

Hawkesbury City Council Committee Business Papers

Meeting Date 25 JUN 1991

HAWKESBURY CITY COUNCIL

MISSION STATEMENT:

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

TOWN CLERK/GENERAL MANAGER'S SUPPLEMENTARY REPORT

GENERAL PURPOSE COMMITTEE - 25TH JUNE, 1991.

SECTION 3 - FINANCE

ITEM 6: (File G135/1)

SUBJECT: COMPULSORY THIRD PARTY INSURANCE

REPORT (TC/GM)

Council at its meeting on the 11th June 1991 gave consideration to a report submitted concerning the Compulsory Third Party Insurance Scheme which comes into effect from the 1st July 1991. It was reported that Council's insurance brokers, Sedgwick Abrahams Pty Ltd had forwarded advice that Zurich Australian Insurance Limited had submitted the most competitive rates for this category of insurance. However, since that time Council's brokers have submitted further advice to the effect that Manufacturers Mutual Insurance Limited has now released its rates which are substantially cheaper than the rates announced by Zurich Australian Insurance Limited. There also appears to be further advantages in that Manufacturers Mutual Insurance Company's administrative procedures for the issue of registration certification appears to be more streamlined. It should be noted that to date no formal arrangements have been confirmed with Zurich Australian Insurance Limited.

Having regard to the foregoing, it is considered appropriate that Council confirm its Compulsory Third Party Insurance with Manufacturers Mutual Insurance Limited. As previously reported, Council's general insurances are renewable on the 20th August this year and it is proposed to incorporate the Compulsory Third Party Policy into the overall insurance portfolio renewals for 1991/92.

Recommendation

That Council appoint Manufacturers Mutual Insurance Limited as its Compulsory Third Party Insurer for the period 1st July 1991 to the 20th August 1991.

ORIGINAL FAX FORWARDED

24 JUN 1991

To

Tc

cc MTP

CARROLL
& O'DEA
SOLICITORS19TH LEVEL, ST JAMES CENTRE,
111 ELIZABETH STREET,
SYDNEY, AUSTRALIA, 2000.DX: 183 SYDNEY
FAX: (02) 221 1117

TELEPHONE: (02) 232 2133

CLERK MOD

YOUR REF LEP 7790/RZ

24 June 1991

The Town Clerk
Hawkesbury City Council
George Street
WINDSOR NSW 2756
FAX NO. 045 776512

Dear Sir

RE: LAND OWNED BY HAWKESBURY VALLEY HOLDINGS (NO. 2) PTY LIMITED BETWEEN
REDBANK CREEK AND RURAL PRESS, NORTH RICHMOND

I write on behalf of both Mr Ron Demiss and my family company Hawkesbury Valley Holdings (No. 2) Pty Limited. I refer to the very prolonged discussions with yourself, and the Senior Town Planner, Mr Glen Falson which were initially held on Tuesday 13th February 1990.

In that meeting Mr Brian McKinlay of McKinlay, Morgan & Associates and myself discussed a proposal for the subdivision of some 90 acres. The plan considered at that meeting involved utilization of the recently passed Community Titles Act with establishment of lots of an average size of .5 ha. but effected in such a way as to:-

- a) Preserve the trees and natural woods
- b) Eliminate any building being erected on the rising ground.
- c) Maximising utilization of the Community Titles Act.

PARTNERS
S.A. CARROLL LL.B.
MICHAEL O'DEA BA LL.M.
D. DE CARVALHO BA LL.B.
M. CONNORON LL.M.
A. BAINE LL.B.
R.P. HIGGINS BA LL.M.
H.C. HARRISON BSC LL.M.
P. PINCH BA LL.M.

CONSULTANTS
S.J. CARROLL LL.B.

ASSOCIATES
R.J. TAYLOR BA LL.B.
P.A. CARROLL BA LL.B.
N. DIANCHIAN BA LL.B.
C.H. STONE BCOMM LL.B. ACA

KG/2381L 24.6

- d) Providing what Council saw was a most desirable buffer between the residential area of North Richmond and the light industrial land of Rural Press.

At that meeting the issues to be resolved were identified as being:-

1. The disposal of sewerage
2. The establishment of a suitable supply of water.
3. Establishing that the subdivisions involved no adverse impact on Redbank Creek

It was recognised at that meeting that experts would be retained to investigate the environmental and other issues and provide reports thereon. It was acknowledged that whilst we would pay for these reports they would be briefed by the Council itself thus ensuring strict impartiality in the preparation of the report without Council incurring the costs thereof.

Following the meeting of 13th February 1990 with you and Mr Falson Mr McKinlay did on the 21st March forward the proposed plan which was prepared in accordance with the discussions of the 13th February.

By letter dated 3rd April Council confirmed receipt of the plan and advised that it would be considered in the Rural Residential Study then being undertaken.

The General Purpose Committee then met and considered these matters and recommended support of the application to the Department of Planning subject to it being established that the noise levels from Rural Press would not injuriously effect the subdivision.

On the 10th July a full meeting of the Council resolved to accept the Committee's recommendation and application was then forwarded by Council to the Department of Planning to determine the necessary factors to be considered under the Environmental and Planning Act - this was confirmed in letter to me from Council of 25th June (copy enclosed).

- 3 -

Despite numerous requests from Council itself McKinlay Morgan and Associates, myself and also support from Mr. Kevin Rozzoli, MLA no response was received from the Department until late April 1991. The terms of the reply from the Department were in expected form and substance and contained nothing that was really inconsistent with Council's earlier decision - it really amounted to being a textbook answer. We are confident, as is Mr McKinlay that satisfactory answers can be found to the issues raised by the Department.

I have now received a copy of the Officer's recommendation to the General Purposes Committee Meeting to be held on the 25th June in which it is recommended that the proposed subdivision no longer proceed.

It astounds Mr Denniss and myself to read the recommendation now made to the meeting of the General Purposes Committee for the 25th June that Council do not proceed further with the subdivision.

The original reasons for supporting the subdivision when Council resolved on 10th July 1990 to support the application remain as strong as ever.

There is developing an acute shortage of land for residences and every little bit does help to relieve that shortage.

It is clear that the land in question should never be developed to a normal residential density because of its particular siting. The proposal does represent an excellent transition from the residential density of North Richmond town to the light industry of Rural Press. Additionally there has been a great deal of expense and time devoted towards the proposed development.

Following Council's earlier decision I call on Council to adhere to its earlier decision of the 10th July 1990 and commission the obtaining of the Environmental Study in accordance with the earlier expressed requirements of both Council and the Department of Planning.

Would you please be good enough to ensure that this letter is brought to the attention of the Committee Members for its meeting on the 25th June.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Michael O'Dea', written in a cursive style.

MICHAEL O'DEA

Encl

Your Ref

Our Ref

L7/90/RC
Adm17/w1City of Hawkesbury
Windsor NSW 2570
Phone 453 7000
Fax 453 7000
DX 91 Windsor

Hawkesbury Valley Holdings
19th Level, St James Centre,
111 Elizabeth Street,
SYDNEY NSW 2000

26 July 1990

Dear Sir,

Lot 2, DP 546149 and Lot 12, DP 716742, Bells Line of Road, North Richmond

Council, at its Ordinary Meeting of 10th July, 1990, considered a report titled "Environmental Study Rural Residential Development City of Hawkesbury" and it was resolved that the land generally bounded by Redbank Creek, The Bells Line of Road, Redbank Road and the boundary of the draft Land Audit be zoned to permit rural residential subdivision with an average size of 0.4 (point four) ha. The rezoning should be preceded by an environmental study which considers the provision of non potable water, the disposal of effluent and any possible noise intrusion from the activities of Rural Press.

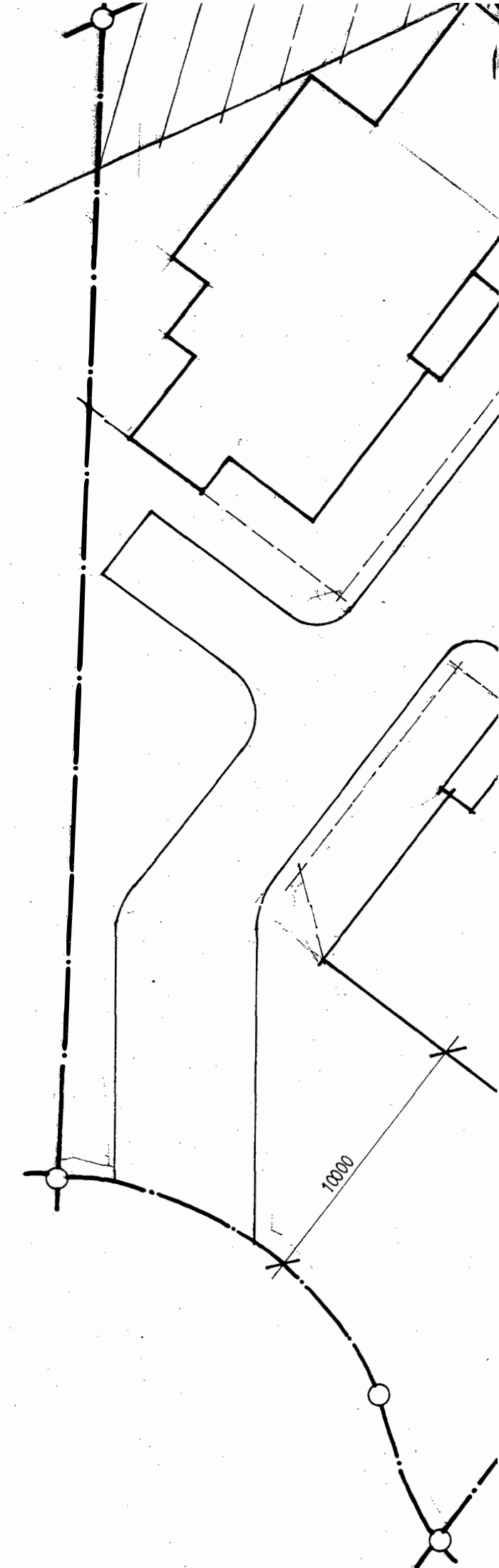
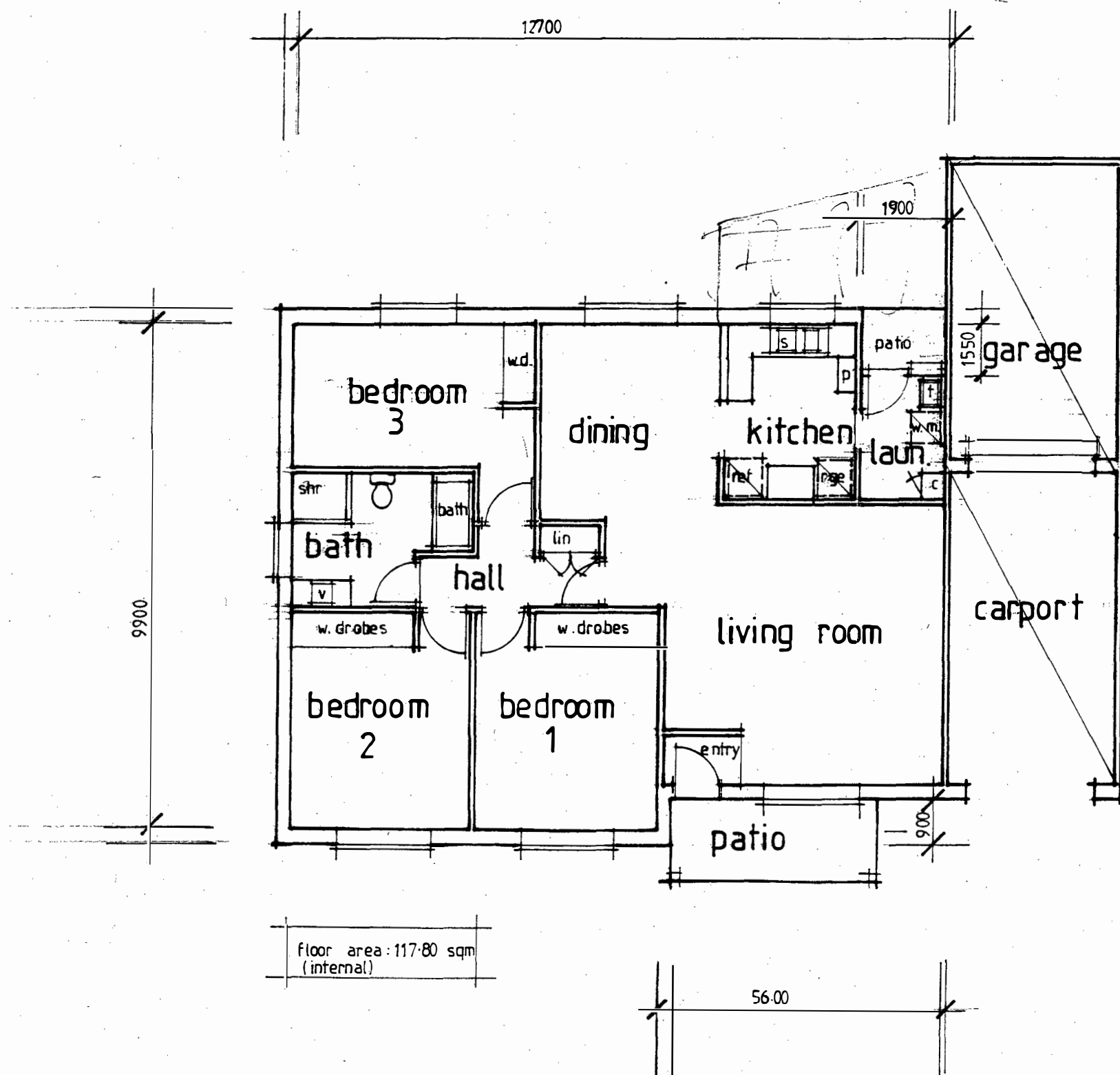
The above property is within the area proposed by Council for future rural residential subdivision, however, an environmental study needs to be prepared and exhibited for public comment.

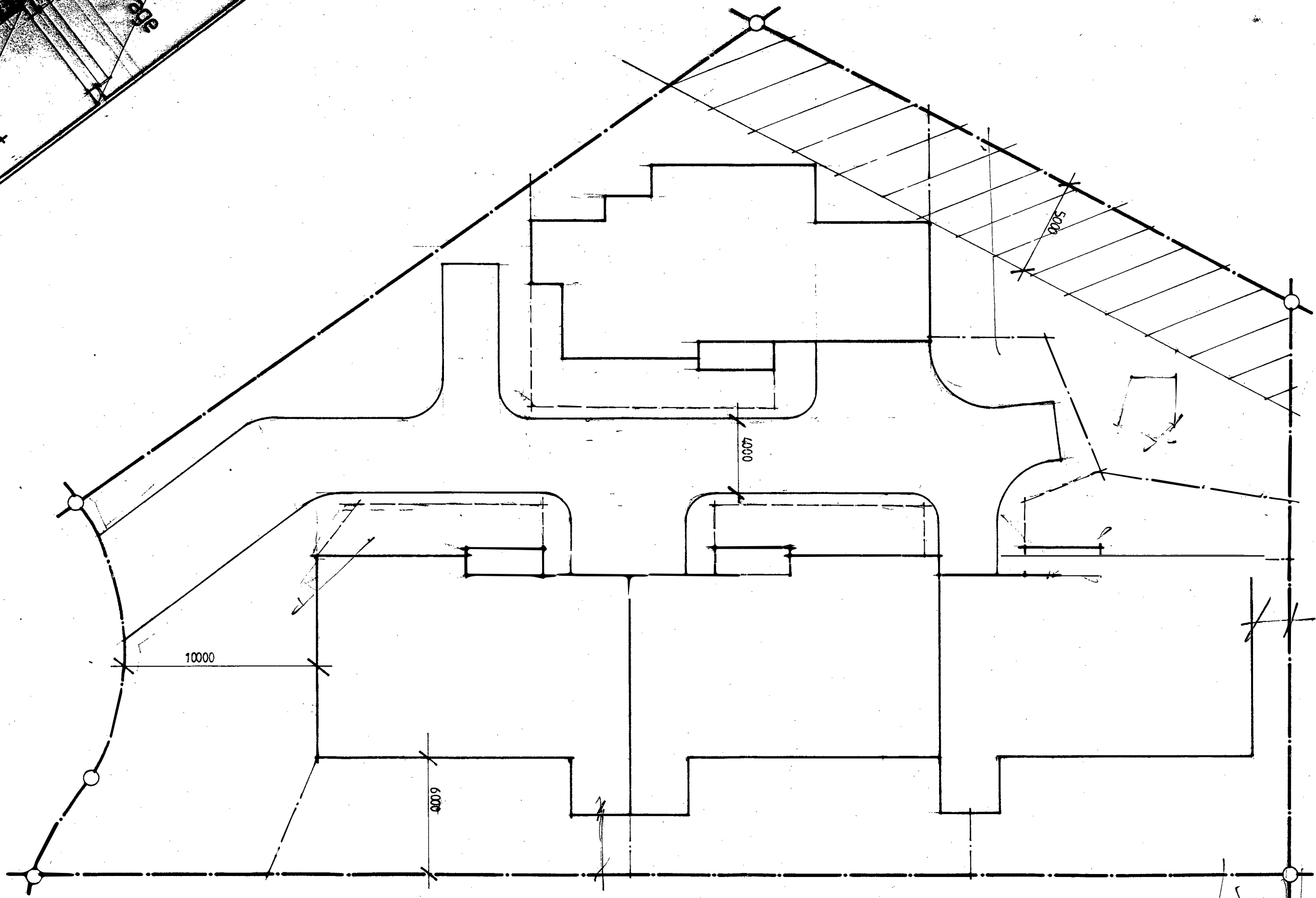
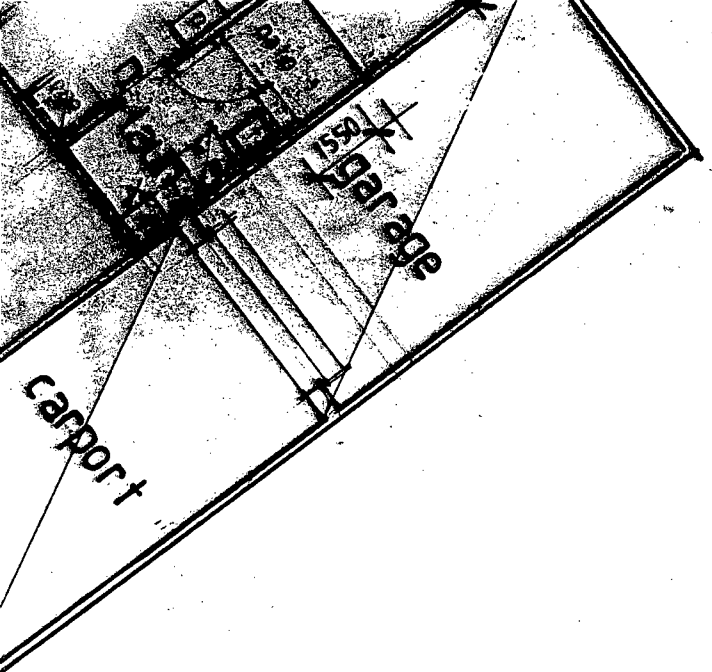
The report that was considered by Council is available for inspection at the Council offices in Windsor and a copy of the report can be purchased for \$5.00 if required.

Yours faithfully,

for G.M. McCully,
Town Clerk/General Manager

For enquiries please contact: Mr R Cole





X

X

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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 ...

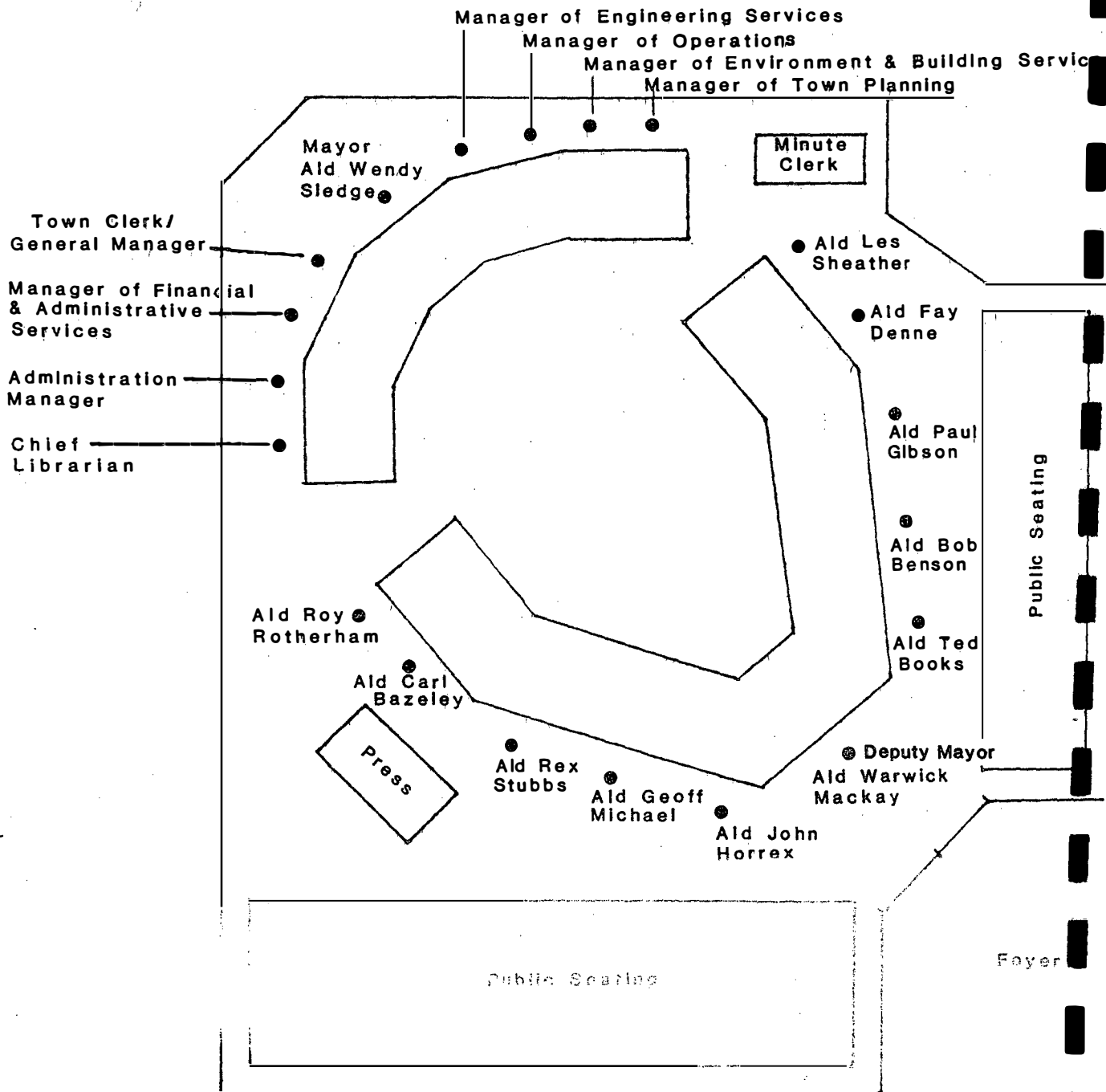
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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 28th May, 1991, commencing at 9.30 am.

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

Alderman Bazeley arrived at the meeting at 9.41 a.m.

An apology for absence was received from Alderman H.J.M.Books.

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

RESOLVED on the motion of Alderman Michael seconded by Alderman Stubbs that the Minutes of the General Purpose Committee Meeting held on 30th April, 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 30th April, 1991, be received and the revised estimates of cost be adopted.

2. HAWKESBURY CANOE CLASSIC - GOVERNOR PHILLIP RESERVE. GR30/20 PT1.

THAT APPROVAL BE granted to the Hawkesbury Canoe Classic for use of Governor Phillip Reserve on Saturday, 19th October, 1991, to conduct the subject event.

That further approval be granted for exclusive use of the Boat Ramp between 4.00-6.00pm on that date, erection of two (2) marquees, use of a public address system and use of the car park area to the right of the access handle to that reserve.

3. STREET LIGHTING - BLIGH PARK ESTATE - PRECINCT 17. 1833/R, 1646/R, GE10/3 PT1.

THAT THE STREET lighting proposal by Prospect Electricity for the erection of five (5) street lights as shown on Plan No. 112714 in Precinct 17, Bligh Park, at an annual operating charge of \$579.80 (five hundred seventy nine dollars and eighty cents) be approved.

4. DRAINAGE - PAGET STREET, RICHMOND. 1619/R

THAT PROVISION OF drainage from Paget Street to the brick drain in East Market Street be considered in a future Drainage Programme.

5. TRAFFIC FACILITIES ON REGIONAL AND LOCAL ROADS -
ROADS & TRAFFIC AUTHORITY. GG21/35 PT1

THAT THE ROADS & Traffic Authority be advised that Council is not prepared to accept the proposed new arrangements for funding of traffic facilities and the introduction of a block grant to Council for the 1991/92 financial period, until further information and detail is available concerning funding, responsibility and provision of an inventory of traffic facilities for the area.

6. PEDESTRIAN FACILITIES NEAR SCHOOLS - ROADS & TRAFFIC
AUTHORITY. GT230/6 PT1, GS20/24 PT1, GS20/25 PT1

THAT PLANS BE prepared for the provision of thresholds and 40kph (forty) speed zones for Windsor South and Wilberforce Public Schools, with funding to be considered in Council's 1992 Works Programme.

7. VIADUCT - GEORGE STREET, WINDSOR - CITYRAIL
ENGINEERING. R185/2

THAT GEORGE STREET, Windsor between Brabyn and Bell Streets, be closed to traffic from 6am Saturday, 22nd June to 6pm Sunday 23rd June, 1991, to allow for strengthening of the George Street rail bridge.

8. HILLTOP ROAD, TENNYSON. 807/R

Mr.A.Downs, a resident of Hilltop Road, addressed the Committee.

THAT RECONSTRUCTION AND sealing of the pavement in Hilltop Road, Tennyson be listed as a work for consideration in the next Roadworks Programme.

Report of the Local Traffic Committee Meeting held on Friday 17th May, 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

Also Present - Mr. G. Hatch, Department of Transport
Mr. C. Daley, Manager of Operations
Mr. K. Berzins, Executive Town Planner
Mr. S. Dixon, Planner
Mr. R. Vaby, Project Engineer

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

CONFIRMATION OF MINUTES:

Moved by G. Thompson, seconded by G. Smith that the Minutes of the previous meeting held on Friday, 19th April, 1991, be confirmed.

DEVELOPMENT APPLICATIONS

1. L. GAS LIMITED. LOTS 1, 2, 3 & 4 DP22500 BELLS LINE OF ROAD, KURMOND. INSTALLATION OF LPG TANK. DA19/91.

THAT NO OBJECTION be made in principle to the proposal, however, consideration should be given to improving pedestrian safety along the frontage.

2. PIANELLA HOLDINGS PTY LTD. 109 BELLS LINE OF ROAD, NORTH RICHMOND. PROPOSED ACCESS TO TOWN HOUSES OFF BELLS LINE OF ROAD, NORTH RICHMOND. S20/91.

THAT NO OBJECTION be made to the proposal on the basis that future development on the land be limited to a single dwelling.

COMMITTEE'S RECOMMENDATION

THAT NO OBJECTION be made to the proposal on the basis that future development on the land be limited to a single dwelling and not for townhouses.

CORRESPONDENCE

3. MRS J. BOOTH. PARKING - RICHMOND NEIGHBOURHOOD CENTRE. C51/10

THAT THE EXISTING "NO STANDING" Zone be continued for a distance of one (1) additional vehicle space to enable the community bus to pick up and set down passengers.

Mrs.J.Booth addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT A "NO PARKING" zone be approved subject to exemption to a Disabled Persons' Bus.

THAT REPRESENTATIONS BE made to the Police Department with a view to having the parking infringements relating to the parking in front of the Richmond Neighbourhood Centre withdrawn.

4. ROADS & TRAFFIC AUTHORITY. DETOUR FOR HEAVY VEHICLES WITH HIGH LOADS - RICHMOND. R190/19

THAT THE PREVIOUS recommendation of the Local Traffic Committee meeting of 19th April, 1991, be re-affirmed.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL'S PROFESSIONAL Staff be requested to advise Council on more suitable routes, if there are any, that could be adopted at this stage whereby maintenance of Council's roads would be minimised.

5. HAWKESBURY CITY COUNCIL. RIFLE RANGE ROAD, BLIGH PARK - PROPOSED PEDESTRIAN CROSSING. SIRIUS ROAD - PROPOSED RELOCATION OF BUS STOP. P160/46

1. THAT THE INSTALLATION of a pedestrian crossing in Rifle Range Road, Bligh Park with appropriate advisory facilities be approved.
2. That the proposal to relocate an existing bus stop in front of the Neighbourhood Centre, Sirius Road, Bligh Park to a position approximately 50m (fifty metres) north to accommodate aged persons, be approved.

6. MRS G. TAYLOR. BUS STOP - WOODS ROAD, SOUTH WINDSOR. GT240/3 PT1

THAT NO FURTHER action is required.

7. ST. MATTHEWS SCHOOL PARENTS & FRIENDS ASSOCIATION. PARKING RESTRICTIONS - ST. MATTHEWS SCHOOL. 1221/R PT1

THAT A "NO Standing" zone for six (6) car spaces between 8.30am - 9.30am be implemented.

8. ROADS & TRAFFIC AUTHORITY. INTERSECTION WOODS & SALMON ROADS, SOUTH WINDSOR. 2345/R, 1932/R

THAT NO ACTION is required.

9. UNIVERSITY OF WESTERN SYDNEY HAWKESBURY. INTERSECTION OF BOURKE STREET AND BLACKTOWN/RICHMOND ROAD, RICHMOND. GT230/6 PT1, 258/R, 248/R

THAT THE MATTER be referred to the RTA for the provision of traffic lights at the intersection, including a pedestrian phase, and that the University be asked to contribute to the cost.

COMMITTEE'S RECOMMENDATION.

THAT THE ROADS and Traffic Authority be requested to consider a roundabout rather than lights at the intersection. Further that various options for a pedestrian crossing to maximise safety be considered including an aerial crossing.

10. ROADS & TRAFFIC AUTHORITY. RICHMOND RAILWAY STATION. GR1/7 PT1.

THAT A MEETING be arranged between representatives of all interested parties to discuss the proposal.

11. ROADS & TRAFFIC AUTHORITY. RE-OPENING THE TERRACE, WINDSOR. 2019/R

THAT THE RESOLUTION of the Committee's determination be provided to Council for its information.

Date of Next Meeting: Friday, 14th June, 1991.

The meeting terminated at 1.12pm.

THE REPORT BE received and the recommendations be adopted with the exception of Items 2, 3, 4 and 9.

SECTION 2 - PLANNING AND DEVELOPMENT

1. DUAL OCCUPANCY - P McCARATHY - LOT 1, DP 217499, 178 SPINKS ROAD, GLOSSODIA, DA 367/90

THAT THE APPLICATION be refused on the following grounds:-

1. The provision of privacy to the curtilages of the proposed dwellings and the adjoining properties to the west and north is inadequate.
2. The method of disposal of sewage from each dwelling is unsatisfactory.
3. The proposal is not in the public interest.

2. HOME ACTIVITY - OFFICE - MR D MOORE - LOT 5 - DP 221443, 451 GREGGS ROAD, KURRAJONG, DA 72/91.

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

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

"the activity or pursuit does not -

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

2. No vehicles other than resident's private vehicle(s) shall be stored, displayed or sold from the property.

3. HOME ACTIVITY - HAIR DRESSING - MR AND MRS BARBA - LOT 1 - DP 527849, 88 WINDSOR ROAD, VINEYARD, DA 87/91

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

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

"the activity or pursuit does not -

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

2. An adequate onsite area for parking is to be constructed with an all weather surface to the satisfaction of the Manager of Environment and Building Services.
3. Construction of a sealed rural style access from the edge of the existing seal to the entrance gate to the property to provide traction when entering Windsor Road.

4. HOME ACTIVITY - OFFICE FOR COMPUTING AND SECRETARIAL SERVICES - MR AND MRS ROWE - LOT 12 - DP 32307, HANCKEL ROAD, OAKVILLE, DA 80/91

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

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

"the activity or pursuit does not -

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

5. HOME ACTIVITY - COTTAGE CRAFT AND SALE OF FLOWER ARRANGEMENTS - MR AND MRS M VILNIS - LOT 59 - DP 560460 GEORGE STREET, SOUTH WINDSOR, 89/91

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

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

- (a) only goods made or produced therein as a result of the activity or pursuit and goods ancillary thereto are displayed or sold; and*

- (b) *the activity or pursuit does not -*
- (i) *interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;*
 - (ii) *involve exposure to view from any public place of any unsightly matter;*
 - (iii) *require the provision of any essential service main of a greater capacity than that generally available in the locality;*
 - (iv) *involve the employment of persons other than residents of the dwelling-house or dwelling;*
 - (v) *involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (one) metre by 0.6 (zero point six) metres exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof)."*
2. Submission of a building application, plans and specifications complying with Ordinance 70 for the installation of a sliding door and steps.
 3. Construction of a sealed rural type footway crossing to the existing access to the site. Care is to be taken that road water does not flow down the drive. Works are to be made satisfactory to the Manager of Engineering Services.
 4. Construction of a 3.5m (three point five) wide sealed driveway to the existing paved area in front of the dwelling.
 5. The sale of flowers shall be restricted to flower arrangements only.

6. DUPLEXES - ALEX O'GRADY - LOT 42 AND 43 DP 787272, NO.13 FLINDERS PLACE AND NO.11 SHORTLAND CLOSE, NORTH RICHMOND, DA 73/91, DA 74/91.

THAT THE DEVELOPMENT applications be approved subject to the following conditions:-

- 1-6. Standard Conditions (Development) - 6 (\$3,454 [three thousand four hundred and fifty four]) 31, 40, 61, 70, 73.
7. That steps be provided linking the flood prone land to the filled area.
8. That the development be carried out in accordance with plan number M1/91/2.
9. The driveway be widened to 5 (five) metres as shown in red on Plan No. M1/91/2A.
10. The driveway and turning area be finished with brick pavers.

7. TOWNHOUSES - W E BARNES - LOT 100, DP 790099, WINDSOR STREET, RICHMOND, DA 250/90.

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

1. The proposed townhouses shall be carried out generally in accordance with the amended plan submitted, dated March, 1991, except where amended by conditions of consent.
- 2-8. Standard Conditions (Development) - 6 (\$5181)(five thousand one hundred and eighty one), 33, 50 (9)(nine), 54, 70, 73, 104.
9. The townhouses shall be set back a further 1.2 (one point two) metres from the northern boundary of the property.
10. Submission of a building application, plans and specifications complying with Ordinance 70 for the townhouses and the swimming pool.
11. 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 to be submitted for approval with the building application.
12. External finishes of the proposed townhouses shall match those of the adjoining townhouses on Lots 1 and 2 DP 195197.
13. Details of proposed fencing are to be submitted with the building application.

14. Registration of a plan of survey consolidating Lot 100, DP 790099, with adjoining Lots 1 and 2 DP 195197 into a single allotment. Documentary evidence to be submitted to Council prior to occupation of the building.
15. 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. In addition provision is to be made for the on site detention of stormwater to ensure the discharges from the site are maintained at no greater than current levels for all storms up to the 1 in 100 year storm. Details to be submitted for approval with the Building Application.
16. Compliance with the requirements of the Water Board in regard to disposal of sewage from the site.

8. TAFE - STAGE 1A BUILDING WORKS - NSW PUBLIC WORKS DEPARTMENT PART LOT 182, DP 39768, BLACKTOWN ROAD, RICHMOND, DA 93/91.

- A. THAT COUNCIL WRITE to the Department of Public Works seeking its agreement to the following requirements:
1. The construction of the intersection of the access road and Blacktown Road in accordance with the plans approved by and to the requirements of the Roads and Traffic Authority.
 2. Construction of the access road with a sealed pavement from Blacktown Road to the existing constructed access.
 3. Parking spaces, accessways and aisles are to be constructed with a sealed pavement, drained and marked to Council's requirements. Such parking is to be provided at a rate of 36 (thirty six) percent of student/staff places, in accordance with current Department of Technical and Further Education Guidelines.
 4. Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
 5. Provision is to be made on the site for the accommodation of any buses associated with the use of the College.

6. 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. In addition, on site detention is to be provided to ensure no increase in stormwater runoff occurs from the TAFE site due to the development of the land for all storm recurrences up to 1 in 100 years.
 7. Satisfactory arrangements are to be made with the Water Board for the provision of water and sewerage services to the land.
 8. Compliance with the requirements of Ordinance 70 or the Building Code of Australia.
 9. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Manager of Environment and Building Services.
 10. Exterior surfaces of the proposed buildings being painted or treated, where possible, with a non-reflective material in such a manner so as to cause the buildings to blend with the landscape of the site and its surroundings.
 11. A detailed plan of landscaping shall be submitted for Council's consideration.
- B. Upon receipt of the Department's agreement to these requirements, consent be granted generally in accordance with the plans submitted with the application.
- C. That the Department be requested to liaise with local bus companies and the State Rail Authority regarding the availability and adequacy of public transport facilities.

2. ANTIQUES - RESTORATION, DISPLAY & SALE - A
CHIPPERFIELD - LOT 2, DP 567636, NO.120 MARCH STREET,
RICHMOND, DA 81/91.

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

- 1-4. Standard Conditions (Development) - 32, 33, 100, 102.

5. Submission of a building application, plans and specifications complying with Ordinance 70 for the carport extension and enclosure. The extension/enclosure is to be in sympathy with the existing building on the site.
6. Details of the proposed kitchen renovations are to be submitted for approval with the building application.
7. Parking shall be provided for 2 (two) vehicles in accordance with Council's regulations and parking policy. Details shall be submitted for approval with the building application.
8. The parking area and driveway are to be maintained at all times to the satisfaction of Council.
9. Standard Condition (development) - 52,
10. No goods to be stored/displayed between the building and the street alignment.
11. Operating hours shall be limited to 10.30am to 5.30pm, 7 (seven) days a week. Any alteration of these hours will require Council consent.

10. FAMILY AMUSEMENT CENTRE - MR D SEALE - PT LOT 1 - DP 161148, SHOP 3, 2 GROSE VALE ROAD, NORTH RICHMOND. DA 58/91.

Item 17 of the Supplementary Report was considered in conjunction with Item 10 above.

THAT THE APPLICATION for a family amusement centre be refused on the following grounds:

1. The proposal is incompatible with the residential zoning of the land.
2. The proposal would be likely to have a detrimental effect on the amenity of adjoining and nearby landowners by increases in noise and traffic.
3. The proposal is undesirable due to its location.
4. Not in the public interest.

THAT THE OBJECTIONS to the proposal be received.

11. KENNELS - MR W AND MRS V MORRIS - LOT 12 - DP 204729, 49
RESERVE ROAD, FREEMANS REACH. DA 65/91.

Mrs.Morris, the applicant, addressed the Committee.

Mr.T.Stace and Mr.K.Stienback, addressed the Committee as objectors.

A SITE INSPECTION of both premises be undertaken.

The Committee inspected the applicant's existing premises and kennels at Kellyville at 2.40 p.m. and the land the subject of the current application at Freemans Reach at 3.10 p.m. Aldermen present at the inspections were Aldermen W.J.Sledge, R.C.Bazeley, R.S.Benson, F.Y.Denne, J.J.Horrex, G.G.Michael, R.F.Rotherham and L.C.Sheather.

THE APPLICATION NOT be approved for the following reasons :

1. On the scale proposed it will create an unacceptable deleterious effect on the neighbouring community.
2. It is not in the public interest.

12. VILLA UNITS - ANAVAK PTY. LTD. - LOT 1293 DP 802879
CORNER OF NEILSON CRESCENT AND FITZPATRICK PLACE, BLIGH
PARK, DA 16/91.

THAT CONSENT BE granted for 6 (six) villa units generally in accordance with amended plans dated May 1991 subject to:

1. Payment of a sewer headworks contribution to Council of \$15,000 (fifteen thousand). This contribution shall be paid prior to release of building approval and will be assessed at the rate applicable at the time of payment.
2. Submission of a building application, plans and specifications complying with Ordinance 70.
3. No excavation or site works shall be commenced prior to the issue of the building permit.
4. 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.

5. Screen walls are to be provided to screen open yard activities and are to be of any approved design, details of which are to be submitted with the Building Application.
6. A detailed plan of landscaping shall be submitted and approved by the Manager of Town Planning prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building.
7. Landscaping shall be maintained to Council's satisfaction.
8. 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 (three) 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.
9. 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.
10. The driveway shall have a coloured concrete or pebble finish.
11. Construction of Council's standard residential footway and layback vehicular crossing to suit the access to the site.
12. Removal of the existing redundant layback crossing and the replacement with concrete kerb and gutter and the restoration of the footway crossing.
13. No building or part building is to be constructed in or over the 12 (twelve) metre wide fire zone.
14. Fencing within the fire zone is to be constructed of non-combustible material, preferably pre painted metal cladding.
15. The ingress/egress to unit numbers 1, 2, 3, 4 & 5 is to be 6.0 (six) metres wide.
16. The fences screening the units fronting Neilson Crescent from the remaining development shall be 1.8 (one point eight) metres high.
17. Standard Condition (Development) No. 6 (\$10,362 [ten thousand three hundred and sixty two]).

13. EXISTING USE RIGHTS - "THE IVY INN" BILPIN. - DA 441/89

THAT THE OWNER of Lots 1 & 2 DP 523141 Bells Line of Road, Bilpin, be advised that Council accepts the advice provided by Keith Thomas and David St. John, Solicitors, that the premises have maintained their existing use rights and that this recognition is provided that both lots are owned and used in conjunction one with the other and not disposed of separately.

14. PROPOSED SUBDIVISION - HANLONS ROAD, BILPIN - MR C BAIRD. SA11/91

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

15. EXTENSION OF DEVELOPMENT CONSENT - PLAYLAND FAMILY AMUSEMENT LEISURE CENTRE (ANARE PTY LTD) - LOT 1, DP 544317 - 189 WINDSOR STREET, RICHMOND. DA 297/90

THAT EXTENSION OF the consent not be considered until the 12 (twelve) months have expired.

16. PROPOSED LIGHT INDUSTRIAL ZONING - LAND BOUNDED BY MILEHAM, BRABYN AND MACQUARIE STREETS AND THE RAIL LINE, WINDSOR. L5/91

Mr.T.Cratchley addressed the Committee, as an objector.

A SITE INSPECTION of the whole block be carried out.

The Committee inspected Mr. Collins' car repair yard and land generally bounded by Mileham, Brabyn and Macquarie Streets and the Rail Line at 4.00 p.m. Aldermen present at the inspections were Aldermen R.C.Bazeley, R.S.Benson, F.Y.Denne, J.J.Horrex, G.G.Michael, R.F.Rotherham and L.C.Sheather.

- A. THAT COUNCIL PREPARE a draft LEP rezoning land bounded by Mileham, Brabyn and Macquarie Streets and the Rail Line to Commercial 3(b) and that the Department of Planning be advised that, in Council's opinion, an environmental study is not required prior to preparation of the draft plan as the area involved is relatively small and that the land is unlikely to be used for any residential development.
- B That Council support Mr. Collins' request for an increase in the trading hours of his motor repair station to those of 7.00 a.m. to 7.00 p.m. Monday to Friday and 7.00 a.m. to 5.00 p.m. Saturday and to be able to work outside the shed, subject to there being provided on the northern and eastern boundaries of the land, a 3 (three) metre high colourbond fence within 90 (ninety) days.

17. FAMILY AMUSEMENT CENTRE - GROSE VALE ROAD, NORTH RICHMOND. DA 58/91.

See Item 10.

18. SUBDIVISION INTO 4 LOTS, 476 GROSE VALE ROAD, KURRAJONG - W CLAYDON S90/32

Mr.W.Claydon addressed the Committee.

The Town Clerk/General Manager advised that a letter had been received by fax this morning from the Department of Planning concerning this matter, which he read to the Committee, and which is quoted below in full :

"SEPP No. 1 Objection - 476 Grose Vale Road, Kurrajong.

I refer to your letter dated 11 April, 1991 concerning the abovementioned matter and Council's request for clarification of information contained in the Department's previous correspondence of 28 March, 1991.

As you will recall the Director recently gave her concurrence to the abovementioned SEPP No. 1 application. In reaching this decision the Director took into account Council's support for the proposal, the unique circumstances of the case, the Water Board's Rural Water Supply Policy and the existence of similar unserviced subdivisions in the immediate locality.

At the time of making this decision it was understood that the Water Board's Rural Water Supply Policy had been adopted and that there would be no requirement for the subdivision to be connected to the Water Board's Kurrajong system. If this is not the case then this is a matter which Council should have regard to when determining the application.

The Department will be seeking clarification from the Board in respect of the status of its Rural Water Supply Policy and how and if it is to apply to the City of Hawkesbury. I trust that the above information is of assistance."

THAT THE MATTER be further reported to Council when replies are to hand from the Department of Planning and the Water Board.

SECTION 3 - FINANCE

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

Alderman Stubbs declared an interest in Cheque No. 1540 on Page 6 of the Accounts Paid section.

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.	1287	-	1884	\$6397966.21
Trust Fund Nos.	8417	-	8435	\$354047.53
FID General Fund	469041	-	469048	\$2929495.36
98P General Fund	37001	-	37003	\$4780041.25
FID Account Trust Fund		-	25405	\$100000.00
				\$14561550.35

2. USE OF 22 BOSWORTH STREET, RICHMOND - WOMEN'S
COTTAGE, GC283/61 Pt.1

Miss D. Newton, Member of the Management Committee of the Women's Cottage; Ms.J.Quester, District Officer of FACS and Member of the Management Committee of the Women's Cottage, and Mrs. M.Moir, Member of the Management Committee, addressed the Committee.

1. THE RETENTION OF the Women's Cottage in its present format.
2. The lease rest on correspondence.
3. That a joint submission with the Women's Cottage be prepared and submitted to the appropriate department for a long term relocation.

3. STATE LIBRARY OF NSW - LIBRARY SUBSIDY GG21/2 PT1,
GF4/2 PT1

THAT THE COUNCIL make application to the State Library of NSW for its 1991 Library Subsidy to the amount of \$96,863 (ninety six thousand, eight hundred and sixty three dollars).

QUESTIONS WITHOUT NOTICE

The Mayor advised that she had received a letter from Mrs. Machin in regard to the Prospect Electricity and Hawkesbury Council agreement concerning trees under power lines and that it is intended that this be reported to the next General Purpose Committee Meeting and Mrs. Machin can then be given the opportunity to address the Committee.

Alderman Bazeley stated that he understood by press report that the Mayor had been to Canberra and asked for details on what transpired regarding the RAAF Base.

The Mayor stated that she did request a delegation to see the Minister for Defence, Senator Ray. Senator Ray advised that he would not see the delegation, or anyone else, until after he had made his statement about the future of Defence on Thursday. However, they saw the Shadow Minister, Senator Peter Durack, yesterday, and he did indicate that he supported some of the rationalisation that is being proposed, however he is not privy to what is being proposed and he only knows what everyone else is aware of in respect of press reports, etc. He did say that if the Base was to be relocated to another area at a cost of some \$800 million, then they would certainly be asking a lot of questions in this regard and opposing it. Nobody knows officially what is in the report at this stage.

Alderman Michael gave details of the Red Shield collection for the Salvation Army on Sunday. He stated that they had been set a target of \$40,000 and they have now banked so far, an amount of a little in excess of \$32,000. He undertook to advise the final figure when this is known.

Alderman Horrex referred to the general untidy condition of Richmond, mainly the condition of the footpaths in the commercial area of Richmond particularly around some of the Banks where there are a lot of paper slips left on the footpath. He raised the question as to whether the Banks should carry the responsibility of these papers, because they are in fact Bank papers that the public dump, and asked if this could be investigated. He stated that there are two bins right outside the Bank, and the people do not use them.

He asked if the Manager of Engineering Services could investigate the possibility of erecting signs illustrating what the responsibility of the public is on the anti litter aspect.

Alderman Horrex referred to the pooling of water in Paulls Carpark, particularly near Jewel's Supermarket. He stated that it appears that the drains are blocked and the pools of water remain stagnant for some time.

Alderman Benson sought advice on available information regarding the shed in Chatham Street, Pitt Town.

The Manager of Town Planning stated that a report would be submitted to the next meeting on this matter, and advised that there was a \$1,000 grant from the Department of Planning which was matched by Council in staff time and there was a study undertaken by Graham Edds. The draft study is now to hand. In the meantime he has heard that the applicant intends to appeal against the refusal for there being no decision on the matter.

Alderman Benson again referred to the problem of garbage along Blacktown Road from the old garbage dump and asked if this could be investigated.

Alderman Denne referred to the camping area at Upper Colo Reserve. She stated that 4-wheel drivers are creating problems by driving on the grass. There has also been some problems with alcohol in particular and drugs.

The Manager of Engineering Services stated that Council has a caretaker there and that he had received representations concerning the activities at this location.

The Mayor stated that a report would be brought forward to the next General Purpose Committee Meeting.

Alderman Denne referred to the Ivy Inn and possible allowance for the tourist signs.

The Deputy Manager of Environment & Building Services referred to the need for control of roadside signs because of Council's possible liability if there is injury whilst the signs are on Council property. He stated that he had discussed with Alderman Denne some months ago, an alternative where the premises that were an accredited tourist facility may be able to have a sign put up on a main road, such as "Ivy Inn - Devonshire Teas 300 metres on" or similar. It will be a standard sign for those premises which were of a high standard and were of a tourist nature or served tourists. This matter was reported to Council through the Minutes of the Management Executive

Committee and has now been referred to Tourism Hawkesbury for further investigation and report back to Council.

Alderman Sheather referred to a matter brought forward by two speakers to-day concerning telephone calls to Council which have not been returned. He stated that senior staff are very busy, and asked if some arrangement could be made whereby a junior member of the staff could return the calls. He asked if this could be addressed to some degree.

Alderman Sheather referred to the problems with the speakers in the Public Address System and asked if this matter could be addressed. He asked if people using the conveniences could be asked not to abuse it.

The Town Clerk/General Manager stated that the main problem with the system is that the speakers are tampered with. A new system has been priced at \$30,000 plus. The Town Clerk/General Manager undertook to arrange for a maintenance check of the system.

Alderman Sheather referred to the question of fill on the Windsor Road.

The Town Clerk/General Manager stated the question was raised about filling works being undertaken outside of approval, on Windsor Road opposite Winford Motors to the east. Action was taken on the day the matter was raised by Alderman Sheather, by the Manager of Town Planning against the landowner.

Alderman Sheather stated that the landowner had not taken any notice of Council's action.

Alderman Sheather sought advice on what has happened since the Special Meeting of Council on mushroom composting.

The Deputy Manager of Environment & Building Services advised that he had seen the Solicitors on the Tuesday after the Special Meeting. The Solicitors will be briefing Counsel. In the meantime the two Committees have been written to and asked to provide a list of names and addresses of those persons who are prepared to give evidence, which the Committees have done, and this information has been forwarded to the Solicitor. The Solicitor is also preparing a questionnaire to go out to each person, which will get some basic information from them and in that way the actual face to face interviews will be a lot shorter than if they had to gather all the basic information whilst they were having the interview. At the present time they were waiting on the questionnaire to be prepared.

Alderman Sheather asked if there had been any representations, since that meeting, from the community in relation to odour.

The Deputy Manager of Environment & Building Services advised that there have been.

Alderman Rotherham referred to the temporary closure of Mt.Irvine Road and asked if this was justified and the outcome in this regard.

The Manager of Operations advised that the material used on the Bilpin end to close the road was from road shoulder works and it did have some weed material in it. Arrangements are being made to have this sprayed to eradicate the weeds and the work should be completed by the end of this week.

The Committee adjourned to carry out inspections.

The meeting terminated at 4.45 p.m.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 25th June, 1991.

.....
Mayor

GENERAL PURPOSE COMMITTEE

W O R K S

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

General Purpose Committee - Works - 25/6/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st May, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>ENVIRONMENTAL PLAN & PROTECTION</u>							
<u>Conservation</u>							
1010	Museum Maintenance & Services	1500	-	2566	2566	+1066	Annual Provision
1020.0	Tree Planting New	16000	-	1422	1422	-	Annual Provision
1020.01	Tree Mtce	35000	-	14158	14158	-	Annual Provision
1020.02	Earth Week	4500	-	353	353	-	Annual Provision
<u>TRANSPORT INFRASTRUCTURE</u>							
<u>Maintenance of Infrastructure</u>							
Ferries							
2000	Ferry Lower Portland	165500	-	66435	66435	-	Annual Provision
RTA State Roads "Tied" Grant 90/91 (\$1086000)							
2002.150	Wisemans Ferry 90/91	444000	201955	105210	307165	-	Annual Programme
2004.150	Webbs Creek Ferry 90/91	212500	169457	80214	249671	+37171	Annual Programme
2006.150	Sackville Ferry 90/91	204750	87882	82624	170506	-	Annual Programme
2008.0	Docking Slips	2600	-	1224	1224	-	Annual Provision
Road Maintenance							
2016.1-6	Sealed Roads Mtce	1037000	-	375790	375790	-	Annual Provision

General Purpose Committee - Works - 25/6/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st May, 1991							
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	-	5434	5434	-1496	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	11928	-3582	Complete

General Purpose Committee - Works - 25/6/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st May, 1991							
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expend-iture	Vari-ance	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	142149	319816	Work as Necessary	
<u>Australian Construction Services (\$10000)</u>							
2026.11	Percival Street	10000	2681	850	3531	Work as Necessary	

General Purpose Committee - Works - 25/6/91

EXPENDITURE TO: 31st May, 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	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

Improvements**Reseals 1990**

2021.0-3	Unsealed Roads Mtce	340000	-	93821	93821	-	Annual Provision
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General Purpose Committee - Works - 25/6/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st May, 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	32317	411502	-	Work In Progress
	MR 182 - Sackville Road	24440	14483	966	15449		Work in Progress
2028 & 2030	Flood & Storm Damage 1988 Local Roads RTA Programme Grant (\$1426307) Loan Programme (\$25000)	1451307	1363848	52555	1416403		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 - 25/6/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st May, 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	-7656	Work In Progress
Webbs Creek Road		37000	30197	-	30197	-6803	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 Commenced
FLOOD & STORM DAMAGE 1990							
<u>Local Roads</u> (\$1638140)							
(Grant \$1563140)							
2032	(Council \$75000)	1638140	344729	563502	908231	-	Work in Progress
<u>Local Roads</u> Regional \$71800							
(Grant \$71000)							
		71800	24514	9	24523	-	Work in Progress
<u>Classified Roads</u> \$159800							
2032.263-266	(Grant \$159800)	159800	29471	77821	107292	-	Work in Progress

General Purpose Committee - Works - 25/6/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st May, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expend-iture	Vari-ance	Remarks
<u>Maintenance and Repair</u>							
2042.01	Paved Footpaths Mtce	18100	-	1768	1768	-	Annual Provision
2042.07	Unpaved Path Mtce	2000	-	752	752	-	Annual Provision
2044	Bus Shelter Shed Mtce	1109	-	1330	1330	-	Annual Provision
2046.001							
	Bridge Mtce	61500	-	29832	29832	-	Annual Provision
2050	Street & Gutter Cleaning	177220	-	86678	86678	-	Annual Provision
2052	Kerb & Guttering Mtce	45000	-	9944	9944	-	Annual Provision
<u>PROVISION OF INFRASTRUCTURE</u>							
2061.01	Sundry Pub/Wks Survey & Design	10750	-	3235	3235	-	Annual Provision
2074	Vehicular Crossings	10000	-	560	560	-	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	4168	117041	-	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	106025	169730	-8512	Work Complete
2079.01	Cycleway, McGraths Hill, Windsor (RTA \$44150) Loan Programme (\$44150)	88300	21580	61000	82580	-	Work in Progress

General Purpose Committee - Works - 25/6/91

EXPENDITURE TO: 31st May, 1991		ITEM 1: WORKS COST STATEMENT					
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	-	21085	-	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
	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 - 25/6/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st May, 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 July
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	1005	15885	+4885	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	121400	122007	-	Work in Progress
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	22079	22143	-	Work Commenced
2071.304	Mileham St - Day St - Fairey Rd	242500	32178	4439	36617	-	Work Commenced

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EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st May, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
2071.349	The Driftway (plus \$50000 90/91 Loan)	100000	-	-	-	-	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	575	645	-	Work Commenced
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>							
<u>Loan Programme 1988/89</u>							
2080.101	George Road, Wilberforce	4800	375	-	375	-	Additional Funds Provided 1990/91 Local Road Prog. (145000) (See Page 11)

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EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st May, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expend-iture	Vari-ance	Remarks
Loan Programme 1989/90							
2080.201	Kable Street - Footpaving	8310	-	1504	1504	-6806	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 July
2080.302	Laneway George St - East side of Argyle	5500	-	67	67	-	Programmed July
2072.100	Laurence Ave Hobartville	14500	-	-	-	-	Programmed June
2072.101	Riverview Street North Richmond	10800	-	-	-	-	Programmed July
2072.102	Court Street	1200	-	616	616	-584	Work Complete
<u>TRAFFIC MANAGEMENT</u>							
2090.01	Traffic Signs New	26500	-	5820	5820	-	Annual Provision
2092.01	Traffic Sign Mtce	22000	-	7831	7831	-	Annual Provision
<u>PUBLIC UTILITY INFRASTRUCTURE</u>							
<u>Cemeteries</u>							
3000	Cemeteries Expenses	61800	-	22039	22039	-	Annual Provision

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EXPENDITURE TO: 31st May, 1991		ITEM 1: WORKS COST STATEMENT					
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>Emergency Services</u>							
3010	State Emergency Services	43300	-	16050	16050	-	Annual Provision - Volunteer Organisation
<u>Stormwater Control</u>							
Loan Programme 86/87							
3200.01	Const Blacktown Road (Loan Funds \$39000)	55820	67292	210	67502	+11682	Work Completed
	(Contribution HAC \$8000) (Cont. '90 \$8820)						
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	-	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 - 25/6/91

EXPENDITURE TO: 31st May, 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	41653	41808		Work Near Completion
<u>Maintenance</u>							
3210	Drainage Mtce	38000	-	5531	5531	-	Annual Provision
<u>Street Lighting</u>							
3220.01	Street Lighting	422500	-	141551	141551	-	Annual Provision
<u>ECONOMIC DEVELOPMENT</u>							
<u>Infrastructure</u>							
Car Parking							
4000	Car Parks Mtce	85600	-	29664	29664	-	Annual Provision
<u>Community Facilities and Services</u>							
Boat Ramp							
5170	Boat Ramp Mtce	55930	-	19415	19415	-	Annual Provision

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EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st May, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
Parks							
E23B1	Parks Mtce	540446	-	235871	235871	-	Annual Provision
5180.03	Parks Amenities Mtce	58500	-	24094	24094	-	Annual Provision
5180.004	Parks Cleaning	226500	-	89475	89475	-	Annual Provision
5180.09	Contract Mowing	87500	-	36951	36951	-	Annual Provision
5180.013	Garden Competition	4730	-	-	-	-	Annual Provision
5180.008	Richmond Ex-Serv Sport Complex	445000	432862	3603	436465	-	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 June/July
	Powell Park	5500	5175	-	5175	-	Improvements By S530A
							Committee - Works in Progress
	Loan Prog. 1988/89	(100,000)					
	Loan Prog. 1986/87	(25,000)					
	Loan Prog. 1989/90	(6,000)					

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EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st May, 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	619	12915	-	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	-3532	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	166	25010	-	Work in Progress
	Bowen Mtn Park	10000	2543	4250	6793	-	Improvements by Committee
	Memorial Park	30000	-	32	32	-	Programmed October
	Wilberforce						
	Wilberforce Park	76000	-	3793	3793	-	Work Commenced
	Woodlands Park	18000	4200	62	4262	-	Work Commenced

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EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
31st May, 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.
5682.13	Oakville Maraylya Park	25000	19027	-	19027	-	Work Commenced
	Macdonald Valley St Albans	10000	9512	1948	11260	+1260	Work Complete
	Landscape/Development - Major Parks & Reserves	5700	-	-	-	-	Work in Progress
<u>Capital Works Programme 1987 (\$25000)</u>							
5681.08	Macquarie Park Cable Fence & Car Park	16000	1528	-	1528	-	Programme August
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	-	7501	6254	-	Operation Continuing

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ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st May, 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	-	28048	28048	-	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	878023	1556204	-	Works Proceed

Recommendation

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

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ITEM 2: (File GG21/37 Pt 1)

SUBJECT: FLOOD MITIGATION WORKS - DUNSTANS LAGOON
REPORT (MES)

In late 1989, the Public Works Department approved a grant of \$43,000 towards Dunstans Lagoon Flood Mitigation Works. Council at its Ordinary Meeting of 12th December, 1989 accepted the grant and resolved that action be commenced to obtain easements to allow works to proceed.

Designs were prepared for a levee around Dunstans Lagoon, a pipeline to the river and a levee along the top of the river bank, together with an outlet pipeline for future drainage of the floodplain. Three of the four owners affected by the works agreed to the proposal, however, Mr Santilli raised a number of objections.

To overcome the objections, the scheme was redesigned following consultation with the Public Works Department to eliminate the levee along the river bank, lower the lagoon levee bank and replace the outlet pipe for the floodplain with a wide dish drain.

A meeting was held at Council on 30th May, 1991, with all but one of the owners directly affected by the works to consider the revised proposal.

Mr Santilli (Lot 39 DP 732212) and Mr Johnston (Lot 2 DP 535801) objected to the open dish drain through their properties but agreed in principle to the Dunstans levee bank and pipeline to the river. Mr Johnston raised the issue that the levee could raise the water level in the lagoon during rain and suggested that the upstream owners be approached for permission. This issue is being pursued.

Mr Johnson's & Mr Santilli's properties are the discharge point for the open drain designed to drain the floodplain, and alternatives will have to be investigated.

Mr Spiteri (Lot 4 Subdivision Part 43) and Mr Carpini (Lot 3 Subdivision Part 43) both consider that provided the water from Dunstans Lagoon is discharged directly to the river, no further drainage of their land is required.

Mr Stanley (Lot 1 DP 742347) suggested that the balance of the area be drained via a pipeline down his southern boundary and all affected property owners, with the exception of Mr Whitbread who was unable to be present, agreed in principle with this proposal. Preliminary investigations of this proposal revealed a need for 500 metres of pipeline up to 7 metres deep. This will be quite expensive and other solutions also should be considered.

The favoured design is to drain the water westward through Mr Tolhurst's property (Lot 2 DP 792676) and then to the river via a natural depression and a short length of pipeline. Preliminary contact has been made with Mr Tolhurst and a site meeting is to be held in the near future to discuss the matter.

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To summarise further, modified designs are being prepared in an endeavour to obtain agreement from all affected owners. It is felt however that this may take some time as each of the owners has his own separate concerns.

Recent conversations with Mr Garland of the Public Works Department reveal that any funding for the works in 1991/1992 is likely to be a nominal amount only and that if this is expended, then further funds for 1992/1993 are possible.

Recommendation

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 Dunstons Lagoon Flood Mitigation Works proceeding in 1992/1993.

ITEM 3: (File GT230/4 PT1)

SUBJECT: DETOUR FOR VEHICLES WITH HIGH LOADS

REPORT (MES)

Due to the erection of the overhead wires for the introduction of electric railcars on the Richmond rail line, it is necessary for vehicles with loads that exceed the statutory requirements to detour around the rail line where previously they utilised the road crossings.

It is not necessary for heavy vehicles to detour and those vehicles under 4.4m in height will still use the existing detours, crossing over the Fairey Road, Windsor and Bourke Street, Richmond crossings.

For those vehicles with loads above 4.4m, it is necessary for them to use East Market Street, Richmond as a means of moving north-south.

For high vehicles wishing to proceed north, a detour is not necessary, with the vehicles using the existing State/Main Road system. Kerbside restrictions and the bigger turning circle should allow vehicles to turn from East Market Street into Windsor Street with safety.

This may not be so for vehicles proceeding in the opposite direction and any traffic disruption as a result of an accident would significantly affect traffic.

A survey of the route proposed indicates that Pitt Street, Francis Street and East Market Street would be the most favoured route. Vehicles would miss the avenue of Plane trees between Pitt and Bourke Streets and a turn at Bourke Street is not as easily made as the right hand turn into Pitt Street.

It is considered that the number of vehicles using the "high" vehicle detour will be quite small in number and no representations have been received since the overhead wires have been erected.

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At the Ordinary Meeting of 11th June, 1991, Council resolved that Council's professional staff be requested to advise Council on more suitable routes, if there are any, that could be adopted at this stage whereby maintenance of Council's roads would be minimised.

The cost of the signposting is the responsibility of the Roads & Traffic Authority and no better alternative is available.

Recommendation

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.

ITEM 4: (File GC30/14 PT1, PK/202 PT1)

SUBJECT: CAROLS BY CANDLELIGHT - RICHMOND PARK -
RICHMOND CAROLS BY CANDLELIGHT

REPORT (MES)

Requesting permission for use of Richmond Park to conduct its annual Carols by Candlelight on Sunday 8th December, 1991, and Council supply additional rubbish receptacles and portable staging.

Council has actively supported this event in past years. Appropriate arrangements will be made regarding the provision of additional rubbish receptacles and portable stage.

Recommendation

That approval be granted to Richmond Carols by Candlelight for use of Richmond Park on Sunday, 8th December, 1991.

ITEM 5: (File GS20/25, GS20/23)

SUBJECT: PEDESTRIAN CROSSINGS - WINDSOR AND SOUTH
WINDSOR PUBLIC SCHOOL

REPORT (MES)

A report has been requested concerning the action that can be taken to improve safety at the pedestrian crossings at Windsor and South Windsor Public Schools.

In respect to South Windsor Public School, Council has been advised of the grant of up to \$10,000 from the Roads and Traffic Authority towards the provision of

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a raised threshold and 40kph speed limit for the "School" crossing located at the main entrance in Church Street.

Council, at its Ordinary meeting held on 11th June, 1991, resolved that plans be prepared for the provision of thresholds and 40kph speed zones for Windsor South Public School, with funding to be considered in Council's 1992 Works Programme.

Further representations have been made by the Windsor P&C Association concerning the crossing in George Street, Windsor, with the matter the subject to a site inspection and report by the Local Traffic Committee to this meeting.

Further upgrading is proposed, however, in view of the success of the provision of a traffic warden at the pedestrian crossing in Grose Vale Road, outside the North Richmond Public School, similar advantages should also be obtained by appointment of a traffic warden at the George Street crossing for before and after school control.

The crossing is used by children attending two schools and in view of advice that funding is limited for appointment of traffic wardens, it is considered that representations should be made through the Local State Member.

Recommendation

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.

ITEM 6: (File R190/2)

SUBJECT: KERB & GUTTER AND FOOTPATH PAVING

REPORT (MES)

With regard to the programme of kerb and gutter and paving works undertaken, Council, under the provisions of the Local Government Act is able to recover up to one half the cost of the works undertaken from the adjacent property owner.

It has been a policy not to charge for the section of works at the intersection of two streets and to charge 25% of the cost of the works in respect to the side frontage of a corner block.

The actual cost of the works have been calculated in respect to the works carried out and it is proposed that the unit rate charge be fixed at half the cost in accordance with the provisions of the Local Government Act.

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The funds received are used to undertake further kerb and gutter and footpath paving works.

Recommendation

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)
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)

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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)
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)

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

\$ 28.30
(twenty eight dollars thirty cents)

ITEM 7: (File PK/16 PT1)

SUBJECT: UPPER COLO RESERVE

REPORT (MES)

Further representations have been received from residents living in the area around Upper Colo Reserve, concerning the behaviour of people using the Reserve.

It is alleged that there is an element visiting the Reserve that has become more reckless and irresponsible, such that other campers are leaving the area concerned as to their own personal safety.

Complaints concern noise throughout the night, drunkenness, damage to adjacent property, lighting of bonfires (dry times) irresponsible driving of vehicles and running of dogs in the area. It appears that these activities are undertaken by groups that often visited the Reserve from a late hour and are not campers seeking to enjoy the beauty and attraction of the river, flora in the area and the nearby National Park.

In respect to previous representations in 1989/90, action was taken to arrange for contract maintenance of the area. The contract provides for the attendant to collect rubbish, routine maintenance of the beachside, amenities block and to inform campers of the regulations and appropriate use of the area. The contract has been in operation for over five months and although it has been requested that a more visible presence be maintained in the area, the complainants report that this has not occurred. Cleanliness of the grounds has improved, however, the contractor is not required to be present through the hours of darkness and indeed it does appear that control of the element visiting the area could not be achieved by one person.

The adjacent landholder, Mr. Richard Nicholls has suggested that a gate be placed across the access road that he is prepared to lock each night, although this might only be necessary on weekends/public and school holiday periods. This would prevent access to any arriving late at night, although concern is expressed in respect to persons that have to move out of the Reserve due to an emergency arising while the gate is locked.

An alternative to locking the toilet blocks at night also could lead to further problems and most likely be of no concern to the people that behave in the uncivilised manner as reported in this area.

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In view of the grave concerns of the residents, it is considered that action should be taken to signpost that camping is not permitted, provide the gate and arrange for it to be locked at night. This could be undertaken by the contractor and adjacent property owner. Further, that negotiations be entered into to terminate the contract between Council and Mr. M. Zervoudakis.

Recommendation

That a gate be erected on the access road to Upper Colo Reserve.

That the gate and toilet block be locked at night by arrangement with Mr. Nicholls and that the area be signposted "Camping Not Permitted".

ITEM 8: (File R190/35)

SUBJECT: LOCAL ROADS PROGRAMME (ACRD) - 1991/92

REPORT (MES)

In accordance with practice over recent years, it is appropriate that a programme of works be submitted to the Roads & Traffic Authority for utilisation of funds to be provided under the 1991/92 programme.

It is considered that a grant of approximately \$600,000 will be provided from the Commonwealth funding for this area.

In consideration of the programme of works, an amount of \$90,000 is proposed for resealing of roads constructed under previous programmes and at the June meeting it was resolved that an allocation of \$88,000 be provided towards the reconstruction of East Kurrajong Road Section 2 from the programme.

Reference is made to the report to Council (Item 10 GPC 26.2.91) concerning the upgrading of Riverview Street, North Richmond.

Testing of the subgrade has been undertaken and the results show that the surface treatment proposed could break up under the heavy vehicle traffic using the street to gain access to the North Richmond shopping centre. Full reconstruction is required at a cost of \$140,000.

With work near completion on the provision of kerb and gutter and road pavement in Castlereagh Road, Richmond, Council has indicated that next priority is the approach to Windsor from the south along George Street. It is not known if funding will be provided in 1991/92 by the RTA towards the programme, however, an amount of \$60,000 is proposed as Council's indication that the work should be undertaken.

Work is due to commence on The Driftway and consideration should be given to the provision of a further \$50,000 towards this project. Subject to the provision

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of matching funds, it may be possible to complete the sealing between the Waste Depot and Londonderry Road.

Council has indicated that action should be taken to reconstruct and seal Hilltop Road, Tennyson (estimated cost \$68,700).

In this regard, the nearby Murrays Road was converted back to a gravel pavement approximately 18 months ago. The residents on this road might expect similar consideration. Estimated cost of the work is \$42,839.

There is a section of Martins Lane, Freemans Reach in need of reconstruction where the pavement is in similar condition to that which existed on Hilltop Road. Work is estimated to cost \$21,100 on the basis of a 3.5m wide seal.

Similar action is required in Forrester Place, Maraylya. Work in this case is estimated at \$43,800 on the basis of a 5.5m wide bitumen seal.

Representations have been received from residents for all of these works.

As Council is aware, strong representations have been received concerning the sealing of Portland Head Road, Ebenezer. The project is now estimated at \$242,000. It will not be possible to fund this programme unless a number of the other works listed are omitted.

The programme proposed will exceed the grant anticipated, with the need to carry works forward into the 1992/93 year.

Recommendation

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) |

General Purpose Committee - Works - 25/6/91

9. Forrester Place, Maraylya \$ 43,800
(forty three thousand eight hundred)

\$604,500
(six hundred and four thousand five hundred)

ITEM 9: (File 1322/R)

SUBJECT: MT. IRVINE ROAD

REPORT (MES)

At the meeting of Council held on 9th April, 1991, in consideration to a report on the proposal for the closure of Mt. Irvine Road, it was resolved:-

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

That a specification be prepared for maintenance by the Engineers and that this be submitted to Council with the objective of calling for local tender for an ongoing maintenance programme under the supervision of Council."

The conference was held on 30th May, 1991, when the following matters were discussed.

The NPWS do not see the road as a major point of access to the Blue Mountains National Park, but more as a track for maintenance access, fire fighting and a need that it be available for this purpose.

The Bushfire Organisation sees the road as important for access and evacuation during a bushfire.

It was considered that to overcome the concern regarding safety of traffic using the area during inclement weather, in particular, heavy prolonged rain, gates could be provided at each end of the road which could be dropped down and locked when necessary.

In addition to the repairs necessary where the pavement has washed out and the retaining walls collapsed, a matter of concern is the need to repair and upgrade the safety fence. The existing fence is post and cable and it is proposed that this type of fence be retained instead of "Armco" guard railing.

The works are estimated to cost \$210,000 and provide for the construction of a causeway at 3.4km with installation of pipes at 4.75km, 5.7km and 6.3km chainage measured from Bells Line of Road.

General Purpose Committee - Works - 25/6/91

It is proposed that representations be made to The Hon. K. Rozzoli, Member for Hawkesbury and B. Morris, Member for Blue Mountains, for special funding to be provided for these works.

In respect to maintenance by contract operation, it is considered that maintenance should be based on a time basis or frequency of visit requirement in lieu of an overall performance standard. It is considered that attention twice per year could provide for the local traffic with the plant and equipment utilised over a working week to undertake maintenance grading, clearing of culverts, attention to safety fence, with an allowance of 100 tonne of material to repair washout scours etc.

It is estimated that the following activities could be undertaken at a cost of \$8,500 to \$10,000 per visit.

. Grader, roller and water cart	24-32 hours
. Backhoe and labour	32 hours
. Gravel patching	100 tonne of material
. Maintenance of protection fence	16 man hours

Length of road - 6.5km.

This would require a yearly commitment of \$20,000 by Council. It may be possible to obtain a contribution from the Blue Mountains City Council, however, will require a further allocation of Council's maintenance funds to a section of road without abutting properties to the detriment of the works undertaken elsewhere in the City area.

Signposting and miscellaneous activities would still have to be undertaken by the Council.

It would not be appropriate to seek quotations for the work until the road is repaired and brought back to a standard satisfactory for traffic and it is therefore proposed that this aspect be held in abeyance until the result of representations to the local parliamentarians is known.

Recommendation

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.

ITEM 10: (File P160/30)

SUBJECT: TREE MANAGEMENT NEAR POWER LINES -
PROSPECT ELECTRICITY

REPORT (MES)

As Council is aware, there has been considerable representations made regarding the removal of trees from under power lines in the Hobartville area, particularly Luttrell Street.

The tree removal and subsequent replanting was carried out in accordance with the Works and Service Agreement which exists between Council and Prospect Electricity. The value of trees in the streetscape is certainly recognised, however, it is essential that an adequate clearance between trees and power lines exists for a number of reasons:-

1. To minimise the risk of contact by persons climbing trees adjacent to power lines;
2. To minimise the risk of electric shock to persons in contact with trees or adjacent to trees which may come into contact with power lines;
3. To minimise the risk of fire caused by contact between trees and overhead lines;
4. To maintain a safe and continuous electricity supply to consumers and minimise the risk of contact between persons and broken power lines.

The options available to Prospect Electricity include underground reticulation of power, the provision of aerial bundled cable (ABC cable), both of which are extremely expensive and pruning of trees which has been the generally accepted method of gaining the required clearance from the power lines. While the lopping of trees around power lines could be considered cheap in the short term, the effect of lopping is to invigorate trees and to produce vertical suckers that grow back quickly into the wires, thus making this approach expensive in the long term. Lopping trees tends also, to destroy the natural habit of the trees. The history of heavy lopping of many street trees has meant that they have no horizontal branches left, to which growth may be directed.

The problems being encountered now are the result of errors made in planting incorrect species of trees on the footpaths in the past and it is necessary to now plan for the future with programmes of new street tree planting which are compatible with power lines.

The trees in Luttrell Street which were removed had been previously lopped and were generally Eucalyptus species, Brush Box, Camphor Laurel and Melaleuca. These trees were replaced with Crepe Myrtle trees which are suitable for growing under power lines.

General Purpose Committee - Works - 25/6/91

It has been suggested that planting should be undertaken prior to the removal of existing trees to allow establishment of these trees, however, this action is not favoured, as the existing trees inhibit growth and it is likely that the new trees would be damaged when removal of existing trees was being undertaken.

Recommendation

That the report on Tree Management near Power Lines be received.

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

ITEM 1: (File GT230/6 PT1, GS20/25 PT1)
CORRESPONDENT: WILBERFORCE PUBLIC SCHOOL
SUBJECT: TRAFFIC CONDITIONS AT SCHOOL

Requesting consideration to improvement of traffic conditions at the School.

(MES - following an onsite discussion with the School Principal and President of the P&C Association, and advice concerning the proposal for a raised threshold and a 40kph speed limit under the Roads & Traffic Authority Pedestrian Facilities Near Schools Programme, the School has requested that consideration be given to the following:-

Improvement at the Macquarie Road entrance to the School, with provision of a "No Standing" zone either side of the vehicular entrance to the School.)

Committee's Recommendation

That a "No Standing" zone be provided in Macquarie Road, six (6) metres either side of the vehicular entrance to the School.

ITEM 2: (File R185)

CORRESPONDENT: STATE RAIL AUTHORITY

SUBJECT: RELOCATION OF VEHICULAR
ENTRANCE AND GATEWAY - EAST
MARKET STREET AT RICHMOND
STATION TO PROVIDE FOR
ELECTRIFICATION OF LINE

Requesting amendment of kerbside restrictions to suit new arrangements and fencing proposals.

(MES - Pending discussion and action appropriate in regard to the need for a bus, rail and taxi interchange for the electrification and anticipated need for additional commuter car parking, it is proposed that the kerbside parking allocations be re-arranged as shown on the sketch with taxi rank and bus zone areas reversed.)

Committee's Recommendation

- 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.

ITEM 3: (File GS20/9 PT1, GT230/R PT1, GR120/4 PT1)

CORRESPONDENT: DEPARTMENT OF TRANSPORT

SUBJECT: BUS STOP - FREEMANS REACH
PUBLIC SCHOOL

Advising that a request has been received from the Principal of Freemans Reach Public School, Mr. B. Boon for bus zones on both sides of Kurmond Road at the School. A request was also made for a pedestrian crossing.

The Committee was advised that a speed survey is still to be undertaken to determine if a warrant exists for a pedestrian crossing.

The representatives of the RTA and Department of Transport advised that an inspection will be undertaken with regards to the need for further bus zones in the area.

Committee's Recommendation

That the matter be reconsidered at the next Local Traffic Committee meeting.

ITEM 4: (File GC30/7 PT1)

CORRESPONDENT: MACQUARIE TOWNS FESTIVAL
COMMITTEE INC

SUBJECT: FESTIVAL PARADE

Forwarding details of the Parade to be held on Saturday, 26th October, 1991, and requesting closure of the following locations:-

1. Windsor Street between Chapel and East Market Streets from 10.20am to 11am.
2. The area bounded by Chapel, Francis, Windsor Streets and Smith Park from 9.30am-10.45am and Chapel Street from Windsor Street to Bells Line of Road for the same period.

Committee's Recommendation

That the road closures be agreed to.

ITEM 5: (File S196/25)

CORRESPONDENT: WINDSOR P&C ASSOCIATION

SUBJECT: PEDESTRIAN FACILITIES CNR
GEORGE AND CHRISTIE STREETS

Requesting consideration to improvements that can be made to the intersection for the safety of the pupils.

A site inspection was undertaken.

Committee's Recommendation

- 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.

ITEM 6: (File 731/R)

CORRESPONDENT: NSW POLICE DEPARTMENT

SUBJECT: PEDESTRIAN CROSSING - GEORGE STREET, WINDSOR

Requesting that attention be given to the pedestrian crossing at the Colonial Arcade, George Street.

Committee's Recommendation

That the advance warning sign be relocated clear of the awning post.

ITEM 7: (File 1343/R)

CORRESPONDENT: NSW POLICE DEPARTMENT

SUBJECT: HAWKESBURY RETIREMENT VILLAGE - CHAPEL STREET, RICHMOND

Making representations regarding the difficulties being experienced by the residents of the Village when crossing March Street due to the speed of vehicles approaching from the 100kph zone from the west and seeking erection of signs advising of aged pedestrians.

The Committee considered that the residents of the Village should be encouraged to cross at the traffic lights at the Bosworth Street intersection and that the signs requested would not be effective in reducing vehicle speeds along March Street. It was considered that improvement could be achieved by reducing the 100kph speed zone to the west of Chapel Street and that the matter should be referred to the RTA, as March Street is a main road.

Committee's Recommendation

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.

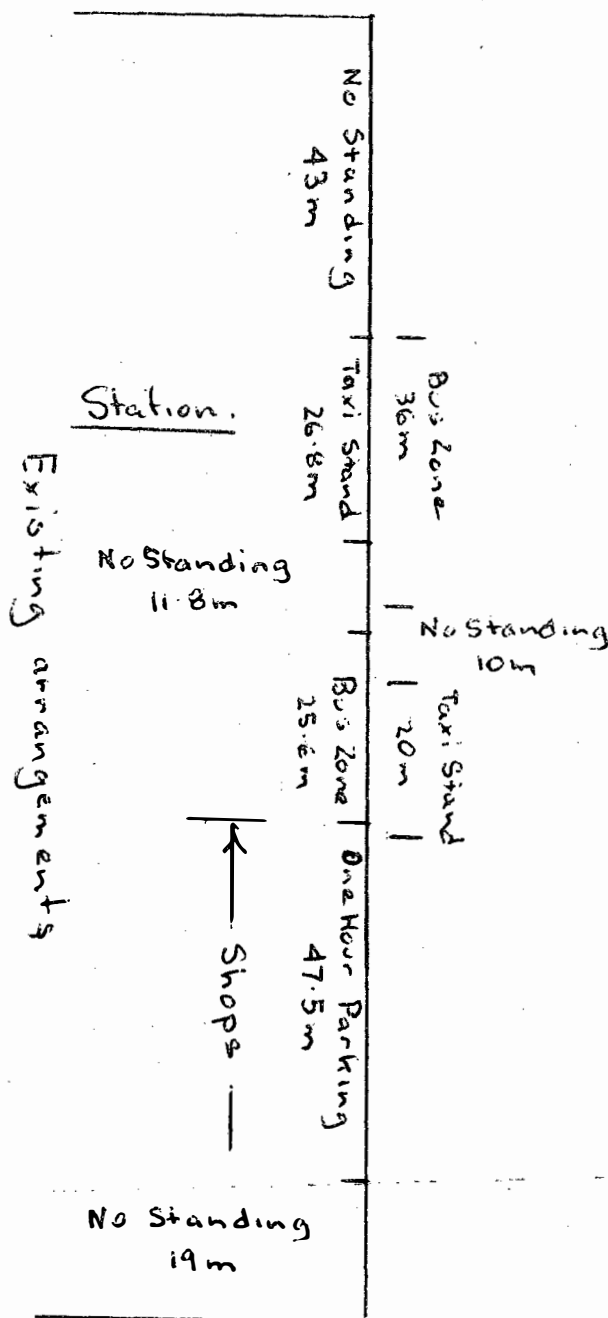
Date of Next Meeting: Friday, 19th July, 1991.

The meeting terminated at 11.16am

MARCH ST

EAST MARKET ST

Proposed arrangements.



WINDSOR ST

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.

Wentworth

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.

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 100/91)
Development Application: **Home Activity - Office and storage of 2 motor vehicles**
Applicant: P Delkou
Owner: P Delkou
Land and Location: Lot 1 DP 23502 Castlereagh Road, Agnes Banks
Area: 3250m²
Zoning: Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising: Advertised in accordance with Council's Policy with 3 submissions received
Date Received: 17th May, 1991

REPORT (MTP)

Proposal

The applicant seeks consent to utilise the existing residence as a business address for a Motor Dealer's Licence. It is also proposed to store "....about 2 cars" within the yard, predominantly screened by a colourbond fence.

The owner of the property only is to be employed in respect of the use which will operate between the hours of 8.30am and 4.30pm on Mondays to Fridays.

Public Submissions

3 submissions were received in respect of this application from adjoining property owners. One submission from P & F Stathi raises no objection to the proposal, however, they are concerned about future expansion. The remaining submissions from J Burchell and I Reese object to the proposal on the following grounds:-

- * the area is unsuitable for commercial development;
- * increase in traffic;
- * the potential for expansion and sales;
- * the use should be confined to more appropriate zoning.

Planning Comment

The subject property is a corner allotment having frontage to Castlereagh Road, Warnock Street and Eaton Street. The property contains a vacant general store fronting Castlereagh Road and a dwelling house located towards the Eaton Street boundary. The office is to be confined within the dwelling house, whilst the 2 vehicles are to be located within the yard of the dwelling, screened by a colourbond fence.

The proposal may be defined as a "Home Activity" which is permissible with consent of Council.

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The use proposed is considered to be of a minor nature only and in character with the surrounding neighbourhood.

Council should prohibit the sale of motor vehicles from the site and whilst 2 vehicles could be stored on site it is not appropriate that any vehicles that are for sale be permitted.

It is not considered that the proposal will generate additional traffic in the locality and the objections to the proposal do not warrant refusal of the application.

Recommendation

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

1. The development being carried out generally in accordance with the supporting documentation submitted to Council.
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 vehicles are to be stored on the property in connection with this use, other than the resident's private vehicle(s).

Item 2:	(File 103/91)
Development Application:	Home Activity - Light welding and machining work
Applicant:	G Telfser
Owner:	G Telfser & M Murdoch

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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)

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 setback 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.

Recommendation

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

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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.

Item 3:	(File DA 8/91)
Development Application:	Villa units.
Applicant:	Mr Colin Rafferty
Owner:	Ms J M Rugg
Land and Location:	Lot 5 Section P, 464 George Street, Windsor
Area:	1012m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)

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Advertising: Adjoining owners notified with two submissions.
Date Received: 21st January, 1991. Amended plans received 7th June, 1991.

REPORT (MTP)

Proposal

The application is to construct three one-bedroom villa units on the subject property. The proposed units will be of brick veneer construction with colorbond metal roofing. The existing two bedroomed cottage is to be renovated to create a one-bedroomed dwelling.

The villa units will be located behind the cottage and existing weatherboard building. It is also proposed to renovate the existing cottage to improve its appearance.

Vehicular access to the villa units is proposed via the existing laneway at the rear of the property. Pedestrian access will be provided from both George Street and the Laneway. The applicant proposes to retain the existing weatherboard building fronting George Street, renovate then utilise at a later date.

The existing trees on the southern and eastern boundaries are proposed to be removed and replaced.

Original submitted plans made provision for 3 x 1 and 1 x 2 bedroom villa units, however, the layout pattern did not comply to Council's DCP for medium density housing. Amended plans were requested, however, it was considered that driveway access and manoeuvrability were not satisfactory. Further amended plans were submitted dated 7 June 1991 proposing 3 x 1 bedroom villas and 1 x 1 bedroom renovated cottage.

Public Submissions

A submission from Mr & Mrs Gauld, who reside outside the area, indicates concern about the loss of trees:

"My only concern is the large trees just inside the southern boundary of Lot 5 ie to the north of our property at 468 George Street.

The trees are well established and provide significant aesthetic and climatic benefits to the occupiers of our property. Accordingly, we are anxious that Council does what it can to preserve this amenity."

A submission from Miss Campbell indicates concern in relation to the darkness of the rear lane.

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Statutory Situation

Villa units are permissible within the zoning of the land, subject to consent.

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

Planning Assessment

The subject site has an area of 1012m² and complies with the DCP.

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

Design Consideration

The existing cottage and weatherboard building have pitched roofs with gable ends. Proposed units are to be similar style and this is considered appropriate due to the architectural style of the existing structures.

The type of materials used for construction should accommodate the same mix as that of the cottage brickwork which is to be bagged and painted. Pebblecrete pavers or similar treated surface should be used for car spaces and driveways so as to provide a better visual appearance.

Landscaping

The trees on the eastern and southern boundaries are in very poor condition and will substantially restrict safe entry into both vehicle entry and car parking spaces.

Due to the poor condition of the trees and the potential hazard that they will present if retained, it is recommended that they be removed and replaced with a smaller species/variety on completion of construction works. This can be conditioned.

Conclusion

Single storey villa units have been constructed on either side of the subject property and the proposed units will be of similar materials. The amended application complies with Council's DCP for medium density housing and for reasons stated above, the application should be approved, subject to conditions.

Recommendation

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).

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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.

Item 4:	(File DA 88/91)
Development Application:	Paintball Field
Applicant:	G Young
Owner:	W Sieders
Land and Location:	Lot 2 DP 230163. Hawkesbury Road, Yarramundi.
Area:	18.43ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Environmental Protection (Scenic) - 7(d1).
Advertising:	Adjoining owners were notified with 2 submissions received.
Date Received:	1st May, 1991.

REPORT (MTP)

Proposal

This application proposes to use part of the property as a paintball field.

Eight persons are to be employed in respect of the use which will operate between the hours of 8.00am and 5.00pm daily.

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This use has been operating without approval for the past 3 years. Council was not aware of the use and no complaints have been received regarding this use.

Statutory Situation

This application proposes the use of the property as a 'recreation establishment', a use permissible, with Council's consent in the zone.

Submissions

The application was advertised and Council received two submissions. One from Solicitors representing Mr and Mrs Zammit, owners of adjoining properties to the north, objecting to the proposal on the grounds that:

- a shooting club or something of this nature would not blend in or fit into the esoteric nature of the area,
- shooting in the area would disturb the natural habitat of the birds nesting and flying in the area,
- the development would adversely affect the value of Mr and Mrs Zammit's property,
- increase in traffic,
- difficulty in controlling any expansion of the development,
- no control over type of gun used and the noise levels.

No details have been submitted by the objector as to how the development would not fit into the esoteric nature of the area. It is considered that the development will have minimal visual impact whilst the noise generated by the guns is not significant.

It is considered that the proposal will impact upon the flying and nesting habitats of local birdlife however the extent of impact is not significant. Paintball is a game which requires a dense vegetation cover and as a result vegetation and the birds habitat will be retained.

No evidence has been submitted which supports the claim that surrounding property values will decline.

The traffic generated by this development would not significantly increase traffic in the locality.

This application is for a paintball field only and, as such, only paintball guns will be utilised. The noise level of paintball can be monitored by Council however the noise factor is not considered to be a problem, reinforced by the fact that the field has been in operation for 3 years without complaints being received.

It is not considered that this submission warrants refusal of the application however a buffer zone, 70m in width should be provided along the northern property boundary.

The second submission from the NSW National Parks and Wildlife Service requests the retention of vegetation, the provision of a 2m high chainwire fence, a 70m buffer zone and sign posting to prevent encroachment on the National Park site. The nearest paintball field is located a minimum of 100m from the National Park boundary. The provision of fencing and signposting is considered reasonable however provision should be made for suitable access for fire fighting purposes.

Planning Comment

The subject property is a regular shaped allotment having frontage to Hawkesbury Road at Yarramundi. The property backs onto the Blue Mountains National Park.

Council's Parking Policy does not specify a requirement for this particular use. The application proposes the provision of 40 car spaces. The applicant has advised that a maximum of 50 participants are to be on the site at any one time, whilst eight persons are to be employed in respect of the use. It is considered that the number of spaces proposed is adequate.

Council should restrict the paintballs and paintball tubes to the non-toxic bio-degradable types.

As the use has been operating for 3 years without complaint it is recommended for approval although time limited because of submissions received.

Recommendation

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.

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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. The western property boundary be fenced with a 2m (two) high chainwire fence. Liaison with the Fire Control Office shall occur prior to installation to ensure adequate access for fire fighting purposes.
12. A buffer zone of 70m (seventy) wide along the western property boundary be provided and no paintball field be located with this area. Signposting be provided within this buffer zone indicating the impending location of the Blue Mountains National Park.
13. A buffer zone of 70m (seventy) wide be provided along the northern property boundary and no paintball field be located within this area.
14. This consent is for a period of 3 (three) years.

Item 5:	(File DA 92/91)
Development Application:	Small Foundry (Metallurgical Works)
Applicant:	Jim Rannard and Associates Pty Ltd
Owner:	B R Durham and Son Pty Ltd
Land and Location:	Lot 103, DP 715083, Curtis Road, Mulgrave
Area:	1100 square metres
Zoning:	Hawkesbury Local Environmental Plan, 1989 - General Industrial 4(a).
Advertising:	Advertised in local paper and adjoining owners notified, with no submissions being received.
Date Received:	3rd May, 1991.

REPORT (MTP)

Proposal

In October, 1990, development consent was granted to the establishment of a steel fabrication factory involving the manufacture of steel grates on the subject land. This use requires welding, cutting and lifting machinery and associated hand tools. Application is now made to establish a small foundry (metallurgical works) within the factory building, which will involve the installation of a steel coreless melting furnace, with a maximum capacity of 900 kilograms. The furnace is approximately 1.5m high, 1.5m long and 1.25m wide.

The manufacturing process can be summarised as follows:

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1. Grate moulds are prepared;
2. Scrap iron and steel are melted;
3. The molten metal is poured into moulds, and
4. After cooling, the grates are removed from the moulds and stored pending their sale.

The moulds are made of sand and coal dust only with no setting or bending compounds, other than 'Bentonite', being used. The furnace has the capacity to melt about 4 tonnes of material per day or 20 tonnes per week.

The foundry is already operating on the site and in this regard, no complaints have been received.

Statutory Situation

The subject land is zoned General Industrial 4(a) under the provisions of Hawkesbury LEP, 1989. The proposed development is permissible on the site with Council's consent. 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 to accompany the development application.

Clause 25 (Development of flood liable land) of the LEP applies to the proposal, as the site is subject to the expected 1 in 20 year (13.3m) and 1 in 50 year (15.0m) floods. The finished floor level of the subject premises, however, is at 13.9 metres (AHD) and as such accords with the requirements of Council's Industrial Development DCP.

Planning Assessment

Environmental Impact

The foundry is required to be licensed under the Clean Air Act, 1961, and the Noise Control Act, 1975. In this regard, advice was sought from the State Pollution Control Commission who raised no objection to the proposal, subject to appropriate licensing.

The proposal is unlikely to have any significant adverse effect on air quality given that no combustible material is to be utilised. The electric furnace will only melt steel or iron scrap to produce cast grates. 'Bentonite' which is used in the making of grate moulds, is innocuous.

The factory in which the furnace is to be installed is within an established industrial area and is over one kilometre away from the nearest residential area; about 500m to the south of Windsor High School; and about 750m to the east of South Creek. Given the size of the furnace, no detrimental effect on the environment is likely to occur.

Parking and Unloading/Loading Areas

Approval has been granted for the erection of six factory units on the subject land. In considering the application for the establishment of a steel fabrication operation in the second unit agreement was reached, at the time, in regard to the provision of sealed parking and loading areas. As only two units had been completed, internal sealing was deferred until the third unit was completed, after which all roadworks for the three units would be undertaken.

The building approval for unit 3 will lapse on 15th October, 1991, and to date there is no evidence of work commencing on the site in this regard. Accordingly, it is considered appropriate that internal roadworks be required as part of this application to ensure satisfactory access, parking and loading areas are provided for the existing factory uses.

Recommendation

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.

Item 6:	(File DA 102/91)
Development Application:	Sale of Firewood
Applicant:	G Georgadis
Owner:	R C Tate
Land and Location:	Lot 1, DP 742541, Old Kurrajong Road, Richmond
Area:	2.617 ha

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Zoning: Hawkesbury Local Environmental Plan, 1989 -
Environmental Protection 7(d1) (scenic)
Advertising: Adjoining owners notified with one submission
being received
Date Received: 17 May 1991

REPORT (MTP)

Proposal

The applicant seeks consent to sell firewood from land on the corner of Kurrajong Road and Old Kurrajong Road, Richmond from 10.00am to 5.00pm, seven days a week for a period of 3 months. Up to two people will be employed on the property, with firewood being brought to the site in a small truck.

The use has already commenced on the site.

Public Submissions

Adjoining owners were notified of the proposal with one objection being received from Mr D Evans of Regional Promotions Pty Ltd. The grounds for objection are as follows:

- a. The intersection of Old Kurrajong and Kurrajong Roads has been the scene of some very serious and fatal accidents. The proposal will increase the potential for such accidents, particularly as vegetable farmers now also sell from the opposite corner of the intersection; and
- b. The site currently contains fill which is unsightly and needs to be cleaned up.

Planning Assessment

The land is currently zoned Environmental Protection 7(d1) (Scenic) under the provisions of Hawkesbury Local Environmental Plan, 1989. The proposed use is permissible on the site with the consent of Council.

Clause 22 of the LEP applies to the proposal, as the land has frontage to Kurrajong Road, which is designated as a main road. Although the clause relates to buildings, the matters to be considered in regard to a building's setback are considered relevant, i.e:

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

The site is not affected by any road widening proposals. As the firewood is generally stored away from the intersection of Kurrajong and Old Kurrajong Roads, the distraction to drivers using these roads is considered minimal. In this regard, however, signage associated with the use should be restricted. Further, given the nature and scale of the proposal, no adverse effect on the flow of traffic is likely to occur.

Provided access to the property is restricted to the existing access in Old Kurrajong Road, which is located approximately 90m from the intersection of Kurrajong and Old Kurrajong Roads, no objection is seen to the proposal.

Clause 25 of the LEP also applies to the proposal, as the site is subject to the 1 in 10 year flood (12.2m AHD). Subclause 25(7) allows, with Council's consent, land below the 1 in 10 year flood level to be used for purposes permissible within the zone, provided no buildings are erected on the land. The proposal complies in this regard. Given the site's potential to flood, it is considered that approval of the proposal will not lead to further development of the site.

Fill on the site, however, should be removed or made tidy to the satisfaction of the Manager of Town Planning.

Adequate area for the unloading/loading of firewood and the parking of any additional cars is available on the site and should be constructed with an all weather surface.

To ensure the use does not become a fire hazard, the amount of firewood stored and sold from the property should be limited and as the use has the potential to become unsightly the consent should be time limited.

Recommendation

- 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.

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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.

Item 7:	(File DA 36/91)
Development Application:	"Home Stay" Accommodation
Applicant:	P.L. & E.A. Robinson
Owner:	P.L. & E.A. Robinson
Land and Location:	Lot 12 DP 708413 Ashtons Road, Grose Wold.
Area:	8.88 ha.
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(b)
Advertising:	Adjoining owners notified - three objections received.
Date Received:	20th February, 1991.

REPORT (MTP)

The application, as submitted, was for the construction of a farm shed which included an accommodation component which the applicant indicated was for use as a "Home Stay" which was "... intended to provide a rural retreat for pastors, invited guests and family".

There is no definition in New South Wales planning legislation of "Home Stay", however what is proposed, arguably, could be construed as a "Recreational Establishment" which, by definition, means:-

"A building or place used for health farms, religious retreat houses, rest homes, youth camps, outdoor recreational activities, sporting activities and the like, but does not include a building or place elsewhere specifically defined in this clause or a building or place used or intended for use for a purpose elsewhere specifically defined in this clause."

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The building proposed comprises of a kitchen, dining room, lounge room, carport, two bedrooms, workshop, storage area, bathroom and laundry and a tractor shed with an area for parking of a tractor, all being on the ground floor with a loft covering the ground floor. In design terms the building is more related to a dwelling and, whilst not doubting the intention of the applicant for his intended use, there would be difficulty in Council approving it, as a second dwelling is not permissible on the land.

Objections have been received from Mr. M. Nutman, Mrs. F. Hays and Mr. T. Tomms. The basis of these objections include the following:

- the building capable of containing a large number of tenants;
- would be contrary to adjoining thoroughbred horse stud;
- proposal is contrary to dual occupancy provisions for distance of separation;
- tourists have no appreciation of farm life and lack consideration for stock and crops;
- applicant misrepresented to locals what was proposed.

In response to these objections, it would be difficult to prove that visitors to the locality would have any less appreciation for neighbours' rights than others living in the locality and the scale of the development is such that would not result in great numbers of people being involved.

Notwithstanding, it is considered that Council is not in a position to approve the application as the definition of "Recreation Establishment" precludes it where the proposal is more akin to something else where defined. In this instance, the proposal is more akin to a free standing second dwelling house which is not permissible on the land.

The applicant has been advised of this and has now written asking whether it can be approved as a dual occupancy if it were attached. The building is shown to be separated from the main dwelling by a distance of 13 metres and Council's policy, insofar as separation of dual occupancy provides for a maximum of 6 metres and even then having to be attached by way of a carport, breezeway or similar roofed construction.

The strict interpretation of dual occupancy in rural areas is that it has to be as an addition to the existing dwelling house or as a dual occupancy designed from the start in conjunction with a dwelling house and under the same roof. Council has taken a liberal interpretation of "attachment" and allows them, as indicated above, by a 6 metre maximum separation. This appears to have been working well and it is not considered that further separation should be approved as it would be difficult to construe such within the provisions of dual occupancy and, with increased separation, the requests are greater for subsequent subdivision. Additionally, if the maximum 6 metre separation is increased in this instance, then there would be difficulty in discouraging other proposals which may propose separations of varying increased distances.

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Should the applicant wish to request consideration as a dual occupancy but with a maximum 6 metre separation and construction of the covered walkway, pergola or carport, then such can be approved under delegation subject to normal conditions.

Recommendation

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.

ITEM 8: (File GT230/4 PT1)

SUBJECT: ACCESS TO DEPOT - GROVES AVENUE, MULGRAVE
BY B DOUBLE VEHICLES - SHELL COMPANY OF
AUSTRALIA.

REPORT (MES)

Offering a contribution of \$3,000 towards the upgrading of the intersection of Windsor Road and Groves Avenue, to allow access of B Double vehicles along Groves Avenue to the Shell Depot.

Council has requested a contribution of \$14,000 based on the rate of \$0.91/m² of land in the Mulgrave Industrial Area.

The contribution was assessed on the whole of the area of the fuel depot, while delivery of the fuels by the B Double vehicles is only one component of the operations undertaken.

It is not possible to mathematically determine this component, however, the payment proposed is 21.5% of that requested. This is considered reasonable and although only a small proportion of that required for upgrading of the intersection, the offer is recommended to Council.

Recommendation

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.

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ITEM 9: (File DA 328/87)

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

REPORT (MTP)

The following matter was presented to the Ordinary Meeting of 11th June, 1991, for Council's information and the report is now resubmitted to allow Mr. Evans 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.'

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

Recommendation

That the information be received.

ITEM 10: (File DA 6/90)

SUBJECT: PITT TOWN SLAB BARN STUDY

REPORT (MTP)

Council at its Ordinary Meeting on 14 August 1990 resolved to support preparation of a study of slab barns in Pitt Town. Council resolved that the study would be carried out in-house with the assistance of a local conservation architect. Accordingly Graham Edds and Associates was engaged to prepare the study in conjunction with Council staff.

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The study is now complete and copies of the study are distributed for perusal with this business paper.

The study was prepared as a consequence of the Department of Planning's concern that insufficient information existed as to the heritage significance of a slab barn at No 4 Chatham Street, Pitt Town. Information contained in the study will enable the Heritage Council to determine whether or not to support Council's resolution to allow demolition of the barn.

The study comprises seven main sections including introduction, objectives, historic context, physical evidence, analysis, conclusions and recommendations. A bibliography is also presented and appendices including study area plan, location plan and inventory sheet for each slab barn studied.

Objectives of the study are:

- * To prepare an inventory of slab barns in the locality of Pitt Town
- * To determine whether a typology of slab barns exists in the locality of Pitt Town
- * To identify and assess the significance of surviving slab barns in the locality of Pitt Town
- * To assess the significance of the slab barn situated at No 4 Chatham Street, Pitt Town relative to other surviving slab barns in the locality.

Despite slab barns being scattered throughout the city, the study area was delineated to allow investigation of slab barns situated in the vicinity of the Hawkesbury River i.e. Pitt Town Bottoms and in the vicinity of the town i.e. Pitt Town. This facilitated establishment of whether any difference existed between slab barns constructed in the two vicinities i.e. "*Town*" and "*Country*".

Twenty four barns were investigated within the study area. Three of the twenty four barns studied are post and beam structures which utilise a combination of timber vertical slab and horizontal splade boarding as wall cladding. The size and structure varied with corresponding differences in slab length and structural span probably due to the availability of tree length. Roof shape of main barn areas are gabled without exception and original skillion extensions framed as a single slope. Early roof areas were shingled with original battens and shingles remaining beneath corrugated iron.

The study indicates that the barn at No 4 Chatham Street is one of three barns identified as being similar in character i.e. a single storey barn with loft space and skillion. The other two similar barns are much larger and form a different rural function. The barn and adjacent cottage are situated on land which was a large town land holding. This land holding was later subdivided, giving weight to the argument that the barn at No 4 Chatham Street has more domestic association rather than use for storage for rural produce. The barn although substantially intact has been repaired from time to time. Some posts have been replaced but

overall post rigidity has weakened resulting in a lean in two directions. The barn currently rests against a camphor laurel tree which restrains it from collapse. The structure and cladding is suffering from neglect and lack of maintenance which has directly caused failure of members.

The study generally concludes that although a typology relating to building form is apparent within the study area this is somewhat misleading as each barn has differing characteristics which make it "*individual*". In relation to the barn in No 4 Chatham Street the study concludes that the barn falls within a typology of which there are only three examples. The barn at No 4 Chatham Street is the only barn of this type located within the curtilage of an adjacent cottage and the township of Pitt Town. Similarly the barn at No 4 Chatham Street is the only barn located above the Hawkesbury River flood plain and is thus not threatened by flood. Consequently the study concludes that the barn at No 4 Chatham Street, is not a "*typical*" but an early example of a "*town*" barn that was probably associated with smaller land holdings and/or domestic use. The study finally concludes that although the barn at No 4 Chatham Street is in a seriously deteriorated state stabilisation can occur and the structure conserved to perform a useful function on its present site.

The study makes the following recommendations;

General

1. That barns identified within the study of exceptional and high significance be conserved
2. That protection be provided for barns identified within the study not already included in the schedule of Heritage Items in Hawkesbury Local and Environmental Plan, 1989. These items may be included by way of amendment of Hawkesbury Local Environmental Plan, 1989.
3. That Council inform the owners of proposed listings of those items not already incorporated in Hawkesbury Local Environmental Plan, 1989 and seek their support and commitment in undertaking repairs as recommended in the inventory sheets.
4. That further investigation and study be undertaken of slab barns in the Hawkesbury and NSW to facilitate comparative assessment.

The Barn at No 4 Chatham Street, Pitt Town

1. That roof cladding be temporarily made good to provide a measure of protection to the structure as soon as is practicably possible and during further conservation investigation and analysis.
2. A structural engineer experienced in the conservation of this type of building be engaged in conjunction with a conservation architect to undertake assessment and stabilisation works and procedures.

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3. A detailed architectural assessment of the structure be undertaken by a conservation architect.
4. That stabilisation works be implemented in accordance with recommendations made in Item 2 above.
5. That property owners be encouraged to seek financial assistance in order that recommendations made above are appropriately implemented.

Some of the above recommendations involve expenditure for which there is no funds voted. In any case the expenditure is on private lands and it would be more appropriate to advise landowners of possible sources of available funding.

Recommendations

- 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.

ITEM 11: (File L7/90; L8/90; L9/90; L11/90; S72/91; S42/91)

SUBJECT: RURAL SUBDIVISIONS

REPORT (MTP)

At its meeting of 7th May, 1991, Council was advised that a letter had been received from the Department of Planning in response to submissions it had received by Council in accordance with Council's previous resolutions supporting subdivisions in a number of rural areas.

The letter from the Department of Planning specifically refers to the areas of East Kurrajong/Ebenezer; the land generally between Branders Lane Crooked Lane and Terrace Road at North Richmond; the land generally between Redbank Creek and the Rural Press development at North Richmond; and the land along Redbank Road owned by Mr. R. Peel which proposed a major boundary adjustment of existing lots.

The Department's letter indicates a requirement for detailed environmental study which is required to address a number of additional issues beyond the study resolved to be carried out by Council. The study proposed by Council mainly addressed the issues of management of wetland areas and management of increased wastes associated with further subdivision.

The study now required includes matters such as; potential of the areas for future urban growth; land capability analysis; servicing of the areas, in particular water quality, water storage and waste disposal issues; and a number of other issues of a generalised nature which are contained within Sydney Regional Environmental Plan No.20 - Hawkesbury/Nepean River.

These studies are likely to cost a considerable amount of money for which no provision has been made in the current Estimates. Whilst Council could fund the study in the short term and recoup out of Section 94 for the subdivisions which are proposed, the recoupment would likely take a considerable time and would be dependent upon the subdivision "take up" rate. Additionally, there is no guarantee even after the environmental study that the subdivisions will ultimately be further endorsed by Council (should the study show subdivisions not being appropriate) or, in any case, the Department of Planning or the Minister may not ultimately approve of the rezonings.

At its recent meeting the Council was reluctant to agree to the private fundings of the study by one of the landowners involved within the study area.

Additionally of note is a recent meeting convened by the National Parks and Wildlife Service which was attended by the Town Clerk/General Manager, the Manager of Town Planning, and the Senior Surveyor. The meeting was set up to discuss fire management and issues relative to rural subdivisions and the increasing effect that these have in fire escape and suppression. This meeting highlighted the increased necessity to design for fire management and have such included in appropriate Development Control Plans for subdivision. Whilst Council has a policy in relation to subdivision particularly for road and drainage conditions, etc., the only broad policy is that contained in the Local Environmental Plan and it is seen that there is a need for a detailed Control Plan for subdivisions of all types including rural, rural/residential and urban.

The National Parks & Wildlife Service has some interesting software available in relation to environmental resource mapping systems which, if nothing else, highlights advanced technology available for undertaking land use analysis. Such analysis will eventually be able to be carried out on Council's computer system.

In the meantime, it is considered that works should commence on a Development Control Plan for subdivisions and which may ultimately provide some of the information required for subsequent environmental studies, as indicated above. Therefore, Council should be aware that a number of areas proposed for subdivision cannot proceed. However, the area on Redbank Road owned by Mr. Peel is an adjustment of boundaries involving existing lot numbers, does not create any further lots and does result in a better pattern of development than currently exists and which could be sold off as individual rural/residential lots.

Similarly, the proposal generally between Branders Lane and Terrace Road at North Richmond, merely rectifies a zone boundary anomaly where all surrounding lands are zoned already as is proposed. In this area the increased lot potential is very minimal and would probably not exceed 10-15 lots. It is considered that these two proposals should be pursued with the Department of Planning.

Council is still receiving subdivision proposals which are contrary to the minimum area provisions in the LEP and, whilst some of these proposals have reasonable points of justification in an overall context, they are difficult to support because usually they do not have unique qualities that set them aside from other proposals or other areas in the City where proposals could be received. It may be that, in the compilation of an appropriate Development Control Plan, criteria can be set which covers the issues required to be addressed for justification of proposals outside the LEP. In general terms, however, the LEP should be adhered to in terms of minimum subdivision potential and should only be altered in major reviews.

The proposals are:

1. McKinlay Morgan & Associates on behalf of Hayden Enterprises Pty. Ltd., being land to the west of Horans Lane at Bowen Mountain. The proposal does have some merit in that it adjoins the 4 ha. zoning boundary although is not included within it, uses 4 ha. as a density requirement to calculate the number of lots but proposes smaller lots with a larger common lot under the new Community Titles legislation.
2. McKinlay Morgan & Associates on behalf of Mr. Seaton being land immediately adjoining the Bowen Mountain residential zone. The subject land has been substantially cleared unlike the majority of surrounding land with the justification being that it is inconsistent with a number of surrounding lot sizes and that further subdivision would not result in environmental degradation as the land has already been cleared for the past thirty years approximately. This proposal also has some merit however, once again, is not unique in that there are other lands with similar characteristics which could be similarly subdivided. There has been an objection received to this proposal from Mr and Mrs Jamieson, an adjoining landowner, on the basis of inconsistency with zone, access and bush fires.

The applicant spoke to the Manager of Town Planning on both of these proposals some time ago and it is conceded that there could be some criticism of him in that it was agreed that there was merit to each of the proposals at the time. However, in light of recent events and the above comments and, particularly an indication from the Department of Planning concerning Council's perceived "ad hoc" planning approach to subdivisions, they are not recommended for approval at this time.

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Recommendation

That:

1. That McKinlay Morgan & Associates be advised in respect of each of the proposals that 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 and the land generally between Redbank Creek and the Rural Press building at North Richmond.
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.

ITEM 12: (File DA 744/88 S90/116)

SUBJECT: CAR PARKING - COMMERCIAL DEVELOPMENT -
CORNER NEW AND GEORGE STREETS, WINDSOR.

REPORT (MTP)

At a recent meeting Council requested a report on the car parking provisions and restrictions of the subject development.

The original consent of Council in December 1988 included a condition for the provision of 32 car parking spaces. These spaces were provided on the basis of 14 being external to the building and 18 beneath the building.

Subsequently on 6th June, 1990, consent was issued for strata subdivision, which consent included a "Restriction as to User" so that 7 spaces only of the underground car park were to be made "... available for use by the public for parking of motor vehicles during business hours". The remaining 11 spaces were to be allocated to Australia Post as, by this time, they were identified as being the major tenant of the development, whereas, at the time of initial development consent the tenants were not known.

Australia Post required, as part of their lease agreement, that the landowners secure parking for Australia Post vehicles and also have space for some of their employees. This latter aspect apparently was due to some award or industrial provision relating to these employees.

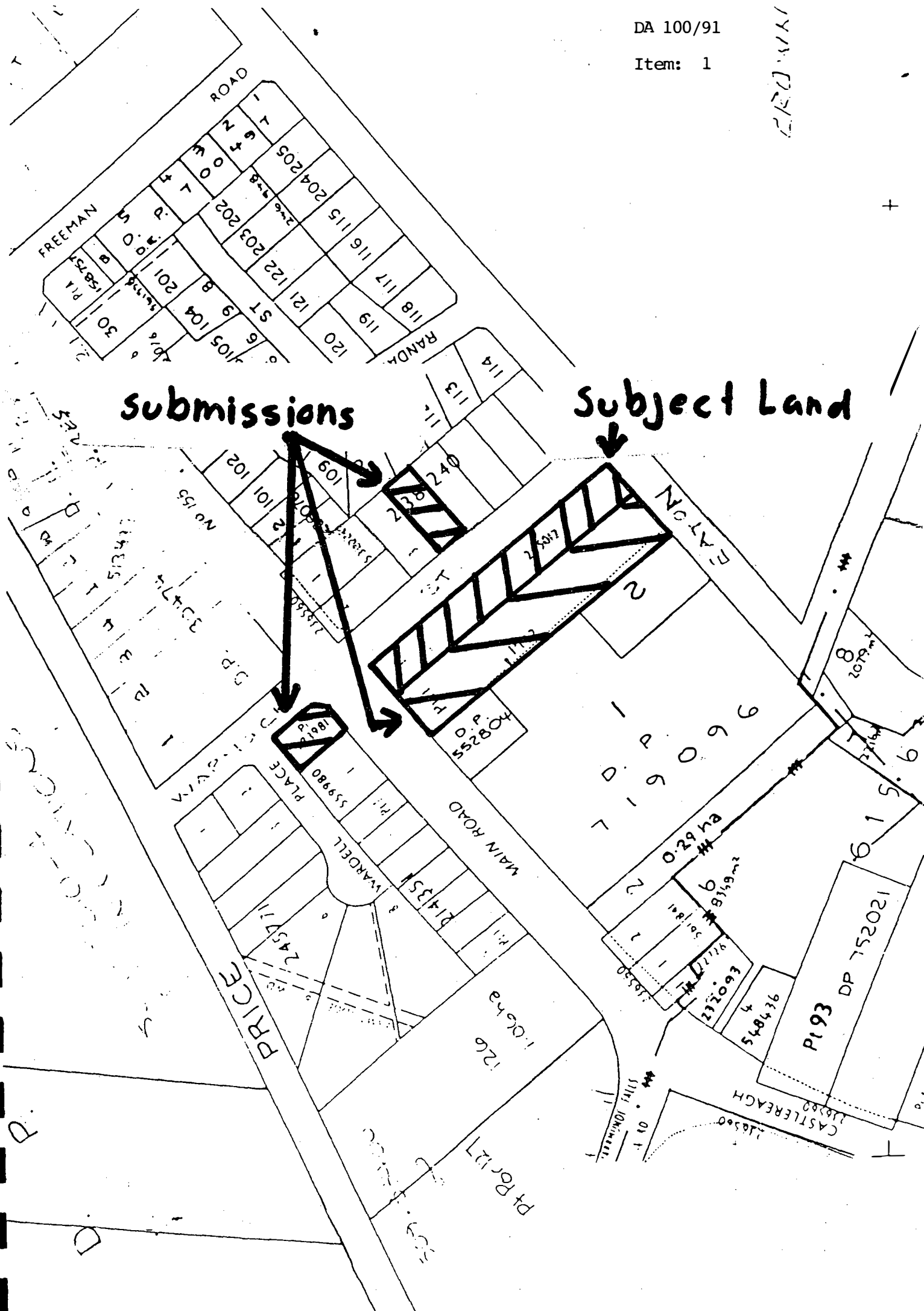
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Australia Post, on behalf of all other tenants, has now written requesting that the remaining 7 spaces be allocated to other shops within the development and that there would be no need to keep the car park open. They indicate problems with security and vandalism as reasons for their request.

It is considered that, as there are only 7 undercover parking spaces in question, and as parking is on private property and there is no restriction as to the use of the parking by tenants, that the Australia Post's request should be granted and the development consent altered accordingly. This is particularly so as in all probability tenants would park there early in the morning and the spaces would be unavailable for shoppers.

Recommendation

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 by the public during business hours is deleted.



7.135 ha
 8 0 6 0 7 2
 21
 4.293 ha

A 9649 m²
 D.P. 159427
 163 279
 2.894 ha
 3
 ROADWAY - W/VE MENTS 5.05 W/VE VAL.

Pt 1167
 DP 751649

submissions

DA 103/91
 Item: 2

51
 4.102 ha

12384-0
 DAVIS
 Pt 166
 DP 751649

Subject Land
 HERMITAGE

M	5008 m ²	1
N	4938 m ²	2
O	5647 m ²	3
U	5444 m ²	4
-	5248 m ²	5
TURTON	4888 m ²	6
Q	4268 m ²	7
ISHERWOOD	4578 m ²	8

5 0 2 0 8 0

D. P.

12384-1-9-0
 DAVIS
 3.779 ha
 5 7 2 4 8 3
 2 12384-2-7-0
 3.622 ha DAVIS.

D. BULLOCK
 13170-10000
 2801
 4.150 ha

D.P. 216823 8448 m² 9

3
 11 ha
 D.P. 1748222

TRANS LINE EMENT 3
 4
 4.286 ha
 D.P. 600248
 6.934 ha

12384-30
 11 COMBE
 2 ha
 D.P. 634076
 12
 6.21 ha

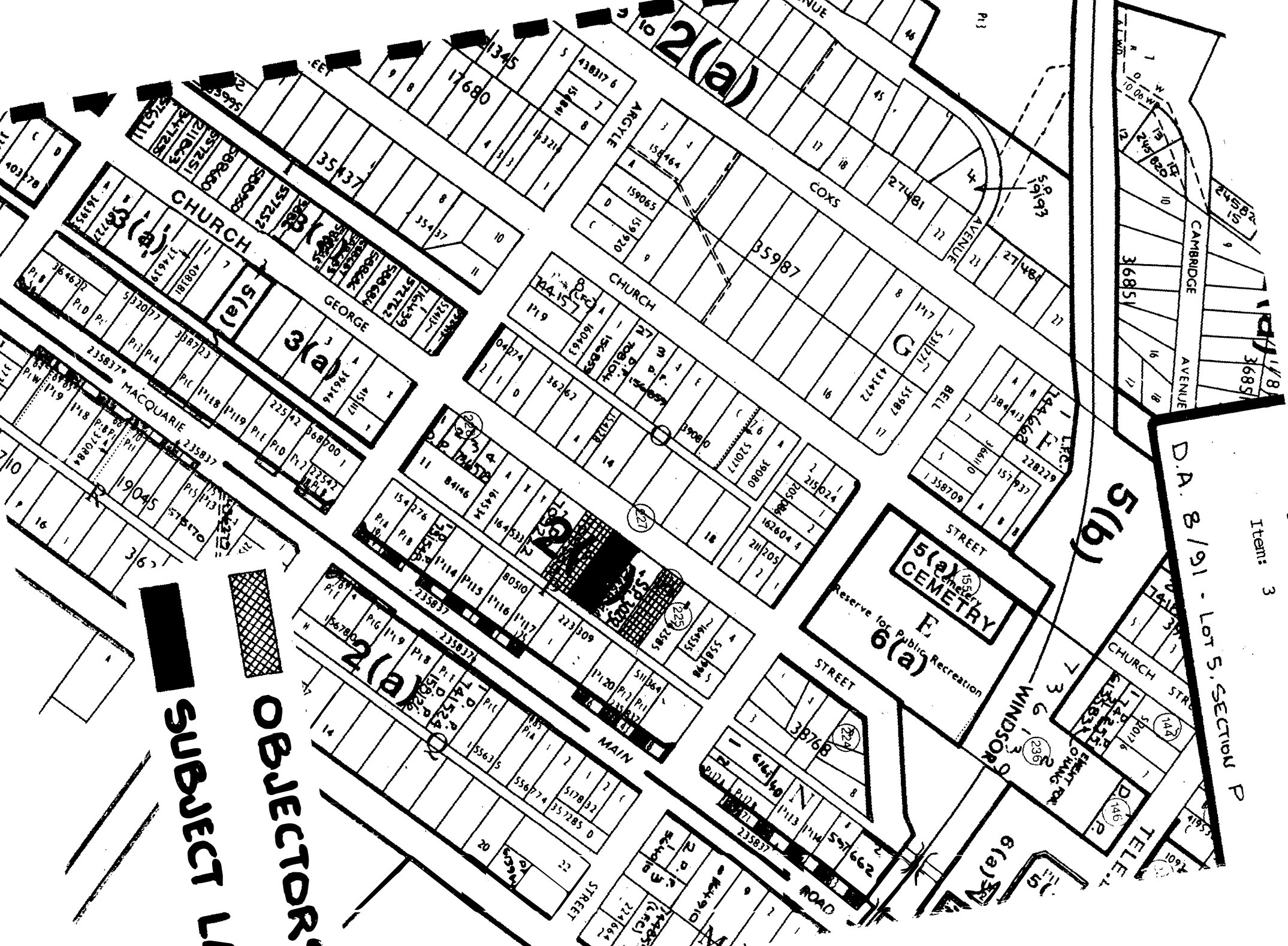
2 4.333 ha
 1 4.791 ha
 D.P. 737016

3
 6.934 ha
 D.P. 640156

DA 8/91

Item: 3

D.A. 8/91 - Lot 5, Section P



OBJECTOR
SUBJECT

NEPEAN

230463

2-00310.
523-0-5-0
STAWER.

0.63

Public Reserve

230163

10.84 ha

Creat

Q.

~~12-34 ha~~

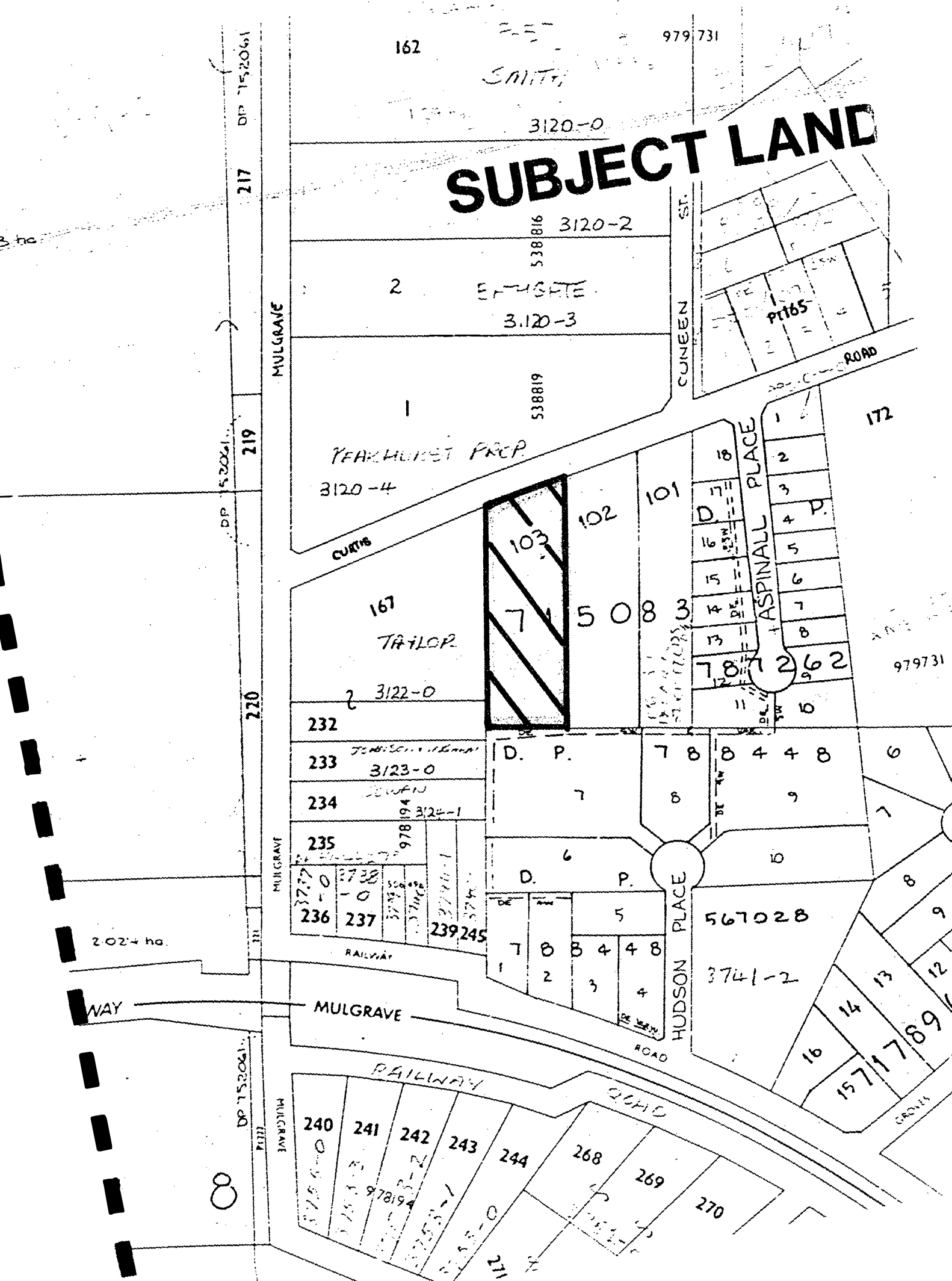
a.

230163

Subject Land

submissions

SUBJECT LAND



Item: 6

~~1 (b)~~

~~7(a)~~

~~7(d1)~~

IMOND

OBJECTOR

RICHMOND

SUBJECT LAND

H A M

HAWKESBURY

7(a)

AGNES BANKS

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 - 25/6/91

ITEM 1: CASH EXPENDITURE WARRANT NO. 5/1991

SUMMARY - Accounts Paid

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

CERTIFICATE BY CLERK

This Warrant, a copy of which was submitted to each member of the Council on 20th June, 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 twelve million two hundred and seventeen thousand six hundred and eight dollars and sixteen cents (\$12,217,608.16) which have been paid, was submitted to the General Purpose Committee - Finance Section, on 25th June, 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. 5/1991 submitted to the meeting of the General Purpose Committee - Finance Section, of the Council of the City of Hawkesbury to be held on 25th June, 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 25TH JUNE, 1991.

Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 25/6/91

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 25TH JUNE, 1991.

ACCOUNTS PAIDGENERAL FUND

CHQ	PAYEE	DETAILS	AMOUNT
93854	Cancelled Cheque	See Warrant 1	7.00-
571	Cancelled Cheque	See Warrant 2	730.60-
664	Cancelled Cheque	See Warrant 2	60.00-
1175	Cancelled Cheque	See Warrant 3	60.00-
1553	Cancelled Cheque	See Warrant 4	2729.50-
1690	Cancelled Cheque	See Warrant 4	2164.50-
1885/			
1899	Employees	Salaries & Wages	99461.67
1900	Standard Chartered Bank Ltd	Investments	322000.00
1901/			
1911	Alderman	Aldermanic Fees	3486.10
1912	Abax Contracting Pty Ltd	Crushed Shale	14075.15
1913	Active Detergent Company P/L	Cleaning Equipment	497.90
1914	Adraw Pty Ltd	Plant Hire	2422.50
1915	Cancelled Cheque		
1916	Almar Lubrication Services	Plant Equipment	1040.00
1917	ALIA ACQ CTTE (NSW)	Training Fees	45.00
1918	Aman U Khan Pty Ltd	Compensation Claim	501.00
1919	Amatek Building & Paving Produ	Pavers	1018.08
1920	Employees	Salaries & Wages	40.00
1921	Ms Fiona Angus	Senior Citizens Week	70.00
1922	Art in Print	Printing	5471.00
1923	Asphalite Systems	Plant Hire	8242.50
1924	Australian Tourism Industry As	Publication	10.00
1925	Halpins Quarries Pty Ltd	Sandstone	14765.83
1926	A E Baker & Co	Hardware	494.62
1927	BBC Hardware	Hardware	43.95
1928	Bennett & Wood Autoparts	Plant Parts	467.08
1929	Blue Circle Southern	Lime	8964.64
1930	Boral Quarries	Sand	573.65
1931	Gretchen Forrest	Books	24.95
1932	Buttsworth Engineering	Plant Parts	3494.55
1933	Celgor Pty Ltd	Plant Hire	12060.00
1934	Computer Resources Company	Stationery	176.40
1935	Country Comfort Inn	Conference Fees	200.00

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 25TH JUNE, 1991.

General Purpose Committee - Finance - 25/6/91

1936	Cot Kings Child Care Supplies	Child Care Equipment	255.03
1937	Craft Locksmith & Alarm	Locks & Keys	462.50
1938	Credit Reference Assoc of Aust	Report Fees	15.50
1939	Cumberland Newspaper Group	Advertising	521.40
1940	Custom Call Communications	Radio Repairs	582.50
1941	Culoul Sawmills	Timber	1869.80
1942	Cutting Edges Pty Limited	Plant Parts	5415.20
1943	Dept of Housing	Refund	726.44
1944	Dimplex Aust Pty Ltd	Electrial Goods	44.00
1945	GP Donaldson	Plant Hire	13460.00
1946	Dominie School Centres	Books	37.75
1947	Colin Duncan	Contract Payment	14245.00
1948	Dy-Mark Pty Ltd	Road Marking Paint	248.00
1949	EA Books	Books	55.95
1950	Forster Test Equipment Pty Ltd	Radio Detector Locator	4950.00
1951	P & S Gatt Pty Ltd	Construction Work	9275.00
1952	Genasys II Pty Ltd	Training Fees	3430.00
1953	Cancelled Cheque		
1954	G & J Horswell & Sons	Waste Removal	32563.14
1955	Cancelled Cheque		
1956	Governors Choice Restaurant	Luncheon - Westpool	632.80
1957	Hawkesbury City Council	Transfer	137495.37
1958	Cancelled Cheque		
1959	Cancelled Cheque		
1960	H'bury Regional Evening Colleg	Training Fees	360.00
1961	ICI Australia Pty Ltd	Chemicals	2206.00
1962	I I R Seminar Centre	Training Fees	597.00
1963	Institute of Administration	Training Fees	2250.00
1964	Itek Graphics Pty Ltd	Printing	2077.50
1965	Jacki's Wholesale Pet Food	Animal Food	49.50
1966	Jennings Industries Limited	Refund	2592.50
1967	Kingston Industries Pty Ltd	Contract Payment	137670.00
1968	Land Titles Office	Publication	60.00
1969	Dr Mark Liew	Compensation Claim	65.00
1970	Local Govt & Shires Assoc	Registration Fees	15.00
1971	Lotos Concretors	Concrete work	5738.00
1972	J MacKenzie	Public Liability Claim	52.00
1973	P W & L Mayor	Plant Hire	2664.00
1974	Margaret Way	Refund	118.00
1975	Measurement & Consulting Servi	Report Fees	3500.00
1976	I & S Miller	Plant Hire	705.88
1977	Modern Teaching Aids Pty Ltd	Child Care Equipment	255.50
1978	National Australia Travel	Conference Fees	635.00
1979	NSW Local Government Itc Inc	Training Fees	3010.00
1980	Oxford University Press	Books	52.00
1981	Penrith City Council	Training Fees	70.00

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 25TH JUNE, 1991.

General Purpose Committee - Finance - 25/6/91

1982	Dick Petrikas	Contract Payment	845.00
1983	Pioneer Concrete	Concrete	3201.99
1984	Prospect County Council	Meter Box Padlocks	461.00
1985	Prospect County Council	Electricity	38657.65
1986	Readymix Group	Gravel	110129.84
1987	Richmond Travel Centre	LGA Womens Conference	567.00
1988	Robshaw Earthmoving Pty Ltd	Plant Hire	450.00
1989	Roads and Traffic Authority	Ferry Maintenance	3385.65
1990	Royal Aust Inst Parks & Rec	Subscription	300.00
1991	Rowlandson Hannam & Co	Legal fees	12500.00
1992	Say It With Flowers	Flowers	102.50
1993	Servants Expenses	Servants Expenses	159.94
1994	Mark Shaw	Blacksmith	52.00
1995	Shaddick Baker Paull & Gubbays	Legal Fees	40.00
1996	K G Shepherd & Co	Mushroom compost	1020.00
1997	Rob Shepherd	Animal Food	130.00
1998	State Pollution Control Comm	Licence Fees	1310.40
1999	Sydney Bearing Supplies	Plant Parts	145.06
2000	Enoch Taylor & Co P/L	Work Boots	364.10
2001	Telecom Australia	Telephone	36.69
2002	Telecom Australia	Telephone	36.69
2003	Telecom Australia	Telephone	36.69
2004	Telecom Australia	Telephone	125.79
2005	Tourism Hawkesbury Inc	Reimburse Wages	877.50
2006	Ulverscroft Large Print Books	Books	272.15
2007	Waddell Earthmoving	Plant Hire	3714.50
2008	A R Walmsley & Co	Legal Fees	1481.32
2009	Water Board	Water	3662.08
2010	Cancelled Cheque		.00
2011	Welvin Mowers	Plant Repairs	1574.90
2012	Webb McKeown and Assoc	Professional Fees	900.28
2013	Baraprone Pty Ltd	Food Supplies	10.60
2014	Dennis Wilson	Legal Fees	130.00
2015	Windsor Exhaust Centre	Plant Parts	1016.00
2016	Windsor Smash Repairs	Plant Repairs	2829.23
2017	Wilson Catering	Hall Hire	190.00
2018	Australia Post	Dishonoured Cheque	166.11
2019	Wormleaton Earthmoving Pty Ltd	Plant Hire	3030.00
2020	K D Wood & Associates	Consultants Fees	260.00
2021	S Attwood	Refund	29.33
2022	R P Cleary	Refund	340.76
2023	V P Eyles	Refund	250.00
2024	Jasand Pty Ltd	Refund	18.00
2025	S McKinlay	Refund	276.00
2026	Marltav Pty Ltd	Refund	274.91
2027	Mrs Sparks	Refund	24.00

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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 25TH JUNE, 1991.

General Purpose Committee - Finance - 25/6/91

2028	W A & B J Vickery	Refund	12.50
2029	M Williams	Refund	10.00
2030	Yee & Company Solicitors	Refund	168.42
2031	Advance Bank	Investments	42000.00
2032	Alderman	Aldermanic Fees	227.94
2033	Alderman	Aldermanic Fees	196.92
2034	Walkers Travel	Conference Expenses	540.00
2035	Australian Taxation Office	Fringe Benefits Taxation	5772.89
2036/			
2052	Employees	Salaries & Wages	105031.55
2053	Abbott Tout Russell Kennedy	Legal Fees	4519.25
2054	Active Detergent Company P/L	Cleaning Equipment	444.45
2055	Adraw Pty Ltd	Plant Hire	7220.00
2056	L B Alford & Associates	Valuation Fees	200.00
2057	A M International	Stationery	51.17
2058	Art in Print	Printing	130.00
2059	Australian Cement Limited	Cement	2014.28
2060	Australian Taxation Office	Prescribed Payments Tax	8111.00
2061	Australia Post	Schedule Payment	1973.64
2062	Australian Native Landscape	Plants	70.20
2063	Australian Fire Hose	Fire Hoses	561.40
2064	Australian Inst of Management	Books	38.95
2065	Barwick Hire	Exhibition Costs	275.00
2066	Karl Berzins	Reimburse Phone Rental	73.38
2067	Blue Mountains Security System	Security System	780.00
2068	Bradshaw Waste Industries P/L	Contract Payment	22930.70
2069	Canoe Association of NSW	Books	29.75
2070	Country Fire Authority	Plant Purchase	20000.00
2071	Control Systems Group	Printing	334.00
2072	Allan Curran	Compensation Claim	1000.00
2073	Custom Call Communications	Radio Repairs	390.74
2074	Ron Cusbert	Blacksmith	48.00
2075	Stephen Daly	Promotional Gifts	503.00
2076/			
2126	Day Care Mothers	Day Care Fees	17594.59
2127	Department of Lands	Royalties	19715.85
2128	Department of Local Government	Licence Levy Fees	140.00
2129	Department of Local Government	Publications	100.00
2130	Deep Sea Seafood Restaurant	Meeting Sustenance	523.10
2131	GP Donaldson	Plant Hire	1496.00
2132	Dural & District Historical So	Books	10.00
2133	Durham Foundry Sales Pty Ltd	Steel	786.00
2134	Elmhurst Wholesale Hardware	Hardware	88.14
2135	Educational Experience	Child Care Equipment	420.13
2136	Graham Edds & Associates	Professional Fees	9000.00
2137	Hermes Precisa Australia	Microfiche.	270.50

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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 25TH JUNE, 1991.

General Purpose Committee - Finance - 25/6/91

2138	Evans, Webb Associates Pty Ltd	Consultant Fees	1500.00
2139	Fire Control Officers Assoc	Bush Fire Uniforms	64.00
2140	Fire Fighting Enterprises	Service Extinguishers	151.88
2141	Topcon	Office Equipment	812.00
2142	Fitzgerald Publishing Pty Ltd	Printing	441.26
2143	Flygt Australia Limited	Pump Repairs	760.00
2144	Foto Riesel	Film	889.20
2145	Balverona Pty Ltd	Plant Parts	9298.25
2146	GBC Australia Pty Ltd	Office Equipment	44.00
2147	Genasys II Pty Ltd	Computer Software/H'ware	30439.10
2148	GeneralAuto Instrument Service	Plant Parts	198.63
2149	GVH Welding	Bush Fire Shed Repairs	1800.00
2150	GWS Machinery Pty Ltd	Plants Parts	631.24
2151	Hawkesbury City Council	Transfer	1450.00
2152	Hawkesbury City Council	Transfer	2585.00
2153	Hanlons	Fuel Supplies	103.42
2154	Hawkesbury Engineering Co	Plant Parts	9466.24
2155	H'bury City Cncl Petty Cash	Petty Cash	180.89
2156	Hawkesbury Truck Repairs	Plant Repairs	1603.81
2157	Hawkesbury Hydraulics	Plant Repairs	1968.90
2158	Hawkesbury Valley Holden	Plant Parts	237.15
2159	Hawkesbury Valley Irrigation	Plumbing Equipment	152.73
2160	Hayes Bros & Co Pty Ltd	Hardware	251.93
2161	CSR Humes Pty Ltd	Concrete Surrounds	4912.45
2162	Hymix Quarries Pty Ltd	Precoated Metal	10151.97
2163	Identic Books Pty Ltd	Books	1014.76
2164	Insearch Ltd	Consultants Fees	3064.00
2165	Intertech Drilling Services Pt	Plant Hire	450.00
2166	Jamie Burden	Contract Payment	3005.00
2167	Neville Jeffress Advertising	Advertising	2512.50
2168	Just Juice	Fruit Juice Supplies	692.72
2169	Kalamazoo Business Systems	Stationery	73.10
2170	H R King & Son Pty Ltd	Plant Parts	1106.70
2171	Konica U-Bix	Copier Rental	800.00
2172	Kristan Couriers	Freight	52.00
2173	HM Kuiper & Sons Pty Ltd	Plant Repairs	700.00
2174	G C Laughton	Plant Hire	976.00
2175	Helen Lane	Study Allowance	250.00
2176	Liquid Air Australia Limited	Cylinder Rental	219.52
2177	Lower MacDonald Bush Fire Brig	Plant Maintenance	88.78
2178	Long Service Payments	Long Service Levy	320.00
2179	D J & B C Lord	Plant Hire	2100.00
2180	J Lyons	Graffiti Removal	220.00
2181	D Maher	Security Service	96.00
2182	Ian MacCowan	Books	42.00
2183	Macquarie Towns Festival Comm	Contribution	25500.00

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HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 25TH JUNE, 1991.

General Purpose Committee - Finance - 25/6/91

2184	MacQuarie Towns Glass	Glass	367.00
2185	P W & L Mayor	Plant Hire	1917.75
2186	I & S Miller	Plant Hire	1294.22
2187	Microsystems Micrographics	Stationery	414.00
2188	Mita Copiers Aust Pty Ltd	Copier Charges	34.26
2189	Moh-Tel Distributors	Child Care Equipment	62.80
2190	Craig Mortons Photo Shop	Photos	16.90
2191	Motorola Electronics Aust P/L	Pagers	172.00
2192	National Library Of Australia	Library Network Charges	28.50
2193	Nth Richmond N/Hood Centre	Rent	16.50
2194	Nursing Mothers Assoc of Austr	Donation	100.00
2195	Oce-Reprographics Ltd	Copier Supplies	179.90
2196	Kevin Parks Investments P/L	Contract Payment	3310.74
2197	Dick Petrikas	Plant Hire	343.20
2198	Pierre Point Industries P/L	Electrical Service	237.04
2199	Prospect County Council	Electricity	9773.95
2200	Protector Safety Pty Ltd	Safety Clothing	1066.00
2201	Richmond Newsagency	Newspapers	20.25
2202	Richmond Community Services In	Rent & Cleaning	345.28
2203	Roads & Traffic Authority	Registrations	31946.00
2204	Cancelled Cheque		
2205	Cancelled Cheque		
2206	Cancelled Cheque		
2207	Robshaw Earthmoving Pty Ltd	Plant Hire	300.00
2208	Robank Farm Supplies Pty Ltd	Animal Food	44.09
2209	Road Freighters Pty Ltd	Sand	15.50
2210	Roads & Traffic Authority	Booklets	156.24
2211	Say It With Flowers	Flowers	40.00
2212	M P Schultz Excavations	Plant Hire	6211.62
2213	Scotts Road Sealing Service	Roadworks	36212.67
2214	Mr C Sciberras	Car Removal	360.00
2215	Servants Expenses	Servants Expenses	263.67
2216	Securiseal	Stationery	177.80
2217	Shorco Hire Pty Ltd	Plant Hire	937.02
2218	Mrs Davina Smith	Agistment	80.00
2219	Southern Scene Pty Ltd	Books	500.10
2220	South Windsor Pharmacy	Photo Development	174.40
2221	Standards Australia	Publication	174.20
2222	TL & MA Stokes	Milk Supplies	86.92
2223	Stein Woolley & Co	Search Fees	58.00
2224	J B E Stephenson	Compensation Claim	75.00
2225	Su-Bret	Plaques	286.85
2226	S M Sullivan	Fencing	1220.00
2227	Telecom Australia	Telephone	36.69
2228	Telecom Australia	Telephone	36.69
2229	Telecom Australia	Telephone	1052.85

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HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 25TH JUNE, 1991.

General Purpose Committee - Finance - 25/6/91

2230	Tourism Hawkesbury Inc	Reimburse Wages	8434.86
2231	Tourist Attractions Assoc	Membership Fees	200.00
2232	Trend Typewriters	Service Typewriter	30.00
2233	Trowbridge Consulting	Professional Fees	4540.00
2234	A Vaughan	Purchase Plant	450.00
2235	Dr Michael Walsh	Compensation Claim	50.00
2236	W B Sports Supplies	Clothing	20.75
2237	Western Clutch Service	Plant Repairs	575.00
2238	Wilberforce Service Station	Fuel Supplies	341.21
2239	L E Williams Hydraulics	Plant Parts	138.90
2240	Windsor Auto Spares	Plant Parts	58.80
2241	Windsor Glass	Plant Repairs	93.20
2242	Windsor Turf Supplies Pty Ltd	Turf Maintenance	230.00
2243	Winford Motors Pty Ltd	Plant Repairs	2745.00
2244	Wilson Catering	Hall Hire	2023.60
2245	K D Wood & Associates	Consultants Fees	2970.00
2246	Wyuna Wholesale Nursery P/L	Plants	29.50
2247	Mrs N Luker	Refund	7.00
2248	L G MacDonald & Co	Audit Fees	12409.87
2249	Advance Bank	Investments	300000.00
2250/			
2265	Employees	Salaries & Wages	107422.17
2266	Abax Contracting Pty Ltd	Crushed Shale	45375.88
2267	Adraw Pty Ltd	Plant Hire	7440.00
2268	R & D Air Supply Pty Ltd	Contract Payment	11500.00
2269	Amatek Rocla	Concrete Pipes	6863.82
2270	Angus & Robertson	Books	128.10
2271	Australian Cement Limited	Cement	9460.92
2272	Australia Post	Bulk Postage	3751.04
2273	Australian Education Supplies	Books	18.66
2274	Australian Road Research Board	Subscriptions	150.00
2275	Australian Large Print Pty Ltd	Books	150.40
2276	Australia Post	Dishonoured Cheque	265.00
2277	Halpins Quarries Pty Ltd	Sandstone	46150.99
2278	Alan Ayling	Legal fees	120.00
2279	Greg Bailey	Contract Payment	862.24
2280	Benz Ceramics Pty Ltd	Promotion Materials	2460.00
2281	Boral-Kennears Ropes	Depot Equipment	59.10
2282	BP Kurmond	Fuel Supplies	673.90
2283	Brisen Holdings Pty Ltd	Contract Payment	1219.02
2284	Business Plus	Training Fees	495.00
2285	Buttsworth Contracting	Contract Payment	1449.56
2286	Canon Australia Pty Ltd	Copier Charges	252.72
2287	Caltex Oil Australia Pty Ltd	Fuel Supplies	18479.42
2288	Dr R J Cammock	Compensation Claim	266.00
2289	John Cauchi	Refund	78.00

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HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 25TH JUNE, 1991.

Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 25/6/91

2290	Celgor Pty Ltd	Plant Hire	24840.00
2291	Century Batteries	Plant Parts	730.60
2292	Cenvet Pty Ltd	Pound Supplies	783.86
2293	C I G Medishield	Cylinder Rental	73.52
2294	City Agents	Refund	36.00
2295	J R & B M Clerke Pty Ltd	Centre Food	185.40
2296	Cancelled Cheque		
2297	Cout-Terson Northo Kitchens	Office Furniture	290.00
2298	Conplant Pty Ltd	Plant Hire	16515.00
2299	R A Cole T Planning P/L	Professional Fees	5220.00
2300	Commonwealth Paper Company P/L	Stationery	6476.76
2301	Communications Branch	Books	15.00
2302	Corrective Services Industries	Office Equipment	149.50
2303	Custom Call Communications	Radio Repairs	1570.30
2304	Day To Day Press Printing P/L	Printing	500.00
2305	Danfoss Pty Ltd	T/Works Equipment	148.00
2306	Dr L Degotardi	Immunisation	175.95
2307	Department of Local Government	Licence Levy Fees	2370.00
2308	Dept of Agriculture & Fisherie	Books	8.00
2309	D & L Steel Fabrications Pty L	Stock Grid	1350.00
2310	Dunlop Footware	Safety Clothing	96.34
2311	Duffy's Corner	Fuel Supplies	499.29
2312	W & J Duclos Painters.	Painting	3600.00
2313	S Davies & C Watts	Stock Impounding	3770.93
2314	Fire Fighting Enterprises	Service Extinguishers	1320.69
2315	Gavin Gostelow	Compensation Claim	451.20
2316	GeneralAuto Instrument Service	Plant Parts	489.37
2317	Peter Gibbs	Contract Payment	862.25
2318	G & J Horswell & Sons	Waste Removal	33564.89
2319	Globe Chemicals & Trading P/L	Plant Parts	167.02
2320	V J Glass	Glass Repairs	135.00
2321	Government Insurance Office	Insurance	468.25
2322	Godden McKay Pty Ltd	Consultants Fees	3000.00
2323	K & S Griffis	Milk Supplies	28.00
2324	Gutteridge Haskins & Davey	Contract Payment	23206.00
2325	Hawkesbury City Council	Transfer	10515.70
2326	H'bury City Cncl Petty Cash	Petty Cash	123.77
2327	Hayes Bros & Co Pty Ltd	Hardware	446.50
2328	Hawkesbury Community Transport	Bus Hire	153.60
2329	Harvey Jones Pty Ltd	Office Supplies	54.25
2330	H/bury City Bush Fire Organisa	Fire Fighters Sustenance	134.82
2331	Heggies Transport	Pavement Restoration	4282.52
2332	Hi Tech Brake & Clutch P/L	Plant Parts	305.00
2333	Identic Books Pty Ltd	Books	670.53
2334	Industrial Rehabilitation Serv	Training Fees	90.00
2335	Intertech Drilling Services Pt	Plant Hire	1125.00

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HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 25TH JUNE, 1991.

General Purpose Committee - Finance - 25/6/91

2336	Jacki's Wholesale Pet Food	Animal Food	63.85
2337	Jenkins Garage Pty Ltd	Plant Purchase	11000.00
2338	King & Sons	Hardware	750.00
2339	G C Laughton	Plant Hire	2416.00
2340	Local Government Assoc NSW	Subscription	150.00
2341	Low Doherty & Stratford	Land Aquisition	100.00
2342	D Maher	Security Service	12.00
2343	MacQuarie Booksshop Pty Ltd	Books	471.41
2344	M/Towns Junior Symphony Orches	Donation	1000.00
2345	P W & L Mayor	Plant Hire	3768.25
2346	Midways Pty Ltd	Plant Hire	4810.00
2347	I & S Miller	Plant Hire	1366.66
2348	Monaghans Timber & Bld Supply	Timber & Hardware	985.93
2349	Murltend Pty Ltd	Plant Parts	66.50
2350	Nashua Northwest	Copier rentals	153.00
2351	NSW Local Government Itc Inc	Training Fees	150.00
2352	NSW Police Service	Resumption of Land	20000.00
2353	Parklands Trading Co Pty Ltd	Playground Equipment	346.08
2354	Peninsular Stationery	Stationery	273.90
2355	Petbarn Pty Ltd	Dog Pound Supplies	442.65
2356	Dick Petrikas	Contract Payment	2682.86
2357	Penrith-Sydney Courier Pty Ltd	Courier	63.00
2358	PGH (NSW)	Bricks	154.07
2359	A H Pierce Pty Ltd	Depot Supplies	310.04
2360	Pioneer Asphalts Pty Ltd	Asphalt	10739.51
2361	Pioneer Concrete	Concrete	1859.98
2362	Polarcup	Office Supplies	256.25
2363	Prospect County Council	Electricity	1738.60
2364	Rainbow Colour Copy Centre	Photocopies Laminated	82.00
2365	Readymix-Farley	Sandstone	1696.80
2366	Readymix Group	Gravel	2393.33
2367	Prestige Portables	Shed hire	145.12
2368	Repco Auto Parts (NSW)	Plant Parts	12.00
2369	Rest Centre Coffee Shop	Meeting Sustenance	75.60
2370	Richmond Community Services In	Rent & Cleaning	185.00
2371	Allan Rourke	Compensation Claim	25.09
2372	Rubicon Industrial	Plumbing Parts	494.10
2373	M P Schultz Excavations	Plant Hire	3416.50
2374	Scottish Pacific	Stationery	1411.60
2375	The Shell Company of Aust Ltd	Fuel Supplies	97.46
2376	Rob Shepherd	Animal Food	130.00
2377	Jack Simpson Fuel Supplies	Fuel Supplies	127.36
2378	The Small Business House	Publication	38.00
2379	Southern Scene Pty Ltd	Books	112.80
2380	State Pollution Control Comm	Licence Fees	620.00
2381	Dr R Stubbs	Compensation Claim	41.00

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HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 25TH JUNE, 1991.

General Purpose Committee - Finance - 25/6/91

2382	State Library of NSW	Library Network Charges	40.05
2383	State Superannuation Board	Loan Repayment	3350.41
2384	Mark John Stevens	Legal Fees	300.00
2385	Employees	Salaries & Wages	902.04
2386	St John of God Hospital	Compensation Claim	665.00
2387	Don Stein Plant Hire Pty Ltd	Plant Hire	5678.00
2388	Sulo MGB Australia Pty Ltd	Contract Payment	8438.33
2389	Sun Sing Restaurant	Meeting Sustenance	325.00
2390	Telecom Australia	Telephone	2514.20
2391	Teach Em Toys	Child Care Equipment	106.45
2392	Technical Repair Services	Repair Office Equipment	77.50
2393	Tower (Aust) Pty Ltd	Stationery	235.50
2394	Trend Typewriters	Service Typewriter	75.00
2395	Traversi Jones Pty Ltd	Plant Parts	149.22
2396	Velvolene Harcross Pty Ltd	Chemicals	460.00
2397	Waddell Earthmoving	Plant Hire	6512.50
2398	A R Walmsley & Co	Legal Fees	260.00
2399	Employees	Salaries & Wages	256.16
2400	Western Air Cleaner Services	Plant Parts	603.23
2401	Westir Limited	Publications	10.00
2402	Mrs J Williams	Meeting Sustenance	218.50
2403	Windsor Court House	Summons Fees	2325.00
2404	Winford Motors Pty Ltd	Plant Repairs	2286.00
2405	Sister D Withell	Immunisation	57.88
2406	Wormleaton Earthmoving Pty Ltd	Plant Hire	10630.00
2407	Young & Green Pty Ltd	Plant Parts	239.91
2408	Zoological Parks Board of NSW	Licence Fees	750.00
2409	Champion & Partners	Refund	40.00
2410	Mr RJ Christoffersen	Refund	260.78
2411	Coffey Holdings Pty Ltd	Refund	1138.00
2412	R A Easton	Refund	32.00
2413	Ms P Edwards	Refund	77.00
2414	Mr R J Hankel	Refund	107.12
2415	R T Holdings Pty Ltd	Refund	241.00
2416	Mr T Khan	Refund	107.12
2417	Masterton Homes	Refund	30.00
2418	Macquarie Regional Library	Refund	10.60
2419	J Sparks & Associates	Refund	50.00
2420	H C Smith	Refund	270.00
2421	G J Sully	Refund	245.90
2422	Trustees Church of England	Refund	107.12
2423	Mrs Warren	Refund	18.00
2424	M & B Winch	Refund	70.00
2425	Challenge Bank Limited	Investments	540000.00
2426	Commonwealth Banking Corp	Books/Fees	4880.65

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HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 25TH JUNE, 1991.

General Purpose Committee - Finance - 25/6/91

2427/			
2443	Employees	Salaries & Wages	100927.32
2444	Challenge Bank Limited	Investments	250000.00
2445	Cancelled Cheque		
2446	Abax Contracting Pty Ltd	Crushed Shale	9852.22
2447	Abingdon Play	Child Care Equipment	378.00
2448	Abbott Tout Russell Kennedy	Legal Fees	3812.78
2449	Advance Engineering P/L	Signs	6437.81
2450	Airlite Windows	Windows & Doors	232.20
2451	Aman U Khan Pty Ltd	Compensation Claim	407.50
2452	Aust Kidney Foundation Rally	Donation	100.00
2453	Australia Post	Dishonoured Cheque	179.00
2454	A E Baker & Co	Hardware	902.48
2455	G Banting	Seminar Expenses	200.00
2456	BHB Printing Pty Ltd	Printing	933.05
2457	BP Kurmond	Fuel Supplies	452.68
2458	Brooks Retreads Pty Ltd	Tyres & Repairs	10644.86
2459	Castlereagh Radiology	Compensation Claim	114.00
2460	Celgor Pty Ltd	Plant Hire	9180.00
2461	Century Batteries	Plant Parts	1339.58
2462	Cordell Building Publications	Publication	290.00
2463	Contact Stationery	Stationery	142.90
2464	Penny Craig	Superannuation	149.98
2465	Cumberland Group of Surveyors	Training Fees	320.00
2466	Department of Lands	Loan Repayments	262.50
2467	Dunn & Farrugia	Fencing	4743.10
2468	G Falson	Seminar Expenses	175.35
2469	Fire Fighting Enterprises	Service Extinguishers	2113.07
2470	Balverona Pty Ltd	Plant Parts	452.68
2471	Government Insurance Office	Refund	134.00
2472	Hawkesbury City Council	Transfer	1080.16
2473	H'bury City Cncl Petty Cash	Petty Cash	189.82
2474	Cancelled Cheque		
2475	Hawkesbury Valley Irrigation	Plumbing Equipment	224.75
2476	Hawkesbury Dist Netball Assoc	Rent	40.00
2477	Institution of Engineers Austr	Training Fees	90.00
2478	Intertech Drilling Services Pt	Plant Hire	750.00
2479	Mr John H Keogh	Legal fees	240.00
2480	G C Laughton	Plant Hire	1200.00
2481	Dr Mark Liew	Compensation Claim	5.00
2482	Local Government Assoc NSW	Subscription	270.00
2483	Local Government Invest Serv	Insurance	950.00
2484	D J & B C Lord	Plant Hire	5312.50
2485	MacDonald Johnston Engineering	Plant Parts	524.21
2486	Margaret Way	Refund	56.00
2487	Cancelled Cheque		

THIS IS PAGE ELEVEN (11) 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 25TH JUNE, 1991.

General Purpose Committee - Finance - 25/6/91

2488	Pascol Paints Aust Pty Ltd	Paint	534.84
2489	Permutit-Boby Australia P/L	Contract Payment	101982.50
2490	Jann Platt	Superannuation	36.40
2491	Portland Timber Co Pty Ltd	Timber	76.10
2492	Prospect County Council	Electricity	13421.00
2493	Rest Centre Coffee Shop	Meeting Sustenance	11.20
2494	Robshaw Earthmoving Pty Ltd	Plant Hire	450.00
2495	Robank Farm Supplies Pty Ltd	Animal Food	376.90
2496	Road Signs	Signs	1027.32
2497	Safety Kleen	Service Machine	189.70
2498	Servants Expenses	Servants Expenses	177.74
2499	Semak Aust Pty Ltd	Air Conditioner Parts	24.60
2500	Clevemont Pty Ltd	Office Supplies	4109.20
2501	Dr A S J Sietsma	Compensation Claim	83.50
2502	H Slater & Son Pty Ltd	Sludge Bags	405.40
2503	Des Slattery	Sulo Bins	60.00
2504	State Pollution Control Comm	Licence Fees	109.20
2505	Mark John Stevens	Legal Fees	150.00
2506	Sydney Bearing Supplies	Plant Parts	565.96
2507	Tasquip Industries Pty Ltd	Playground Equipment	440.00
2508	Telecom Australia	Telephone	1243.06
2509	Teach Em Toys	Child Care Equipment	141.15
2510	Dianne Tierney	Reimburse text Books	75.18
2511	TLE Electrical Pty Ltd	Electrical Parts	1419.04
2512	Waddell Earthmoving	Plant Hire	511.50
2513	Waynes Home & Garden	Plants	60.00
2514	Water Board	Water	14670.64
2515	Windsor Chamber of Commerce	Donation	1000.00
2516	Windsor Exhaust Centre	Plant Parts	50.00
2517	Windsor Smash Repairs	Plant Repairs	2676.83
2518	Anavak Pty Ltd	Refund	395.00
2519	R Austin	Refund	100.00
2520	Delves & Wain	Refund	40.00
2521	L Pocknall	Refund	36.00
2522	A T Robson	Refund	765.00
2523	D Maher	Security Service	96.00
2524	Employees	Salaries & Wages	919.72
2525	I & S Miller	Plant Hire	1543.61
2526	Mark Zervoudakis	Contract Payment	733.00
2527	The Treasury of NSW	Investment	15000.00
2528/			
2544	Employees	Salaries & Wages	103072.74
2545	Abax Contracting Pty Ltd	Crushed Shale	33980.41
2546	Abbott Tout Russell Kennedy	Legal Fees	2068.50
2547	Active Detergent Company P/L	Cleaning Equipment	437.45
2548	R & D Air Supply Pty Ltd	Contract Payment	520.00

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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 25TH JUNE, 1991.

Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 25/6/91

2549	Andy Macs	Timber & Hardware	77.69
2550	Apple Tree Store	Fuel Supplies	82.42
2551	ARIMA Conference Account	Training Fees	40.00
2552	Artswest Newspapers	Advertising	31.25
2553	Aust Govt Publishing Service	Publication	24.95
2554	Halpins Quarries Pty Ltd	Sandstone	43603.65
2555	A E Baker & Co	Hardware	1972.66
2556	Barron & Pope Pty Ltd.	Contract Payment	26881.48
2557	Brooks Retreads Pty Ltd	Tyres & Repairs	6195.72
2558	Julia Brown	Reimburse Training Exp	156.58
2559	BSB Brushes & Signs	Paint	207.50
2560	Buttsworth Engineering	Plant Parts	361.20
2561	Bullivants Lifting Gear	Plant Parts	338.51
2562	Butterworths Pty Ltd	Subscription	243.00
2563	Chrydark Security Pty Ltd	Security	900.50
2564	C I G Medishield	Cylinder Rental	27.10
2565	Commonwealth Serum Laboratory	Immunisation Supplies	234.50
2566	Commercial Hygienics	Tableware Supplies	97.90
2567	The Commsware Catalog	Computer Supplies	15.96
2568	Comet Overnight Transport	Freight	131.08
2569	Craft Locksmith & Alarm	Locks & Keys	1980.70
2570	Credit Reference Assoc of Aust	Report Fees	18.95
2571	Custom Call Communications	Radio Repairs	351.34
2572	Culoul Sawmills	Timber	2066.58
2573/			
2586	Employees	Wage Deductions	197970.07
2587	Dr L Degotardi	Immunisation	156.10
2588	Department of Planning	Publication	27.00
2589	Department of Lands	Royalties	19659.45
2590	Colin Duncan	Contract Payment	29261.00
2591	Eastend Booksellers P/L	Books	1672.37
2592	Educational Experience	Child Care Equipment	206.65
2593	Endeavour Homes	Refund	150.00
2594	Galaxy Press Pty Limited	Books	180.00
2595	P & S Gatt Pty Ltd	Construction Work	4496.00
2596	Gabion Australia	Gabion Baskets	1849.50
2597	Genasys II Pty Ltd	Computer Maintenance	9234.00
2598	Mr P Gibb & Mr G Bailey	Contract Mowing	424.20
2599	G & J Horswell & Sons	Waste Removal	34510.50
2600	Glitheroe	Plumbing Parts	414.47
2601	G M McCully	Reimburse Seminar Expenses	500.00
2602	Barry Gore	Carpentry Work	4100.00
2603	Q Stores	Child Care Equipment	1856.16
2604	Mr D Gosper	Books	168.00
2605	Alan Greentree	Contract Payment	11716.92
2606	Hawkesbury City Council	Transfer	6080.93

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HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 25TH JUNE, 1991.

General Purpose Committee - Finance - 25/6/91

2607	Hawkesbury Newspapers	Advertising	2242.03
2608	H'bury City Cncl Petty Cash	Petty Cash	320.72
2609	Hawkesbury River Plumbing	Plumbing Equipment	70.00
2610	Hawkesbury Tree Services	Tree Removal	120.00
2611	Hawkesbury Hydraulics	Plant Repairs	539.60
2612	Hawkesbury Valley Irrigation	Plumbing Equipment	171.60
2613	Hordern Bros Pty Ltd	Plant Parts	368.40
2614	Identic Books Pty Ltd	Books	75.88
2615	IDG Communications Pty Ltd	Subscription	75.00
2616	Industrial Mowers Pty Ltd	Plant Parts	526.66
2617	Information Edge Pty Ltd	Business Info. Service	455.00
2618	Jennings Industries Limited	Refund	465.00
2619	Kindergarten School & Equipmen	Child Care Equipment	7.95
2620	King Gee Clothing Company	Safety Clothing	971.85
2621	Kristan Couriers	Freight	132.00
2622	KT Drainage	Plant hire	5650.00
2623	The Law Book Co	Publications	2249.50
2624	Low Doherty & Stratford	Land Aquisition	138.00
2625	D J & B C Lord	Plant Hire	862.50
2626	MacQuarie Towns Glass	Glass	42.00
2627	MacQuarie Booksshop Pty Ltd	Books	32.31
2628	P W & L Mayor	Plant Hire	4065.00
2629	McKinlay Morgan & Assoc P/L	Professional Fees	330.00
2630	W & G Miggins Sheet Metal	Metal Supplies	130.00
2631	National Australia Bank	Loan Repayment	17289.28
2632	National Library Of Australia	Library Network Charges	281.80
2633	Nashua Northwest	Copier rentals	16.10
2634	N/E Reg Personnel Development	Publication	160.00
2635	E & L Palmer	Contract Payment	2483.56
2636	Dick Petrikas	Purchase Plant	3190.00
2637	Port Stephens Visitors Centre	Training Fees	320.00
2638	Prospect County Council	Electricity	3536.69
2639	V J Ralph & Co	Search Fees	224.10
2640	Brian Keegan Retravisio	Electrical Equipment	310.00
2641	Reln Plastics	Compost Bins	3685.00
2642	Richmond Newsagency	Newspapers	168.96
2643	Richmond Community Services In	Rent & Cleaning	776.28
2644	J & M Romano	Contract Payment	7955.16
2645	Rural Bag & Sack Co Pty Ltd	Hessian Sand Bags	470.00
2646	M P Schultz Excavations	Plant Hire	5645.39
2647	Scotts Road Sealing Service	Roadworks	70394.02
2648	Servants Expenses	Servants Expenses	64.00
2649	Rob Shepherd	Animal Food	130.00
2650	Jack Simpson Fuel Supplies	Fuel Supplies	44.00
2651	Tony Smark & Associates	Advertising	225.00
2652	State Pollution Control Comm	Licence Fees	1092.00

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HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 25TH JUNE, 1991.

General Purpose Committee - Finance - 25/6/91

2653	TL & MA Stokes	Milk Supplies	97.32
2654	St Albans Bush Fire Brigade	Fuel Supplies	104.28
2655	Stockman Pty Ltd	Parks & Gardens Equipment	95.75
2656	Stimulus Early Intervention Gr	Donation	100.00
2657	Rod Taylor Motor Trimmer	Plant Repairs	195.00
2658	Telecom Australia	Telephone	36.69
2659	Telecom Australia	Telephone	36.69
2660	Telecom Australia	Telephone	97.92
2661	Texel Pty Limited	Air Conditioner Repairs	371.59
2662	Technical Repair Services	Repair Office Equipment	77.50
2663	Terry Trading Ratha Pty Ltd	Plumbing Equipment	700.80
2664	Ulverscroft Large Print Books	Books	87.85
2665	Waddell Earthmoving	Plant Hire	2547.50
2666	Water Board	Water	14285.38
2667	Keith Wellington Pty Ltd	Plant Hire	512.50
2668	Western Clutch Service	Plant Repairs	530.00
2669	Windsor Auto Spares	Plant Parts	2.30
2670	Windsor Exhaust Centre	Plant Parts	92.00
2671	Sister D Withell	Immunisation	50.65
2672	Wisemans Books Pty Ltd	Books	104.78
2673	Wormleaton Earthmoving Pty Ltd	Plant Hire	9715.00
2674	WSROC Group Apprentices	Membership Fees	2334.64
2675	Young & Green Pty Ltd	Plant Parts	74.55
2676	Aynbout Pty Ltd	Refund	666.45
2677	Mrs M Bugg	Refund	57.50
2678	RG Fletcher	Refund	18.00
2679	Mrs E E Iredale	Refund	1095.96
2680	Mr A & Mrs T Loos	Refund	23.00
2681	Mr & Mrs J Sumeghy	Refund	250.00
2682	Vaughan Barnes	Refund	127.65
2683	Zerlow Pty Ltd	Refund	83.00
2684	Roads & Traffic Authority	Section 12 Certificates	390.00
2685	Mark Zervoudakis	Contract Payment	221.48
2686	Standard Chartered Bank Ltd	Investments	860000.00
99976	Commonwealth Bank	Fees & Charges	692.56
99977	Commonwealth Bank	Fees & Charges	11897.48

GENERAL FUND TOTAL

5560006.51

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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 25TH JUNE, 1991.

General Purpose Committee - Finance - 25/6/91

ACCOUNTS PAIDTRUST FUND

CHQ	PAYEE	DETAILS	AMOUNT
8436	Hawkesbury City Council	Transfer	70.00
8437	K Irving	Refund	130.00
8438	Ty-Bach Builders Pty Ltd	Refund	100.00
8439	H Davies	Refund	65.00
8440	O Emery	Refund	115.00
8441	Mr Ellis & Miss Cook	Refund	230.00
8442	A K & S A Ford	Refund	115.00
8443	Howard Buckett Builders P/L	Refund	100.00
8444	Mr Mills & Ms Cupitt	Refund	230.00
8445	W D & B L Wilson	Refund	115.00
8446	Advance Bank	Investments	250000.00
8447	Hawkesbury City Council	Transfer	433397.64
8448	Building Services Corporation	Contribution	7631.25
8449	Hawkesbury City Council	Transfer	189059.43
8450	Hinchey & Cross	Refund	100.00
8451	L E D Builders Pty Ltd	Refund	200.00
8452	Long Homes by Orlit Pty Ltd	Refund	430.00
8453	T & C Armstrong	Refund	200.00
8454	M J Baker	Refund	200.00
8455	W Balgowan	Refund	200.00
8456	N B Buttsworth	Refund	200.00
8457	M Coulter	Refund	115.00
8458	Dennings Constructions	Refund	150.00
8459	Domset Building & Design P/L	Refund	100.00
8460	Mr & Mrs Duclos	Refund	230.00
8461	Mr & Mrs Dossaer	Refund	230.00
8462	Gleeson Building Co P/L	Refund	230.00
8463	Kevin Gosper	Refund	230.00
8464	M W Hilder	Refund	200.00
8465	A D Jurd Constructions P/L	Refund	100.00
8466	R James	Refund	115.00
8467	S M Jeffrey	Refund	100.00
8468	P W Jones	Refund	100.00
8469	Lower Webbs Creek Elect.Synd.	Refund	1200.00
8470	Mirage Pools Pty Ltd	Refund	115.00
8471	I Nicolson	Refund	100.00
8472	North Western Surveys Pty Ltd	Refund	2500.00
8473	Pennings Construcitons P/L	Refund	100.00

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General Purpose Committee - Finance - 25/6/91

8474	Pergola's Plus	Refund	230.00
8475	R G Philpott	Refund	80.00
8476	C R & W M Russ	Refund	115.00
8477	Mr & Mrs Ryan	Refund	200.00
8478	R Ryan	Refund	115.00
8479	Reitsma Constructions	Refund	100.00
8480	P & S Secanski	Refund	100.00
8481	Sunrise Pools	Refund	230.00
8482	W Toscan	Refund	115.00
8483	Valinda Homes	Refund	230.00
8484	G J White	Refund	5000.00
8485	R & R Wiese	Refund	100.00
8486	P E Willet	Refund	200.00
8487	Challenge Bank Limited	Investments	60000.00
8488	Standard Chartered Bank Ltd	Investments	200000.00
8489	Hinchey & Cross	Refund	50.00
8490	A M R Metal Roofing	Refund	50.00
8491	Ivan A Audrey & M Deranja	Refund	100.00
8492	Anavak Pty Ltd	Refund	230.00
8493	L Buckett	Refund	150.00
8494	R Henderson	Refund	600.00
8495	Leeson Building Pty Ltd	Refund	100.00
8496	A T Robson	Refund	115.00
8497	Cancelled Cheque		
8498	Cancelled Cheque		
8499	Cancelled Cheque		
8500	Cancelled Cheque		
1	Concept Constructions	Refund	230.00
2	Hawkesbury City Council	Transfer	100.00
3	L E D Builders Pty Ltd	Refund	230.00
4	Long Homes by Orlit Pty Ltd	Refund	230.00
5	Apex Building Systems	Refund	115.00
6	Balescar Pty Ltd	Refund	230.00
7	Mr W Blackman	Refund	230.00
8	Mr N J Bowden	Refund	50.00
9	Mr J Brookes	Refund	230.00
10	Mr and Mrs D Buttsworth	Refund	100.00
11	Mr N Buttsworth	Refund	100.00
12	Cascade Homes Pty Ltd	Refund	230.00
13	Cascade Homes Pty Ltd	Refund	230.00
14	Cascade Homes P/L	Refund	230.00
15	Mr P Evans	Refund	100.00
16	Mr M Faine	Refund	700.00
17	Fasham Johnson Pty Ltd	Refund	100.00
18	Field and Associates	Refund	80.00
19	Mr W A Groth	Refund	115.00

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General Purpose Committee - Finance - 25/6/91

20	Mr Gaffey & Ms Whitehead	Refund	230.00
21	Mr D Hart	Refund	230.00
22	Mr and Mrs MJ Henderson	Refund	115.00
23	Mr and Mrs MJ Henderson	Refund	1500.00
24	Kev John Motors Pty Ltd	Refund	230.00
25	Kewsen Homes Pty Ltd	Refund	115.00
26	B Kimber	Refund	100.00
27	M Lambert	Refund	100.00
28	M Lambert	Refund	1000.00
29	A and T Loos	Refund	115.00
30	BV Lynam & CE & LA Books	Refund	130.00
31	Mr M Mahboub	Refund	115.00
32	Mr A and Mrs R Mahon	Refund	100.00
33	J and M Miller	Refund	230.00
34	F and E Morgan	Refund	80.00
35	Pergolas Plus	Refund	115.00
36	Mr G and Mrs J Plumb	Refund	115.00
37	Southern Cross Pools Pty Ltd	Refund	115.00
38	Mr A and Mrs D Stewart	Refund	80.00
39	Mr G Stoneman	Refund	115.00
40	Joseph Sultana	Refund	115.00
41	Richard Vernon	Refund	230.00
42	Mr M and Mrs B Winch	Refund	230.00
43	Challenge Bank Limited	Investments	50000.00
44	Standard Chartered Bank Ltd	Investments	840000.00
45	Hawkesbury City Council	Transfer	655729.28

			2711877.60

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General Purpose Committee - Finance - 25/6/91

FID GENERAL FUND

469049	Hawkesbury City Council	Transfer	78000.00
469050	Hawkesbury City Council	Transfer	228.16
469051	Hawkesbury City Council	Transfer	180000.00
469052	Hawkesbury City Council	Transfer	50000.00
469053	Hawkesbury City Council	Transfer	50000.00
469054	Hawkesbury City Council	Transfer	228126.03
469055	Hawkesbury City Council	Transfer	70000.00
469057	Hawkesbury City Council	Transfer	36369.86

FID General Fund TOTAL			692724.05

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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 25TH JUNE, 1991.

Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 25/6/91

98P GENERAL FUND

37004	Standard Chartered Bank Ltd	Investments	778000.00
37005	Challenge Bank Limited	Investments	550000.00
37006	The Treasury of NSW	Investments	735000.00
37007	Challenge Bank Limited	Investments	590000.00

98P General Fund TOTAL			2653000.00

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HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 25TH JUNE, 1991.

Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 25/6/91

FID A/C TRUST FUND

25406	Hawkesbury City Council	Transfer	400000.00
25407	Hawkesbury City Council	Transfer	200000.00

FID A/C TRUST FUND TOTAL			600000.00

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HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 25TH JUNE, 1991.

Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 25/6/91

STATEMENT OF BANK BALANCES AND TOWN CLERK'S CERTIFICATE

STATEMENT OF BANK BALANCES AS AT 31ST MAY, 1991

GENERAL FUND	CR.	36 460.40
TRUST FUND	CR.	33 296.64
	CR.	69 757.04

FORM 2

GENERAL

Balance - Cash Account as at 1st May, 1991	DR.	289 110.19
Receipts for period ended 31st May, 1991	CR.	4 831 826.20
	CR.	4 542 716.01
Payments for period ended 31st May, 1991	DR.	5 561 723.55
	DR.	1 019 007.54
Unpaid accounts in office amount to		\$ 723 856.00
Limit of overdraft arranged with bank		\$ 800 000.00

TOWN CLERK'S REPORT

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

G.M. McCully,
Town Clerk/General Manager

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

Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 25/6/91

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>
120 Days	28-05-91	11.50%	Treatment Wks	526,951.85
120 Days	28-05-91	11.50%	General Fund	873,048.15
72 Days	11-07-91	11.38%	General Fund	820,000.00
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	18-10-91	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

175 Days	05-06-91	11.98%	Treatment Wks	740,000.00
167 Days	12-06-91	11.98%	Treatment Wks	750,000.00
131 Days	01-07-91	11.51%	General Fund	500,000.00
131 Days	01-07-91	11.51%	General Fund	800,000.00
91 Days	31-07-91	11.32%	General Fund	700,000.00
117 Days	06-08-91	11.41%	General Fund	400,000.00

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.

General Purpose Committee - Finance - 25/6/91

191 Days	13-09-91	11.26%	General Fund	2,500,000.00
150 Days	19-09-91	11.28%	General Fund	590,000.00
150 Days	19-09-91	11.28%	Treatment Works	850,000.00
176 Days	22-10-91	11.24%	Treatment Works	464,978.15
176 Days	22-10-91	11.24%	General Fund	235,021.85
181 Days	28-10-91	11.20%	General Fund	820,000.00

Short Term Investments (Challenge)	General Fund	300,000.00
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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

\$23,380,718.23

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.

General Purpose Committee - Finance - 25/6/91

ITEM 2: (File GC281/20 PT1)

SUBJECT: ROAD OPENING - CROWN ROAD OFF STANNIX
PARK ROAD

REPORT (TC/GM)

Representations have been received by Council from residents who access their properties from a 1 kilometre length of Crown Road, known locally as Stannix Park Lane. The 'lane' runs off Stannix Park Road near the Currency Creek crossing. A total of six properties were serviced by the lane.

The residents state that during 1989, the road was improved to Council standards at the considerable expense of one of the residents, Mr N Snedden.

The condition of the 'lane' is now deteriorating, and in order to ensure maintenance and prevent further damage the residents have requested that Council consider having the road designated as a public road.

Discussions with the Metropolitan Lands Office indicate that a survey will not be necessary and that the \$600.00 application fee is not required.

In view of the foregoing no objection is raised to the request to dedicate this length of Crown Road as a Public Road.

Recommendation

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

ITEM 3: (File GC283/50)

SUBJECT: LEASE OF PUBLIC RESERVE - CAMPBELL
STREET, NORTH RICHMOND

REPORT (TC/GM)

The New South Wales Branch of the Scout Association of Australia presently leases part of a public reserve known as Lot 1 DP 535240 situated in Campbell Street, North Richmond. The site is used by the 1st North Richmond Scout Group. Under the terms of the lease a nominal rental of \$1 per annum applies.

The Association has applied to Council for renewal of the lease, which, following the expiration of the original term on 31st December, 1990, has been operating on a holding over clause.

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In accordance with the requirements of the Local Government Act, the proposed renewal has been advertised in the local press. Additionally, letters were forwarded to property owners adjacent to, or fronting the reserve, seeking their comments on the proposal. No objections have been received. One property owner, whilst not objecting to the proposal, has however raised a number of issues concerning the hours of operation and activities conducted in or around the Scout Hall such as the smashing of bottles (which has subsequently ceased), the consumption of alcohol, noise abatement and the hiring of the hall to other groups/organisations. These issues have been discussed with the Scout Leader and the Scout Association who have indicated that compliance with the issues raised does not present any problems.

Having regard to the community based nature of the Scouts, it is considered that a nominal rental of say \$20 per annum should apply. The Scout Association has verbally indicated, its acceptance of the rental and has further agreed, to a rental term of 10 (ten) years. As with the previous lease the Scouting Association will be responsible for all service charges in respect of the land.

Following consideration of this matter, the file will be forwarded to the Minister for Local Government for his consideration, and anticipated approval.

Recommendation

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 \$20 (twenty) for a term of 10 (ten) years.
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.

ITEM 4: (File GR80/16)

SUBJECT: ROAD CLOSURE AND PURCHASE APPLICATION -
BAYVILLE PTY LTD, DODSON ROAD AND PART
OF RIVERSIDE DRIVE, WISEMANS FERRY.

REPORT (TC/GM)

Council is in receipt of an application from Bayville Pty Ltd for the closure and purchase of Dodson Road and part of Riverside Drive which traverse the applicants' property being DP 211935, at Wisemans Ferry.

The proposal is highlighted on the plan which will be displayed at the meeting. It is noted that the subject roads are located in the Del Rio Resort.

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All lots surrounding the proposed closures are owned by Bayville Pty Ltd with the exception of Lot 32. In order to avoid Lot 32 becoming land locked, should the closure proceed, Bayville has agreed to provide an easement for access and services to Lot 32. On this basis, the owner of Lot 32, Mr M M Maloney has consented to the closure.

With the construction of the Bicentenary Road Link, land owned by Bayville Pty Ltd was utilised to enable the link to be completed. At that time it was agreed that in lieu of compensation being paid to Bayville Pty Ltd for that land required for Bicentenary Road, Council would meet the costs of the current purchase application. Fees payable to the Department of Lands will total \$515.

As required, the proposed closure has been advertised with no submissions received.

Recommendation

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.

ITEM 5: (File P1116/135 PT1, P1116/350 PT1)

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

REPORT (TC/GM)

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.

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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.

Recommendation

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.