the rural theme whereby the village lots created could contain activities associated with the theme plus houses for the owners, thereby creating extra employment in the locality associated with the theme and alleviating the need for new residents to commute to employment.

Should such an investigation indicate the matter should be pursued, then investigations could also take place concerning the best way of providing the water and sewage facilities required.

Recommendation

- A. That the survey of the Bilpin Association be received and it be advised that the matter of a reinforced village concept be referred to Council's Tourism consultants for investigation and then further reported to Council for determination as to what, if any, subdivision should take place.
- B. That Council not proceed further, at this stage, with the Draft Local Environmental Plan to create a minimum 20 (twenty) hectare allotment provision.

SURVEY RESULTS

SURVEY CONDUCTED IN JULY 1990

Total Number of questionnaires sent to Bilpin district property owners 335

Total number of returned questionnaires 143 (42.69 % of total)

This page shows total number of answers for each question, except question No. 4 being total area as indicated in questionnaires.

Please note: In some questionnaires certain questions were left unanswered.
Those are indicated in these results as N/A.

(1) Would You like to see some subdivision in the Bilpin district ?

	Yes	N/A	No
When ? 0-5 years	56		
5-10 years	5		
newer	4		
	95	9	39

(2) Should there be a change to current subdivision rules, what size blocks would You favour ?

20 ha (50ac)	10 ha (25ac)	4 ha (10ac)	2 ha (5ac)	1 ha (2.5ac)	Other
19	20	49	47	23	11

(3) If You considered subdivision on Your land, how many new blocks would You like ?

Number of entries for this question	Total number of blocks they wanted
64	242

(4) What area of land You hold at present ?

	Arable (farmable)	Non arable	Total area surveyed (approx.) (By records avail. to us)
Total area held by 143 owners	1548 ha 3825 (ac)	755 ha 1865 (ac)	705 ha 1742 (ac)
			3149 ha 7781 (ac)

(5) Is Your land at present

Owner occupied	Tenanted	Managed	Vacant
111	13	9	19

(6) What purpose Your land is being used at present ?

Orchard	Grazing	Nursery	Horticulture	Bush	Residential	Garden	Recreational	Other or nil
35	27	6	9	11	42	12	16	24

(7) Would You like to see designated "Village" area in Bilpin district ?

	Yes	N/A	No
Where ? Centered to POST OFFICE	76		
Various locations	8		
	97	35	11

(8) If the population of Bilpin district increases with or without change to existing subdivision rules, what kind of development would YOU like to favour in foreseeable future, during the next 10 years ?

	Yes	N/A	No
Orchards	108	25	10
Nurseries	115	21	7
Grazing	80	38	25
Gardens	115	26	2
Cottage Industries	99	24	20
Light non-polluting industry	41	36	66

	Yes	N/A	No
Shops	77	29	37
Restaurants	81	31	31
Souvenir shops	48	38	57
Tourist facilities	66	30	47
Sport & recreation facilities	80	33	30
Medical emergency services on Bilpin side of Hawkesbury river	118	14	11

Chart No. 1 illustrates the various factors of the survey.

(Note: 100% represents 365 separate holdings.)

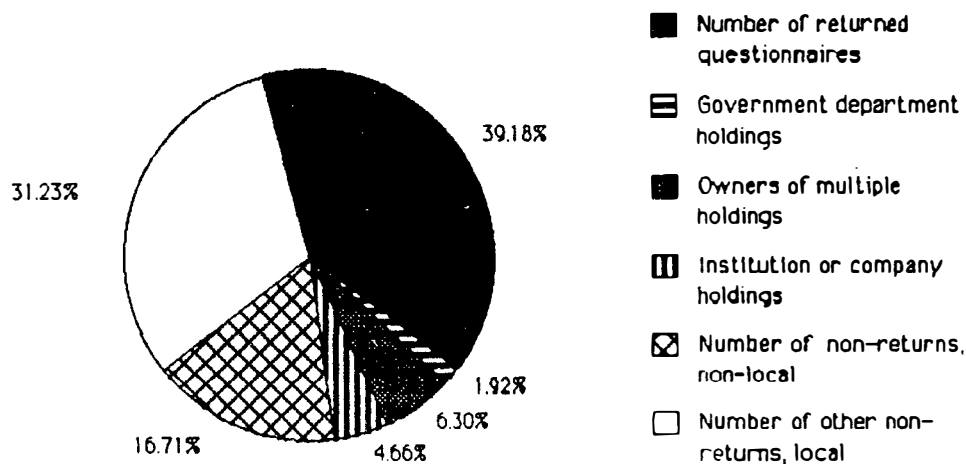
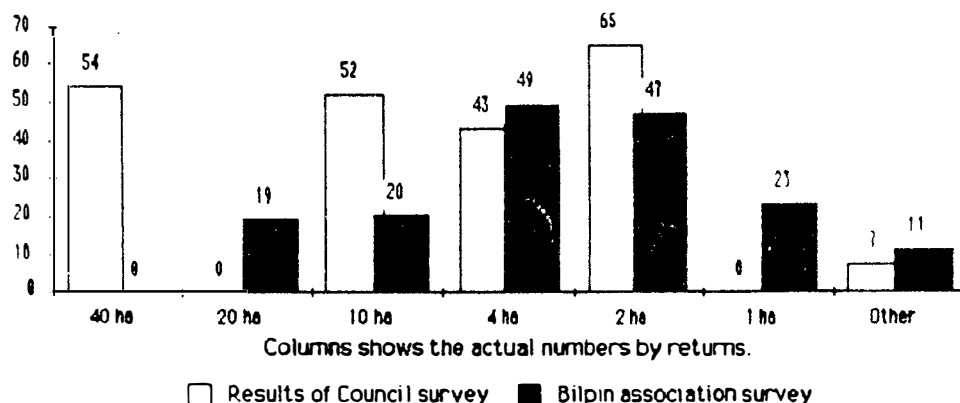
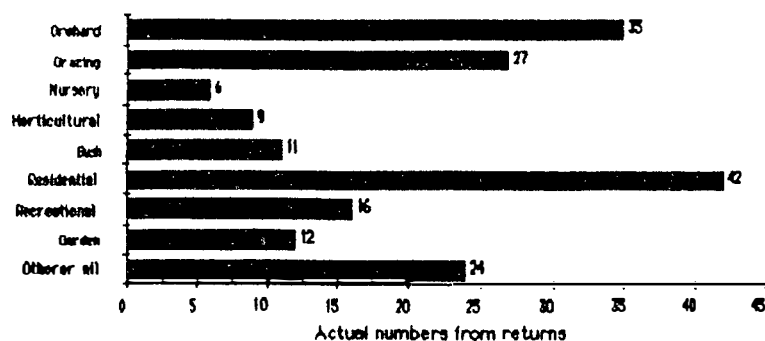


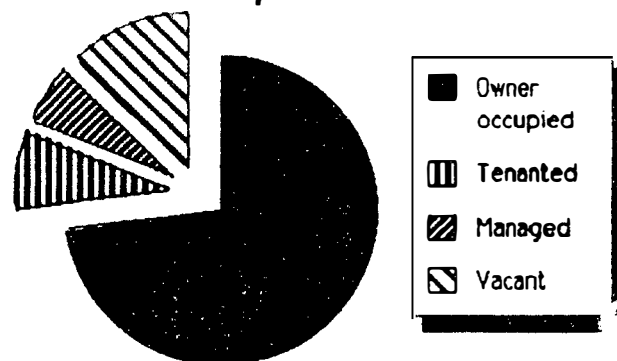
Chart 2 Most favoured subdivision area as indicated in two surveys.



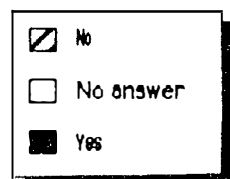
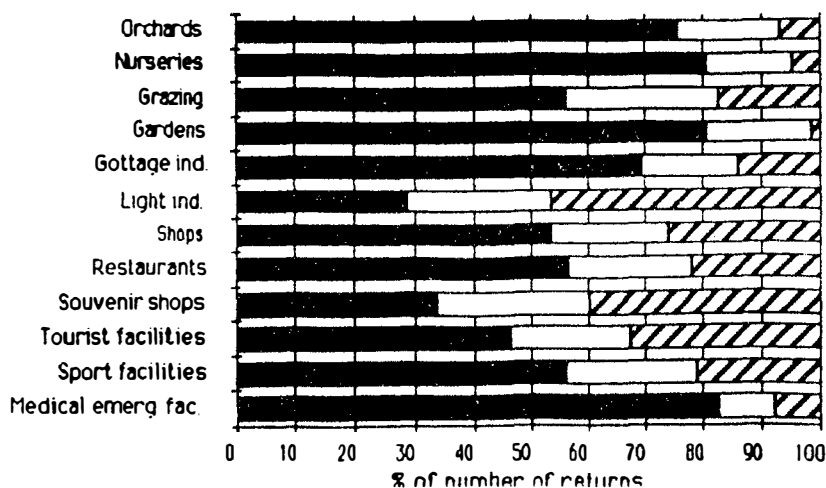
USE OF LAND AS INDICATED BY SURVEY RETURNS.



Occupation of land as indicated by survey

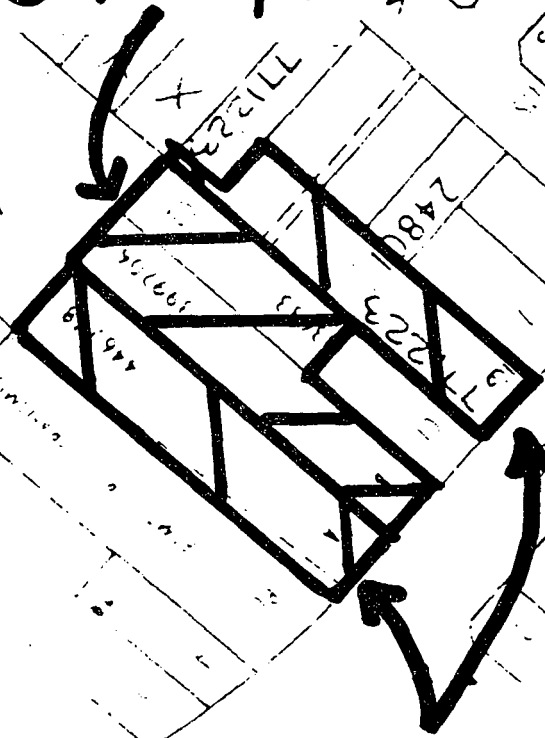


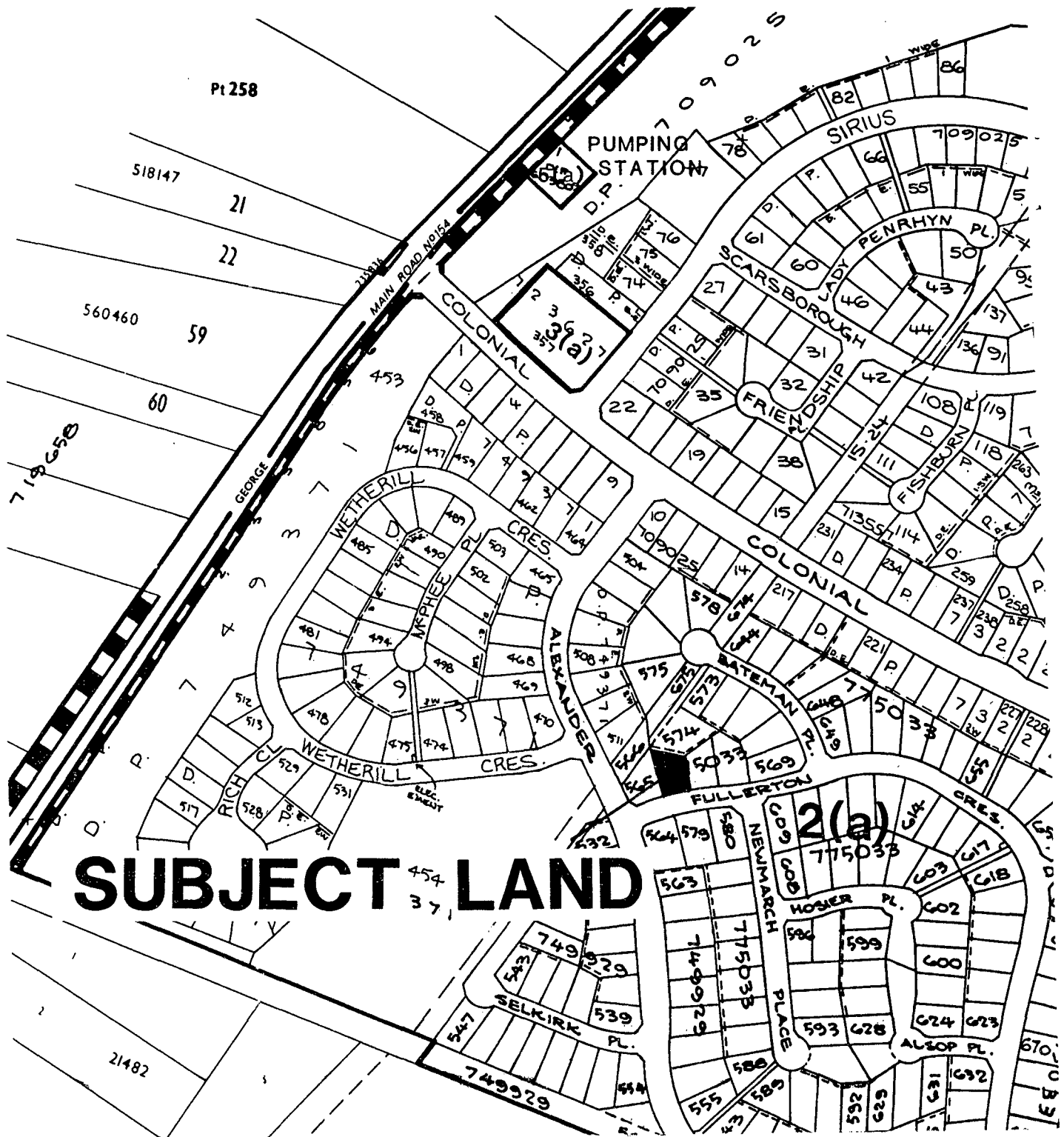
THE QUESTION OF FUTURE DEVELOPMENT



Subject Property

Submissions





Item: 3



YARRAMUNDI PADDOCKS

Item: 4

MERROO

7(d)

1(c 1)

~~1(c1)~~

KURRAJONG

SHEET 8

(b)

SA 96/91

SA 96/91

Item: 5

DP 751665

Pt522 12.96 ha

3
11.87 h

7 9 0

SUBJECT LAND

204729
6

204729

2044 ha

4351 ha

2052 ha

185 ha

20

DP 751665

546 7.386ha

DP 751665

545 6.526ha

100

6.656 ha

544

DP 751665

204729

2051 ha

533

535

537

2097 ha

24

11.74 ha

D.

P.

7 7 6 8 5 0

25

4046m²

547781

DP 751665

SITE OF BUSH FIRE STATION.

2023ha

3617m²

2
10.17ha

557225

DP 7

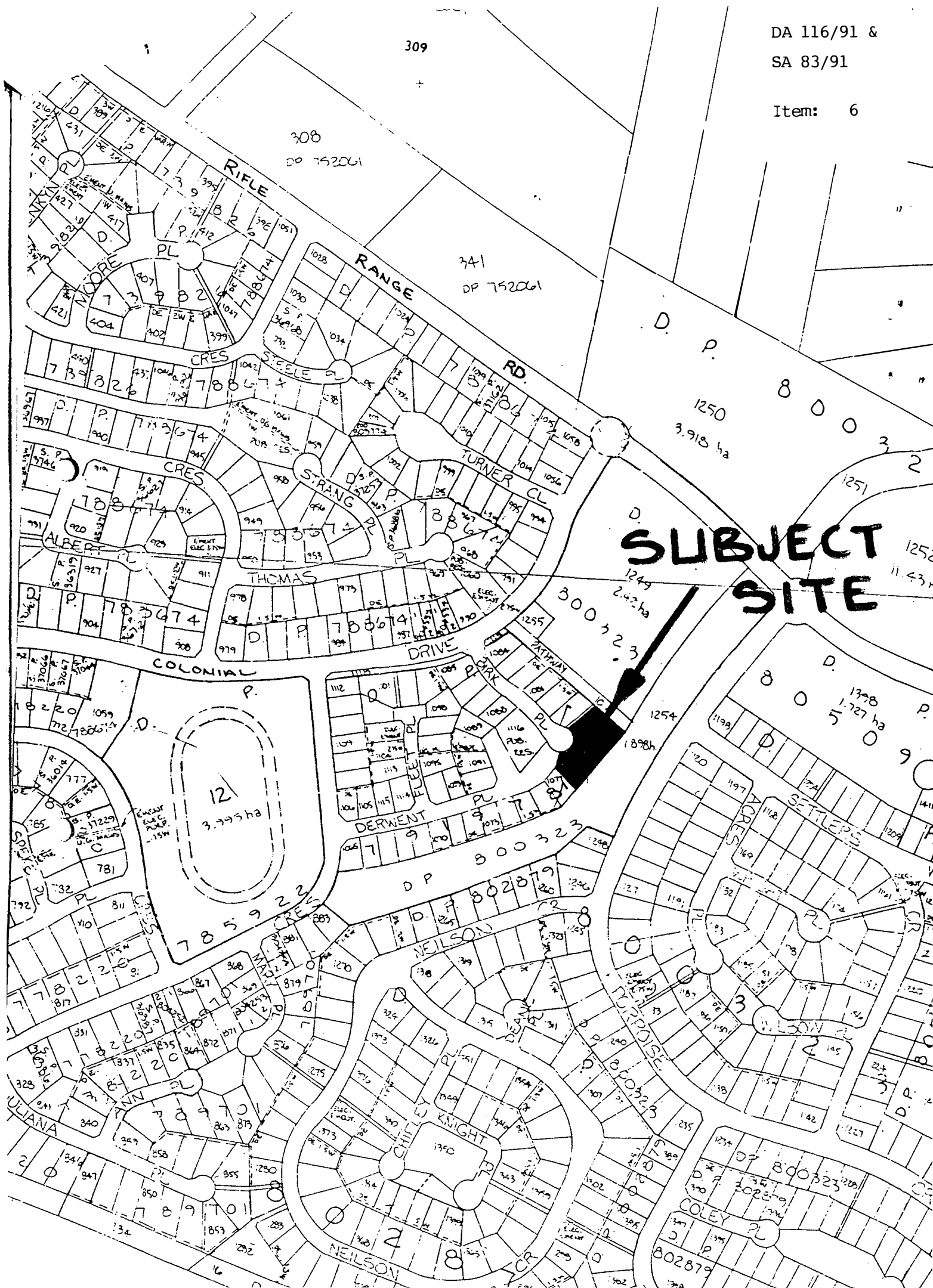
5.18

42

DA 116/91 &

SA 83/91

Item: 6



Pt 258

518147

21

22

560460

59

60

38279

3545

P. 658

* SUBMISSION IN SUPPORT

SUBJECT LAND

248

Pt 65639

21482

COLONIAL

WETHERILL

CRES

ALEXANDER

WETHERILL

RICH

SELKIE

DA 115/91

Item: 7

DA 147/91, 148/91,
162/91 & 163/91

Item: 9

D.A. 148/91

D.A. 147/91

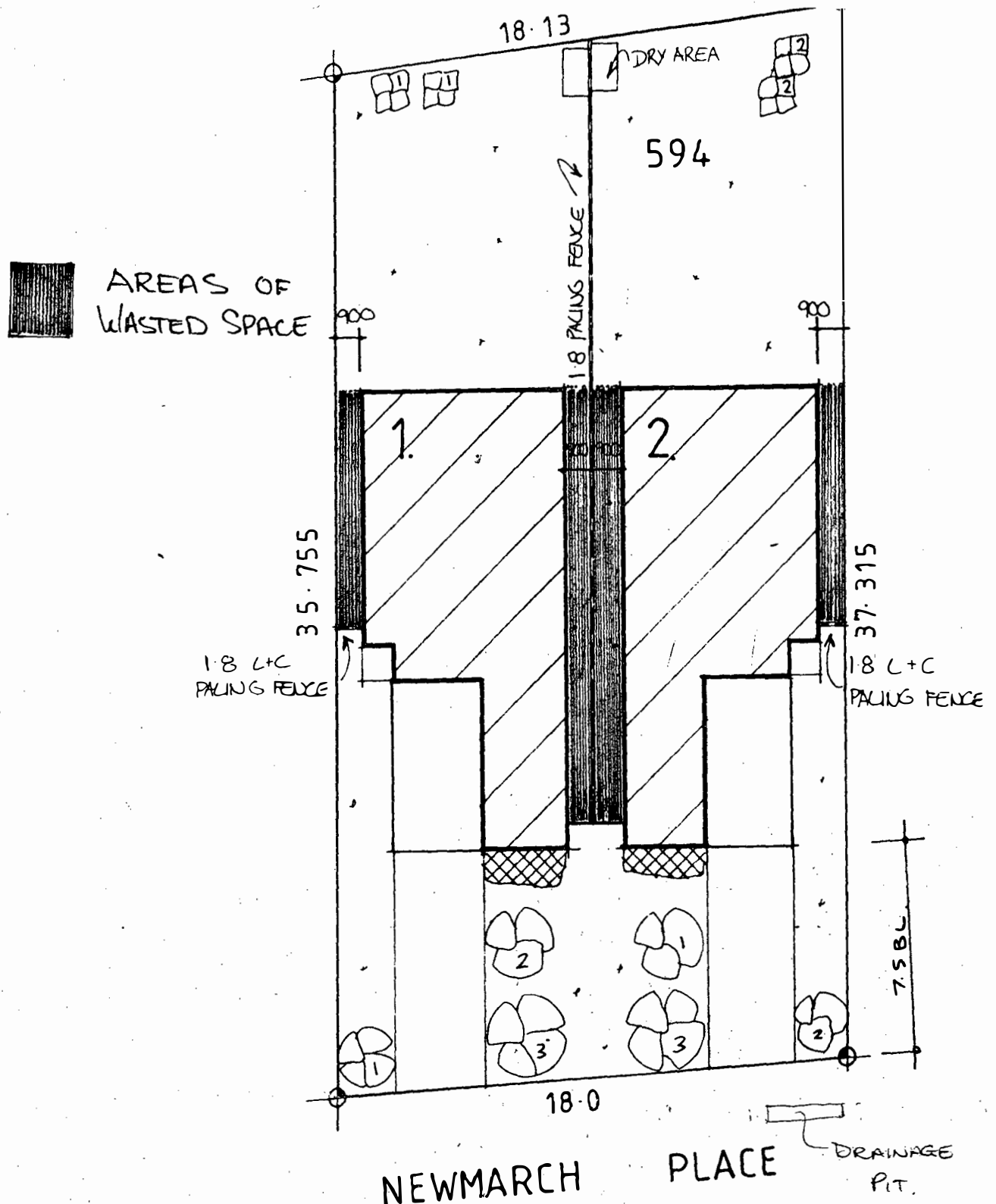
D.A. 163/91

D.A. 162/91

 SUBJECT PROPERTIES
 OTHER MEDIUM
DENSITY HOUSING
WITHIN PROXIMITY

DA 147/91, 148/91,
162/91 & 163/91

Item: 9

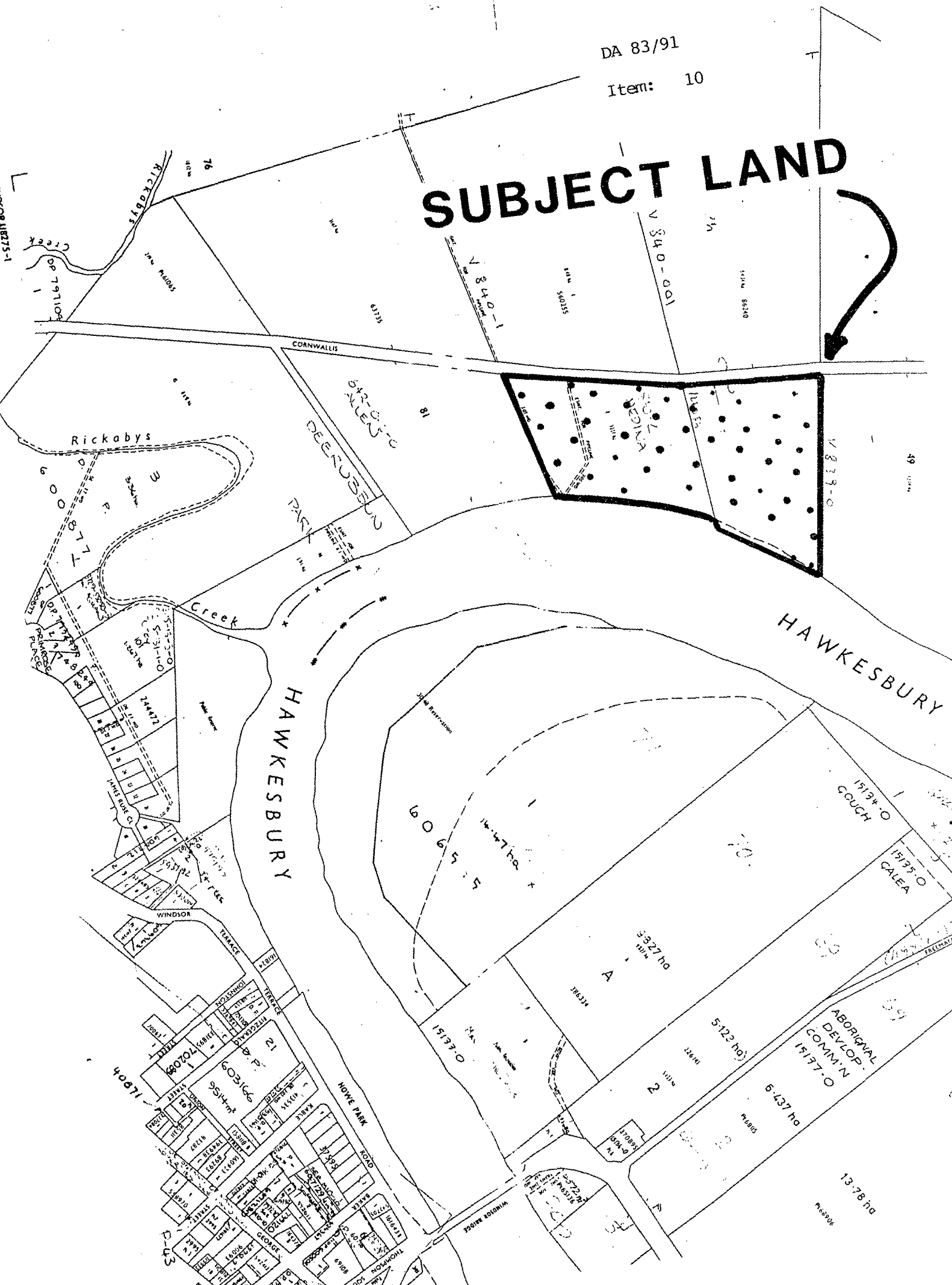


• STANDARD SITE LOCATION
PLAN D.A's 147/91, 148/91, 162/91 + 163/91

ANNEXURE A

Item: 10

SUBJECT LAND



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 - 23/7/91

ITEM 1: CASH EXPENDITURE WARRANT NO. 6/1991

SUMMARY - Accounts Paid

General Fund Nos.	2687	-	3358	6451478.59
Trust Fund Nos.	46	-	116	1085007.48
FID General Fund	469058-		469065	1476571.61
98P General Fund	37008	-	37011	2590000.00
98P Bank Trust Fund		-	425410	300000.00
FID Account Trust Fund		-		-
				11903057.68

CERTIFICATE BY CLERK

This Warrant, a copy of which was submitted to each member of the Council on 18th July, 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 11903057.68 (eleven million nine hundred and three thousand and fifty seven dollars and sixty eight cents) which have been paid, was submitted to the General Purpose Committee - Finance Section, on 23rd July, 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. 6 submitted to the meeting of the General Purpose Committee - Finance Section, of the Council of the City of Hawkesbury to be held on 23rd July, 1991.

.....
Mayor

.....
Town Clerk/General Manager

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD JULY, 1991.

General Purpose Committee - Finance - 23/7/91

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 23RD JULY, 1991.

ACCOUNTS PAIDGENERAL FUND

CHQ	PAYEE	DETAILS	AMOUNT
83578	Cancelled Cheque	See Warrant 11/89	229.00-
83609	Cancelled Cheque	See Warrant 11/89	254.34-
85061	Cancelled Cheque	See Warrant 1/90	34.27-
85472	Cancelled Cheque	See Warrant 1/90	14.95-
85810	Cancelled Cheque	See Warrant 2/90	37.60-
85960	Cancelled Cheque	See Warrant 2/90	24.00-
86030	Cancelled Cheque	See Warrant 2/90	85.00-
86267	Cancelled Cheque	See Warrant 3/90	6.67-
94000	Cancelled Cheque	See Warrant 1/91	51.73-
2313	Cancelled Cheque	See Warrant 5/91	3770.93-
2501	Cancelled Cheque	See Warrant 5/91	83.50-
2687	State Authorities Super Board	Wage Deductions	79608.43
2688	Challenge Bank Limited	Investments	50000.00
2689/			
2704	Employees	Salaries & Wages	103019.69
2705	Abax Contracting Pty Ltd	Crushed Shale	16176.56
2706	Art in Print	Printing	380.00
2707	ATP Computers	Child Care Equipment	2663.00
2708	Australian Taxation Office	Prescribed Payments Tax	18324.00
2709	Australia Post	Schedule Payment	514.75
2710	Halpins Quarries Pty Ltd	Sandstone	4572.18
2711	John Ayling	Legal fees	250.00
2712	Dr B Azmir	Compensation Claim	50.00
2713	Bardiworth Pty Ltd	Rescue System	1244.84
2714	BP Kurmond	Fuel Supplies	566.59
2715	Castlereagh Radiology	Compensation Claim	114.00
2716	Celgor Pty Ltd	Plant Hire	13140.00
2717	DA Books Australia Pty Ltd	Publications	200.55
2718	De Vries Concreting	Plant Hire	66262.16
2719	Donald Pearce	Compensation Claim	29.25
2720	Dunlop Footware	Clothing	54.93
2721	Durham Foundry Sales Pty Ltd	Steel	855.00
2722	Elmhurst Wholesale Hardware	Hardware	127.35
2723	S Davies & C Watts	Stock Impounding	3770.93
2724	Dynetic Sales	Repair Automatic Door	465.31

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD JULY, 1991.

General Purpose Committee - Finance - 23/7/91

2725	Educational Experience	Child Care Equipment	18.85
2726	Edwards Instrument Company	Chemicals	148.00
2727	Graham Edds & Associates	Consultants Fees	1500.00
2728	El Paso Motor Inn	Flood Mitigation Conference	1060.00
2729	Ellis Metal Fabrications Pty L	Waste Bin Holder	2900.00
2730	Executive Media Pty Ltd	Advertising	295.00
2731	Farmquip (Aust) Pty Ltd	T/works Equipment	612.07
2732	Balverona Pty Ltd	Plant Parts	1299.80
2733	GeneralAuto Instrument Service	Plant Parts	114.82
2734	Glossodia Community Centre.	Rent	90.00
2735	Glossodia Bushfire Brigade	Donation	500.00
2736	The Goodyear Tyre & Rubber Co	Tyres & Repairs	2965.14
2737	J.Goughs Landscaping Supplies	Sand	3182.02
2738	Wendy Green	Firefighters Sustenance	81.36
2739	Hawkesbury City Council	Transfer	150.00
2740	Harper Timber	Timber Supplies	3221.47
2741	Hawkesbury Engineering Co	Plant Parts	2467.00
2742	Hawkesbury Truck Repairs & Spa	Plant Repairs	2291.89
2743	H'bury City Cncl Petty Cash	Petty Cash	245.82
2744	Hawkesbury Stationery Supplies	Stationery	30.20
2745	Hawkesbury Hydraulics	Plant Repairs	309.02
2746	H'bury City Bush Fire Org	Advance-Emergency Funding	500.00
2747	Henkel Aust Pty Ltd	Cleaning Products	284.00
2748	Hire Power Pty Ltd	Plant Hire	2613.50
2749	H P Plumbing Supplies Pty Ltd	Hardware	500.96
2750	CSR Humes Pty Ltd	Concrete Surrounds	17351.79
2751	Hymix Quarries Pty Ltd	Pavement Material	10788.31
2752	ICMA	Books	184.00
2753	Immedia	Publication	10.00
2754	Intertech Drilling Services Pt	Plant Hire	1050.00
2755	James Music Pty Ltd	Musical Instruments	215.65
2756	John Fairfax Group Pty Limited	Advertising	186.30
2757	Cancelled Cheque		
2758	G C Laughton	Plant Hire	1984.25
2759	Brian Lavender	Compensation Claim	28.00
2760	D Maher	Security Service	96.00
2761	C W McEwen	Legal fees	1100.00
2762	Metropolitan Lands Office	Application Fees	195.00
2763	Metro Waste Disposal Authority	Contribution	2327.52
2764	I & S Miller	Plant Hire	2044.59
2765	Mikes Hire Service	Marquee Hire - APV	346.00
2766	Monaghans Timber & Bld Supply	Timber & Hardware	591.17
2767	Motorola Electronics Aust P/L	Pagers	516.00
2768	Mudgee Shire Council	Training Fees	1020.00
2769	National Heart Foundation	Books	9.00
2770	Norlex Holdings Pty Limited	Plant Hire	8775.00

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD JULY, 1991.

General Purpose Committee - Finance - 23/7/91

2771	Cancelled Cheque		
2772	Ponderosa Pest Control	Pest Control	86.00
2773	Prospect County Council	Electricity	269.60
2774	Employees	Salaries & Wages	11787.68
2775	Public Auth.Securities Trust	Loan Repayment	8484.20
2776	Realistic Security	Security Equipment	855.07
2777	Ridge Craft	Child Care Supplies	904.50
2778	Robshaw Earthmoving Pty Ltd	Plant Hire	150.00
2779	Allan Rourke	Compensation Claim	386.65
2780	Safety Kleen	Service Machine	79.10
2781	Glen Sauvan Industries Pty Ltd	Child Care Equipment	82.03
2782	M P Schultz Excavations	Plant Hire	2612.70
2783	Servants Expenses	Servants Expenses	74.30
2784	Sheriffs Office	Summons Fees	100.00
2785	Dr A S J Sietsma	Compensation Claim	29.50
2786	Skypage Pty Ltd	Service Pagers	813.00
2787	Skyroad Express	Freight	60.07
2788	S & M Supply Company Pty Ltd	Stationery	48.90
2789	Hayley Smith	Compensation Claim	15.00
2790	South Windsor Pharmacy	Photo Development	133.10
2791	Spraypave Pty Ltd	Roadworks	7992.64
2792	S & S Wholesale Pty Ltd	Child Care Equipment	197.15
2793	TL & MA Stokes	Milk Supplies	98.58
2794	St Albans Bush Fire Brigade	Fuel Supplies	173.58
2795	J B E Stephenson	Compensation Claim	250.00
2796	Don Stein Plant Hire Pty Ltd	Plant Hire	8909.00
2797	The Sun Herald	Advertising	352.00
2798	Enoch Taylor & Co P/L	Work Boots	1134.65
2799	Telecom Australia	Telephone	525.87
2800	Teach Em Toys	Child Care Equipment	706.75
2801	Tourism Hawkesbury Inc	Contributions	57261.81
2802	Tri-Media Holdings Pty Ltd	Advertising	204.00
2803	Water Board	Water	4371.10
2804	Welvin Mowers	Plant Repairs	611.30
2805	Windsor Court House	Summons Fees	150.00
2806	The Windsor-Richmond Parish NS	Clock Restoration	4000.00
2807	Windsor Toyota	Plant Parts	439.33
2808	Winford Motors Pty Ltd	Plant Repairs	5134.00
2809	Wilson Catering	Hall Hire	1292.00
2810	Wormleaton Earthmoving Pty Ltd	Plant Hire	10265.00
2811	Wyuna Wholesale Nursery P/L	Plants	110.00
2812	Centre For Continuing Educatio	Training Fees	225.00
2813	Mr and Mrs T Manago	Public Liability Claim	82.00
2814/			
2824	Aldermen	Aldermanic Fees	3101.74
2825/			

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD JULY, 1991.

General Purpose Committee - Finance - 23/7/91

2871	Day Care Mothers	Day Care Fees	15113.18
2872	Employees	Salaries & Wages	300.30
2873	Aldermen	Aldermanic Fees	292.95
2874	Employee	Termination Pay	1340.31
2875/			
2890	Employees	Salaries & Wages	119170.61
2891	Alderman	Aldermanic Fees	278.24
2892	Abax Contracting Pty Ltd	Crushed Shale	73312.85
2893	Abbott Tout Russell Kennedy	Legal Fees	6617.35
2894	Action Process Services	Legal Action Fees	25.00
2895	Active Detergent Company P/L	Cleaning Equipment	404.15
2896	Adraw Pty Ltd	Plant Hire	13157.50
2897	Airlite Windows	Windows & Doors	88.75
2898	Allworth Constructions P/L	Refund	47.00
2899	Andy Macs	Timber & Hardware	260.98
2900	Angel Records	Books	207.00
2901	Appleton Traffic Equipment P/L	Road Signs	515.00
2902	Aquatec-Maxcon Pty Ltd	Contract Payment	22652.88
2903	Ausdoc	Books	7.70
2904	Australian Cement Limited	Cement	15101.51
2905	Aussie Rotobic (Aust) Pty Ltd	Child Care Equipment	158.70
2906	Australia Post	Bulk Postage	4036.23
2907	Halpins Quarries Pty Ltd	Sandstone	138.24
2908	Alan Ayling	Legal fees	1250.00
2909	Mrs Christine Bailey	Mayoral Ball Services	200.00
2910	Bacto Laboratories P/L	Consultants Fees	409.81
2911	Baulkham Hills Landscaping Sup	Landscaping supplies	227.70
2912	Book Supplies Pty Ltd	Books	1964.20
2913	BP Kurmond	Fuel Supplies	407.00
2914	Bradshaw Waste Industries P/L	Contract Payment	23498.08
2915	Campton Electrics	Electrical Work	2500.00
2916	Central Wharf & Marine	Ferry Maintenance	2925.00
2917	Commonwealth Banking Corp	Loan Repayment	2737.61
2918	Contact Stationery	Stationery	512.24
2919	Commonwealth Paper Company P/L	Stationery	1450.75
2920	Craft Locksmith & Alarm	Locks & Keys	940.90
2921	Albert Crocker & Sons Pty Ltd	Child Care Equipment	252.98
2922	Cumberland Newspaper Group	Advertising	249.80
2923	Custom Call Communications	Radio Repairs	954.71
2924	Ron Cusbert	Blacksmith	33.00
2925	Inst of Municipal Management	Wage Deductions	70.00
2926	Department of Lands	Rates for P/Occupancy	240.00
2927	Diverse Computer Systems	Stationery	9725.00
2928	Durham Foundry Sales Pty Ltd	Steel	2846.00
2929	Dulux Australia	Paint	287.22
2930	Elmhurst Wholesale Hardware	Hardware	792.00

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD JULY, 1991.

General Purpose Committee - Finance - 23/7/91

2931	Hermes Precisa Australia	Microfiche	152.00
2932	Estilo Pty Ltd	Stationery	121.70
2933	Evans, Webb Associates Pty Ltd	Consultants Fees	4000.00
2934	Fire Fighting Enterprises	Service Extinguishers	41.00
2935	Fitzgerald Motors Pty Ltd	Plant Parts	33.90
2936	Fitzgerald Publishing Pty Ltd	Publications	165.00
2937	L J Follington	Plant Hire	700.00
2938	Gabion Australia	Gabion Baskets	7095.20
2939	Genasys II Pty Ltd	Computer Software	1765.30
2940	G & J Horswell & Sons	Waste Removal	33247.83
2941	Global Communications	Bush Fire Communications	20.00
2942	Hawkesbury City Council	Transfer	3601.74
2943	G Hanson	Sprinkler	32.80
2944	Hawkesbury Valley Holden	Plant Parts	53.95
2945	Hawkesbury Valley Irrigation	Plumbing Equipment	7047.35
2946	Hayes Bros & Co Pty Ltd	Hardware	146.00
2947	Mark Hayes Auto Electrical	Electrical Work	288.00
2948	Hewlett Packard Australia Ltd	Computer Hardware	1008.13
2949	B Hepper Pty Ltd	Office Equipment	23.65
2950	Heritage Garage Doors	Depot Maintenance	320.00
2951	Hi-Torque	Plant Repairs	1949.89
2952	John A Holst & Associates	Clothing	57.00
2953	Huxley Homes	Refund	30.00
2954	ICI Australia Pty Ltd	Chemicals	2200.00
2955	Identic Books Pty Ltd	Books	64.00
2956	Intertech Drilling Services Pt	Plant Hire	150.00
2957	Itek Graphics Pty Ltd	Printing	360.00
2958	Jacki's Wholesale Pet Food	Animal Food	54.21
2959	Jamie Burden	Contract Payment	2906.00
2960	John Fairfax Group Pty Limited	Advertising	398.40
2961	Keep Aust Beautiful Council	Membership	450.00
2962	Kindergarten School & Equipmen	Child Care Equipment	218.86
2963	H R King & Son Pty Ltd	Plant Parts	58.00
2964	Kingston Industries Pty Ltd	Contract Payment	190399.20
2965	Klen-All Pty Ltd	Cleaning Equipment	274.50
2966	Bernard Knight Concreting Serv	Paving	16870.90
2967	Kristan Couriers	Freight	97.00
2968	Kurmond Vet Clinic	Veterinary Care	150.00
2969	Kurmond Nursery	Plants	1852.20
2970	The Law Book Co	Publication	160.00
2971	G C Laughton	Plant Hire	956.25
2972	D & L Lavender	Plant Hire	380.00
2973	LGA-WMA Seminar	Recycling Seminar Fees	170.00
2974	Limcora Pty Ltd	Plumbing Repairs	33.00
2975	Lynton Parker Plumbing	Plumbing Repairs	182.00
2976	P W & L Mayor	Plant Hire	4477.75

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD JULY, 1991.

General Purpose Committee - Finance - 23/7/91

2977	Margaret Way	Refund	136.00
2978	McPherson's Metal	Plumbing Parts	211.20
2979	Microelectronic Pty Ltd	Office Equipment	114.00
2980	National Australia Bank	Loan Repayment	27710.84
2981	National Locksmiths	Plant Parts	24.00
2982	Greg Newport	Legal Fees	3675.00
2983	NSW Local Government Itc Inc	Training Fees	135.00
2984	Cancelled Cheque		
2985	Ogden Concrete Contractors	Concrete Footpath	3731.00
2986	Kevin Parks Investments P/L	Contract Payment	3190.74
2987	Petbarn Pty Ltd	Dog Pound Supplies	439.65
2988	Peak Music	Mayoral Ball Services	1100.00
2989	PGH (NSW)	Bricks	303.02
2990	Pioneer Asphalts Pty Ltd	Asphalt	9940.76
2991	Pioneer Concrete	Concrete	2669.59
2992	Prospect County Council	Electricity	56583.30
2993	Regal Glass & Glazing	Glass	59.00
2994	Remington & Co	Copier Rental	191.59
2995	Prestige Portables	Shed hire	149.96
2996	Records Management Office	Training Fees	100.00
2997	Riverview Motors	Fuel Supplies	99.00
2998	Richmond Tank Works	Water Tank	450.00
2999	Richmond Tool Supplies	Tools	607.00
3000	Roads and Traffic Authority	Ferry Maintenance	173920.53
3001	Roach's Radiator Service	Plant Repairs	98.00
3002	Road Freighters Pty Ltd	Sand	87.00
3003	Road Signs	Signs	1730.10
3004	Sue Rockell	Reimburse Superannuation	39.34
3005	R R Tools Sales	Plant Parts	69.00
3006	Sanyo Office Machines Pty Ltd	Office Equipment	437.00
3007	School of Town Planning	Training Fees	740.00
3008	Servants Expenses	Servants Expenses	241.75
3009	Skypage Pty Ltd	Service Pagers	281.36
3010	Smorgon Technology	Pool Maintenance	380.00
3011	State Superannuation Board	Loan Repayment	6689.03
3012	Stanley Rogers & Co	Child Care Equipment	42.70
3013	Sulo MGB Australia Pty Ltd	Contract Payment	8168.37
3014	Rod Taylor Motor Trimmer	Plant Repairs	143.00
3015	Ivan Taggart	Reimburse Superannuation	21.34
3016	Telecom Australia	Telephone	36.69
3017	Telecom Australia	Telephone	2613.69
3018	United Suppliers	Office Supplies	200.43
3019	A Vaughan	Blacksmith	120.00
3020	Waddell Earthmoving	Plant Hire	6304.00
3021	Water Board	Water	7328.60
3022	Western Air Cleaner Services	Plant Parts	758.41

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General Purpose Committee - Finance - 23/7/91

3023	K J Weaver & Associates Pty Lt	Compensation Claim	220.00
3024	Wilberforce Service Station	Fuel Supplies	316.23
3025	Winford Motors Pty Ltd	Plant Repairs	9891.00
3026	Wormald International	Dispersal Agent	273.00
3027	W S I C T C	Donation	100.00
3028	C Dews	Refund	10.00
3029	Frank Gartrell Pty Ltd	Refund	6.00
3030	Inghams Enterprises Pty Ltd	Refund	10.00
3031	Cheryl La Rosa	Refund	50.00
3032	Theodore Sanyrnis & Solomon	Refund	111.55
3033	NSW Timber Ind Training Comm	Training Fees	340.00
3034	Ogden Concrete Contractors	Concreting	420.00
3035	Local Government Invest Serv	Investment	1000000.00
3036	Alderman	Aldermanic Fees	216.05
3037	Abax Contracting Pty Ltd	Crushed Shale	13255.24
3038	Abbott Tout Russell Kennedy	Legal Fees	1201.91
3039	Active Detergent Company P/L	Cleaning Equipment	286.10
3040	Adraw Pty Ltd	Plant Hire	3230.00
3041	Allworth Constructions P/L	Refund	47.00
3042	Aman U Khan Pty Ltd	Compensation Claim	509.00
3043	Angus & Robertson	Books	195.67
3044	Ashton Stedman	Legal Fees	1793.80
3045	Australian Scientific & Labora	Office Equipment	154.50
3046	Gloria Wilson	Refund	72.33
3047	A V Jennings Ind Ltd	Refund	150.00
3048	Greg Bailey	Contract Payment	870.86
3049	Boral Bricks Pty	Bricks	210.24
3050	BP Kurmond	Fuel Supplies	75.67
3051	Brisen Holdings Pty Ltd	Contract Payment	1231.21
3052	Buttsworth Contracting	Contract Payment	1464.06
3053	Canon Australia Pty Ltd	Copier Charges	60.00
3054	Micheal Calthorpe	Compensation Claim	116.00
3055	Commonwealth Banking Corp	Loan Repayment	3012.12
3056	Conplant Pty Ltd	Plant Hire	23558.60
3057	Nerida Corbett	Compensation Claim	98.00
3058	R A Cole T Planning P/L	Professional Fees	1320.00
3059	Cheryl Cooley	Compensation Claim	576.40
3060	Department of Planning	Loan Repayment	46637.25
3061	Department of Lands	Royalties	21881.10
3062	Department of Local Government	Licence Levy Fees	200.00
3063	Environmental Law Reporter	Subscription	160.00
3064	L J Follington	Plant Hire	504.00
3065	Genasys II Pty Ltd	Computer Software	9496.50
3066	Peter Gibbs	Contract Payment	870.87
3067	G & J Horswell & Sons	Waste Removal	724.00
3068	Hawkesbury City Council	Transfer	240.00

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD JULY, 1991.

General Purpose Committee - Finance - 23/7/91

3069	H'Bury City Cncl Petty Cash	Petty Cash	274.20
3070	H'Bury Council Social Club	Contribution	1232.96
3071	Hayes Bros & Co Pty Ltd	Hardware	112.00
3072	Identic Books Pty Ltd	Books	250.08
3073	Intertech Drilling Services Pt	Plant Hire	300.00
3074	G C Laughton	Plant Hire	1162.50
3075	Local Government Assoc NSW	Subscription	960.00
3076	D J & B C Lord	Plant Hire	1912.50
3077	Lotos Concretors	Contract Payment	295.55
3078	D Maher	Security Service	84.00
3079	Dr W Mackay	Compensation Claim	54.00
3080	Maxcon Industries Pty Ltd	Contract Payment	97287.27
3081	Maintenance Lubricants Pty Ltd	Depot Supplies	65.06
3082	P W & L Mayor	Plant Hire	1949.75
3083	Margaret Way	Refund	39.00
3084	Ms Carolyn McKenzie	Drama Workshops	180.00
3085	Metro Waste Disposal Authority	Contribution	1870.70
3086	I & S Miller	Plant Hire	1483.46
3087	Microview Pty Ltd	Microfiche Repairs	26.05
3088	Mita Copiers Aust Pty Ltd	Copier Charges	440.09
3089	Monaghans Timber & Bld Supply	Timber & Hardware	1097.78
3090	Namco Industries	Office Equipment	159.00
3091	National Australia Bank	Loan Repayment	25970.68
3092	National Drafting Industries	Office Supplies	1088.84
3093	National Heart Foundation	Books	31.90
3094	NSW Fire Brigades	Contribution	4552.00
3095	Olympic Laminates Pty	Refurbish Ferry Cottage	1417.32
3096	Orange City Council	Conference Fees	2432.00
3097	Pascol Paints Aust Pty Ltd	Paint	587.98
3098	Dick Petrikas	Contract Payment	2709.69
3099	Public Authorities Super Board	Loan Repayment	71000.00
3100	Public Auth.Securities Trust	Loan Repayment	34811.10
3101	Qualcare Home Improvements	Bathroom Fittings	90.55
3102	Quality Laminations	Stationery	672.00
3103	Queensland Library Supplies Pt	Book Trolleys	268.00
3104	Readymix Group	Contract Payment	71031.40
3105	Repcos Auto Parts (NSW)	Plant Parts	210.24
3106	Rest Centre Coffee Shop	Meeting Sustenance	58.80
3107	Roach's Radiator Service	Plant Repairs	65.00
3108	Allan Rourke	Compensation Claim	25.09
3109	Safety Kleen	Service Machine	189.70
3110	Say It With Flowers	Flowers	43.00
3111	M P Schultz Excavations	Plant Hire	3635.19
3112	School of Town Planning	Training Fees	870.00
3113	D H A Schmidt	Plant Repairs	210.00
3114	Servants Expenses	Servants Expenses	110.00

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD JULY, 1991.

General Purpose Committee - Finance - 23/7/91

3115	Dr A S J Sietsma	Compensation Claim	83.50
3116	Spencer Electrical Pty Ltd	Automatic Door Repairs	90.00
3117	Stein Woolley & Co	Search Fees	50.00
3118	Don Stein Plant Hire Pty Ltd	Plant Hire	9830.00
3119	Standard Communications Pty Lt	Bush Fire Equipment	103.50
3120	Sydney Bearing Supplies	Plant Parts	282.41
3121	Telecom Australia	Telephone	36.69
3122	Telecom Australia	Telephone	36.69
3123	Telecom Australia	Telephone	836.08
3124	Teach Em Toys	Child Care Equipment	269.10
3125	3M	Stationery	249.12
3126	Training Placements & Consulta	Consultants Fees	700.00
3127	Waddell Earthmoving	Plant Hire	5550.50
3128	Dr Michael Walsh	Compensation Claim	471.00
3129	Water Board	Water	30594.69
3130	Keith Wellington Pty Ltd	Plant Hire	100.00
3131	Webb McKeown and Assoc	Consultants Fees	2160.58
3132	Western Sector Public Health U	Immunisation Reports	40.00
3133	Mrs J Williams	Meeting Sustenance	218.50
3134	Windsor Glass	Plant Repairs	54.00
3135	Wilson Catering	Hall Hire	871.66
3136	Wormleaton Earthmoving Pty Ltd	Plant Hire	5420.00
3137	WSROC Group Apprentices	WSROC Wages	2545.55
3138	Mark Zervoudakis	Contract Payment	733.00
3139	Zinc Distributors	Flashing	138.85
3140	R & T Alderton	Refund	160.00
3141	Ms Tanya Reynolds	Refund	30.00
3142	Whiteway Neon Pty Ltd	Refund	138.50
3143/			
3157	Employees	Salaries & Wages	106854.24
3158	Flexability	Telephone Account System	5650.00
3159/			
3175	Employees	Salaries & Wages	106641.75
3176	Abingdon Play	Playground Equipment	2992.00
3177	Abbott Tout Russell Kennedy	Legal Fees	6759.74
3178	Advance Engineering P/L	Signs	540.20
3179	Adraw Pty Ltd	Plant Hire	34784.00
3180	AGPS Mail Order Sales	Publication	50.85
3181	Keith Ainsworth Pty Ltd	Books	1692.56
3182	American Express Int	Subscription	60.41
3183	Australian Cement Limited	Cement	32494.85
3184	Australian Taxation Office	Fringe Benefits Taxation	271.78
3185	John Ayling	Legal fees	450.00
3186	A E Baker & Co	Hardware	3116.11
3187	Barron & Pope Pty Ltd.	Contract Payment	26869.80
3188	Bennett & Wood Autoparts	Plant Parts	358.47

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD JULY, 1991.

General Purpose Committee - Finance - 23/7/91

3189	Bell Mem	Plant Parts	159.00
3190	BHB Printing Pty Ltd	Printing	816.00
3191	BHP	Star post	1197.20
3192	Blue Circle Southern	Lime	964.80
3193	Bowman Enterprises	Covering Books	511.06
3194	Boral Quarries	Sand	319.20
3195	Brooks Retreads Pty Ltd	Tyres & Repairs	6806.05
3196	Buttsworth Engineering	Plant Parts	259.23
3197	Butterworths Pty Ltd	Subscriptions	1250.00
3198	Bus Stop Bookshops P/L	Books	274.89
3199	Canon Australia Pty Ltd	Copier Charges	687.41
3200	Caltex Oil Australia Pty Ltd	Fuel Supplies	29568.99
3201	Cafe Bar International	Cafe Bar Service	542.22
3202	Castrol Australia Pty Ltd	Fuel Supplies	5967.81
3203	Cess Hill Industries Pty Ltd	Plant Parts	2030.00
3204	Century Batteries	Plant Parts	767.15
3205	Chrydark Security Pty Ltd	Security	768.00
3206	Children Book Council	Books	17.80
3207	Commonwealth Banking Corp	Loan Repayment	1725637.20
3208	Cancelled Cheque		
3209	Cancelled Cheque		
3210	Cancelled Cheque		
3211	Cancelled Cheque		
3212	Cancelled Cheque		
3213	Coates Hire	Plant Hire	2595.85
3214	Continuing Professional Educat	Training Fees	330.00
3215	Contact Stationery	Stationery	962.34
3216	Comet Overnight Transport	Freight	49.52
3217	Craft Locksmith & Alarm	Locks & Keys	134.50
3218	Credit Reference Assoc of Aust	Report Fees	180.50
3219	Cumberland College of Health S	Training Fees	80.00
3220	Custom Graphics	Stationery	330.00
3221	Custom Call Communications	Radio Repairs	325.00
3222	Culoul Sawmills	Timber	3329.46
3223/			
3237	Employees	Wage Deductions	255257.42
3238	Dr L Degotardi	Immunisation	175.95
3239	Deep Sea Seafood Restaurant	Luncheon	210.00
3240	Diverse Computer Systems	Stationery	230.00
3241	Dunlop Footware	Clothing	1582.94
3242	Colin Duncan	Contract Payment	43910.90
3243	Duffy's Corner	Fuel Supplies	249.24
3244	Eastend Booksellers P/L	Books	72.95
3245	Ebson Pty Ltd	Shovels	67.38
3246	Emet Consultants Pty Ltd	Training Fees	400.00
3247	Hermes Precisa Australia	Microfiche	260.60

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This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD JULY, 1991.

General Purpose Committee - Finance - 23/7/91

3248	Envelope Specialists NSW	Stationery	2734.00
3249	Facer Information Design	Software Maintenance	750.00
3250	Fire Control Officers Assoc	Bush Fire Uniforms	17.20
3251	Fitzroy Restaurant	Meeting Sustenance	726.30
3252	Filing Efficiency Pty Ltd	Stationery	179.72
3253	Fitzgerald Publishing Pty Ltd	Printing	582.02
3254	GBC Australia Pty Ltd	Office Equipment	97.00
3255	Genasys II Pty Ltd	Computer Software	601.00
3256	GeneralAuto Instrument Service	Plant Parts	780.69
3257	Geofabrics Australasia	Terra Firma	2620.00
3258	Gibson Chemicals Pty Ltd	Chemicals	783.18
3259	G & J Horswell & Sons	Waste Removal	36442.19
3260	Gosling Pty Ltd	Timber Supplies	240.00
3261	Gosford Local History Group	Books	45.00
3262	Q Stores	Stationery	669.93
3263	Alan Greentree	Contract Payment	11732.96
3264	GTE Sylvania Australia Pty Ltd	Microfiche Lamps	1635.90
3265	Gutteridge Haskins & Davey	Report Fees	6687.94
3266	GWS Machinery Pty Ltd	Plants Parts	843.15
3267	Hawkesbury City Council	Transfer	28211.87
3268	Hanlons	Fuel Supplies	347.11
3269	Hanna Match Pty Limited	Printing	67.90
3270	Hawkesbury Truck Repairs & Spa	Plant Repairs	106.62
3271	Hawkesbury Newspapers	Advertising	2928.40
3272	Harcor Security Seals	Stationery	189.64
3273	Hawkesbury Print A Shirt	Clothing	211.00
3274	Hawkesbury River Plumbing	Plumbing Equipment	1211.00
3275	Hawkesbury Hydraulics	Plant Repairs	1885.50
3276	Hawkesbury Valley Holden	Plant Parts	31.98
3277	Hawkesbury Valley Irrigation	Plumbing Equipment	326.16
3278	Mark Hayes Auto Electrical	Electrical Work	246.00
3279	Hornsby Shire Council	Publication	20.00
3280	Hose & Hydraulics	Gardening Equipment	200.00
3281	Neville Jeffress Advertising	Advertising	4069.15
3282	Konica U-Bix	Copier Rental	600.00
3283	Kurrawood Computers	Computer Equipment	16.00
3284	G C Laughton	Plant Hire	1256.25
3285	Lotos Concretors	Contract Payment	8407.40
3286	McLean Automation	Alarm System	17500.00
3287	Midways Pty Ltd	Plant Hire	7430.00
3288	Miller College of Tafe	Training Fees	540.00
3289	M & S Books	Books	533.15
3290	National Australia Bank	Loan Repayment	13358.33
3291	National Library Of Australia	Library Network Charges	30.00
3292	Oce-Reprographics Ltd	Copier Supplies	282.44
3293	E & L Palmer	Contract Payment	2473.88

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This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 23RD JULY, 1991.

General Purpose Committee - Finance - 23/7/91

3294	Pascol Paints Aust Pty Ltd	Paint	228.98
3295	Peninsular Stationery	Stationery	431.84
3296	Perfection Plate Pty Ltd	Council Badges	65.83
3297	Philips Lighting Industries	Lighting	355.00
3298	Pioneer Asphalts Pty Ltd	Asphalt	1724.42
3299	Robert Pont	Professional Fees	2973.00
3300	Polarcup	Office Equipment	256.25
3301	Prince Geotechniques Pty Ltd	Professional Fees	856.50
3302	Professional & Library Service	Books	1095.00
3303	Procom Communications Pty Ltd	Radio Repairs	272.90
3304	V J Ralph & Co	Search Fees	13.00
3305	Readymix-Farley	Sandstone	568.83
3306	ReIn Plastics	Compost Bins	3685.00
3307	Richmond Caravans	Plant Parts	370.00
3308	Roberts Mann Davies	Refund	53.04
3309	Robank Farm Supplies Pty Ltd	Animal Food	550.74
3310	Road Signs	Signs	106.00
3311	J & M Romano	Contract Payment	7324.18
3312	R R Tools Sales	Plant Parts	174.00
3313	Rynne Drum Services Pty Ltd	Drums	320.00
3314	Sanyo Office Machines Pty Ltd	Office Equipment	39.00
3315	Scotts Road Sealing Service	Roadworks	26309.30
3316	Mr C Sciberras	Car Removal	410.00
3317	Shaddick Baker Paull & Gubbays	Legal Fees	106.00
3318	Sinclair Ford Pty Ltd	Purchase Plant	2612.00
3319	Sister G Schinko	Immunisation	64.36
3320	Mrs Davina Smith	Agistment	80.00
3321	Stabilised Pavements of Aust.	Roadworks	44373.43
3322	State Library of NSW	Library Network Charges	26.73
3323	TL & MA Stokes	Milk Supplies	87.91
3324	Stockman Pty Ltd	Drainpipes	32.00
3325	Stillwell Trucks (Sydney)P/L	Plant Parts	425.36
3326	Style Communication Pty Ltd	Stationery	605.50
3327	Su-Bret	Plaques	373.55
3328	Cancelled Cheque		
3329	Enoch Taylor & Co P/L	Work Boots	467.00
3330	Tagmaster Pty Ltd	Dog Tags	746.35
3331	Telecom Australia	Telephone	309.00
3332	Telecom Australia	Switchboard Headset	283.00
3333	Testrite Laboratories	Consultants Fees	220.00
3334	The Terrace Motel	Flood Accommodation	94.10
3335	TLE Electrical Pty Ltd	Electrical Parts	1169.85
3336	Ulverscroft Large Print Books	Books	89.85
3337	University of Western Sydney	Training Fees	150.00
3338	Verbatim Australia Pty Ltd	Floppy Disks	24.00
3339	A R Walmsley & Co	Legal Fees	40.00

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General Purpose Committee - Finance - 23/7/91

3340	Water Board	Water	2735.56
3341	Warefore Excavations Pty Ltd	Plant Hire	1656.00
3342	Keith Wellington Pty Ltd	Plant Hire	760.00
3343	Western Air Cleaner Services	Plant Parts	153.90
3344	L E Williams Hydraulics	Plant Parts	2782.10
3345	Windsor Court House	Summons Fees	605.00
3346	Windsor Auto Spares	Plant Parts	5.36
3347	Windsor Smash Repairs	Plant Repairs	35.00
3348	Windsor Toyota	Plant Parts	3470.09
3349	Winford Motors Pty Ltd	Plant Repairs	426.50
3350	Wilson Catering	Hall Hire	9246.80
3351	K D Wood & Associates	Consultants Fees	1039.50
3352	Wyuna Wholesale Nursery P/L	Plants	133.00
3353	John Cram & Sons	Refund	135.00
3354	S & C Dunlop	Refund	227.75
3355	PJ Norris Young & Associates	Refund	189.00
3356	Vaughan Zarbo & Capolupo	Refund	191.00
3357	Hawkesbury City Council	Transfer	456.83
3358	Local Government Invest Serv	Investment	700000.00
99974	Commonwealth Bank	Fees & Charges	1844.67
99975	Commonwealth Bank	Fees & Charges	<u>942.78</u>
			6451478.59

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General Purpose Committee - Finance - 23/7/91

ACCOUNTS PAIDTRUST FUND

CHQ	PAYEE	DETAILS	AMOUNT
7525	Cancelled Cheque	See Warrant 12/89	100.00-
7650	Cancelled Cheque	See Warrant 2/90	100.00-
7770	Cancelled Cheque	See Warrant 4/90	200.00-
46	Challenge Bank Limited	Investments	250000.00
47	Hawkesbury City Council	Transfer	15240.30
48	Building Services Corporation	Contribution	8926.25
49	Denning Constructions	Refund	1555.50
50	V A Gobbo Pty Ltd	Refund	1540.00
51	Hawkesbury City Council	Transfer	723.75
52	Hinchey & Cross	Refund	1636.00
53	Cancelled Cheque		
54	Reefton Pty Ltd	Refund	1423.75
55	Ty-Bach Builders	Refund	200.00
56	Mr and Mrs J Adrichem	Refund	115.00
57	Mr and Mrs P Armstrong	Refund	100.00
58	Lionel Buckett	Refund	1450.00
59	Mr N Buttsworth	Refund	200.00
60	Mr and Mrs J Cook	Refund	100.00
61	Colbron Constructions Pty Ltd	Refund	1922.71
62	Mr and Mrs M Craythorn	Refund	115.00
63	Domest Building and Design	Refund	1565.30
64	Driclad Leisure Industries	Refund	200.00
65	P Edwards and G Robinson	Refund	230.00
66	DB and KA Franks	Refund	230.00
67	CM Foster	Refund	100.00
68	Mr D S Fuller	Refund	180.00
69	Mr and Mrs N Gale	Refund	100.00
70	Mr R L Hanckel	Refund	230.00
71	M and J Harvey	Refund	100.00
72	Mr M Hawkins	Refund	115.00
73	P and H Heaton	Refund	115.00
74	Hooker Homes Pty Ltd	Refund	200.00
75	M Hull & Associates Pty Ltd	Refund	230.00
76	Intercapital Constructions	Refund	1482.00
77	A Jurd Constructions Pty Ltd	Refund	50.00
78	P E Lea	Refund	230.00
79	DA & CA Major	Refund	115.00
80	Mr SM Mattani	Refund	230.00
81	RJ and JM Monaghan	Refund	700.00

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82	P Murray	Refund	115.00
83	Mr and Mrs G J Parlett	Refund	150.00
84	Mr and Mrs G J Parlett	Refund	80.00
85	Penning Enterprises Pty Ltd	Refund	1800.00
86	RB and RE Reece	Refund	200.00
87	G Ritchie	Refund	80.00
88	Mr R Shepherd	Refund	100.00
89	State One Constructions	Refund	230.00
90	P Thomas Electronics Pty Ltd	Refund	230.00
91	T and W Warzecha	Refund	115.00
92	Mrs M Watson	Refund	230.00
93	Mr and Mrs White	Refund	230.00
94	Winterton Construction P/L	Refund	1898.90
95	Ogden Concrete Contractors	Refund	4235.08
96	R & L Ferguson	Refund	115.00
97	GA & RC Eaton	Refund	230.00
98	Mr & Mrs E & H Karhunen	Refund	200.00
99	Karhugh Pty Ltd	Refund	180.00
100	Mr P Lymberis	Refund	200.00
101	Mr & Mrs Powderly	Refund	230.00
102	D P Sparkes	Refund	200.00
103	A & A Uebergang	Refund	230.00
104	Valdina Homes	Refund	460.00
105	SC & CJ Williams	Refund	230.00
106	Hawkesbury City Council	Transfer	19220.94
107	Belltrees Building Services	Refund	1062.00
108	Mr P N Bakaric	Refund	230.00
109	Mr and Mrs S Dunlop	Refund	115.00
110	TA & KZ Flanagan	Refund	200.00
111	BW & DR Fleeting	Refund	100.00
112	HE & PR Gascoigne	Refund	100.00
113	M & EM Hull Pty Ltd	Refund	200.00
114	State One Constructions	Refund	160.00
115	Hawkesbury City Council	Transfer	400.00
116	Local Government Invest Serv	Investment	<u>760000.00</u>
			1085007.48

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469058	Hawkesbury City Council	Transfer	50000.00
469059	Hawkesbury City Council	Transfer	500561.33
469060	Hawkesbury City Council	Transfer	43078.77
469061	Hawkesbury City Council	Transfer	130000.00
469062	Hawkesbury City Council	Transfer	240000.00
469063	Hawkesbury City Council	Transfer	100000.00
469064	Hawkesbury City Council	Transfer	360000.00
469065	Hawkesbury City Council	Transfer	<u>52931.51</u>
			1476571.61
37008	Challenge Bank Limited	Investments	280000.00
37009	Hawkesbury City Council	Transfer	460000.00
37010	Challenge Bank Limited	Investments	750000.00
37011	Local Government Invest Service	Investments	<u>1100000.00</u>
			2590000.00
425410	Advance Bank	Investment	<u>300000.00</u>
			300000.00

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General Purpose Committee - Finance - 23/7/91

STATEMENT OF BANK BALANCES AND TOWN CLERK'S CERTIFICATE

STATEMENT OF BANK BALANCES AS AT 30TH JUNE, 1991

GENERAL FUND	CR. 36460.40
TRUST FUND	CR. 33296.64
	CR. 69757.04

FORM 2

GENERAL

Balance - Cash Account as at 1st June, 1991	DR. 1019007.54
Receipts for period ended 30th June, 1991	CR. 5810088.24
	CR. 4791080.70
Payments for period ended 30th June, 1991	DR. 6712490.59
	DR. 1921409.89
Unpaid accounts in office amount to	\$498563.98
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 30th June, 1991.

G.M. McCully,
Town Clerk/General Manager

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General Purpose Committee - Finance - 23/7/91

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>
72 Days	11-07-91	11.38%	General Fund	820,000.00
30 Days	12-07-91	10.61%	Treatment Wks	256,951.85
30 Days	12-07-91	10.61%	General Fund	493,048.15
122 Days	12-08-91	11.35%	General Fund	500,000.00
165 Days	16-08-91	11.35%	General Fund	1,040,718.23
185 Days	05-09-91	11.17%	General Fund	1,620,718.23
185 Days	05-09-91	11.17%	General Fund	379,281.77
186 Days	13-09-91	11.35%	Treatment Wks	173,057.00
186 Days	13-09-91	11.35%	General Fund	656,943.00
180 Days	28-10-91	11.17%	General Fund	1,100,000.00
175 Days	07-11-91	10.52%	General Fund	540,000.00
175 Days	07-11-91	10.52%	General Fund	60,000.00
179 Days	08-11-91	11.05%	General Fund	550,000.00
240 Days	14-11-91	11.75%	Sewerage Fund	141,139.00
240 Days	14-11-91	11.75%	General Fund	308,861.00
240 Days	14-11-91	11.75%	General Fund	400,000.00
179 Days	15-11-91	10.46%	General Fund	600,000.00
187 Days	25-11-91	10.45%	General Fund	200,000.00
184 Days	29-11-91	10.31%	General Fund	590,000.00
185 Days	02-12-91	10.35%	General Fund	860,000.00
185 Days	02-12-91	10.35%	General Fund	840,000.00

Term Deposits

131 Days	01-07-91	11.51%	General Fund	500,000.00
131 Days	01-07-91	11.51%	General Fund	800,000.00
30 Days	17-07-91	10.56%	Treatment Wks	1,000,000.00
91 Days	31-07-91	11.32%	General Fund	700,000.00
117 Days	06-08-91	11.41%	General Fund	400,000.00
191 Days	13-09-91	11.26%	General Fund	2,500,000.00

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150 Days	19-09-91	11.28%	General Fund	590,000.00
150 Days	19-09-91	11.28%	Treatment Wks	850,000.00
176 Days	22-10-91	11.24%	Treatment Wks	464,978.15
176 Days	22-10-91	11.24%	General Fund	235,021.85
181 Days	28-10-91	11.20%	Treatment Wks	820,000.00
159 Days	04-12-91	10.53%	Treatment Wks	760,000.00

Short Term Investments (L.G.I.S.)	General Fund	2,100,000.00
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Australian Savings Bonds

01-02-91	11.50%	Workers Comp Board	200,000.00
01-09-92	10.15%	Workers Comp Board	750,000.00

\$24,800,718.23

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
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ITEM 2: (File GI55/1)

SUBJECT: RENEWAL OF COUNCIL'S WORKERS' COMPENSATION SELF-INSURER'S LICENCE

REPORT (TC/GM)

Council's licence to act as a self-insurer for workers' compensation expires on 30th November, 1991. Council has been a self-insurer for workers' compensation since 1983.

A financial benefit is gained through increased return on investments by retaining the equivalent amount of an insurance premium and accumulated funds to meet future claims than would be achieved if the amount was paid to an insurance underwriter.

Council's safety procedures and work practices have resulted in improved safety standards which in turn achieved a reduction in the number and severity of compensatable injuries as follows:-



General Purpose Committee - Finance - 23/7/91

In conjunction with a licence renewal to self-insure, it would be necessary for Council to continue to hold an Excess of Loss Policy. The Excess of Loss Policy limits Council's liability to a maximum of \$350,000 in respect of any one event.

It is considered appropriate for Council to renew its licence having regard to the financial advantages that have, to date, occurred as a result of Council's participation in this scheme.

Recommendation

That an application be made to the WorkCover Authority to renew Council's licence for Workers' Compensation.

ITEM 3: (File GR50/1 PT 1)

SUBJECT: DEVELOPMENT OF HOSTEL FOR AGED
ACCOMMODATION

REPORT (TC/GM)

The Department of Community Services and Health called for expressions of interest for the future development of hostel facilities in this area. A report was presented to Council on this matter. As a result of the identified need for such a facility and the local level of support from members of the community, Council responded to the Department in February, 1988, indicating that if the expression of interest was successful, a community committee would be formed to carry out this project.

The Department of Housing Pre-Planning Studies Hostel Facilities Committee was previously established to undertake a feasibility study for hostel facilities in the area, and in particular, the Fitzgerald Home site in Brabyn Street. This Committee did not become established as some difficulties were experienced by the representative bodies with the terms of reference of its functions and responsibility areas. Council had a representative on that Committee.

Advice from the Wentworth Area Health Service suggested there may be the possibility that they were eligible to receive grants under the Commonwealth programme. The Area Health Service now acts as trustee for the Fitzgerald Memorial Home site and the Wymark Estate, which is currently worth over \$330,000. This would have made this alternative a viable proposal. The Department of Housing acting on behalf of the Area Health Service, investigated the possibility of redeveloping the Fitzgerald Memorial Home site for this purpose. There were obvious difficulties with this proposal arising from the flood level and the Brabyn Street property being directly under the flight path to the Air Base.

The Area Health Service, with Council staff, inspected the Richmond Nursing Home property in West Market Street to assess its suitability for conversion to a hostel for aged residents. Because of the nature of construction and the layout of the complex, the Wentworth Area Health Board decided it was not a viable proposition as the building would not meet the requirements of the Commonwealth funding body.

In correspondence to Council, the Wentworth Area Health Board has now confirmed it would not be eligible, in terms of the funding, to sponsor the construction and operation of a hostel facility. However, it appears that there would be no objection to the balance of the Wymark Estate being made available to an Incorporated Community Management Committee for the development and ongoing management of such a facility. The Board may also make available proceeds from any sale of the Fitzgerald Memorial Home site. Earlier enquiries suggested that the level of Commonwealth funding would need to be supplemented to make this whole project viable. It is considered that, with these additional resources, this could now be within the capacity of a community committee.

Commonwealth funding makes some provision towards the purchase of land, however, this is not adequate in itself. Enquiries were made as to whether, on completion of the new hospital, any land from the present site could be made available for this purpose. Advice received is that this matter could be considered at a time closer to the completion of the new hospital.

It is considered that sufficient negotiations have taken place to allow for the formation of a committee to undertake the responsibility of pursuing these matters. With the possibility of additional resources, over and above the Commonwealth capital grant and operational subsidies, and with representation from the Wentworth Area Health Board and Council, it is considered that a Community Committee should be formed.

Recommendation

1. That a public meeting be called to elect a Committee of seven, including one representative from Wentworth Area Health Board and one from Council to investigate sources of funding, establishment and operation of a Hostel in the Hawkesbury City.
2. That Council meet the initial costs of the Committee becoming an Incorporated Association under the Associations Incorporation Act.
3. That Council assist in identifying sites which may be suitable for this purpose.

ITEM 4: (File GC130/1 PT 2)

SUBJECT: EVALUATION OF AREA ASSISTANCE SCHEMES

REPORT (TC/GM)

The Department of Planning contracted Independent Consultants, Coopers and Lybrand, to carry out an evaluation of the Area Assistance Schemes. A copy of this evaluation arrived at Council immediately following the announcement by the Premier, in the mini-budget, that this Scheme had been suspended.

The report from the Consultants examines the effectiveness of the processes involved and the results achieved. The conclusion is that *"the Area Assistance Scheme is well run and highly valued. It enjoys much community support and credibility, although there exists an overriding criticism of insufficient funds. The Scheme is perceived as addressing community needs, and community groups are adamant that the Scheme should be continued, preferably with an increased budget."*

It is disappointing that the NSW Government has unilaterally suspended the Scheme, despite this most satisfactory evaluation. The Area Assistance Schemes began in Western Sydney in 1979 and depended on the co-operation of Councils in the implementation of the Scheme. Councils have made commitments towards supporting the administration and monitoring of funded projects. The Minister for Planning announced on 10th July that projects previously approved for funding would continue to receive the amounts originally agreed to by the Department.

Representations have been made to the NSW Premier and local Members by Community organisations and members of the public, requesting the reinstatement of the Area Assistance Scheme, as the Department had advised that new projects applied for under the 1991/92 programme were not being considered at this time.

Recommendation

That the information be received and representations be made for the reinstatement of the Area Assistance Scheme in accordance with the terms of the recent evaluation.

ITEM 5: (File GC90/11)

SUBJECT: ALARM SYSTEM - NORTH RICHMOND
COMMUNITY CENTRE

REPORT (TC/GM)

Considerable damage was caused to the above Centre, as the result of a break-in on Sunday 9th June, 1991. Estimated cost of repairs is in the vicinity of \$3,600.

Previous experience suggests once this kind of event takes place, it is likely to be repeated. While insurance covers such damage, Council is required to meet the first \$500 of any claim. Repairs are being carried out, but the building is not easy to secure against intruders, due to the number of external timber doors. To overcome this problem, it is considered advisable to install an alarm system. The Management Committee is not in a position to meet the capital cost, but would be able to pay for ongoing operating and monitoring charges. The estimated cost to supply and install a suitable system is \$2,730.

Recommendation

That approval be given for expenditure of \$2,730 (two thousand seven hundred and thirty) to install an alarm system in North Richmond Community Centre, and be funded from Section 94 contributions.

ITEM 6: (File P1116/135 PT 1, P1116/350 PT 1)

SUBJECT: ACQUISITION OF LAND, WATER BOARD - KEDA
CIRCUIT, NORTH RICHMOND

REPORT (TC/GM)

Council at its meeting of 9th July, 1991, resolved that this matter be deferred until its next meeting with a further report to be brought forward.

The following information is submitted for Council's information in respect of the design specifications incorporated into the Sewer Pumping Station (SPS) commissioned at Keda Circuit.

Subsequent to Council's deferral of this matter, contact with the Water Board has revealed that the Board believes it has exercised due diligence as required by the Environmental Protection Act, and further that the Board would not be found in breach of the Act in the remote event that an overflow might occur.

It is pointed out that all SPS's and Sewer Treatment Works have incorporated, in their design, an overflow system which is designed to protect the machinery contained within, and also to control the direction of discharge should an overflow situation occur.

With respect to the Keda Circuit SPS should a controlled overflow mechanism not be provided, uncontrolled discharge may occur. This would result in a backup in the mains with surcharge onto the adjoining residential property, the street drainage system as well as the public reserve and the river. Such uncontrolled discharge is clearly not desirable. The incorporation of the overflow mechanism used in this particular application as a storage reservoir is seen as being highly desirable. However, in order to minimise the likelihood of any overflow, the following design features have been incorporated:-

1. A handling capacity to accommodate peak flows.
2. The use of glued UPVC pipes to prevent infiltration.
3. Installation of a flowmeter to detect illegal roof drainage connections.
4. The provision of up to 12 (twelve) hours storage of average dry weather flow in the wet well and reticulation.
5. Operation of an alarm system in the event of high water levels in the SPS.
6. Dual power supply from the nearby water treatment works transformers.
7. The use of advanced corrosion proofing on the equipment.
8. The installation of Multirode Solid State level controllers.
9. The provision of a standby pump and a spare pump. The probability of motor burnout in a pump is 1 in 600 in any year.
10. The provision of a regular maintenance schedule.
11. The availability of a repair gang within 3 (three) hours of an emergency.
12. The dedication of a trailer mounted generator to provide power during a prolonged power failure.
13. The availability of a tanker trailer to remove sewage until repairs could be effected.

Since this SPS was commissioned, there have been overall improvements in the area. With many homes now connected to sewer the nearby Morunga Park has dried to such an extent that the anticipated drainage works previously to be installed in Morunga Park by the Council at an estimated cost of \$15,000 (fifteen thousand) have been deferred. It is highly possible that the drying out of the ground can be attributed to the cessation of seepage from septic systems and illegal dumping activities. Pollution of the river from these sources would also have correspondingly decreased.

In order that the environmental benefits brought about by the commissioning of this SPS continue, it is, therefore, desirable that the efficient operation of the SPS be allowed to continue. For the design safeguards to be effective, the Board requires easements over the public reserve. (It is noted that an easement for the overflow is not required).

The provision of the easements was the subject of the initial report submitted to Council at its meetings of 25th June, 1991, and 9th July, 1991. That report is reprinted below:-

"The Water Board has constructed and commissioned a Sewer Pumping Station (SPS) located on public reserve land in Keda Circuit, opposite Patya Place, at North Richmond.

In addition to the area required for the SPS, being 291 square metres, easements for access to the site and for the provision of underground power are also required. These easements total an area of 449 square metres.

Prior to formal resumption proceedings being initiated by the Water Board, it is now appropriate to address the matter of compensation which will be payable to Council for the resumed land.

The Water Board's registered valuer has determined appropriate compensation at \$3,000. Additionally, the Board has agreed to pay Council's reasonable legal costs in this matter.

Having regard to the public reserve status of the land involved, and noting also that the entire reserve is flood liable and subject to various other easements for drainage and water supply, the Board's offer is considered appropriate."

The easements referred to above do not include any reference to the overflow pipe and are formalising the requirements as specified in relation to the commissioned S.P.S.

Having regard to the safeguards implemented by the Water Board in the construction, maintenance and monitoring of the SPS in Keda Circuit, North Richmond, and the extensive endeavours to ensure that overflow into the river does not occur agreement of the current proposal is supported.

Recommendation

1. That Council accept the offer by the Water Board for \$3,000 (three thousand) plus payment of reasonable legal costs, as compensation for the land and associated easements required for Sewer Pumping Station 93 Keda Circuit, North Richmond.
2. That the Seal of Council be affixed to all necessary documents.

General Purpose Committee - Finance - 23/7/91

3. That the Water Board be requested to submit details of dense and varied landscaping concurrently with any future development application for the Pump Station, such landscaping to be completed prior to the commissioning of the pumping station.

ITEM 7: (File A1/15)

SUBJECT: CERTIFICATE AS TO STATE OF ACCOUNTS WORK
REPORT (TC/GM)

In accordance with the provision of Clause 45A, Ordinance 26, I hereby certify that the state of accounts work as at 30th June, 1991, is as follows:

1. Rates and Charges

	<u>1990</u>	<u>1991</u>
Total Collectables as at 30th June	15,431,066	16,340,770
Actual Collection as at 30th June	10,214,770	10,892,838
Balance Outstanding	5,216,296	5,447,932
Percentage Collected	66.19%	66.67%

Included in the above is \$3,544,854 being instalments not due and \$247,774 raised as a supplementary levy in June 1991. Including this levy in the total collectables distorts the percentage collected when compared to previous years with the actual result being 67.69%.

The Arrears of Rates and Charges as at the 31st December, 1990 were \$991,537.29 including postponed rates of \$41,008.38. This balance has been reduced to \$484,696.00.

There have been a total of 111 summonses issued and there are currently 720 arrangements. It should be noted that the 111 summonses issued to date relate to assessments with arrears prior to the 1991 rate issue, however to ensure a continued high level of collections it is anticipated that 1,140 legal notices will be issued in July and these will be followed up with further legal action in line with Council Policy for the recovery of rates.

2. General Ledger

The trial balance of the General Ledger has been completed to 30th June, 1991.

General Purpose Committee - Finance - 23/7/91

3. Cash Book Reconciliation

The bank reconciliation of all funds is complete to 30th June, 1991, and has been reconciled to the General Ledger.

4. Creditors Accounts

The majority of creditors accounts have been paid to 15th June, 1991, with extensions and computations of invoices to 30th June, 1991, being currently prepared for payment.

5. General

The general state of accounts work is in a good position and it is anticipated that the external auditor will be called to carry out his interim audit to the 30th June, 1991, shortly.

Recommendation

That the Certificate as to the State of Accounts Work be received.

ITEM 8: (File A1-6)

SUBJECT: FORM 2A AS AT 30TH JUNE, 1991

REPORT (TC/GM)ESTIMATED WORKING FUNDS POSITION AS AT 30TH JUNE, 1991.

	<u>General</u>	<u>Sewerage</u>
Estimated total income for year on present trends	43,854,385	7,176,552
Estimated total expenditure for year on present trends	43,946,733	7,176,552
Estimated working funds deficit for year on present trends	(92,348)	(Nil)
Accumulated working funds position as at 31st December, 1990	442,524	141,139
Estimated working funds position as at 31st December, 1991	350,176	141,139

General Fund

The Form 2A Financial Statement to 30th June, 1991, reflects an Estimated Working Funds deficit for the year, on present trends, of \$92,348, which will result in an anticipated Accumulated Working Fund surplus of \$442,524.

In accordance with the financial trends, there has been number of changes to the original votes subsequent to the Financial Statement as at 31st March, 1991. These changes have reflected both the increases and decreases in income, as well as expenditure figures.

The major change in this half yearly review reflects a slight improvement of activity in the building industry resulting in an adjustment to income received from Building Permits of \$35000.

Further reviews of income and expenditure will be undertaken prior to the September Form 2A. It is now anticipated that economic trends will improve to a greater extent as the year proceeds than has been reflected in this statement.

Sewerage Fund

Present trends indicate that the balanced budget adopted for 1991 will be realised. The fund continues to be in a good financial position and will result in a Working Fund balance at the end of 1991 of \$141,139.

Recommendation

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

Now - now - is time for all good men to come
to the aid

Peck's Rd. - development. site inspection

Bandung adjustments - LEP.

Conflicting advice got deeper. what can be done

nzong -

Japanese -

19th August - Planning / Resource (woman)

28th Aug - Planning / admin (man)

Peders Rd. - development. site inspection

Bandwidth adjustments - LEP.

Conflicting advice got deeper. what can be done

nzorp -

Japanese -
- 19th August - Pham / Peroni (woman)

28th Aug - Planny / Adam (men)