

Denise

Hawkesbury City Council Committee Business Papers

Meeting Date 26 NOV 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."*

MOTION

1. Approval be given to stabilisation of the riverbank and the stockpiling of any material removed.
2. The Department of Public Works be requested to provide the necessary on site specialist advice.
3. An investigation take place by the Manager of Town Planning concerning an alteration of the LEP so as to have the LEP permit removal of material as a component of bank stabilisation works and for it to be removed from the category of an "extractive industry".

The Manager of Town Planning report the investigations to Council.

cl. 35
Schedule 1 Model Provision
~~Cl. 35~~ 5(")
Tweed ✓ Wm for
40061/88 L&E work

GENERAL PURPOSE COMMITTEE MEETING
26TH NOVEMBER, 1991

SUPPLEMENTARY REPORT

SECTION 2 - PLANNING

ITEM 35: (File DA277/91)

SUBJECT: CONVENIENCE STORE WITH PETROL DISPENSING FACILITIES AND DRIVE THROUGH CAR WASH - CHALLISTER LTD - LOTS 7, 8 & 9, DP16626, N^o 20 RICHMOND ROAD, WINDSOR.

REPORT

Council is in receipt of an application to erect a 24 hour, 7 days a week convenience store on the subject land which will include petrol dispensing facilities and a drive through car wash. The site is currently occupied by Wellingtons Towing Service, although their main operation has been relocated to a site in Windsor Road, Vineyard.

The external surfaces of the convenience store will comprise of glass, masonry walls painted pale grey, a zincalume roof, and fascias painted red and blue. The store will have a total floor area of 240m². The car wash will be constructed of similar materials, and have a total floor area of 75m². The petrol sales component will consist of a single canopy covering six pump dispensers; the canopy columns will be painted red, the roof will be zincalume and the fascia painted red and blue.

No car maintenance or repairs will be undertaken on the site. Eight parking spaces will be provided, together with associated landscaping and signage.

The land is currently zoned Residential 2(a) under the provisions of Hawkesbury LEP, 1989. Whilst the use of the site for petrol sales, the sale of motor vehicle accessories, motor vehicle servicing and repairs, towing, panel beating and spray painting are all prohibited within this zone, the existing development has the benefit of existing use rights. Clause 54 of the Environmental Planning and Assessment Regulations 1980 allows Council to consider an application which proposes to change one non-conforming use to another non-conforming use.

The application also requires referral to the Local Traffic Committee in accordance with the provisions of State Environmental Planning Policy N^o 11. However, as the Committee will not meet until January of next year, the applicant has requested that the matter be placed before Council to enable some indication to be provided on the proposal.

Adjoining owners were advised of the proposal with six objections being received from B, P S and A Smith, 22 Richmond Road, W D and B L Wilson, 165 Macquarie Street, M Smith, 8 Richmond Road, A and J Marvin, 10 Brabyn Street & J McPherson, 8 Brabyn Street. The grounds for objection include:

- * Noise, particularly as the development will operate 24 hours a day

- * Area is zoned for residential purposes
- * The use of the rear lot is unknown and may lead to an expansion of the use
- * Incompatible with the adjoining heritage item
- * The district is already sufficiently served by existing service stations
- * Traffic hazard
- * Height of signs
- * Light will have an adverse effect on neighbouring properties
- * The proposal is out of character with the locality; and
- * Exhaust pollution, smell of oil and petrol

It is understood that objectors as well as the applicant wish to address the Committee on the proposed development.

In regard to parking, there is a shortfall of at least four spaces on the site. The issues of parking, access and traffic however cannot be resolved until the matter is considered by the Local Traffic Committee. Further, in statutory terms, Council is unable to determine the application until the Traffic Committee's comments are received.

Recommendation

That the information on the proposed convenience store with petrol dispensing facilities and drive through car wash be received.

land locked rear part - relinquish
existing use
✓ Report to Ord. + Traffic Committee

Submission on EPA Act
- Existing use might not be permitted
to be enlarged - altered probably OK.
Submission can do CEP.

GENERAL PURPOSE COMMITTEE MEETING - 26TH NOVEMBER, 1991

SUPPLEMENTARY REPORT

ITEM 1: (C51/18)

SUBJECT: ADDITIONS TO HAWKESBURY MUSEUM

REPORT (TC/GM)

In July the Council approved of tenders for an addition to the Hawkesbury Museum. Part of the estimated cost was archeological work required by the Heritage Council. An amount of \$5,000 was allowed for this work. Since the letting of the tender there have been detailed discussions with the archeologist and several meetings on site, most recently with senior archeologists from the Heritage Council.

Due to the significance of the area, there is a requirement that the excavation for the building that will incorporate access to the basement, be by hand. The total archeological cost could be in the order of \$20,000 to \$40,000. Accordingly, the cost of the total project could be in the order of \$125,000. The estimate indicated to the Council when accepting tenders for all works was \$93,000.

Following a lengthy investigation, it appears that there is no alternative to proceeding on the basis proposed if the additions are to be constructed. Accordingly, it is recommended that the works proceed with the builder indicating that he is prepared to stay with his original tender. The actual cost of the archeological work will not be known until the excavation has been completed and accordingly, any over runs in cost will need to be met from a future Capital Works Programme. This could be to a maximum of \$20,000 based on current knowledge of the site.

✓ Recommendation

That Council proceed with the additions to the Hawkesbury Museum with any "over runs" on costs being costed to a future Capital Works Programme.

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. Voting at these elections is compulsory for residents who are aged 18 years and over and who reside permanently in the City.

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

Meeting Procedure...

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

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

Public Participation...

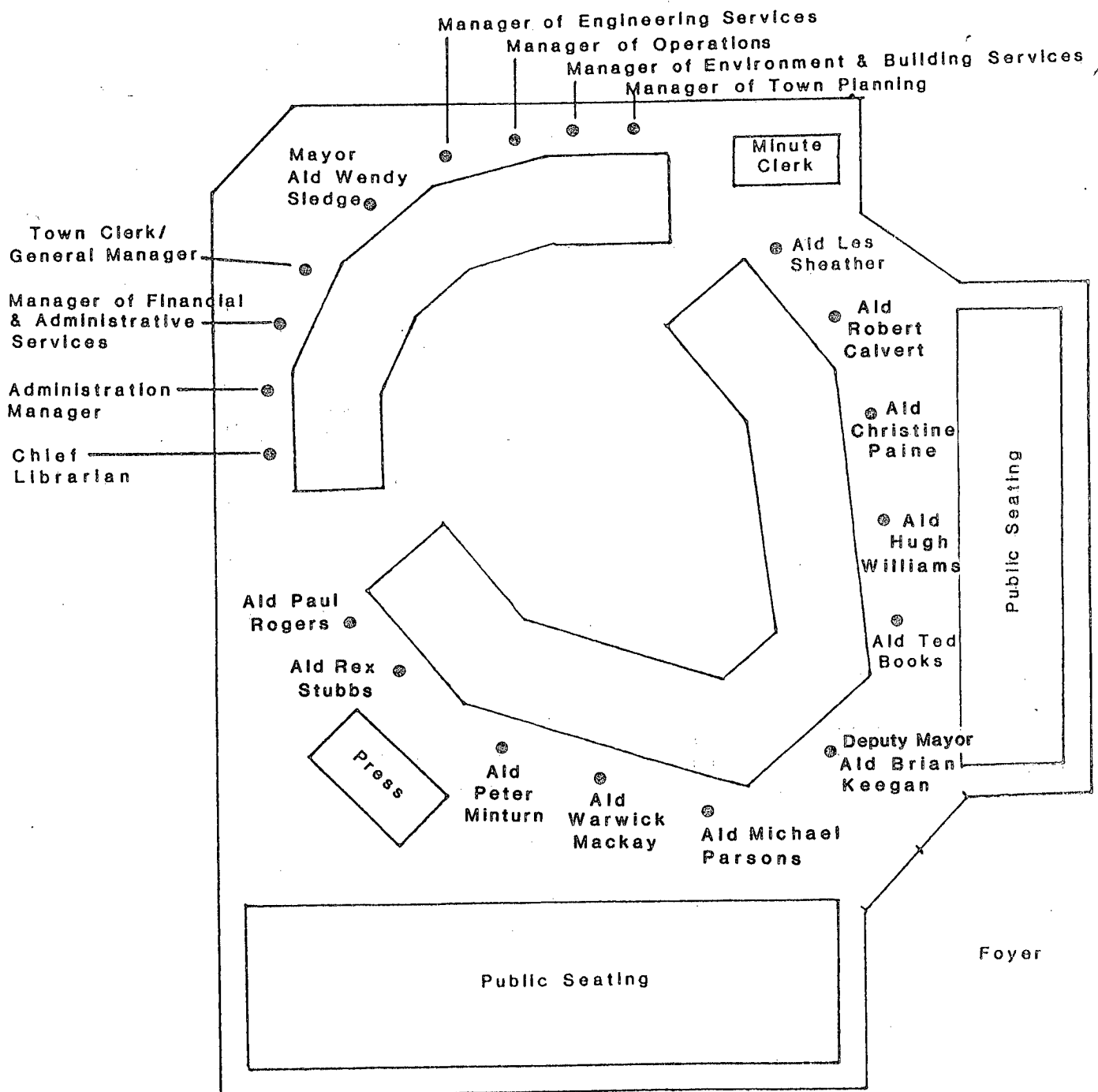
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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

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 29th October, 1991, commencing at 9.30 am.

PRESENT: Alderman W.J. Sledge, Mayor and Aldermen H.J.M. Books, R.G. Calvert, B.N. Keegan, W.J. Mackay, P.J. Minturn, C.A. Paine, M.G. Parsons, P.E. Rogers, L.C. Sheather, R.P. Stubbs and H. Williams.

Alderman Books arrived at the meeting at 10.29 a.m. and Alderman Mackay at 7.40 p.m.

Alderman Rogers left the meeting at 10.35 a.m. and returned at 3.11 p.m.

RESOLVED on the motion of Alderman Sheather seconded by Alderman Stubbs that the Minutes of the General Purpose Committee Meeting held on 1st October, 1991, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - WORKS

1. WORKS COST STATEMENT

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

2. WATER SUPPLY AND RESOURCES ANNUAL CONFERENCE - HASTINGS MUNICIPAL COUNCIL. GP27/1 PT4

THAT COUNCIL NOMINATE two (2) delegates to attend the Local Government and Shires Associations of NSW Water Supply and Resources Annual Conference 1991 with Alderman Minturn and Alderman Calvert being nominated as delegates.

3. CROWLEYS LANE, AGNES BANKS. 370/R

THAT THE REPORT on Crowleys Lane be received.

4. NAMING OF CROWN ROAD OFF EAST KURRAJONG ROAD. GR120/3 PT1, P510/1045

THAT ACTION BE taken under the provisions of the Local Government Act, 1991 to name the Crown Road running southerly from East Kurrajong Road, Section 1 to the northern boundary of Portion 141 Parish of Currency, as Whalan Road.

5. WATER LINE OVER PUBLIC RESERVE AT KURRAJONG HEIGHTS.
GR60/28 PT1

THAT PERMISSION BE granted to Mr. R. Alderden of 8 Stanley Avenue, Kurrajong Heights for a pipeline and pump across Lot 31 DP 203876 to Wheeny Creek and the permission rest on correspondence.

6. REGIONAL ROADS GRANTS 1991/92 - ROADS & TRAFFIC
AUTHORITY. GG21/35 PT1

THAT THE REGIONAL Roads Grants for 1991/92 be accepted and the necessary documents be completed under Seal of Council.

7. RECONSTRUCTION - RICHMOND ROAD TO RAILWAY VIADUCT,
GEORGE STREET, WINDSOR. 1829/R, 731/R

THAT THE PROGRAMME of works for George Street, Windsor as outlined in the report be approved at an estimated cost of \$133,400 (one hundred and thirty three thousand and four hundred).

8. ACCELERATED ROAD IMPROVEMENT (3X3) PROGRAMME. GG21/10
PT1

THAT THE REMAINING funds from the Accelerated Road Improvement (3x3) Programme be utilised on the programme of works listed:-

Ascot Place	\$ 17,245 (Seventeen thousand two hundred and forty five)
Hawkins Place	\$ 3,311 (Three thousand three hundred and eleven)
Heather Place	\$ 21,285 (Twenty one thousand two hundred and eighty five)
McKenzie Crescent	\$ 3,785 (Three thousand seven hundred and eighty five)
Nartee Place	\$ 6,200 (Six thousand two hundred)
George Street Reconstruction	\$ 3,244 (Three thousand two hundred and forty four)

Total \$ 55,070
(Fifty five thousand and seventy)

9. INSTALLATION OF A LIGHT - LANEWAY - MALL TO WINDSOR TOWN CENTRE. 731/R, GR120/17 PT1

See Item 12.

10. CAR PARK LIGHTING - WINDSOR FUNCTION CENTRE. GC90/8 PT1

THAT THE REPORT on improved lighting for the car park for the Windsor Function Centre be received.

11. MT. IRVINE ROAD, BILPIN. GG21/82 PT1

Mr. Boulton, Secretary, Mt. Irvine Progress Association, addressed the Committee.

THAT THE BLUE Mountains City Council, National Parks & Wildlife Service and Bush Fire organisations of the two Councils be advised of the proposal for the installation of gates on Mt. Irvine Road and be requested to contribute towards the cost. Further that Council pursue avenues for further funding for Mt. Irvine Road.

12. LANEWAY - MALL TO WINDSOR TOWN CENTRE - INSTALLATION OF A LIGHT. 731R, G4120/17 PT1

THAT THE COMPLETION of the concrete footpath in the laneway between the Mall and the Town Centre at a cost of \$2,100 (two thousand one hundred) be approved and funded from the 1990/91 Loan Programme.

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

PRESENT:

Members - Alderman C. Paine, Chairman
Sgt. G. Thompson, NSW Police Department
Mr. G. Kevill, Roads & Traffic Authority

Also Present - Mr. G. Hatch, Ministry of Transport
Mr. R. Gilmore, Manager of Engineering Services
Mr. K. Berzins, Deputy Manager of Town Planning
Mr. R. Zwicker, Town Planner
Alderman R. Calvert
Alderman P. Minturn

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

The Committee adjourned to hold onsite inspections and re-convened at 12.10pm.

CONFIRMATION OF MINUTES:

Moved by G. Thompson, seconded by G. Kevill that the Minutes of the previous meeting held on 16th August, 1991, be confirmed.

DEVELOPMENT APPLICATIONS

**1. D. & B. HORACEK - LOT C2, DP413633 AND LOT B DP399206 NO. 622
GEORGE STREET, SOUTH WINDSOR - CONSTRUCTION OF 9 X 3
BEDROOM TOWNHOUSES. DA207/91**

THAT THE EXISTING proposed conditions for the development are considered satisfactory for traffic movement.

CORRESPONDENCE

**2. HAWKESBURY VILLAGE LODGE - AGED PERSONS SIGN -
RICHMOND. GR120/4**

THAT THE MATTER be referred to the RTA with a request that the "Aged Persons" signs provided in March Street be relocated to embrace the two retirement villages.

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

3. MR. L. MacLENNAN - PARKING RESTRICTIONS - GEORGE STREET, WINDSOR. P731/540 PT1

THAT THE KERB side restrictions be amended by extending the bus zone a further 10 (ten) metres to the south along George Street.

4. DEPARTMENT OF TRANSPORT - BUS STOP - FREEMANS REACH PUBLIC SCHOOL. GS20/9 PT1, 2312/R PT1

THAT THE MATTER be deferred for a site inspection by the Committee at the next meeting.

5. GLOSSODIA PUBLIC SCHOOL - PEDESTRIAN CROSSING. S196/9

THAT THE MATTER be deferred to the next meeting of the Committee to allow a site inspection to be undertaken.

6. ROADS & TRAFFIC AUTHORITY - DELEGATED AUTHORITY OF LOCAL TRAFFIC COMMITTEE. GT230/3 PT1

THAT THE INFORMATION be received.

7. GROSE VIEW SCHOOL P&C ASSOCIATION - TRAFFIC FACILITIES AT THE SCHOOL. 723/R PT1

THAT A BUS zone be signposted in Grose Wold Road "Bus Zone School Days Only 8.30am - 9.30am, 2.30pm - 3.30pm" from the power pole outside the School to the eastern side of the bus turning bay.

8. KURRAJONG PUBLIC SCHOOL - TRAFFIC CONDITIONS AT SCHOOL. 722/R PT1

1. THAT THE "NO Standing" zone opposite Kurrajong Public School be changed to a "No Stopping" zone. That the "No Standing" signs be re-erected on the island to indicate that vehicles cannot stop on the outside boundary of the island.

2. That the angle parking zone to the east of the School be extended 5 (five) metres to the south and reduced by 6 (six) metres at the western end.
3. That representations be made to the Department of Education for the provision of a parking bay in the School grounds for the setting down and picking up of children.

COMMITTEE'S RECOMMENDATION

1. THAT THE "NO Standing" zone opposite Kurrajong Public School be changed to a "No Stopping" zone. That the "No Standing" signs be re-erected on the island to indicate that vehicles cannot stop on the outside boundary of the island.
2. That the angle parking zone to the east of the School be extended 5 (five) metres to the south and reduced by 6 (six) metres at the western end.
3. That representations be made to the Department of Education through the Local Member, The Hon. K.R.Rozzoli, MP, for the provision of a parking bay in the School grounds for the setting down and picking up of children.

**9. MR. & MRS A. SNEESBY & MR. & MRS A. MOZDZIERZ -
INTERSECTION OF MITCHELL DRIVE AND MACQUARIE PLACE,
GLOSSODIA. 1316/R PT 1, 1301/R PT1**

THAT THE MATTER be deferred for an onsite inspection at the next Local Traffic Committee meeting.

10. MR. BYRNE - SPEED LIMIT - BELLS LINE OF ROAD, BILPIN. 243/R

THAT THE MATTER be referred to the RTA with a request to review the action that has been taken in light of the representations received.

Mr. Byrne addressed the General Purpose Committee.

COMMITTEE'S RECOMMENDATION

THAT THE MATTER be referred to the RTA with a request to review the action that has been taken in light of the representations received.

Further that Council write to the Roads & Traffic Authority asking for an explanation due to the fact that the action was taken without Council's knowledge.

11. HAWKESBURY CITY COUNCIL - DRAFT HAWKESBURY LOCAL ENVIRONMENTAL PLAN 1989 (AMENDMENT NO. 10/91). DLEP/10/91

THAT A NEW traffic study be undertaken to review the requirements of the area and that this study take into account the needs of the residents, with a view to the provision of improved traffic facilities for the area bounded by Chapel, Francis, East Market and March Streets, to provide adequately for the flow of traffic.

Date of Next Meeting: Friday, 15th November, 1991

The meeting terminated at 1.42pm.

THE REPORT BE received and the recommendations be adopted with the exception of Items 8 and 10.

SECTION 2 - PLANNING & DEVELOPMENT

1. SUBDIVISION - MRS N LANG - LOT 1, DP 206144 LAMROCK AVENUE, GLOSSODIA. SA115/91

- A. THAT THE APPLICANT'S objection pursuant to SEPP 1 not be supported.
- B. That the application be refused on the grounds that:-
 - 1. The subdivision is not in compliance with the 10ha (ten) minimum allotment requirement for land zoned Rural 1(b) in accordance with the provisions of HLEP, 1989.
 - 2. The application is not in the public interest.

2. PORTABLE CLASSROOMS - ARNDELL COLLEGE LTD - LOT 16, DP 259650 THRELKELD DRIVE, CATTAL. DA246/91

Mr.Laffin, on behalf of the applicant, addressed the Committee.

- A. THAT DEVELOPMENT CONSENT to establish 3 (three) additional portable classrooms on the site be withheld until such time as all outstanding conditions of Development Consent Nos. 402/89 and 285/90 have been satisfied.
- B. That upon compliance with these conditions, development consent be granted subject to the following conditions:
 - 1. The development shall be generally in accordance with the plans submitted with the application, dated September, 1991.
 - 2-5 Standard Conditions (DA's) - 31, 73, 100, 102.
 - 6. Approval from the New South Wales Fire Brigades, in regard to means of egress and fire fighting equipment, shall be obtained and submitted with the building application.
 - 7. The existing waste water treatment system shall be expanded to treat waste generated by a total school population of approximately 150 (one hundred and fifty). Separate details shall be submitted for approval with the building application.

8. Provision of additional on site water storage to the requirements of the Manager of Environment and Building Services. In this regard, an additional capacity of 40,000 (forty thousand) litres shall be provided.
9. The floor levels of the portable classrooms shall be at or above 15.2 (fifteen point two) metres, Australian Height Datum.
10. The school is to cease operation and all temporary buildings, etc., shall be removed from the site by 1st February, 1993.
11. Payment of a contribution towards the maintenance of the access road from Cattai Road, indexed at 6.5% (six point five) per year. Such payment to be made by 28th February, each year, the amount for 1992 being \$1,241 (one thousand two hundred and forty one dollars).

3. RESTORATION HERITAGE BUILDING AND ERECTION OF THREE VILLAS - M AND A WATKINS - LOT B, DP 162585, NO. 456 GEORGE STREET, WINDSOR, DA234/91

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

Miss L. Campbell addressed the Committee as an objector.

Alderman Books arrived at the meeting at this stage, the time being 10.29 a.m.

Alderman Rogers left the meeting at this stage, the time being 10.35 a.m.

THAT THERE BE a site inspection and a further report to the Ordinary Meeting concerning possible changes to the original building, overshadowing and possible relocation of the carport.

The Committee inspected the site at 7.00 p.m. Aldermen present at the inspection were Aldermen Sledge, Books, Calvert, Keegan, Minturn, Paine, Parsons, Rogers, Sheather and Williams.

4. A: INTEGRATED HOUSING - B: SUBDIVISION - ANAVAK PTY LTD -
LOTS 1574-1577, DP 807770 & LOT 2005, DP 810842 SAMUEL STREET,
BLIGH PARK. DA253/91 & SA159/91

- A. THAT THE APPLICANT'S objection pursuant to SEPP1 be supported.
- B. That Development Application No. 253/91 be approved subject to the following conditions:
1. The development shall be carried out generally in accordance with the plans submitted on 24th September, 1991.
 - 2-5 Standard Conditions (DA's) - 31, 70, 73, 74.
 6. Construction of Council's standard residential footway vehicular crossings to suit the access to the site.
 7. All fencing, other than within the front building line, having a minimum height of 1.8m (one point eight) and being at least lapped and capped in quality.
- C. That Subdivision Application No. 159/91 be approved subject to the following conditions:
1. The subdivision shall be carried out generally in accordance with the plan submitted on 24th September, 1991.
 - 2-10 Standard Conditions (Subdivision) - 1, 2, 4, 10 (\$7,263 (seven thousand two hundred and sixty three dollars)), 11 (\$240 (two hundred and forty dollars)), 12 (\$12,000 (twelve thousand dollars)), 13, 40, 41 (\$380 (three hundred and eighty dollars)).

5. TOURIST ACCOMMODATION - M O'TOOLE - LOT 1, DP 789303
SETTLERS ROAD, ST ALBANS. DA241/91

Mrs. O'Toole, the applicant, addressed the Committee.

THAT THE APPLICATION be approved subject to the following conditions:

1. The development shall be carried out generally in accordance with the plan dated August, 1991.

2. Construction of a 3.5m (three point five) wide compacted crushed rock pavement and any necessary drainage along the access to the cabins and for the manoeuvring areas for the carparking spaces.
 3. The use of the cabins for permanent residency is prohibited.
 4. The finished floor level of the ground floor being above the 1 in 100 year flood frequency level, 10.6 (ten point six) AHD. In this regard, detailed survey information shall be submitted prior to the release of building approval.
- 5-7 Standard Conditions (DA's) - 31, 32, 39.

6. HOME ACTIVITY - FORKLIFT REPAIR - W OHMENZETER - LOT 9, DP 230163, NO. 739 SPRINGWOOD ROAD, YARRAMUNDI. DA251/91

Mr.G.Logan, on behalf of the Christian Youth Council, addressed the Committee as an objector.

THAT THE APPLICATION be approved subject to the following conditions:

1. The development shall be carried out generally in accordance with the plan submitted on 20th September, 1991.
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; or*

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

3. Operating hours shall be limited to 9.00am to 3.00pm Mondays to Fridays. Any alteration of these hours will require Council consent.
4. All materials, finished goods and machinery are to be stored within the building and all work performed to be confined in the building.
5. Standard Condition (DA) - 101.
6. Council reserves its right to require interference suppressors to equipment used should it be considered by Council that the use of the equipment is causing interference to radio and television receivers in the locality.
7. The disposal of all liquid waste is to be to the satisfaction of Council. Separate details shall be submitted prior to the commencement of the use.
8. The consent be reviewed in 12 (twelve) months.
9. The removal of any derelict car bodies from the property.

7. MUSHROOM GROWING SHEDS - W AND B WILSON - LOT 2, DP 551962 AND LOT 4, DP 513000, NOS. 103-105 PITT TOWN ROAD, MCGRATHS HILL. DA232/91

THAT THE APPLICATION be approved subject to the following conditions:

1. The development shall be carried out generally in accordance with the submitted plan dated August, 1991.
2. No water, wash water or any other product of the mushroom growing process being discharged to Council's sewer.
- 3-11 Standard Conditions (DA's) - 22, 31, 32, 50 (10 (ten)), 73, 35, 36, 61, 100.

12. Parking spaces, accessways and aisles are to be constructed with a sealed pavement, drained and marked to Council's requirements, the work is to include the access drive from Pitt Town Road. Full details to be submitted with the building application.
13. 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. Particular attention shall be given to the provision of dense landscaping which will screen the development from Albert Street.
14. No compost shall be manufactured on the site.
15. The mushroom growing and packaging building shall not exceed 5m (five) at the roofline apex, nor exceed 3.5m (three point five) at the eave connection between the roof and the side wall. In this regard, the building height and plans of the development shall be submitted in conjunction with the building application.

8. FLOOD BANK REPARATION/AGRICULTURAL IMPROVEMENTS - REGIONAL PROMOTIONS PTY. LTD. - LOT 1 DP 738865 & LOT 2 DP 738881 OLD KURRAJONG ROAD, RICHMOND. DA218/91

THAT THE APPLICATION be refused as Council has no power to approve of the application as it is a prohibited development under the zoning of the land.

9. WHOLESALE LANDSCAPE SUPPLIES - BOWLAM PTY LTD - PROPOSED LOT 1 IN THE SUBDIVISION OF LOTS 4 & 6, DP959819 WINDSOR ROAD, MCGRATHS HILL. DA174/91

Mr.I.Vernon addressed the Committee, as an objector.

THAT CONSENT BE granted subject to:

1. The development be carried out in general accordance with plans submitted with this application.
2. Completion of the subdivision of Lots 4 & 6 DP959819, Consent N^o SA164/90, prior to any works being carried out.
- 3-4 Standard Conditions (DA): 18 (6[six]), 23 (\$200) (two hundred).

5. Construction of road and drainage 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.
6. Submission of a building application, plans and specifications complying with Ordinance 70 for the proposed site office.
- 7-13 Standard Conditions (DA): 32, 37, 40, 52, 70, 73, 100.
14. Parking shall be provided for 6 (six) vehicles in accordance with Council's regulations and parking policy.
15. Widening of the sealed road pavement in McGrath Road from the existing pavement to the west of the land, to and over the frontage of proposed Lot 1. Details to be submitted with the Building Application and to be satisfactory to the Manager of Engineering Services.
16. All access to the development being from McGrath Road. Access, manoeuvring and standing areas being drained and constructed with a sealed pavement. Details to be submitted for approval with the Building Application.
17. Consent N^o 226/91 relating to the Filling of Land over proposed Lots 1 & 2 is to be carried out in conjunction with and prior to the establishment of the Wholesale Landscape Supply Yard to the satisfaction of the Manager of Town Planning.
18. Any concrete that has been placed on the property illegally as filling be removed from the site.
19. Hours of operation being from 7.30 a.m. to 5.00 p.m. Mondays to Saturdays and 10.00 a.m. to 5.00 p.m. Sundays.
20. The consent be reviewed in 12 (twelve) months.

10. COMMUNITY TITLES SUBDIVISION TO FACILITATE EQUESTRIAN ACTIVITIES - DAVID EVANS - LOT 1, DP 738865 AND LOT 2, DP 738881 OLD KURRAJONG ROAD, RICHMOND. S89/110, DA878/88, 10.477

Mr.D.Evans, the applicant, addressed the Committee.

THAT COUNCIL SUPPORT the application in principle and request the Director of the Department of Planning to concur with the proposal, pursuant to State Environmental Planning Policy N° 1, and the application be referred back to the Council.

11. DOG KENNELS FOR BREEDING AND BOARDING 104 DOGS - MR J AND MRS V MORRIS - LOT 69 DP739082, N° 1615 EAST KURRAJONG ROAD, SECTION 2, EAST KURRAJONG. DA173/91

Mrs.V.Morris, the applicant, addressed the Committee.

Mrs.K.Rogers, Mr.N.Butler and Mrs.E.Murphy, addressed the Committee, as objectors.

A SITE INSPECTION of the proposed site and the existing Kellyville premises be carried out.

The Committee inspected the Kellyville site at 4.50 p.m. and the East Kurrajong site at 5.40 p.m.

Aldermen present at the inspection were Aldermen Sledge, Books, Calvert, Keegan, Minturn, Paine, Parsons, Rogers, Sheather and Williams.

COUNCIL NOT SUPPORT the application for the following reasons :

1. Not in the public interest
2. Effect on the amenity of the area
3. Foreseeable noise problem
4. Environmental pollution

12. DUPLEX - A V JENNINGS - LOT 1291 DP 802879 NEILSON CRESCENT, BLIGH PARK. DA171/91, SA108/91

Mr.P.Dawson addressed the Committee as an objector.

THAT APPROVAL BE granted subject to the following conditions:

1. The development shall be carried out generally in accordance with plans referenced "Sheet N°2" dated July 1991.

- 2-9. Standard conditions (DA) 1 (\$2,500 (two thousand five hundred dollars), 16, 31, 40, 56, 70, 73, 104.
10. The common wall between the units shall be of masonry construction.
11. No building or part building is to be constructed in or over the 12 (twelve) metre wide fire zone.
12. The application being submitted to the Local Traffic Committee for comment.

13. DUPLEX - A V JENNINGS - LOT 1286 DP 802879 NEILSON CRESCENT, BLIGH PARK. DA172/91

Mr.M.Cartwright addressed the Committee, as an objector.

THAT APPROVAL BE granted subject to the following conditions:

1. The development shall be carried out generally in accordance with plans referenced "Sheet N°2" dated July 1991.
- 2-9. Standard conditions (DA) 1 (\$2,500 (two thousand five hundred dollars), 16, 31, 40, 56, 70, 73, 104.
10. The common wall between the units shall be of masonry construction.
11. No building or part building is to be constructed in or over the 12 (twelve) metre wide fire zone.
12. The application being submitted to the Local Traffic Committee for comment.
13. The site to be drained to the satisfaction of the Manager of Engineering Services and full details to be provided with the Building Application for consideration.

14. DUPLEX - BLACKWOOD HOME BUILDERS - LOT 1479 DP 805098, 9 SAMUEL STREET, BLIGH PARK. DA184/91

THAT APPROVAL BE granted subject to the following conditions:

1. The development shall be carried out generally in accordance with the submitted plan dated July 1991.
- 2-8. 1 (\$3,000 (three thousand dollars), 16, 31, 70, 73, 56, 104.
9. New boundary fences shall be provided at the applicant's expense, such fencing is to be to a height of 1.8m (one point eight) and at least the equivalent of lapped and capped in quality. Details to be submitted with the Building Application.
10. Lattice screen being provided on top of fencing that divides the 2 (two) dwellings. Such screen shall be to a height of 2.1m (two point one) and extend from the end of the building for a length of 5m (five).
11. The application being submitted to the Local Traffic Committee for comment.
12. The site to be drained to the satisfaction of the Manager of Engineering Services and full details to be provided with the Building Application for consideration.

15. REZONING - FORMER TAFE SITE - LOT 1, DP 554654 CNR MILEHAM AND DRUMMOND STREETS, SOUTH WINDSOR, LEP12/91

Alderman Sheather declared an interest in this matter.

Mr.R.Clark, the applicant, addressed the Committee.

Mr.B.McKinlay addressed the Committee, as an objector.

COUNCIL NOT SUPPORT the recommendation and encourage the applicant to have the land zoned Industrial 4(a) rather than 4(b).

16. FLEXIBLE INDUSTRIAL LANDS POLICY. GT70/7 PT1

THAT INFORMATION CONTAINED in the report relating to the Department of Planning's Flexible Industrial Lands Policy be received.

17. REVIEW AND AMENDMENT OF HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989. LEP1/91

Mr.J.Murphy addressed the Committee.

THAT COUNCIL ADOPT the Draft Hawkesbury Local Environmental Plan, 1989, as publicly exhibited, but with the exception that the proposed amendment for the prohibition of the application of fertilisers in Environmental Protection (Wetlands) 7(a) Zones, be deferred pursuant to Section 68(5) of the Environmental Planning and Assessment Act, 1979.

A further report be submitted in regard to the comments made by Mr.Murphy, specifically in regard to the Wetlands Management.

18. PROCEDURES FOR REZONING LANDS IN THE URBAN DEVELOPMENT PROGRAM - SYDNEY REGION. GT225/2 PT2

THAT THE INFORMATION be received.

19. EXTENSION OF DEVELOPMENT CONSENT - PLAYLAND FAMILY AMUSEMENT LEISURE CENTRE (ANARE PTY LTD) - LOT 1, DP 544317 - 189 WINDSOR STREET, RICHMOND. DA297/90

THAT THE APPLICANT'S request for extension of Development Consent No. 297/90 until the 14th October, 1993, be supported.

Alderman Rogers returned to the meeting at this stage, the time being 3.11 p.m.

20. COMMERCIAL DEVELOPMENT - NOS. 7 & 9 EAST MARKET STREET, RICHMOND - OWNER: A NITOPL. P515/40, P515/50, GC10/10

THE LANDOWNER BE advised that Council supports the Plan of Development in principle, subject to details of architecture, car parking, loading, and subdivision restrictions being submitted with the Development Application.

21. HOUSING DEVELOPMENT BLYTH PARK. GT790/5 PT1

Mrs. McPherson addressed the Committee.

THAT THE INFORMATION in this report be received and that the New South Wales Government and the Urban Development Institute be asked to take a more active role in the promotion of urban consolidation.

22. METHODOLOGY OF PROCESSING DUAL OCCUPANCY APPLICATIONS. DA118/91

THAT THE INFORMATION be received.

23. BLYTH PARK RESIDENTS ACTION GROUP - LANDSCAPING OF DUAL OCCUPANCIES. DA269/90

THAT COUNCIL'S DEVELOPMENT Control Plans in relation to housing be altered such that landscaping is no longer required, but a requirement be made for turfing as a condition of consent and that the Blyth Park Resident Action Group be thanked for its interest and notified in terms of this report.

24. OBJECTIONS TO DUAL OCCUPANCIES. DA118/91

THAT THE INFORMATION be received.

25. WETLANDS AS DEFINED BY STATE REGIONAL ENVIRONMENTAL PLAN NO. 20 - HAWKESBURY NEPEAN RIVER. GT150/7 PT1

THAT THE INFORMATION be received.

26. RESIDENTIAL SUBDIVISIONS - KURRAJONG VILLAGE. SA253/90, SA2/91, SA22/90

1. THAT MR. BUCKETT be advised that the Water Board has not concurred with his proposal and, therefore, the application is refused for the following reasons:
 1. Inadequate water supply;
 2. Inadequate site area for disposal of effluent; and
 3. Not in the public interest.
2. That Timedes Pty. Limited be advised that subdivision of the land into 20 (twenty) lots, as proposed, is refused for the following reasons:
 1. Inadequate water supply;
 2. Inadequate site area for disposal of effluent; and
 3. Not in the public interest.
3. That Mr. Hupalo be advised that because of the most recent advice from the Water Board there is no basis to reconsider his subdivision which has already been refused.

27. REZONING TO PERMIT A SERVICE STATION ON PART LOT 1 AND PART LOT 2, SECTION 19, PARISH OF WILBERFORCE, NO. 539 WILBERFORCE ROAD, WILBERFORCE, LEP13/91

THAT COUNCIL RESOLVE to proceed with a Draft Local Environmental Plan and place it on exhibition pursuant to Section 65 of the Environmental Planning and Assessment Act.

28. COLLINS - CAR REPAIR STATION - MILEHAM STREET, WINDSOR, DA437/87, L5/91

MR. COLLINS BE advised that he should construct the fence in accordance with Council's condition forthwith and, in any case, within 21 (twenty one) days otherwise he is to revert to the previously conditioned hours of operation.

29. RURAL RESIDENTIAL SUBDIVISION POTENTIAL - NORTH RICHMOND. LEP7/90

THAT THE INFORMATION concerning rural/residential subdivision potential at North Richmond be received.

30. PASSENGER FERRY FROM WINDSOR. DA138/91

Mr.I.Clayton addressed the Committee as an objector.

1. THE COUNCIL INDICATE to the Nepean Belle Company its support in principle for the operation of a passenger ferry.
2. The Manager of Town Planning be delegated the authority to liaise with the applicant and other Government Departments, as may be required, so as to have provided sufficient documentation to determine the application.
3. Matters pertaining to lease arrangements, etc. be further reported to Council.
4. Council not approve cutting into the bank at Governor Phillip Park to allow moorings. Further that any mooring activity of the Nepean Belle be investigated so that it can be located at Windsor Wharf.

SECTION 3 - FINANCE

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. 5541 on Page 13 of the Accounts Paid.

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.	4841	-	5572	\$3483201.72
Trust Fund Nos.	260	-	338	\$667448.71
FID General Fund	469086	-	469095	\$764557.70
98P General Fund	37020	-	37027	\$9903490.35
98P Bank Trust Fund	425414	-		\$36230.11
				\$14854928.59

2. FORM 2A AS AT 30TH SEPTEMBER, 1991. A1-6

THAT THE FINANCIAL Statement to 30th September, 1991, be received and the amounts shown as expenditure now be voted.

3. CERTIFICATE AS TO STATE OF ACCOUNTS WORK. A1/15

THAT THE CERTIFICATE as to the State of Accounts Work be received.

4. ACQUISITION OF LAND - ANSCHAU CRESCENT, WINDSOR. GC281/25 PT1

1. THAT COUNCIL PROCEED to acquire that part of Lot 10, DP 31098 zoned Open Space Proposed Recreation 6(b) for \$35,000 (thirty five thousand) from Mrs Kathleen Armstrong, with funding provided from the 1989/90 Loan Borrowing programme.

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

2. All survey legal and other reasonable costs associated with the acquisition be met by Council.
3. That the Seal of Council be affixed to all necessary documents.

5. REQUEST FOR CONTRIBUTION TO LEGAL COSTS - LOCAL GOVERNMENT ASSOCIATION OF NSW. GG1/3 PT1

THAT A CONTRIBUTION of \$500 (five hundred) be made to the Local Government Association for financial assistance to Newcastle City Council.

6. McQUADE PARK LANDSCAPE PLAN. PK/203

THAT THE \$7,000 (seven thousand) allocated for paving around the rotunda in McQuade Park be utilised to carry out landscaping and tree planting in accordance with the Plan of Management.

7. EXEMPTION FROM RATING APPLICATIONS - ASSOCIATION OF THE FRANCISCAN ORDER OF FRIARS MINOR, THE CHRISTIAN ISRAELITE CHURCH, THE SOUTH WINDSOR GOSPEL TRUST, TRUSTEES OF THE DE LA SALLE BROTHERS. 8.15554, 5.02407, 8.00157, 5.4080, 5.12653

1. THE ASSOCIATION OF the Franciscan Order of Friars Minor be advised that consideration would be given to exemption from rating for that part of the land relating to the buildings and associated curtilage which is being used for religious purposes. This would necessitate separate valuations for this area and the remaining part of the property.
2. Exemption from rating under Section 132 of the Local Government Act be granted to The Christian Israelite Church for 340 Macquarie Street, South Windsor from 1 January 1991 and rates not be levied.
3. Exemption from rating under Section 132 of the Local Government Act be granted to The South Windsor Gospel Trust for 13 Beasley Place, South Windsor from 30 November 1990 (being date of occupation) and an amount of \$570.07 (five hundred and seventy dollars and seven cents) be written off for rates issued from that period.

4. Exemption from rating under Section 132 of the Local Government Act be granted to the Trustees of the De La Salle Brothers for 604 Kurmond Road, North Richmond from 10 December 1990 to 31 December 1991 and an amount of \$1,603.33 (one thousand six hundred and three dollars and thirty three cents) be written off for rates on a pro rata basis.

Alderman Stubbs left the meeting at this stage, the time being 3.56 p.m.

8. REQUEST FOR DONATION, WINDSOR LEAGUES CLUB LTD. GF8/1 PT5

THAT A DONATION of \$200 (two hundred dollars) be forwarded to the Windsor Leagues Club Ltd to support "The Hawkesbury Valley Country Music Festival".

9. RESUMPTION OF RIGHT OF CARRIAGEWAY, BETWEEN COPELAND AND CLERGY ROADS, WILBERFORCE. GC284/9 PT1

1. COMPENSATION CLAIMED IN respect of the lots concerned be paid, as detailed:
 - Lot 3: \$100 (one hundred)
 - Lot 4: \$100 (one hundred)
 - Lot 6: \$100 (one hundred) plus legal costs
 - Lot 7: \$400 (four hundred) plus the building of a 60cm (sixty) high retaining wall.
 - Lot 8: \$300 (three hundred)
 - Lot 13: \$750 (seven hundred and fifty)
2. Funding for compensation to be drawn from Transport Infrastructure - Road Construction Programme.
3. All necessary documents be completed under the seal of Council.

10. PROPOSED LEASE - WINDSOR FUNCTION CENTRE. GC283/45 PT3

1. THAT THE INFORMATION regarding the leasing of the Windsor Function Centre be received and a further report be submitted in relation to the submissions received for the future leasing of the facility.
2. In any new contract or lease that is drawn up, a clause be inserted that the Council inspect the Centre at least once a month or every three months, whichever is appropriate to Council staff, to ensure that it is continually maintained as it should be, and report back to Council that it is operational.
3. Suitable applicants be interviewed by the full Council.
4. The present managerial staff be invited to put forward a submission.

4. RATE ISSUE FOR 1992 GR10/9

RATES BE ISSUED in the first week of January, 1992, and that the due date be (as prescribed by the Act), 1 (one) month from the date of service.

5. WESTPOOL - INSURANCE BULK PURCHASING. G11/5 PT 1

THAT COUNCIL ADOPT the concept of bulk purchasing of Motor Vehicle Insurance and that the current policy with Zurich Australia be extended from 20th August to 31st October, 1992.

The Committee then adjourned to carry out inspections, the time being 4.44 p.m.

The Committee reconvened at 7.40 p.m.

Alderman Mackay arrived at the meeting at this stage, the time being 7.40 p.m.

QUESTIONS WITHOUT NOTICE

Alderman Rogers stated that he heard Alderman Mark Latham, the Mayor of Liverpool, make comment on 2BL two days ago in relation to a proposition that he was putting forward on behalf of his position as Chairperson of WSROC

supporting Badgery's Creek as fast tracked and the impression he got from the interview was that it was actually a resolution of WSROC that the Badgery Creek proposal be taken up yet again and put to the relevant Commonwealth Authority and sought clarification as to what is the position of WSROC in relation to Badgery's Creek and in particular what is the position of this Council in relation to supporting such a proposal at Badgery's Creek to be fast tracked.

The Town Clerk/General Manager stated that this Council's position about Badgery's Creek and the third runway was that it supported in principle the third runway but also supported the continuation of the development of Badgery's Creek. The deliberation on that was based on the fact that the lead time of Badgery's Creek was quite significant and the lead time of the third runway was shorter. That is not the position of WSROC, however, the position of WSROC is that it supports the construction of Badgery's Creek airport in principle as soon as possible.

Alderman Rogers stated that the Gazette last week ran an article called "Council Briefs" and enquired as to whether that was at the Gazette's initiative or by Council's initiatives. If it is by the Gazette's initiative, then obviously they have taken up that initiative as a consequence of discussions around the Council table and perhaps Council should either give some consideration to providing additional material to get it right and/or give further consideration to Council doing it itself. He stated that he had some costings from the Gazette - a half page for 12 months is \$280 per week - a quarter page for 12 months is \$135 per week.

The Town Clerk/General Manager stated that the Gazette has done that in that format from time to time over the last few years and is dependent upon the amount of news available.

The Mayor stated that the question of whether or not Council pursues buying space or adding to what the Gazette does, is something that probably is not for Questions Without Notice, but it is for further discussion, and then maybe a resolution needs to be taken up at a later date. The issue has been raised and can be followed up.

Alderman Keegan asked if Council's fire appliances are ready.

The Town Clerk/General Manager stated that the Council now has something like 48 fire fighting vehicles and obviously there will be some plant that is not ready at all times because of various stages of repair. However as of this week 47 of those 48 vehicles are operational - one of the vehicles has a seized engine as the result of the Kenthurst fires and it is unlikely that this will be repaired as it is an older vehicle and may be written off.

Alderman Keegan stated that Windsor is losing two businesses out of the Windsor CBD - Neale's and the GIO. He stated that it was mentioned to him and in particular in the case of GIO, that they were given advice by "Council" that Richmond was the commercial centre and that Windsor was basically going back to a historic situation. He asked if Council could guarantee that this is not being said from Council.

The Town Clerk/General Manager stated that none of the Officers here know anything about it. The Officers are not in the business of trying to promote one centre against the other. The Council staff however have been indicating that there are two atmospheres created by both towns and sometimes will encourage certain types of tourist orientated businesses into Windsor, that certainly happens but not to the detriment of any other businesses.

The Mayor stated that if the Manager of GIO would like to come and discuss the matter and provide more advice as to where he obtained the information, this may clarify the position and clear up the problem that may or may not be.

Alderman Books asked what is the status regarding the Wilberforce Abattoirs as they are still pumping water out into the paddocks.

The Manager of Environment & Building Services undertook to ascertain the current position and report to the next Ordinary Meeting of Council.

Alderman Books stated that he has been informed by Mr. Ian Miller of Brabyn Street, Windsor, that there is a sewage smell coming out of a stormwater pipe. Mr. Miller advised that there is an overflow of the sewer manhole into the kerb and gutter stormwater drainage system.

The Manager of Engineering Services undertook to contact Mr. Miller and take appropriate action.

Alderman Williams stated that he has received some very detailed submissions about early morning trucks driving down Greenway Crescent. He has verified those submissions by observation, and asked if the Manager of Engineering Services could advise regarding the situation and what can be done about it.

The Manager of Engineering Services stated that this is a matter of an outstanding report and undertook to endeavour to submit the report to the next General Purpose Committee Meeting. As a result of representations from Alderman Williams, it has been ascertained that the truck drivers are driving down to the pit at an early hour and spend half an hour outside the gate so that they can be the

first load out. Action has been taken to try and reduce this situation and also reinforced the direction in the mornings to encourage the drivers to take the alternative route so as to miss Greenway Crescent.

Alderman Williams asked if Council has any other avenue rather than recommendation to the truck drivers that they take that other route.

The Manager of Engineering Services stated that it is only by request to do so, there is no specific way to impose it upon them.

Alderman Williams referred to a request raised previously regarding the trees at Cattai and stated that this question would most likely be coming up for discussion at the Community Environment Committee meeting and in the light of that, sought advice on what progress has been made.

The Manager of Town Planning stated that he would be reported on this question to the next General Purpose Committee Meeting.

Alderman Paine stated that she has had an enquiry from Mr. Gardiner in regard to Cordners Lane. Apparently it has been upgraded and now he has two problems - one is that there is a severe dust problem which seems to be killing off the trees in the adjoining orchard and the other one is that the trucks are travelling at horrific speed. Mr. Gardiner has been to Council and has been advised that there is nothing that can be done. He has asked could Council look at putting some speed humps on the road.

The Manager of Engineering Services stated that repair work was carried out recently to the lane and that has been sealed. It is subject to heavy truck movements and dust. Regular watering of the lane is undertaken. The Manager of Engineering Services stated that there are no speed limits signposted along the road but his observations would be that vehicles travel well below 60 kph.

The Mayor asked that it be further investigated and stated that this relates to the report that is to come back on the whole question of Greenway Crescent.

Alderman Calvert stated that he has had representations from Mr. Graham Kennedy of 160 Macquarie Street over a dispute he has with a neighbour on a retaining wall on the dividing fence which has been built. Apparently the dispute has been going on for a couple of years, where the Council has at some stage, issued a demolition order on it and then rescinded that order. Mr. Kennedy has had quite considerable expenses in legal fees, surveys and engineers' reports over the wall. He claims that it has been built without Council approval, that it has been of a poor standard in construction with no footings. He has various

problems with seepage on to his property. Attached to the top of the 1.8 metre high retaining wall it then has a 1.8 metre high colourbond fence which has broken off and been re-attached. Mr. Kennedy is worried about that fact that this could fall on his children or parked cars and wants to know if the matter could be resolved or can the demolition order be put back on to resolve the situation.

The Manager of Environment & Building Services stated that there has been an amount of correspondence in regard to this matter and his recollection is that a building application was submitted. It is a fairly complex matter. The Manager of Environment & Building Services undertook to provide an up-to-date report for the next Ordinary Meeting.

Alderman Calvert asked for a landscaping report from Town Planning on industrial and commercial, along the lines of the dual occupancy report, to be prepared and presented to the next Committee Meeting.

Alderman Sheather referred to Item 5 of the Finance Section, where there is a request for a contribution for legal costs, and asked with the composting issue if it gets into the thousands of dollars, would there be such an avenue for claims that this Council could present to the Local Government Association.

The Town Clerk/General Manager advised that Council would have to show to the Association that the matter was a broad spectrum across a wide area of local government to justify their initial criteria and/or be one of significant public concern. Council would probably have some trouble in both of those areas at this stage unless the law involved broke new grounds in terms of declaring or the way in which the hazardous nature of the operations is proven.

The meeting terminated at 8.10 p.m.

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

.....
Mayor

GENERAL PURPOSE COMMITTEE

W O R K S

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

General Purpose Committee - Works - 26/11/91

ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 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	4200	-	3533	3533	-	Annual Provision
1020.0 Tree Planting New	16000	-	6909	6909	-	Annual Provision
1020.01 Tree Mtce	35000	-	30960	30960	-	Annual Provision
1020.02 Earth Week	4500	-	893	893	-	Annual Provision
<u>TRANSPORT INFRASTRUCTURE</u>						
<u>Maintenance of Infrastructure</u>						
<u>Ferries</u>						
2000 Ferry Lower Portland	165500	-	124341	124341	-	Annual Provision
<u>RTA State Roads "Tied" Grant 91/92</u>						
2002.175 Wisemans Ferry 91/92	-	-	78586	78586	-	Waiting Notification of Programme
2004.175 Webbs Creek Ferry 91/92	-	-	62014	62014	-	Waiting Notification of Programme
2006.175 Sackville Ferry 91/92	-	-	60376	60376	-	Waiting Notification of Programme
2008.0 Docking Slips	2600	-	2278	2278	-	Annual Provision

General Purpose Committee - Works - 26/11/91

ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
Road Maintenance						
2016.1-6 Sealed Roads Mtce	1037000	-	696208	696208	-	Annual Provision
Road Resealing						
Council Revenue 1991 (\$200000)						
Richmond/Hobartville						
2016.401 Hill Avenue	2310	-	1778	1778	-534	Complete
Potts Street	3080	-	2515	2515	-565	Complete
Anderson Avenue	2310	-	1891	1891	-419	Complete
Cornwell Avenue	6930	-	5997	5997	-933	Complete
Hughes Avenue - Holborrow to Holborrow	7700	-	6291	6291	-1409	Complete
Holborrow Avenue - Hughes to Valder	6930	-	5435	5435	-1495	Complete
Tarragon Avenue	5083	-	4293	4293	-790	Complete
Hereford Street	16940	-	15068	15068	-1872	Complete
Copeland Street	6600	-	5095	5095	-1505	Complete
Faithfull Street	17600	-	14908	14908	-2692	Complete

General Purpose Committee - Works - 26/11/91

ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
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	 -	 3292	 3292	 -943	 Complete
Kurmond						
Longleat Road - 0 - 1.09km from Kurmond	15510	-	11928	11929	-3581	Complete
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	-	-	-	-	Complete

General Purpose Committee - Works - 26/11/91

ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
Argyle Street - George Street to Cox Street	3750	-	-	-	-	Complete
Christie Street - George Street to Macquarie Street	2120	-	-	-	-	Complete
Campbell Street - Mileham Street to Macquarie Street & George Street to Cox Street	8726	-	-	-	-	Complete
Drummond Street - Mileham Street to Church Street	8726	-	-	-	-	Complete
<u>Regional Roads Programme 1990/91 RTA Grant (\$373680)</u>						
2035.51 Regional Roads 1990/91	373680	177667	179600	357267	-16413	Programme Complete
<u>Australian Construction Services (\$10000)</u>						
2026.11 Percival Street	10000	2681	1179	3860		Work as Necessary

General Purpose Committee - Works - 26/11/91

ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>RESEAL PROGRAMME</u>						
<u>Regional Roads (\$62315)</u>						
2036.01 Kurmond Road - Spinks to Wire Lane	1210	-	1074	1074	-136	Work Complete
Scheyville Rd - 3.20 to 4.30km from Old Stock Route Rd	13310	-	4809	4809	-	Work in Progress
Spinks Road - 0.00 to 0.25km 1.60 to 2.8km from Creek Ridge Rd	17545	-	15436	15436	-2109	Complete
Terrace Road - 1.7 to 4.2km from Wire Lane towards Bells Line of Road	30250	-	11101	11101	-	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

General Purpose Committee - Works - 26/11/91

ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>ROAD MAINTENANCE</u>						
2021.0-3 Unsealed Roads Mtce.	340000	-	277741	277741	-	Annual Provision
Flood Damage						
2028 & 2030 Flood & Storm Damage 1988 Local Roads RTA Programme Grant (\$1426307) Loan Programme (\$25000)	1451307	1363848	70105	1433953		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	-	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 - 26/11/91

ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
Pitt Town Dural Road	400	-	-	-	-	Work Complete
Settlers Road	23780	26131	-	26131	+2351	Work Complete
The Driftway	15000	7344	-	7344	-	Work In Progress
Webbs Creek Road	37000	30197	-	30197	-	Work In Progress
Upper Macdonald Road	1950	177	(177)	-	-1950	Work Complete
Wheelbarrow Ridge Road	27000	28689	-	28689	+1689	Work Complete
Classified Roads						
RTA Grant (\$14100)	-	-	-	-	-	
2031.100 MR 181 Webbs Creek Ferry	14100	-	14309	14309	+209	Work Complete
<u>FLOOD & STORM DAMAGE 1990</u>						
<u>Local Roads (\$1638140)</u>						
(Grant \$1563140)						
2032 (Council \$75000)	1638140	344729	1185539	1530268	-	Work in Progress
<u>Local Roads Regional \$71800</u>						
(Grant \$71000)	71800	24514	26629	51143	-	Work in Progress

General Purpose Committee - Works - 26/11/91

ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>Classified Roads \$159800</u>						
2032.263-266 (Grant \$159800)	159800	29471	128379	157850	-1950	Work Complete
<u>Maintenance and Repair</u>						
2042.01 Paved Footpaths Mtce	18100	-	8079	8079	-	Annual Provision
2042.07 Unpaved Path Mtce	2000	-	3211	3211	-	Annual Provision
2044 Bus Shelter Shed Mtce	1109	-	1356	1356	-	Annual Provision
2046.001 Bridge Mtce	61500	-	77059	77059	-	Annual Provision
2050 Street & Gutter Cleaning	177220	-	167769	167769	-	Annual Provision
2052 Kerb & Guttering Mtce	45000	-	43913	43913	-	Annual Provision
<u>PROVISION OF INFRASTRUCTURE</u>						
2061.01 Sundry Pub/Wks Survey & Design	10750	-	4211	4211	-	Annual Provision
2074 Vehicular Crossings	10000	-	1510	1510	-	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	185564	124991	63644	188635	+3071	Work Complete

General Purpose Committee - Works - 26/11/91

ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
2063.01-5 RTA Grant 90/91 \$55000 St Albans Road 13.6-14.7km RTA Grant 89/90 (\$48242) RTA Grant 90/91 (\$130000)	178242	63705	106484	170189	-8053	Work Complete
2079.01 Cycleway, McGraths Hill, Windsor (RTA \$44150) Loan Programme (\$44150)	88300	21580	69156	90736	+2436	Work Complete

CITY ROADS CONSTRUCTION**Loan Programme 1986/87**

2066.07 Kurmond Road - Graeme Place to Marlene Street	33400	21085	4060	25145	-	Work Complete
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LOAN PROGRAMME 1988/89

2070.07 Chestnut Drive, Glossodia (88/89 \$59400 + 89/90 \$45000)	104400	86432	18942	105374	+974	Work Complete
2070.18 Hanlons Road, Bilpin	29000	-	-	-		Programmed December

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ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>Loan Programme 89/90</u>						
2070.20 Kentucky Drive Chestnut Drive Glossodia	85200	41640	-	41640	-	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
<u>Loan Programme 90/91</u>						
2070.52 Fitzgerald Street - George St to The Terrace - pavement reconstruct	101500	-	-	-	-	To Be Programmed
2070.53 Brennans Dam Road	13500	-	-	-	-	Programmed November

LOCAL ROADS PROGRAMMESLR 89/90 RTA Grant (\$565300)

2071.201 West Portland Road - Reconstruct Pavement	11000	14880	1155	16035	+5035	Work Complete
2071.202 West Portland Road - Reseal	39000	-	24548	24548	-14452	Work Complete

General Purpose Committee - Works - 26/11/91

ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
2071.203 Argyle Street - George to Macquarie to Mileham	95000	88114	37	88151	-6849	Work Complete
2071.204 Argyle Street - Mileham to Fairey	295300	607	212944	213551	-81749	Work Complete
2071.205 Freemans Reach Road	125000	114507	2311	116818	-8182	Work Complete
<u>LR 90/91 RTA Grant (\$580000)</u>						
2071.301 Tennyson & East Kurrajong Road - Reseal	55000	-	447	447	-	Programmed November
2071.302 Boundary Road Vineyard	87500	6202	317	6519	-	Subject to agreement Baulkham Hills
2071.303 George Road Wilberforce	160100	64	151832	151896	-8204	Work Complete
2071.304 Mileham St - Day St - Fairey Rd	242500	32178	4635	36813	-	Work Commenced
2071.349 The Driftway	450000	-	319280	319280	-	Work Commenced
ACRD 90/91	\$ 50000					
Loan	\$ 50000					
Loan 90/91	\$ 50000					
RTA Sp Works Grant	\$200000					
Penrith Council Cont	\$100000					

General Purpose Committee - Works - 26/11/91

ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<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	90559	90629	-34371	Work Complete
2073.02 Elizabeth Street, North Richmond - Reconst. Charles St to Campbell St - Shoulder sealing of Charles St from William St to Monti Place	72000	51421	-	51421	-20579	Work Complete
2073.03 Boundary Road, Oakville - Reconstruction of Failed Patches and joints (50% with Baulkham Hills	140000	85233	-	85233	-54767	Work Complete
<u>Kerb and Guttering</u>						
Loan Programme 1989/90						
2080.201 Kable Street - Footpaving	8310	-	5423	5423	-2887	Work Complete

General Purpose Committee - Works - 26/11/91

ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
Loan Programme 1990/91						
2080.303 Laneway Clergy - Copeland Road	56000	-	777	777	-	Programmed Nov/Dec
2080.301 George Street at Windsor Station	12000	-	1439	1439	-	Programmed November
2080.302 Laneway George St - East side of Argyle	5500	-	5823	5823	-323	Work Complete
2072.100 Laurence Ave Hobartville - Footpath	14500	-	10482	10482	-4018	Work Complete
2072.101 Riverview Street North Richmond - Footpath	10800	-	5828	5828	-	Work Complete
2072.102 Court Street - Footpath	1200	-	616	616	-584	Work Complete

TRAFFIC MANAGEMENT

2090.01	Traffic Signs New	26500	-	20661	20661	-	Annual Provision
2092.01	Traffic Sign Mtce	22000	-	15793	15793	-	Annual Provision

PUBLIC UTILITY INFRASTRUCTURE**Cemeteries**

3000	Cemeteries Expenses	61800	-	51058	51058	-	Annual Provision
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General Purpose Committee - Works - 26/11/91

ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>Emergency Services</u>						
3010 State Emergency Services	43300	-	31455	31455	-	Annual Provision - Volunteer Organisation
<u>Stormwater Control</u>						
Loan Programme 86/87						
3200.01 Const Blacktown Road (Loan Funds \$39000) (Contribution HAC \$8000) (Cont. '90 \$8820)	55820	67292	835	68127 + 12307		Work Completed
3200.02 Drainage Mulgrave/Curtis Road	25000	100	-	100	-	Work by Developers
3200.15 Johnston Street, Pitt Town (Loan Funds \$2900) (Cont. 1500)	4400	3250	2344	5594 + 1194		Work Complete
Loan Programme 88/89 (100000)						
3200.101 41 Mitchell Drive, Glossodia	4000	319	-	319	-	Arrangements With Owners Not Completed
3200.102 36-42 Bathurst Street, Pitt Town (plus \$6500 89/90 loan)	43840	40700	12	40712 - 3128		Work Complete
3200.104 George & Drummond Sts, Windsor	8800	199	13270	13469 + 4470		Work Complete

General Purpose Committee - Works - 26/11/91

ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
Loan Programme 89/90						
3200.112 21-23 Michael St, Nth Richmond	3800	117	826	943	-	Work Commenced
<u>Drainage Grant Programme</u>						
(Dept. Sport & Rec \$24000 1989/90 Cap. Assist Prog. \$24000)						
3209.01 McQuade Park	48000	155	49094	49249	+1249	Work Completed
<u>Maintenance</u>						
3210 Drainage Mtce	38000	-	38158	38158	+158	Annual Provision
<u>Street Lighting</u>						
3220.01 Street Lighting	422500	-	378275	378275	-	Annual Provision

General Purpose Committee - Works - 26/11/91

ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>ECONOMIC DEVELOPMENT</u>						
<u>Infrastructure</u>						
Car Parking						
4000 Car Parks Mtce	85600	-	37281	37281	-	Annual Provision
<u>Community Facilities and Services</u>						
Boat Ramp						
5170 Boat Ramp Mtce	55930	-	39716	39716	-	Annual Provision
Parks						
E23B1 Parks Mtce	540446	-	453417	453417	-	Annual Provision
5180.03 Parks Amenities Mtce	58500	-	44142	44142	-	Annual Provision
5180.004 Parks Cleaning	226500	-	180747	180747	-	Annual Provision
5180.09 Contract Mowing	87500	-	77142	77142	-	Annual Provision
5180.013 Garden Competition	4730	-	1162	1162	-	Annual Provision
5180.008 Richmond Ex-Serv Sport Complex	445000	432862	6934	439796	-	Work In Progress
Loan Prog. 81/82 (100000)						
Loan Prog. 82/83 (95000)						

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ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
Loan Prog. 84/85	(50000)					
Loan Prog. 85/86	(100000)					
Loan Prog. 86/87	(50000)					
Loan Prog. 87/88	(50000)					
 <u>RECREATIONAL SERVICES</u>						
<u>Loan Programme 1988/89 (100000)</u>						
5680 Woodbury Reserve (Loan Funds \$12050) (Contribution \$7940)	19990	8051	96	8147	-	Work In Progress
Macquarie Park - Loan 89/88	25000	-	-	-	-	Programmed October/November
Powell Park	5500	200	-	200	-300	Improvements By S530A Committee - Work Complete
5680 Richmond Park - Cannons, Tables & Trees	61850	83	5753	5836	-	Work Commenced
Ham Common - Bicentenary Park - Bikeway, Pathway, Surface and Equipment	48500	12296	3480	15776	-	Playground Construction Completed

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ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>Loan Programme 1989/90 (\$71400)</u>						
Contributions (\$284300)						
5682	Windsor					
	McQuade Park	32000	-	23829	23829	- Work in Progress
	Berger Road Reserve	13000	9461	-	9461	-3539 Work Complete
	Governor Phillip Park	15000	15171	-	15171	+171 Work Complete
	Richmond					
5682.20	Bensons Lane Complex	215000	11654	171738	183392	-31608 Building Complete
.02	Richmond Park - Grandstand (\$20000 - Dept Sport & Rec)	40000	37190	1286	38476	- Stage 2 Near Completion
.07	Tamplin Field	15000	4856	3998	8854	- Work in Progress
	Kurrajong					
	McMahons Park	30000	24844	7815	32659	- Work in Progress
	Bowen Mtn Park	10000	2543	4250	6793	- Improvements by Committee
	Memorial Park	30000	-	458	458	- Programmed December
	Wilberforce					
	Wilberforce Park	76000	-	59532	59532	- Work in Progress
	Woodlands Park	18000	4200	938	5138	- Work in Progress

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ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 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	2123	19027	-	Work in Progress
Macdonald Valley St Albans	10000	9512	1748	11260	+1260	Work Complete
Landscape/Development - Major Parks & Reserves	5700	-	231	231	-	Landscape Designs
<u>Capital Works Programme 1987 (\$25000)</u>						
5681.08 Macquarie Park Cable Fence & Car Park	16000	1528	-	1528	-	Programme 1992
5681.02 APV Restoration of Rose Cottage Heritage Grant (15000) Cordners Corner Reserve (15000)	30000	2591	-	2591	-	Preliminaries

General Purpose Committee - Works - 26/11/91

ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expend-iture	Vari-ance	Remarks
<u>ENTREPRENEURIAL ACTIVITIES</u>						
<u>Cordners Corner</u>						
6050.06 Cordners Corner Restoration	8000	-	14716	14716	+6716	Operation Continuing
<u>CORPORATE SERVICES</u>						
<u>Finance and Administration</u>						
6200 Depot Expenses	56000	-	61008	61008	+5007	Annual Provision
<u>SEWERAGE WORKS</u>						
8401.00 South Windsor Treatment Works Stg 1	2200000	2850991	-	2850991	-	Substantially Complete
8256.03-06 South Windsor Treatment Works Stg 2	4100000	678181	1781873	2460054	-	Works Proceeding

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ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 31st October, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expend- iture	Vari- ance	Remarks
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Recommendation

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

ITEM 2: (File 2312/R)

SUBJECT: CONCRETE PATH PAVING - KURMOND ROAD

REPORT (MES)

A number of requests have been received from parents and the Freemans Reach Public School P & C Association for the provision of path paving in Kurmond Road between Hibberts Lane and Marlene Street to provide access to the School.

The footway in this area is difficult for pedestrian traffic with areas of both high and low level footway with steep crossfalls and numerous driveways which do not match the adjoining footway levels. In wet weather, students walk on the sealed road shoulder, which in light of the volume of traffic on Kurmond Road, is considered dangerous to pedestrians and disconcerting to motorists.

The length of path paving involved is approximately 740m but its construction will involve adjustment of footway and drive levels, together with telecom pits and cables, erection of a retaining wall in at least one section near Marlene Street and adjustment of fencing. Design plans are nearing completion and the preliminary cost estimate is \$65,000. Funds have still to be allocated to the project.

Recommendation

That the reconstruction of the footpath Kurmond Road between Hibberts Lane and Marlene Street be referred as an item for inclusion in a future kerb and gutter and footpath construction programme.

ITEM 3: (File 1359/R, 740/R)

SUBJECT: HEAVY VEHICLES - GREENWAY CRESCENT - FLOOD
MITIGATION PROJECT - CORDNERS CORNER

REPORT (MES)

The use of the town streets by heavy vehicles in travelling to and from Cordners Corner has been a source of complaint from the residents with concerns regarding noise, safety and traffic movement, particularly in the early morning hours, on the basis of the conflict between residential use and the movement of the large trucks carting sand from Cordners Corner. Further, in addition to the safety of children, there is a need for upgrading of the road surface to eliminate the noise from unladen vehicles travelling along an uneven road pavement.

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For the first hour of operation, drivers are requested to gain access via Percival Street, Cupitts Lane and thence Cornwallis Road. One hundred percent compliance has not been achieved and some drivers queue at the gate entrance up to half an hour before opening to gain an early start to their days work.

Use of this alternative route affects the permanent residents at the RAAF Base, Richmond. There is a number of homes and single quarters located in reasonable proximity to the road, such that full time use of this route may have similar consequences to traffic along Greenway Crescent and Moses Street.

In respect to traffic along Cordners Lane, representations have been received concerning the effect of dust on the adjacent orange trees and the speed of vehicles along the lane.

Regular watering of the lane is undertaken to reduce the dust potential, while recent repairs have improved the surface of the pavement. The lane is narrow and it is difficult for vehicles to pass. Posts are being erected to curtail the intrusion of vehicles onto the properties and although drivers are courteous, an investigation is being undertaken into the provision of speed control devices along the longer of the four legs of the laneway to further restrict the speed of traffic.

With regard to the possibility of relocation of the processing plant to the other side of the river, it would be necessary to relocate the weighbridge and associated services, together with provision of storage areas and the construction of the detention ponds required to restrict the turbidity of the wash water that is returned to the river at a significant cost.

The operation would then have to proceed for a period on both sides of the river, while finalisation of the bank profile is undertaken, particularly in respect to the work on the Chung land, with the operation closed down during the changeover period.

In respect to noise, a survey has been undertaken and detailed hereunder are the results.

Average Background Noise	-	6-7am - 44dB(A)
Vehicles - Unloaded	-	74.1 - 92.8dB(A)
Loaded	-	76.5 - 93.2dB(A)
Average Vehicular Noise	-	6-7am - 84dB(A)
Sound Pressure Level at a distance of 8m from front property boundary	-	67dB(A) Calculated
Sound Pressure Level at a distance of 12m from front property boundary	-	63dB(A) Calculated

Note: Sound Attenuation - Open single glazed window - 5-15dB(A)
Closed single glazed window - 20-25dB(A)

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The results indicate a need to strike the appropriate balance between the requirements of the local residents and the efficient economic operation of the enterprise. Further, driver education would be appropriate so that access into the area is reduced prior to 6am and that there is a higher compliance in respect to access along the alternative route prior to 7am.

Unfortunately, daylight saving does not provide an improvement for the residents, as sleep patterns are more attuned to clock time than sunrise.

Continuation of the campaign on the education and control of truck movements is essential, particularly in regard to any noisy vehicles, together with adherence to the access requirements during the period of daylight saving which coincides with the peak spring/summer requirements for soil and topdressing materials.

Management practices must continue at a high level with attention to repair of the road surface, important in reducing the matters of concern to the people located along the access route.

Recommendation

That the current plan of management of the Cordners Corner project continue with the matter to be reviewed in 12 (twelve) months.

ITEM 4: (File GF8/1 PT5, PK/220 PT1)

SUBJECT: RICHMOND EX-SERVICEMEN'S SPORTING COMPLEX
- HAWKESBURY CRICKET CLUB

REPORT (MES)

The Hawkesbury Cricket Club has been advised that it has been offered a grant of \$5,000 from the Richmond Ex-Servicemen's Club towards the development of the grounds at Bensons Lane on the basis that the grant is matched dollar for dollar.

The Hawkesbury Cricket Club requests that Council provide this funding. Council currently provides a grant of \$4,720.34 to the Hawkesbury Cricket Club towards the preparation of the turf wickets.

Discussion has been held with officers of the Hawkesbury Cricket Club, that Council may be prepared to increase the grant on the basis that:-

- a) The Club accept responsibility for the area for twelve months.
- b) The Club be responsible for all works other than building repairs and the broad acre machine mowing.

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Major maintenance tasks and work beyond the scope of the groundsman would have to be referred back for consideration.

In response, the Hawkesbury Cricket Club has indicated that it continues to undertake a programme of improvement and that there is a need for improved attention to sections of the area following broad acre mowing if the area is to improve.

It is therefore proposed that Council increase the subsidy to the Club to \$5,000 per annum effective from 1st January, 1992.

Recommendation

That the Hawkesbury Cricket Club be advised that Council is prepared to increase the subsidy to the Club to \$5,000 (five thousand) per year subject to the Club accepting responsibility for the maintenance and works to be undertaken at the Richmond Ex-Servicemen's Sporting Complex for the calendar year other than building repairs and the broad acre machine mowing.

ITEM 5: (File 421/R PT1)

SUBJECT: ANNUAL CLOSURE OF DIGHT STREET, RICHMOND -
RAAF

REPORT (MES)

Advising that the RAAF is required to close that part of Dight Street, Richmond, which is owned by the Commonwealth of Australia for a period of 24 hours, to maintain Commonwealth ownership of the road.

It is proposed that the closure be from midnight on 7th December, 1991 to midnight 8th December, 1991. Appropriate arrangements will be made with the Roads & Traffic Authority and NSW Police Department and the closure advertised in the local newspapers.

Recommendation

That the information be received.

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ITEM 6: (File GT130/1)

SUBJECT: STORMWATER DRAINAGE - BLIGH PARK

REPORT (MES)

Council, at its meeting held on 29th October, 1991, requested a report on the stormwater drain located behind Lot 1286 Neilson Crescent, Bligh Park.

The subject drain is an open channel located within the now closed Thorley Road reserve. Water from this drain discharges on land owned by the National Parks and Wildlife Service.

The drain has been experiencing minor water ponding problems due to the surrounding topography having grades of between 0-0.2%. Despite some maintenance works, the situation was made worse by trail bikes etc, causing wheel grooves and thus further ponding.

To alleviate this problem, a 1 metre wide concrete dish drain has been constructed, however, backfilling was not carried out until the end of October, to allow for adequate curing of the concrete. The delay in backfilling resulted in further ponding on either side of the concrete. In addition, officers from the NPWS have not given verbal approval for Council to construct a tailout drain within National Parks land.

It is considered that the implementation of the above measures will result in a significant improvement in stormwater flow as well as reduce the extent of ponding.

Recommendation

That the report dealing with the stormwater drain at the rear of Lot 1286 Neilson Crescent, Bligh Park be received and noted.

ITEM 7: (File BA1245/88)

SUBJECT: DISCHARGE OF TRADE WASTE FROM PREMISES
CNR BLACKMAN CRESCENT AND FAIREY ROAD,
SOUTH WINDSOR - APPLICATION FROM WORTH OIL
RECYCLING PTY LTD

REPORT (MES)

An application has been received from Worth Oil Recycling Pty Ltd seeking permission from Council to discharge trade waste to Council's sewerage system.

Worth Oil are located at the corner of Blackman Crescent and Fairey Road, South Windsor. They process waste oils consisting of a range of industrial oils and crank case (sump) oils with water content varying from 1% to 95%, with the major volume of waste oils containing only 5% to 15% water.

Worth Oil process both high and low salinity waste streams, however, only those low salinity streams are proposed to be discharged to Council's sewers with high salinity waters being transported to The Water Board sewer at Girraween for discharge through ocean outfall.

Worth Oil contacted Council in May, 1990, seeking approval to discharge waste water to the sewerage system. At that time they were informed of conditions relating to Water Board standards and requested to undertake batch analysis of all streams they would be processing.

The testing programme was carried out over a period of nine months, in which time, twelve batches totalling 116,300 litres were processed.

Samples from all batches were analysed for certain pollutants by a N.A.T.A. registered laboratory and results forwarded to Council for consideration and approval prior to discharge to sewer.

In each instance, the results were well within those limits stipulated by Council and also within Water Board limits projected to be achieved by 1994.

Processing is proposed to be carried out over four, eight hour days per week with the fifth day allocated for plant maintenance.

Maximum discharge to the sewer is estimated at 25,000l/day or 100,000l/week with storage capacity onsite to withhold all discharge from the plant for a period exceeding seven weeks if necessary.

Council staff have been liaising with officers from Worth Oil throughout the testing programme and their attitude reflected is fully appreciative of Council's sewerage treatment process and environmental issues.

Upon approval being granted by Council for the discharge of trade waste, Worth Oil will be requested to enter into an agreement with Council and be subject to charges adopted by Council and conditions similar to those imposed by the Water Board, however, modified to suit the local environment.

Recommendation

That approval be granted to Worth Oil Recycling Pty Ltd to discharge trade waste to Council's sewerage system, and an agreement be entered into between Council and the Company outlining conditions of the approval.

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ITEM 8: (File GC286/1 PT1)

SUBJECT: BUILDING MAINTENANCE & IMPROVEMENT PROGRAMME

REPORT (MES)

An amount of \$100,000 has been provided in the 1992 Estimates from the 1991/92 Loan Programme towards a building maintenance and improvement programme.

An extensive programme of works has been prepared, which in addition to an extensive painting programme, includes a number of minor works which will be of value to the groups that use the facilities.

The works proposed are as follows:-

54 Francis Street, Family Day Care - water service	\$ 1,520
Windsor Pre-School - external painting	\$ 3,250
Richmond Pre-School - external painting	\$ 3,250
North Richmond Pre-School - external painting	\$ 4,250
Golden Valley Community Centre - external painting	\$ 5,400
Blaxland Ridge Community Centre Improvements	\$ 4,000
Richmond Neighbourhood Centre - painting and roof repairs	\$ 10,000
North Richmond Neighbourhood Centre - painting, repair columns	\$ 5,500
Ham Street Hall - painting and fencing	\$ 1,600
St. Albans School of Arts - renovations	\$ 4,000
Senior Citizens Centre - entry path and air conditioning repairs	\$ 2,300
McGraths Hill Long Day Care - skylight, roof leak, crack in wall	\$ 900
4 Macquarie Road - painting, concrete drive and fencing	\$ 3,650
Hobartville shops - hot water unit and replace box gutters	\$ 2,850
McGraths Hill shops - external painting	\$ 5,400
Glossodia shops - external painting	\$ 8,750
Loder House - external painting, repair verandah and fence	\$ 7,550
Band Room, Richmond - verandah roof and external painting	\$ 2,200
S.E.S Windsor - external painting	\$ 6,200
McGraths Hill Neighbourhood Centre - replace fire doors and security system	\$ 1,230
Wilberforce shops - external painting	\$ 10,100
Pound Paddock, Richmond - renew water service	\$ 1,900
Vineyard Park toilets - non-slip surface	\$ 1,000
Colbee Park Amenities - concrete path, rebed loose hips, painting	\$ 3,200
	\$ 100,000

Recommendation

That the programme of building maintenance and improvement works be approved to commence upon confirmation of the 1991/92 Loan Borrowing Programme.

General Purpose Committee - Works - 26/11/91

ITEM 9: (File GR120/12)

SUBJECT: KERB & GUTTER AND FOOTPATH PAVING PROGRAMME

REPORT (MES)

The 1992 Estimates provide an amount of \$100,000 for kerb & gutter and footpath paving funded from the 1991/92 loan programme.

Subject to confirmation of the funding to Council, it is proposed that the following programme of works be undertaken.

1.	Gormley Street, Freemans Reach K&G.	\$ 66,400
2.	Woods Road and Loder Crescent (Closure of Salmon Road). Kerb and gutter.	\$ 7,600
3.	George Street, Windsor; Richmond Road to Brabyn Street, infill paving west side. Reconstruction past cemetery and shops. Footpath paving.	\$ 14,200
4.	Ross Street, Windsor; Macquarie Street to Anschau Crescent, south side. Note contribution Hawkesbury Valley Irrigation of pavers. Footpath paving.	\$ 6,300
5.	Lennox Street, Richmond; Castlereagh Road to East Market Street, northern side missing link. Concrete path.	\$ 5,500
6.	Stewart Street, Windsor, opposite park in front of industrial development. Concrete path.	\$ 13,000
7.	King Road, Wilberforce, east side past Telecom Exchange. Kerb and gutter.	<u>\$ 12,200</u>
Total		\$125,200

Funding

1991/92 Loan Programme	\$100,000
Property Contributions	<u>\$ 25,200</u>
	<u>\$125,200</u>

The additional funds are available from contributions received from kerb & gutter works previously undertaken.

General Purpose Committee - Works - 26/11/91

The programme to provide concrete footpaths leading towards the commercial centres commenced a few years back has been appreciated by the public as work of significant benefit. It is proposed that this policy continue with works included at four locations.

Due to flat grades, water lies in the gutter along Gormley Street, Freemans Reach for long periods. The street is fully developed with the houses at normal residential spacing. There is urgent need for the works which also provides for sealing of the shoulders as part of the project.

Recommendation

That the programme of kerb & gutter and footpath paving works at a total cost of \$125,200 (One hundred and twenty five thousand two hundred) be approved and that the works be undertaken upon confirmation that the loan funds are available.

ITEM 10: (File GR120/15 PT1)

SUBJECT: ROADS RESEALING

REPORT (MES)

A revenue funded roads resealing programme of \$200,000 was adopted in the 1991 Budget.

The approved programme has been completed with an amount of \$32,000 still available for further works. It is proposed that the programme be extended to include the following resealing projects which will be carried out early in December.

	Estimated Cost
Wolseley Road - Pitt Town Road to Havelock Street	\$ 5,100
Oakville Road - Old Stock Route Road to Smith Road	\$ 9,600
Old Stock Route Road - Saunders Road to Oakville Road	<u>\$ 17,300</u>
Total	\$ 32,000

Recommendation

That the 1991 revenue funded resealing programme be extended to include:-

General Purpose Committee - Works - 26/11/91

Wolseley Road - Pitt Town Road to Havelock Street	\$ 5,100 (five thousand one hundred)
Oakville Road - Old Stock Route Road to Smith Road	\$ 9,600 (nine thousand six hundred)
Old Stock Route Road - Saunders Road to Oakville Road	<u>\$ 17,300</u> (seventeen thousand three hundred)
Total	\$ 32,000 (thirty two thousand)

Report of the Local Traffic Committee Meeting held on Friday 15th November, 1991, in the Aldermen's Room at 10am.

PRESENT:

Members - Alderman C. Paine, Chairman
Sgt. G. Thompson, NSW Police Department
Mr. G. Kevill, Roads & Traffic Authority
Mr. R. Searle, Office of K.R. Rozzoli MP
Mr. J. Christie, Office of P. Gibson MP

Also Present - Mr. R. Gilmore, Manager of Engineering Services
Mr. K. Berzins, Deputy Manager of Town Planning
Miss E. Hanlon, Senior Planner - Development

APOLOGIES: Mr. G. Hatch, Ministry of Transport

The Committee adjourned to hold onsite inspections and re-convened at 11.20am.

CONFIRMATION OF MINUTES:

Moved by G. Kevill, seconded by G. Thompson that the Minutes of the previous meeting held on 18 October, 1991, be confirmed.

CORRESPONDENCE

ITEM 1: (File 2009/R, 1604/R)

CORRESPONDENT: MRS M. WHITE

SUBJECT: CNR TYNE CRESCENT & PECKS ROAD,
NORTH RICHMOND

Requesting erection of a "Give Way" sign on Tyne Crescent, at this intersection.

Committee's Recommendation

That the matter be deferred to obtain further information from the correspondent and be re-submitted back to the Committee.

ITEM 2: (File 1321/R)

CORRESPONDENT: MOUNTAIN LAGOON PROGRESS ASSOCIATION

SUBJECT: SPEED LIMIT - MOUNTAIN LAGOON ROAD

Requesting speed limits on Mountain Lagoon Road, both on the bitumen and gravel sections.

Council's Engineer advised the Committee that a survey had been undertaken to provide for warning signs along the road.

Committee's Recommendation

That the request for provision of speed limits along Mountain Lagoon Road be referred to the RTA for its consideration.

ITEM 3: (File 347/R PT1)

CORRESPONDENT: MRS J. THOMPSON

SUBJECT: CHAPEL STREET, RICHMOND

Making further representations concerning the use of Chapel Street by through traffic and again requesting action to prevent traffic from turning left from March Street into Chapel Street and a ban on traffic turning right from Chapel Street into March Street/Kurrajong Road.

Mrs J. Thompson addressed the Committee.

In consideration to this matter, the Committee felt that improvements should be undertaken at the intersection of Bosworth Street and Windsor Street to provide for the free flow of traffic from the traffic lights into the commercial area.

As a result, it is proposed that a site inspection be undertaken to give consideration to the provision of stop signs being installed at this intersection, giving priority to traffic along Bosworth Street.

Committee's Recommendation

That a site inspection be undertaken at the next Committee meeting.

ITEM 4: (File GT230/2 PT1)
CORRESPONDENT: P. GIBSON MP
SUBJECT: REPRESENTATIVE ON LOCAL TRAFFIC COMMITTEE

Advising that his representative on the Local Traffic Committee will be Mr. John Christie of Richmond.

Committee's Recommendation

That the information be received.

ITEM 5: (File 258/R PT1)
CORRESPONDENT: ST. PAULS CELEBRATION COMMITTEE
SUBJECT: STREET PROCESSION

Requesting closure to through traffic of Bourke Street, Richmond, between Windsor Street and Francis Street, from 4-7pm on Sunday, 2nd February, 1992, to hold a procession celebrating the feast of St. Paul.

Committee's Recommendation

That the closure of Bourke Street, Richmond for three (3) hours on Sunday, 2nd February, 1992, be agreed to subject to obtaining Police approval.

ITEM 6: (File GS20/9 PT1, 2312/R 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.

This matter was considered at the Local Traffic Committee meeting held on 14th June, 1991, at which the Committee was advised that a speed survey is still to be undertaken to determine if a warrant exists for a pedestrian crossing.

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

The Committee was advised that discussions were being held with the bus operators regarding possible re-arrangement of the bus stop opposite the school to better improve conditions at this location.

The matter was deferred for a site inspection by the Committee at the next meeting.

Traffic Count -

Morning	-	East 192 vph	Pedestrians	-	South 39
		West 158 vph			North 6
Afternoon	-	East 165 vph			South 15
		West 214 vph			North 87

Note: 2.30 - 3.30 No movements in next hour.

Speed Survey -

East	-	85th percentile 69kph
		Maximum recorded 81kph - Exceed 60kph - 50%
West	-	85th percentile 71kph
		Maximum recorded 74kph - Exceed 60kph - 57%

The Committee was advised that as the 85th percentile speed was above 60kph, the installation of a crossing cannot be supported on technical grounds and was not supported by the Police representative.

With regard to the provision of a bus stop and signposting the bus zones, a report will be requested from the Department of Motor Transport on this matter.

A site inspection was undertaken at which Mr. B. Boon, Principal of Freemans Reach Public School addressed the Committee.

Committee's Recommendation

That the provision of a pedestrian crossing in Kurmond Road, outside the Freemans Reach School be not agreed to.

ITEM 7:

(File S196/9)

CORRESPONDENT:

GLOSSODIA PUBLIC SCHOOL

SUBJECT:

PEDESTRIAN CROSSING

Requesting improved traffic facilities and installation of a pedestrian crossing at the School to ensure the safety of children.

This matter was previously considered by the Local Traffic Committee with the matter deferred to the next meeting to allow a site inspection to be undertaken.

Traffic Count -

Morning	-	North 73 vph	Pedestrians	-	East 22
		South 84 vph			West 361
Afternoon	-	North 60 vph			East 244
		South 46 vph			West 93

A site inspection was undertaken at which Mr. F. Humphries, School Principal, addressed the Committee.

Committee's Recommendation

That a school crossing be provided on the southern side of the School with a "No Stopping" zone extended on the departure side of the crossing, western lane of Golden Valley Drive through to the bus zone.

ITEM 8:

(File 1316/R PT 1, 1301/R PT1)

CORRESPONDENT:

MR. & MRS A. SNEESBY & MR. & MRS
A. MOZDZIERZ

SUBJECT:

INTERSECTION OF MITCHELL DRIVE
AND MACQUARIE PLACE, GLOSSODIA

Following the incidence of several out of control cars at this intersection, it is requested that "Give Way" signs be erected.

This matter was considered at the previous Local Traffic Committee meeting and was deferred for an onsite inspection at the next meeting.

It was requested by the Committee that Council undertake improvements to define the edge of the bitumen on the inside of the curve in Mitchell Drive, and remove excess gravel that was evident on the bitumen pavement.

With regard to signage, it was noted that a site board exists at the intersection and it was considered that an intersection advisory sign should be provided for traffic proceeding along Mitchell Drive after turning in from Spinks Road,

Committee's Recommendation

That an intersection warning sign be provided in Mitchell Drive, between Spinks Road and Macquarie Place.

ITEM 9: (File DA 171/91, SA108/91, DA172/91, DA184/91)

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: ERECTION OF DUPLEX DWELLINGS -
BLIGH PARK

This matter is referred to the Local Traffic Committee for assessment of the effect of increased traffic on the road system with the erection of duplex dwellings at Lots 1291, 1286 DP802879 Neilson Crescent, and Lot 1479 DP805098 No. 9 Samuel Street, Bligh Park.

The Committee, after discussing this matter considered that the existing layout for traffic was satisfactory.

Committee's Recommendation

That the need for any further traffic facilities was not identified as a result of the erection of duplex dwellings in the area.

ITEM 10: (File DA205/91)

APPLICANT: RED ROOSTER FOODS

LAND & LOCATION: LOT 10 DP631286 MACQUARIE STREET,
WINDSOR

SUBJECT: RED ROOSTER FAMILY RESTAURANT

The Committee saw conflict between traffic moving to and from the site with the through traffic along Macquarie Street.

Further that the "S" lane moves across adjacent to the kerb along part of the development. The members of the Committee did not support the proposal with one member suggesting the possibility of an indented traffic lane to provide for vehicles to move clear of existing lanes to gain access to the site.

Committee's Recommendation

That the development is not supported as it will cause traffic conflict, in particular, the two entrances/exits adjacent to the travelling lane and Council should take into consideration, the comments of the RTA when formally advised.

ITEM 11:

(File 2343/R PT1)

CORRESPONDENT:

RICHMOND PUBLIC SCHOOL PARENT
GROUP

SUBJECT:

PEDESTRIAN CROSSING - WINDSOR
STREET, RICHMOND

Requesting the upgrading of the pedestrian crossing in Windsor Street, Richmond at the entrance to School.

Mr. Leon Burton, Principal of Richmond Public School addressed the Committee.

Committee's Recommendation

That representations be made for the provision of a traffic warden at the pedestrian crossing.

Date of Next Meeting: Friday, 17th January, 1992

The meeting terminated at 1.17pm.

GENERAL PURPOSE COMMITTEE MEETING

PLANNING AND DEVELOPMENT

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

HAWKESBURY CITY COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATIONS

(Effective from June, 1991)

Contributions

1. Payment of a sewer headworks contribution to Council of \$*. This contribution shall be paid prior to release of building approval and will be reassessed at the rate applicable at the time of payment.
2. Payment of a Section 94 contribution covering the construction of the intersection of Curtis Road with Windsor Road of \$* to Council, calculated at base date of April, 1990, and varied in accordance with changes in the Consumer Price Index to the date of payment. Payment shall be made prior to the release of the building approval.
3. Payment of a Section 94 contribution covering the construction of the intersection of Park Road and Groves Avenue with Windsor Road of \$* to Council, calculated at base date of December, 1987 and varied in accordance with changes in the Consumer Price Index to the date of payment. Payment shall be made prior to the release of the building approval.
4. Payment of an amount of \$* to Council being the contribution in lieu of car parking not provided on the site based on \$* per space. Payment shall be made prior to release of building approval.
5. Payment of an amount of \$* to Council being a contribution towards the parking spaces deleted by the development based on \$* per space. Payment shall be made prior to the release of the building approval.
6. A contribution of \$* based on \$1,727 (one thousand seven hundred and twenty seven dollars) per additional dwelling being a contribution for open space and community facilities as a consequence of medium density development (residential flats, villas, townhouses etc).

Engineering

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

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

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

Health and Building

31. Submission of a building application, plans and specifications complying with Ordinance 70.
32. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
33. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Manager of Environment and Building Services.
34. Adequate and suitable solid garbage/trade waste storage facilities shall be provided on the premises. Separate details indicating the location, type and construction of such facilities shall be lodged with Council concurrently with the Building Application.
35. All solid and liquid wastes arising from the premises shall be collected, stored and disposed of to Council's satisfaction. Separate details of the proposed waste collection, storage and disposal method/system shall be lodged with Council concurrently with the Building Application.
36. Separate details of the proposed method of treatment of liquid wastes prior to discharge to Council's sewer or stormwater drainage system shall be submitted concurrently with the Building Application for consideration and approval.
37. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
38. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act, 1989, and Regulations thereunder and Council's Food Premises Code.
39. Exterior surfaces of the proposed structure being painted or treated with a dark toned non-reflective material in such a manner so as to cause the structure to blend with the landscape of the site and its surroundings. Such painting or treatment to be completed to the satisfaction of the Manager of Environment and Building Services prior to occupation or use of the building.
40. No excavation or site works shall be commenced prior to the issue of the building permit.

Parking Access and Loading

50. Parking shall be provided for * vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
51. An adequate on-site area for parking and loading is to be constructed with an all-weather surface to the satisfaction of the Manager of Town Planning.
52. Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
53. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.
54. A physical barrier being provided between public spaces, vehicles accessways, parking areas and the surrounding landscaped area.
55. Parking spaces, accessways and aisles are to be constructed with a sealed pavement, drained and marked to Council's requirements. Details to be submitted with the building application.
56. The driveway shall be constructed of pavers/earth toned coloured concrete/or the like.

Design and External Finishes

61. Submission of a schedule of proposed external finishes including sample materials for Council's consideration and approval in conjunction with the submission of a Building Application.
62. Screen walls are to be provided to screen open yard activities and are to be of an approved design, details of which are to be submitted with the Building Application.
63. A common television antenna shall be provided for the development.
64. New boundary fences shall be provided at the applicant's expense. Details to be submitted with the Building Application.

Landscaping

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

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

Industrial/Commercial Development

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

Amenity

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

Dogs

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

Titles, Easements and Surveys

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

General

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

HAWKESBURY CITY COUNCIL

STANDARD CONDITIONS - SUBDIVISION APPLICATIONS

(Effective from June, 1991)

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

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

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

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

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

HAWKESBURY CITY COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION
UNDER SECTION 90

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

- (a) the provisions of:
 - (i) any environmental planning instrument;
 - (ii) any draft environmental planning instrument that is or has been placed on exhibition pursuant to Section 47(b) or 66(1)(b);
 - (iv) any development control plan in force under Section 72 applying to the land to which the development application relates;
- (a1)
 - (i) any conservation agreement entered into under the National Parks and Wildlife Act 1974 and applying to the whole or part of the land to which the development application relates; and
 - (ii) any plan of management adopted under that Act for the conservation area to which the agreement relates;
- (b) the impact of that development on the environment (whether or not the subject of an environmental impact statement) and, where harm to the environment is likely to be caused, any means that may be employed to protect the environment or to mitigate that harm;
- (c) the effect of that development on the landscape or scenic quality of the locality;
- (c1) the effect of that development on any wilderness area (with the mean of the Wilderness Act 1987) in the locality;
- (d) the social effect and the economic effect of that development in the locality;
- (e) the character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of that development;
- (f) the size and shape of the land to which that development application relates, the siting of any building or works thereon and the area to be occupied by that development;

Item 1: ✓
Development Application: (File DA300/91)
Applicant: Extensions - Old Windsor Post Office -
Owner: Retail Premises
Land and Location: R Pont
Area: Cheval Investments Pty Ltd
Zoning: Lot 1, DP 771874, N^o 180 George Street,
Windsor
Area: 858m²
Zoning: Hawkesbury Local Environmental Plan, 1989 -
General Business 3(a)
Advertising: Not required
Date Received: 11th November, 1991

REPORT

Background

In July, 1991, development consent was granted to alter and renovate the old Windsor Post Office building on the subject land, to enable its use for commercial purposes. Three applications have subsequently been approved for the first use of three of the tenancies.

Proposal

Application is now made to extend the building to provide for an additional 145m² of retail space. The extensions will be constructed of brick and painted to match the existing building which has recently been painted in accordance with the recommendations of the Windsor and Richmond Colour Scheme Study. The roof will be of corrugated galvanised iron to match the roof of the existing building. Further, the elevation to Fitzgerald Street will include an open colonnade with detailing which will also match the existing building.

At the south eastern end of the colonnade, a 1½ storey "pavilion" is proposed. The increased height of the pavilion will provide "balance" to the overall development, particularly given the open nature of the rear carpark and the location of the "Greenhills Antiques" building behind N^o 49 Macquarie Street, "Ghantous Chambers".

Carparking for nine vehicles is also proposed on the site.

Statutory Situation

The subject land is zoned General Business 3(a) under the provisions of Hawkesbury LEP, 1989. The property is also identified as an item of environmental heritage under Schedule 1 of the plan. Accordingly, development consent is required for the extensions pursuant to Clauses 9 and 27 of the LEP.

Planning Assessment

Heritage Significance

In the 1984 North West Sector Heritage Study, prepared for the then Department of Environment and Planning, the subject building is considered to be of State significance and is described as follows:

"An important public building in the development of Windsor which retains an attractive late Victorian character well suited in detail, scale and form to complement the remaining 19th century fabric of George Street."

Completed in 1880, the building is of brick construction, two storeys high and of Victorian Italianate design. In 1884 a stable block was built at the rear and in 1890 the present balcony with iron posts and balustrading was erected at the Postmaster's request. It was soon after that a single storey wing to Fitzgerald Street was built to cater for the advent of the telegraph and telephone services.

The building is important in terms of its location at the southern end of the Mall. The proposed extensions are considered to be sympathetic with the existing building having regard to the style and proportion of window and door openings, external materials, and the scale and form of the extensions. Further, the colonnade provides a sympathetic link between the old and new components of the development.

Parking/Unloading Facilities

Council's Carparking Development Control Plan requires the provision of parking at a rate of one space per 40m² of gross floor area. Therefore, 3.6 or 4 additional spaces are required as a result of the proposed extensions. The recently approved alterations and renovations to the building (which are currently in progress) generate a demand for seven spaces. Thus, a total of eleven spaces are required on site. The applicant intends to provide nine spaces on the property and pay a contribution for the remaining two spaces, ie. \$19,200.

Although Council recently resolved to investigate possible sites for further commercial carparking in Windsor, as well as investigate the appropriateness of the current carpark/floor space ratio, a contribution for two parking spaces is considered reasonable in this case. This is because the majority of carparking will be provided on the site, and it would be undesirable to restrict commercial development due to a shortfall of two spaces.

Although the aisle in the carpark will be 6.7m wide, it is proposed to construct a fence which will reduce the width of the driveway at the property boundary to 5.0m. This will still allow two way movement of vehicles, whilst enhancing the overall appearance of the development.

Given the size of the proposed shops and the likelihood that only small to medium sized delivery vehicles will visit the site, unloading facilities are considered adequate.

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The previous approval for the alterations and renovations to the existing building required that:

- "7. The surface of the existing parking area is to be patched and resealed, where necessary.
8. The existing guard rails are to be replaced with alternate barriers such as "Kopper" logs or railway sleepers to protect existing and new fencing..."

Further, landscaping was also required. The applicant has requested that the conditions relating to landscaping and carparking be held in abeyance until the extensions are constructed, if approved. Given that the proposed extensions will cover land previously designated for carparking and landscaping, such a request is considered reasonable.

Recommendation

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

1. The proposed extensions shall generally be in accordance with Plan N° 9119-S1, dated November, 1991.
- 2-9 Standard Conditions (DA's) - 1 (\$505.50 (five hundred and five dollars fifty cents)), 4 (\$19,200 (nineteen thousand two hundred dollars), \$9,600 (nine thousand six hundred dollars)), 31, 32, 52, 70, 73, 85.
10. Development Consent shall be obtained for the use of each shop prior to occupation taking place.
11. Parking shall be provided for 9 (nine) vehicles in accordance with Council's regulations and parking policy.
- ^{signage}
~~12~~ The surface of the existing carpark shall be patched, resealed and marked.
13. Suitable wheel stops or barriers shall be provided to avoid damage to the building and fences, details of which shall be submitted with the Building Application.
14. The external surfaces of the proposed extensions shall match those of the existing building.
15. The applicant is to consult with Council's Manager of Town Planning prior to any signs being erected, displayed or painted on the building to ensure such signage is sympathetic with the building.

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Item 2: (File DA289/91) ✓
Development Application: Home Activity - Craft Shop
Applicant: P and J Marrow
Owner: As Above
Land and Location: Lot 50, DP 7565, N^o 100 Bells Lane, Kurmond
Area: 5.17ha
Zoning: Hawkesbury Local Environmental Plan, 1989 - Rural 1(b)
Advertising: Advertised with two submissions received
Date Received: 30th October, 1991

REPORT

Report

Council is in receipt of an application to use an existing colourbond shed as a home activity, retailing and making crafts.

Two persons, both residents, are to be employed in respect of the use which will operate between the hours of 9.00am and 4.00pm on weekends.

The types of goods to be manufactured and sold include wooden toys, quilted rugs and the like.

Background

It should be noted that application was originally made for both a home activity and tea room accommodating 36 patrons. Upon obtaining advice relating to the limited potential for signage along the Bells Line of Road it was decided not to proceed with the tea room aspect of the proposal. The application was advertised prior to Council receiving notification of this.

Statutory Situation

The use of the property as a "home activity" is permissible under the provisions contained in Hawkesbury Local Environmental Plan, 1989.

Planning Comments

The subject property is a regular shaped allotment with an area of 5.17ha, located at the end of Bells Lane, Kurmond.

The property contains an existing dwelling with attached dual occupancy and a colourbond shed. The shed is separated into 2 areas containing a workshop and what is proposed for the display of items associated with this use.

Traffic and Parking

Bells Lane is presently narrow in places, virtually being a single lane. Under normal circumstances, commercial activities gaining vehicular access from roads such as this should not be encouraged. In this instance, however, with the domestic scale of the development and no potential for advertising to passing trade, the road is considered adequate. Overall traffic generation would be negligible.

Council's Parking Code does not specify a requirement for "home activities", however, as this use is retail in nature the requirement for this should be applied. The appropriate rate is 1 space per 40m² of gross floor area. This application proposes 48m² of such area, thus requiring 1 space. Adequate area is available to accommodate this.

Submission

Two submissions were received from F and R Hagan of 59 Yeomans Road, and R Hastie of 43A Heomans Road, owners of adjoining properties to the east and south, objecting to the development on the grounds that:

- the development will invade existing privacy; and
- Bells Lane is unsuitable for increased traffic movements.

The location of the proposed activity is approximately 150m from the nearest property boundary. It is considered that the proposal will not reduce the privacy of adjoining allotments and consequently this objection does not warrant refusal of the application.

The use of the property as a home activity will not generate significant quantities of traffic in the locality.

Summary

The application is considered worthy of Council support, however, should be limited for a period of 12 months. After this time period, Council may review the situation, with particular regard being shown for traffic issues, should the development generate more traffic than that envisaged.

Recommendation ✓

That the application be approved subject to the following conditions:

1. The development shall be carried out generally in accordance with the plan submitted on 30th October, 1991.
2. The tea room/refreshment component of the development not proceeding without obtaining development consent.

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3. The development consent being limited for a period of 12 (twelve) months.
4. The hours of operation being limited to 9.00am to 4.00pm on weekends. Any alteration of these will require Council consent.
- 5-10 Standard Conditions (DA's) - 100, 32, 50 (1 (one) vehicle), 31, 70, 73.
11. All goods and materials are to be stored within the existing building.

Item 3:	(File DA281/91) ✓
Development Application:	Villa Units
Applicant:	Mr F Gartrell
Owner:	Marsim Corporation
Land and Location:	Lot 27, DP 802983, N ^o 12 Jersey Street, Richmond
Area:	800m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising:	Advertised with no submissions
Date Received:	24th October, 1991

REPORT

The site is adjacent to a cemetery overlooking the 'Richmond Lowlands'. The block has a frontage of 21m to Jersey Street and a depth of 38.0m.

The proposed villas will be of brick veneer construction with concrete roof tiles. Access and driveway is located on the southern boundary whilst courtyard areas are located to the north.

Unit 1 contains one bedroom, with ensuite, dining and living room, kitchen and laundry and one garage. Unit 2 is similar with an extra bedroom. A double garage is provided for Unit 3 which also contains 2 bedrooms.

One visitor space is provided, located in front of Unit 1. Unit 1 is located 4.5m from the street frontage.

Statutory Situation

Villa houses are permissible within the zoning of the land with the consent of Council. The development complies with the requirements of Council's Medium Density DCP.

Clause 28 (development in the vicinity of heritage items) of Council's LEP, 1989, applies. The cemetery is listed as being Item 22 of the above plan. Also, Clause 37 of the LEP, 1989, applies - Protection from Aircraft Noise.

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Planning Assessment

Similar villa developments have been approved nearby in Strong Place, and it is considered that the proposal is compatible to these developments, as it is only single storey and incorporates design elements similar to buildings in the locality.

The heritage significance and setting of the Richmond Presbyterian Cemetery will not be adversely affected by this single storey residential development.

Any concerns regarding aircraft noise can be conditioned on plans to be submitted for the Building Application.

Recommendation

That consent be granted subject to:

1. The development being carried out generally in accordance with plans dated 21st October, 1991, referenced 53091.
2. Construction of Council's standard residential footway and layback vehicular crossing to suit the access to the site including the relocation/adjustment of public utility services as necessary.

3-12 Standard Conditions (DA's) - 22, 31, 40, 55, 56, 64, 70, 73, 104, 130.

additional condition contribution

Item 4:	✓ (File DA274/91)
Development Application:	Villa Homes
Applicant:	Central Constructions Pty Ltd (David Bennett)
Owner:	Morebridge Pty Ltd
Land and Location:	Lot 138, DP 752032, N ^o 66 Windsor Street, Richmond
Area:	1834m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising:	Advertised in accordance with Council Policy with no objections received
Date Received:	2nd October, 1991

REPORT

Proposal

Council is in receipt of an application proposing to construct a villa homes development comprising of 6 x 2 bedroom dwellings.

The development is to be finished in brick with concrete roof tiles whilst driveways are intended to be finished with pigmented (coloured) concrete.

Parking is provided within garages and drive through carports under the main roof of the development.

Statutory Situation

The application is permissible, with Council consent, under the provisions contained in Hawkesbury Local Environmental Plan, 1989.

Planning Comments

The subject property is a regular shaped allotment with an area of 1834m² and having a frontage of 20.115m to Windsor Street, Richmond.

The property is relatively flat and contains an existing weatherboard cottage and garage which shall be demolished to permit the construction of this development.

Council's Medium Density Development Control Plan (DCP) applies to this application.

Density

This proposal complies with the density requirements contained within the DCP.

Private Courtyards

A private courtyard of 50m² is provided contiguous to each dwelling, generally accessible to the living areas. The proposed fencing at 2m in height will ensure privacy is provided to these outdoor living areas.

The applicant has prepared shadow diagrams which demonstrates that the courtyard areas will not receive sunlight to half their area between 9.00am and 3.00pm, mid-winter. The block is reasonably narrow, running almost directly north-south. As the courtyards are located west of the building, significant overshadowing occurs at 9.00am, and it is not until 11.00am that the development will comply with this standard. The proposal will comply with this requirement at all times after 11.00am and, consequently, this variation is considered reasonable.

Carparking

Adequate carparking for residents is provided within garages and, where required, drive through garages leading to carports. Two visitor spaces are located within the setback to Windsor Street. The dimensions and manoeuvrability complies with Council's standards as does the width of the driveway.

Setback, Design and Height

The development is setback 10m from the Windsor Street frontage, 3.8m and 5m from the western and eastern property boundaries respectively and 2m from the rear. These are satisfactory, maintain a suitable streetscape and promote privacy for adjoining residents and future occupants. The carports are setback 1.3m from the western property boundary.

The development is significantly constrained by the long, narrow characteristics of the allotment which promote a "gun barrel" type effect. In this development, variation is achieved by porch areas provided to each villa, and the use of landscaping to attempt to meander the driveway down the block. This is considered satisfactory, however, the porches should be increased to 1m in width to assist in breaking up the development. In addition, the driveway should be treated with paved features regular at intervals to soften the impact of the driveway.

The development is single storey in height with the floor level a maximum of 0.5m above the natural ground level. Consequently, existing privacy levels shall be maintained.

Aircraft Noise

The property is located within the area where aircraft noise exceeds 25 ANEF. Consequently, noise attenuation measures should be incorporated into the design. This can be required as a condition of consent.

The proposal is suitable for approval, subject to conditions.

✓ Recommendation

That the application be approved subject to the following conditions:

1. The development shall be carried out generally in accordance with plan Amendment "A" dated 18th October, 1991.
- 2-15 Standard Conditions (DA's) - 6 (\$8,635 (eight thousand six hundred and thirty five)), 31, 11, 18 (6 (six)), 22, 130, 50 (11 (eleven)), 56, 61, 64, 70, 73, 74, 104.
16. The existing dwelling shall be removed/demolished in an approved manner and all services associated with the existing buildings shall be capped to the satisfaction of the Manager of Environment and Building Services.
17. The landscaping strip along the eastern property boundary at the entrance of the development being extended for an additional 5m (five).
18. The porches at the entrance to each dwelling shall be increased in width to extend a minimum of 1m (one) from the building.

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19. Paved features shall be provided within the driveway. Such features are to be a minimum of 1m (one) in width and placed at intervals not exceeding 10m (ten). Details shall be submitted for consideration with the Building Application.

Item 5: (File DA296/91) *Leave B Sub*
Development Application: A: Integrated Housing
B: Subdivision
Applicant: Department of Housing
Owner: Department of Housing
Land and Location: Lot 1434, DP 805098 Samuel Street, Bligh Park
Area: 2739.5m²
Zoning: Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising: Adjoining owners notified with no submissions received
Date Received: 4th November, 1991

REPORT

Proposal

Application has been made seeking Council's consent to erect 6 x 3 bedroom dwellings on the subject land. Approval is also sought to subdivide the land into six Torrens Title lots, to allow separate landholdings for each of the dwellings.

The Department of Housing's submission reads, in part, as follows:

"This Integrated Housing Development Proposal is made in response to the need to more effectively utilise the available land resource as outlined in a number of State Environmental Planning Policies. The proposal also aims to increase home purchase affordability while at the same time providing a housing product responsive to purchaser's aspirations.

The proposal is the first in a series of pilot Integrated Housing Schemes ...to be undertaken by the Department in the Hawkesbury Local Government Area. The success and market acceptability of this form of housing will influence the direction of the product mix in Landcom Estates.

The proposed housing is for sale as house and land package for private housing purposes targeted at the first homebuyer...

The proposed dwellings have been designed to increase dwelling type choice, along with providing variety to the overall appearance of the proposal and to capitalise on solar access and orientation... Garages are integrated into the six dwellings. Roof lines and external walls are broken up to help achieve solar access to internal living areas and useable private outdoor living areas, as well as reducing the appearance of the mass of the building. In all cases brick construction is used on boundary walls in "zero lot line" configuration. All dwelling types will be constructed... of brick veneer and concrete tiled roofs...

It is envisaged that landscaping will be carried out in the form of street tree planting of appropriate species in consultation with Council. Further, extensive landscaping will be undertaken to front gardens... and the use of feature fencing (1.2 to 1.5m high) to all gardens to define outdoor living areas, will also provide additional visual privacy. All lots will have street frontages (between 2m and 12.2m wide) but will gain access through a single driveway with reciprocal rights of way...

In all cases the living room and in some cases the family room have a northerly aspect. Furthermore, most bedrooms have an easterly aspect and for all but one, have their kitchen facing north or east. A 1.8m closed paling fence is used to enclose rear and/or side outdoor living areas to ensure a high level of visual privacy between dwellings. A 1.2 to 1.5m feature fence is used to enclose front gardens together with suitable landscaping so as to ensure high level visual privacy from the street. Attention has also been given to the position and size of windows in side walls to ensure maximum visual, as well as acoustic privacy between adjoining dwellings...

The total outdoor living area provided for each parcel ranges between 187m² and 267m², this excludes living areas less than 2.5m wide...

It is intended that restrictions on the use of land be placed on the resultant titles to provide control of buildings in the form of the development application and to provide for maintenance of adjoining lots."

Statutory Situation

The proposed development is permissible with consent, under the Residential 2(a) zoning of the land. Council's Development Control Plan for "Cluster Housing" applies.

Section 91A of the Environmental Planning and Assessment Act, 1979, provides that Council shall not refuse nor impose any conditions of consent on an application made by the Crown, except with the written approval of the Minister or the applicant.

Clause 12(1)(a) of the LEP requires that each lot has an area of not less than 450m². As four of the six lots will have an area less than this, an objection pursuant to State Environmental Planning Policy N^o 1 (SEPP N^o 1) has been submitted. The 450m² standard is considered unnecessary in the circumstances, as the development application illustrates how each lot will be developed for residential purposes.

Planning Assessment

Requirements of Cluster Housing DCP

The proposed development complies with the requirements of the Cluster Housing DCP relating to private open space, access to sunlight, building setbacks and carparking. Although specific landscaping details are not yet known, general landscaping principles are considered satisfactory. Appropriate landscaping should ensure the appearance of the feature fencing and driveways is "softened". Further, the expanse of driveway should be broken up by using different colours and/or textures in the driveway construction.

As the buildings will be of brick veneer construction with concrete tiled roofs, no adverse effect on the character of the area is likely. However, a mix of external finishes should be incorporated into the development.

The adjoining road system is considered capable of accommodating the traffic generated by the development.

Subdivision Proposal

The allotment sizes for proposed Lots 1, 2, 3, 4, 5 and 6 are 428m², 412m², 424m², 412m², 462m² and 457m² respectively. Accordingly, only two lots comply with the minimum lot size required under the LEP and the Cluster Housing DCP.

As the subdivision will enable separate ownership of each dwelling, no objection is seen to the proposal.

Recommendation

- A. That the applicant's SEPP N^o 1 objection to the minimum lot size be supported.
- B. That Council write to the Department of Housing seeking its agreement to the following requirements:

Integrated Housing

1. The development shall comply in all respects with the requirements of Ordinance 70.
2. Parking spaces and accessways shall be constructed with a sealed pavement and drained to Council's requirements.

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3. The internal driveway shall be constructed of pavers/earth toned coloured concrete/or the like. Consideration shall be given to "breaking up" the expanse of driveway through the use of different colours and/or textures in the driveway material.
4. The proposed dwellings shall have a mix of external finishes to provide an attractive streetscape.
5. The fence for Unit 1, facing the internal driveway shall be a feature fence, having a minimum height of 1.8m (one point eight).
6. A detailed plan of landscaping shall be submitted and approved by the Manager of Town Planning. Such landscaping shall be completed prior to occupation of the development and adequately maintained.
7. Payment of a contribution of \$8,635 (eight thousand six hundred and thirty five), (based on \$1,727 (one thousand seven hundred and twenty seven)), per additional dwelling being a contribution for open space and community facilities as a consequence of the development.

✓ Subdivision

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 electricity to each of the resultant lots of the subdivision.
3. Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
4. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
5. Payment of a linen release fee of \$300 (three hundred). This amount is valid until 31st December, 1991.
6. The existing footway crossing being widened to suit the proposed access to the lots using matching pavers to those existing.
7. The creation of reciprocal rights of way over the access/access strips to Lots 1 to 5 inclusive and the construction of a concrete driveway a minimum of 2.5m (two point five) wide, 150mm (one hundred and fifty) thick, reinforced with F82 mesh or equivalent to provide access to each of the lots as shown on the submitted plan.

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8. Satisfactory arrangements being made with the Council for the provision of sewerage reticulation to each lot in the subdivision.
9. 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.
10. Construction of access and drainage or sewer works are not to commence until 3 (three) copies of the plans and specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
11. A design, checking and inspection fee of \$150 (one hundred and fifty), must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1991.

C.

That the Department be required to pay a sewer headworks contribution to Council of \$15,000 (fifteen thousand) prior to occupation of the development.

- D. That upon receipt of the Department's agreement to the above requirements listed in Part B of the recommendation, consent be granted generally in accordance with the plans and supporting documentation submitted with the application.

Item 6:	(File DA297/91)	<i>Deferred</i>
Development Application:	A: Integrated Housing	
	B: Subdivision	
Applicant:	Department of Housing	
Owner:	Department of Housing	
Land and Location:	Lot 1398, DP 802879, N ^o 7 Bounty Crescent, Bligh Park	
Area:	2056.9m ²	
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)	
Advertising:	Adjoining owners notified with one submission received	
Date Received:	4th November, 1991	

REPORT

Proposal

Like the previous proposal, this application seeks Council's consent to erect 5 x 3 bedroom dwellings on the subject land and subdivide the property into five Torrens Title lots, to allow separate landholdings for each of the dwellings.

The proposed buildings will be of brick veneer construction with concrete tiled roofs, and will each be provided with a single garage, with at least one additional off street car space.

Outdoor living areas will range in size from 140m² to 250m². This excludes living areas less than 2.5m wide. Extensive landscaping and feature fencing is also proposed in the development.

All proposed lots will have street frontages (between 3.5m and 12.1m wide), but will gain access via proposed road widening in Bounty Crescent. The access area within the public road will be surfaced in coloured concrete or pavers.

It is also intended that restrictions on the use of land be placed on the resultant titles to provide control of buildings and to provide for maintenance of adjoining lots.

Statutory Situation

The proposed development is permissible, with consent, under the Residential 2(a) zoning of the land. Council's Development Control Plan for "Cluster Housing" applies.

Section 91A of the Environmental Planning and Assessment Act, 1979, provides that Council shall not refuse nor impose any conditions of consent on an application made by the Crown, except with the written approval of the Minister or the applicant.

As all five lots will have an area less than the required 450m², an objection pursuant to State Environmental Planning Policy N^o 1 has been submitted. The 450m² standard is considered unnecessary in the circumstances, as the development application illustrates how each lot will be developed for residential purposes.

Public Submissions

Adjoining owners were notified of the proposal with one objection received from Mr and Mrs Lin. No grounds of objection were supplied.

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Planning Assessment

Requirements of Cluster Housing DCP

The proposal complies with the requirements of the Cluster Housing DCP relating to private open space, access to sunlight, building setbacks and carparking. Stacked parking in front of the garages is available for dwellings 1, 2 and 5, while parking in the turning area is an option for dwellings 3 and 4. Although specific landscaping details are not yet known, general landscaping principles are acceptable. Appropriate landscaping is required to reduce the visual impact of the feature fencing and driveways. Further, the use of different colours and/or textures in the surface of the driveway is recommended.

As the dwellings will be of similar materials to those surrounding the site, no adverse effect on the character of the area is likely. However, a mix of external finishes is desirable.

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

Subdivision Proposal

The allotment sizes for proposed Lots 1, 2, 3, 4 and 5 are 438m², 301m², 330m², 366m² and 362m² respectively. Although none of the lots comply with the minimum lot size required under the LEP and DCP, no objection is raised to the subdivision, given that each lot can adequately contain a dwelling as proposed in the plans submitted with the development application.

Recommendation

4 houses to DCP

- A. That the applicant's SEPP N^o 1 objection to the minimum lot size be supported.
- B. That Council write to the Department of Housing seeking its agreement to the following requirements:

Integrated Housing

1. The development is to comply in all respects with the requirements of Ordinance 70.
2. Parking spaces and accessways shall be constructed with a sealed pavement and drained to Council's requirements. The area of the proposed footway/road widening shall be sealed with pavers and shall be constructed to full road standards and include a concrete edging strip.

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3. The internal driveway shall be constructed of pavers/earth toned coloured concrete/or the like. Consideration shall be given to "breaking up" the expanse of driveway through the use of different colours and/or textures in the driveway material.
4. The proposed dwellings shall have a mix of external finishes to provide an attractive streetscape.
5. The fence for Unit 5 facing the internal driveway shall be a feature fence having a minimum height of 1.8m (one point eight).
6. A detailed plan of landscaping shall be submitted and approved by the Manager of Town Planning. Such landscaping shall be completed prior to occupation of the development and adequately maintained.
7. Payment of a contribution of \$6,908 (six thousand nine hundred and eight), based on \$1,727 (one thousand seven hundred and twenty seven), per additional dwelling being a contribution for open space and community facilities as a consequence of the development.

Subdivision

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 electricity to each of the resultant lots of the subdivision.
3. Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
4. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
5. Payment of a linen release fee of \$260 (two hundred and sixty). This amount is valid until 31st December, 1991.
6. The dedication, free of cost to Council, of road widening to the requirements of Council's Manager of Engineering Services.
7. The construction of vehicular access, free of cost to Council, to each lot in the subdivision, such construction to be to the requirements of the Manager of Engineering Services.

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8. 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. All interallotment drainage is to be a minimum of 150mm (one hundred and fifty) with easements a minimum of 1.0m (one point zero) wide.
 9. Satisfactory arrangements being made with the Council for the provision of sewerage reticulation to each lot in the subdivision.
 10. Construction of access and drainage or sewer works are not to commence until 3 (three) copies of the plans and specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
 11. A design, checking and inspection fee of \$182 (one hundred and eighty two), must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1991.
- C. That the Department be required to pay a sewer headworks contribution to Council of \$12,000 (twelve thousand) prior to occupation of the development.
- D. That upon receipt of the Department's agreement to the above requirements listed in Part B of the recommendation, consent be granted generally in accordance with the plans and supporting documentation submitted with the application.

✓

Item 7:	(File DA254/91, DA269/91, DA270/91)
Development Application:	Duplexes
Applicant:	State One Constructions
Owner:	Department of Housing
Land and Location:	Lots 1176, 1175, 1177, DP 800323 Wright Place, Bligh Park
Area:	952.6m ² , 707.5m ² and 770.4m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising:	Advertised with one objection - Mr G Golian
Date Received:	DA254/91 - 25th September, 1991, DA269/91 and DA270/91 - 2nd October, 1991

REPORT

Proposal

The proposal involves three attached duplexes on separate lots being contiguous to each other.

The proposals are located at the end of a cul-de-sac.

Designs incorporate a 'Federation' style and provide frontages similar to those of single dwellings.

Each duplex contains three bedrooms, garage, living, family and bathroom, kitchen and laundry. Garages will be located centrally on Lots 1175 and 1176.

Public Notification

Mr Golian objects to the proposals on the following basis:

"As a resident adjoining the proposed development, I oppose the erection of three duplex dwellings clustered in Wright Place as planned. The population density will cause problems of overcrowding, increased traffic flow, compounded parking difficulty, infringement of privacy as well as increased risk of injury to the already large number of children who use the cul-de-sac as their playground."

Planning Assessment

Concerns raised by Mr Golian are noted, however, the three applications generally comply with respect to Sydney REP N° 12 and Council's Code for Dual Occupancy developments. Adequate parking is provided on-site and sufficient backyard space is available for privacy.

The Traffic Committee has raised no objection to duplex development in Bligh Park on traffic and parking grounds, as the road network caters for the additional traffic volumes generated by these applications.

Minor concerns regarding access and external appearance were discussed with the applicant and it was agreed to carry out those changes which are dealt with by way of conditions on the consent.

There is not considered to be anything inherently untoward in the proposals such as would lead to their refusal and, accordingly, it is recommended that they be approved subject to conditions.

Recommendation

- A. That Development Application N° 269/91 on Lot 1175, DP 800323 be approved subject to the following conditions:

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1. The development shall be carried out generally in accordance with the plans submitted to Council on 2nd October, 1991, and as amended by the following conditions.
 - 2-7 Standard Conditions (DA's) - 31, 1 (\$3,000 (three thousand)), 16 (6m (six) wide), 56, 70, 73.
 8. New boundary fences shall be provided at the applicant's expense. Details to be submitted with the Building Application. Such fencing shall be to a minimum of 1.8m (one point eight) in height.
 9. The width of the driveway at Wright Place shall not exceed 3m (three), however, be capable of accommodating 2 (two) vehicles stacked within the driveway.
 10. The distance separating the 2 (two) dwellings shall be a minimum of 4m (four).
- B. That Development Application N^o 254/91 on Lot 1176, DP 800323 be approved subject to the following conditions:
1. The development be carried out generally in accordance with plans submitted with the application and as amended by the following conditions.
 - 2-8 Standard Conditions (DA's) - 1 (\$3,000 (three thousand)), 16, 31, 40, 56, 70, 73.
 9. A mechanical ventilation system to be provided for the internal W.C.'s.
 10. Fencing is to be 1.8m (one point eight) high so as to provide privacy.
 11. The duplex to be setback 11.0m (eleven) from the front boundary so as to provide satisfactory access to the respective garages.
 12. The width of the driveway at Wright Place shall not exceed 3m (three), however, be capable of accommodating stacked parking within the driveway. Details to be submitted with the Building Application.
 13. Garages for Units A and B are to have an 'opening' width of 2.65m (two point six five) to allow greater access. Details to be submitted with the Building Application.
- C. That Development Application N^o 270/91 on Lot 1177, DP 800323 be approved subject to the following conditions:

General Purpose Committee - Planning and Development - 26/11/91

1. The development shall be carried out generally in accordance with the amended plan submitted to Council.
- 2-7 Standard Conditions (DA's) - 31, 1 (\$3,000 (three thousand)), 16 (6m (six) wide), 56, 70, 73.
8. New boundary fences shall be provided at the applicant's expense. Details to be submitted with the Building Application. Such fencing shall be to a minimum of 1.8m (one point eight) in height.
9. The width of the driveway shall not exceed 3m (three) at the Wright Place property boundary, however, be capable of accommodating 2 (two) vehicles stacked within the driveway.

Item 8: ✓
Development Application: (File DA201/91)
Applicant: Attached Dual Occupancy
Owner: Endeavour Homes Pty Ltd (Colin Curran)
Land and Location: As Above
Area: Lot 993, DP 788674 Colonial Drive, Bligh Park
Zoning: 732m²
Advertising: Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Date Received: Advertised in accordance with Council Policy with two submissions received
8th August, 1991

REPORT

Council is in receipt of an application proposing the construction of an attached dual occupancy on the subject property.

Each dwelling will contain three bedrooms, bathroom, laundry, kitchen, family room and lounge/dining room.

One covered space is provided within a garage located under the main roof, whilst an additional space is available stacked within the driveway.

Statutory Situation

The application is permissible, with Council consent, under the provisions contained in Sydney Region Environmental Plan N^o 12 - Dual Occupancy.

The application complies with the minimum site area and floor space ratio requirements outlined in SREP N^o 12.

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Submissions

Two submissions were received from Mr I Cowie and Mr J and Mrs D Tyson, owners of adjoining properties, objecting to the development on the grounds that:

- the number of dual occupancies in this locality is excessive; and
- dual occupancies will be located on three of their common property boundaries

Although the immediate locality contains a number of dual occupancies, these are predominantly detached examples, thus giving the appearance of single dwellings on small blocks. It is considered that the number of dual occupancies in this locality will not adversely affect traffic safety.

The submissions do not warrant refusal of the application.

Planning Comment

The subject property is a regular shaped allotment with an area of 732m².

The application proposes an attached dual occupancy development which is to be finished in brick with concrete roof tiles. This is similar to that existing and envisaged for the future in Bligh Park.

Courtyard areas in excess of 50m² are provided for each residence whilst shadow diagrams indicate that satisfactory natural sunlight is provided in respect of each dwelling.

The development proposed is the same as that on SP 38508 which is located on Colonial Drive, separated by only one allotment which contains a single residence. In order to reduce similarities, the proposal can be finished in different materials, whilst architectural treatments and finishes can be altered. This can be imposed as a condition of consent.

Recommendation ✓

That the application be approved subject to the following conditions:

1. The development shall be carried out generally in accordance with the plan dated 30th July, 1991.
- 2-8 Standard Conditions (DA's) - 31, 1 (\$3,000 (three thousand)), 19, 56, 64, 70, 73.
9. Construction of Council's standard residential footway and layback vehicular crossings to suit the access to the site.

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10. 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. Such details are to differ substantially from the existing dual occupancy development on Lots 1 and 2, SP 38508.
11. The development shall receive architectural treatment to substantially differentiate the building from that existing on Lots 1 and 2, SP 38508.

Item 9: (File P740/275, BA1150/91)
Development Application: **Farm Shed**
Applicant: Windsor Turf Supplies Pty Ltd
Owner: T Allen
Land and Location: Lot 22 DP626483 Greenway Crescent,
Windsor
Area: 10.14ha
Zoning: Hawkesbury Local Environmental Plan, 1989 -
Environmental Protection 7(d)1.
Advertising: Fifteen owners of adjacent land were notified
and four submissions were received.

REPORT

Submissions received:-

Mr J Curtis, Lot 3 Claremont Lane, Windsor.

No specific objection to the shed, complaining of other aspects of Mr Allen's operation.

Florence J Wright, 7 Claremont Crescent, Windsor.

Objecting to development on the subject land generally and objecting to the proposed shed as it will further erode the residential environment.

Macquarie Towns Preservation Society.

Expressing concern regarding the impact of the proposed shed upon the environs of the St. Matthews Church building and urging Council to assess the application with care.

National Trust

Indicating the Trust would not support any proposal that would add to the visual closing in of the St. Matthews Church building and recommending the application be disapproved and planning controls implemented to effect removal of existing sheds from the land.

The proposed building is a 30m by 7m x 3.6m high farm shed opened on one side and with a skillion roof. The proposed construction is ironbark round poles with sawn hard wood girts and purlins with weathered copper colour bond cladding to walls and roof. The proposed building will be used to store expensive farm machinery and will replace sheds on the lowlands which were destroyed in the August 1990 floods.

It is considered that owing to the proposed siting of the building, the existing and potential landscape screening the relatively low profile and colouring the proposed building will have minimal impact on any adjoining residents and the St. Matthews Church and its vista.

Recommendation ✓

That the application be approved subject to the usual conditions relating to structural matters and the additional conditions:-

1. The external wall and roof sheeting shall be of weathered copper colour bonded finish to match the existing adjacent shedding.
2. The maximum height of any part of the roof shall be 3.6m (three point six metres) above the adjacent ground level.
3. Additional landscaping be provided adjacent to the southern and eastern walls of the building to the satisfaction of the Manager of Environment and Building Services.

Item 10:
Development Application:
Applicant:
Owner:
Land and Location:

(File DA188/91) *Deferred for site inspect*
Units
George El Khouri Pty Ltd
B Elias
Lot 5, DP 38183, N^o 140 Windsor Street,
Richmond

Area: 493m²
Zoning: Hawkesbury Local Environmental Plan, 1989 -
Business Commercial 3(b)
Advertising: Not required
Date Received: 26th July, 1991

REPORT

Proposal

The subject property is a regular shaped allotment fronting Windsor Street, Richmond. The property presently contains two shops at ground level and a residence above one of the shops.

This application proposes the erection of additional 4 x 2 bedroom units, two above one of the shops with the remaining two being located at the rear of the property which, at present, is vacant.

Carparking for five vehicles is proposed on site, located underneath the proposed units at the rear of the property.

Statutory Situation

The application is permissible, with Council consent, under the provisions contained in Hawkesbury Local Environmental Plan, 1989.

Council does have a residential flat building code, adopted on 12th May, 1981, however, due to its age and the location of this property in a commercial zone, it is not relevant to apply it to this application.

Planning Comments

Traffic & Parking

Access to the rear of the property, where parking is proposed, is provided via a driveway 2.6m in width running adjacent to the western property boundary. This driveway is narrow and will not permit vehicles to pass one another. As the length of driveway is only 15m, and manoeuvrability is available so vehicles will always travel through the driveway in a forward direction, this situation is satisfactory.

The development provides one off-street car parking space per unit and none for the commercial component. Council has previously not required the provision of any parking for the site. Council's requirement for residential flat buildings is one space per unit plus one space per five units for visitor parking, thus six spaces should be provided. As Council has previously not required parking for the commercial activities, it is not considered reasonable to require any now. This application proposes only five on site spaces, however, considering the close proximity of the property to the Richmond Railway Station and shopping precinct, the number provided is sufficient. All spaces comply with the dimensional and manoeuvring requirements of Council's Parking DCP.

The present building is located on the property boundary so vehicles leaving the site do so with limited visibility. This existing situation can be improved with the placement of mirrors on the property boundary so visibility to the footpath area is provided. As the driveway will be used by permanent residents rather than casual users, this is satisfactory.

Design

The subject site is located in a visually prominent locality and in the vicinity of heritage items. As a result, it is essential for the development to be aesthetically pleasing and complement the existing character.

At present, the development of this site has been carried out in three distinct stages, and consequently, has a somewhat disjointed and fragmented appearance. This application will consolidate the overall appearance of the building, co-ordinating its finishes in a 'colonial' style. This will be achieved through the sensitive use of awnings, roofing, traditional style windows and colour scheme.

The development will have three storeys and an overall height in excess of 10m. To minimise the impact of this, the application proposes to setback each storey a little further than the one immediately below, thus achieving a stepped appearance. This will assist in reducing the bulk and impact of the building. In addition, protruding awnings and the sloped rooflines provide further relief.

The development is considered to be suitable in appearance to the Windsor Street elevation.

The development does not propose the architectural features that are applied to the Windsor Street elevation, at the rear of the development fronting the railway. The rear elevation will be a solid brick wall, thereby reducing noise to residents as well as providing a neutral aspect to railway commuters.

Recommendation

Deferred for site inspection

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

1. The development shall be carried out generally in accordance with the plans dated 1st May, 1990, and as amended on 19th November, 1991.
2. All water from the site is to be drained to the kerb and gutter in Windsor Street.
3. The creation of a 3.0m (three) wide easement along the western boundary of the site free of cost to Council prior to occupation of the development.
- 4-8 Standard Conditions (DA's) - 22, 50 (5 (five)), 31, 34, 61.
9. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site.

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10. Mirrors shall be placed on the northern property boundary to provide visibility to the east and west for vehicles leaving the site. Details to be submitted for consideration with the Building Application. Such mirrors are to be maintained in working order at all times to the satisfaction of the Manager of Town Planning.
11. Clothes drying facilities being provided to Council's satisfaction, either by way of external clothes lines or fixed internal clothes dryers. Details to be submitted with the Building Application.

Item 11: (File DA290/91)
Development Application: **Professional Chambers - Orthodontic Practice**
Applicant: Dr L Smith
Owner: L and J Smith
Land and Location: Lot 1 DP744729, N^o 335 Windsor Street, Richmond
Area: 397m²
Zoning: Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising: Adjoining owners notified with three submissions received
Date Received: 31st October 1991

REPORT

Background

In May 1987 approval was granted to the establishment of a home occupation - chiropractic clinic within an existing semi-detached dwelling on the subject land. The applicant indicated that a maximum of three clients per hour would visit the clinic, which would operate from 9.00am to 7.00pm, Mondays to Fridays. At the time, it was considered inappropriate to require the provision of on-site parking, as adequate on-street parking (ie in excess of 3 vehicles) was available in the vicinity, in either Chapel Street or Windsor Street.

Proposal

This application seeks approval to establish an orthodontic practice in the building, which will operate three days a week from 9.00am to 6.00pm. It is anticipated that two patients will visit the site per hour, with two people being employed on the premises.

No major structural changes will be carried out on the building, except for the construction of an archway between the proposed waiting room and office.

Statutory Situation

The proposal may be defined as "professional and commercial chambers", which are permissible, with consent, in a Residential 2(a) zone. The property is also identified as an item of environmental heritage in Schedule 1 of Hawkesbury Local Environmental Plan, 1989.

Clause 37 (Protection from Aircraft Noise) of the LEP applies to the development as the site is subject to aircraft noise at a level of between 30 and 35 ANEF. This clause requires that commercial buildings have an indoor design level of 25 ANEF. This standard is considered unreasonable and unnecessary in the circumstances, given the scale of the development and the fact that the building is an item of environmental heritage. The incorporation of noise attenuation measures in the development could detract from the heritage significance of the building.

Public Submissions

Adjoining owners were notified of the proposal with three objections being received - Mr L and Mrs K Clinch, 7 Chapel Street; Mr E J Turnbull, 9 Chapel Street and Mrs V Yanevski, 14 Chapel Street. The grounds for objection include:

1. Lack of parking facilities, and parking in residents' driveways;
2. Increased traffic and risk to safety of small children; and
3. Conversion of residential properties to professional/commercial uses. Richmond has many vacant business premises, but a shortage of residences.
4. Chapel Street is a beautiful, quiet residential area, which is already disturbed by customer traffic, parking and the activities of Brooks Tyre, Brakes and Steering Service.

Planning Assessment

Heritage Significance

The existing residence is one of two semi-detached brick dwellings constructed in circa 1850. The building retains much of its early detailing and makes a significant contribution to the streetscape. The applicant intends to repaint the building in a colour scheme appropriate to the age and character of the building.

The proposed archway is considered reasonable, to allow the practice to operate effectively, and will not significantly detract from the building's heritage value.

Parking/Traffic

The proposal generates a need for three parking spaces (orthodontist/receptionist/patient). Parking for one vehicle is available on the site, however, the existing paved area will need to be extended and two shrubs removed. Although parking for an additional vehicle could be provided in the rear yard, this would involve the removal of a substantial Jacaranda tree and the majority of the yard being paved. Given that adequate on street parking is available, particularly in Windsor Street where the entrance to the practice is located, on site parking for one vehicle is considered sufficient.

Further, as the proposed orthodontic practice will only operate three days a week instead of five, as was the case for the chiropractic clinic, which use required no on-site parking, the provision of one on site space for the proposal is considered reasonable. The minor nature of the development is unlikely to significantly increase the amount of traffic in Windsor and Chapel Streets, having regard to the total volume of traffic on these roads.

Recommendation ✓

- A. That the applicant's SEPP 1 objection to the 25 ANEF requirement be supported.
- B. That the application be approved subject to compliance with the following conditions:
 - 1. The development shall generally be in accordance with the plans and supporting documentation submitted with the application.
 - 2. The building shall be repainted in a colour scheme appropriate to the age and character of the building, details to be submitted for approval by the Manager of Town Planning.
 - 3. All defective or damaged material shall be replaced or repaired to the satisfaction of the Manager of Environment and Building Services and the Manager of Town Planning.
 - 4. The paved area at the rear of the building shall be extended to allow a vehicle to be parked on the site.
 - 5-6. Standard Conditions (DA) 31, 32.
 - 7. Any proposed signs shall be sympathetic with the existing building.
 - 8. The proposed archway shall be plastered.
 - 9. Operating hours shall be limited to ^{Altered} 9.00am to ^{approx} 6.00pm, 3 (three) ^{ppas} days a week. Any alteration of these hours will require Council consent.

10-11 Standard Conditions (DA) 100, 102.

12. The construction of kerb and gutter, with the footway area being formed in earth and all necessary drainage, together with the full construction, including sealing of the adjacent road shoulder to Windsor Street over the frontage of the land together with any such works as are necessary to make this construction effective.

ITEM 12: (File P160) ✓

SUBJECT: SOUTH CREEK VALLEY REGIONAL ENVIRONMENTAL STUDY - DEPARTMENT OF PLANNING 1991; SOUTH WEST SECTOR - SOUTH CREEK VALLEY RELEASE AREA

REPORT

The State Government has recently released the Department of Planning South Creek Valley Regional Environmental Study, 1991. The study aims to identify land suitable for short to long term residential housing development in the South West Sector of the Sydney Region.

Location

The South Creek Valley Sector site is situated approximately 50kms west-south-west of the Sydney CBD and 30kms south-west from the Parramatta CBD. The site comprises approximately 16625 hectares and is situated in the South Creek catchment. The South Creek catchment is located within the Hawkesbury-Nepean River Basin. The total catchment area is approximately 490km². The site includes floodprone land (4330 hectares) and lands reserved for Sydney's Badgery Creek second airport site (1564 hectares).

Major Factors Affecting Planning in the South Creek Valley Sector

Relationship to the Metropolitan Strategy for the Sydney Region

The South Creek Valley Environmental Study 1991 aims to identify land suitable for residential development in accordance with the Metropolitan Strategy 1988. The Strategy provides guidelines for residential development in the Sydney Region for a 4.5 million population (which is now expected to be reached by approximately the year 2006). Land in the South West Sector is nominated for potential residential development ie. Bringelly Sector including the South Creek Valley residential release area and parts of Luddenham, Horsley Park and Cobbitty.

South Western Sydney Strategy

In February 1990 the Minister announced that a Regional Environmental Study would also be undertaken of the Macarthur South area comprising land between Campbelltown and Pitt Town. Investigation being undertaken in South Creek Valley, Macarthur South and Rouse Hill development area throughout 1990 raised a number of issues of significance in future planning development in the Sydney region. The most important of these are:

1. Water Quality: the ability of current sewerage treatment and drainage technology to cope with the cumulative impact of major urban development on the Hawkesbury-Nepean River Catchment and the compatibility with conservation of the river system.
2. Mineral Resources: the extent of economic reserves of coal and methane gas resources in South Western Sydney, particularly in Macarthur South and the ability of underground mining and urban development to proceed together; and
3. Equality: the impact of further urbanisation in South Creek Valley and Macarthur South on air pollution in the Sydney basin.

The South Western Sydney Strategy was announced prior to the State Government making major commitments to residential expansion in South Creek Valley and Macarthur South. It includes the simultaneous release of the South Creek Valley and Macarthur South Regional Environmental Studies and exhibition of a draft regional environmental plan for the equivalent of 12,000 - 15,000 lots in the South Creek Valley Sector suitable for residential housing development. The Strategy explicitly recognised two key planning objectives for urban development, including the South Creek Valley Sector, ie:

1. that urban development will proceed in a manner which is sensitive to the environment; and
2. that sufficient stocks of residential land will be available to maintain supplies for various land marketers.

Prior to further consideration of major issues relating to residential expansion in south western Sydney the State Government is already committed to 12,000 - 15,000 lots. Existing supplies of zoned or "committed" land under the 1990/91 - 1994/95 Urban Development Programme additional to the 12,000 - 15,000 lots and associated development housing lots are considered more than sufficient for the housing demands in the South Western Sydney Region, prior to completion of further studies into air quality and water quality.

Objectives of Study

Housing

- * Provide affordable housing in a variety of types and tenures for all income groups.
- * Increase the supply of multi unit housing.

Economic Development and Employment

- * Guarantee adequate and well distributed employment opportunities for the future labour force.
- * Ensure economic development is compatible with the protection and enhancement of both urban amenity and the environment.
- * Provide adequate serviced land and infrastructure in appropriate locations.
- * Encourage more equal distribution of office jobs close to homes of the workforce.

Social Development

- * Provide a range of local, district and regional community services and facilities in phase with population growth in new areas.
- * Maximise accessibility by public transport to new and established community facilities and human services.

Environment

- * Improve the quality of the region's water and air in both new and established areas.
- * Conserve representative evidence and examples of the overall historical pattern of the region.
- * Employ cost effective energy distribution systems both in land use and transport.
- * Maintain the quality of land resource ie stock degradation and soil erosion downstream.

Transport

- * Provide for the safe and efficient movement of people and goods.
- * Improve the cost effectiveness of the region's transport network.

Recreation

- * Provide recreation facilities and services which meet the diverse and changing needs of the local population.

Public Finance

- * Make the development of urban infrastructure and services as cost effective as possible.

Major Issues and Strategies

Air Quality

The Study identifies that prevailing winds come from the north east in spring and summer and from the south west in autumn and winter seasonal periods. Further, various studies have conclusively shown that four types of significant air drainage flows affect the South Creek Valley Sector, namely:

1. a local south to north flow towards Richmond;
2. a westerly regional flow caused by air flowing down from the Blue Mountains generally above the local flow;
3. a flow from the south west originating from the Illawarra escarpment, the Mittagong ridge and Lake Burragorang area; and
4. a south easterly spill overflow caused by the Hawkesbury Basin filling up as a result of cold air drainage and overflowing into the Parramatta River Valley at Blacktown.

Local Air Pollution

Air quality data obtained from the Study's Air Track system show that significant pollutant transport within the sector was carried out by drainage flows. These drainage flows had significant concentrations of reactive organic compounds and nitrogen oxides present despite the paucity of emission sources in the locality.

Photochemical Smog

The Consultants report indicates there has been a marked reduction in general, in the frequency with which the ozone health standard is exceeded in the Sydney Basin, but at the same time there has been a significant increase in emissions of nitrogen oxides. Monitoring of air pollution data for ozone pollution between the late 70s and the present shows consistency in the change of the rates and spatial distribution of the hydrocarbon and nitrogen oxide emissions and the chemistry of ozone production.

The report further indicates that the rate of smog production increases markedly with increasing temperature. In the Hawkesbury Basin summer temperatures are approximately 5° hotter than elsewhere in the Sydney Region. With the result that, for a given precursor concentration, ozone will be produced about 30% more rapidly in the Hawkesbury Basin than elsewhere in the Sydney Basin. The limited pilot study in relation to air quality and photochemical smog shows that even without further growth in Western Sydney, more stringent emission controls for Sydney are required to bring back emissions into compliance with the existing health standard for NSW of 0.112 parts per million for ozone.

The pilot study identified that:

- * the data previously published by the State Pollution Control Commission (SPCC) underestimated the current severity of photochemical smog in the Sydney region;
- * there were major deficiencies in knowledge of the distribution of photochemical smog in Sydney. This lack of knowledge is likely to disadvantage proposals to urban and industrial involvement of the Western Sydney Region;
- * ozone gas is the principal component of photochemical smog. Recently, the Environmental Protection Authority of Victoria commissioned a review of the effects of ozone on human health. This finding was that the public health standard for ozone should be lowered from the current 0.12ppm to 0.08ppm (1 hour average). The State Pollution Control Commission has already measured ozone in Western Sydney at 0.2220ppm on one occasion;
- * in the absence of further pollution controls urban growth during the next twenty years is set to cause rises up to 50% in ozone concentrations in some parts of Western Sydney;
- * on current projections it is likely that haze levels will increasingly degrade the visual amenity of the Western Sydney Region. During air pollution episodes in the mornings, the layer of haze closer to the ground will become more opaque and in the afternoon the sky may appear white rather than blue;
- * the landform of Western Sydney constitutes a large basin, namely the Hawkesbury Basin. The pattern of winter flow characteristic of the region together with this topographical form, results in a tendency for pollutants either emitted within the basin or transported into it by winter from the east to be retained in the basin rather than being dispersed. Thus, the capacity of the Hawkesbury Basin to assimilate polluted emissions is less than that of the eastern sectors of the Sydney air shed.

Water Quality

The study further acknowledges that South Creek contains a high concentration of nutrients (nitrogen and phosphorus) with associated very low assimilation rates under the present conditions downstream of the St Marys Sewerage Treatment Plant. During low flow conditions most of the flow in South Creek is treated sewage. The evidence of increased nutrient loads and poor water quality is in the growth of adequate plants and algae.

The study identified that 56 sewerage treatment works currently discharge effluent into the Hawkesbury-Nepean River System. The study states, "...that cumulative impacts from the disposal of sewage and urban run-off in the Hawkesbury-Nepean River Catchment by existing and committed developments in Rouse Hill, MacArthur South and the South Creek Valley are likely to be adverse and serious....", particularly if current treatment practices are to continue.

In response to the study findings, the Water Board has indicated that treated sewage from any new developments in the South Creek Valley Sector will not, at this stage, be discharged into South Creek and that urban stormwater run-off will be treated before it is discharged.

The Water Board has indicated a programme will be undertaken to upgrade its 23 existing Hawkesbury-Nepean River Sewage Treatment Plants to produce a higher quality effluent. This may assist the dilution of treated sewage prior to discharge into the river.

The Water Board is also in the process of developing total water cycle management plans which will address stormwater run-off, sewage and sludge disposal, water supply and landuse issues. A range of innovative sewage effluent treatment and stormwater run-off schemes which may reduce the amount of nutrients being discharged into the river and will also be examined.

The Board operates an existing sewage treatment plan at West Camden, which will be upgraded to cater for 40,000 equivalent persons by 1992 and scheduled to cater for 90,000 (EP) by 1998. This plant has sufficient capacity to allow connection for the first stages of the South Creek Valley release area.

Notwithstanding this, the total development of land equivalent to 12,000-15,000 lots in the South Creek Valley release area will require additional sewage treatment capacity in excess of that already proposed for West Camden Sewage Treatment Plant and the new proposed treatment plant in the Valley. Finalisation of the total water cycle management plans will help determine the provision of sewage infrastructure and whether or not the West Camden Sewage Treatment Plant is temporary or long-term.

Floodplain Management

The study states that the site is markedly affected by flooding, as indicated by the physical characteristics of the catchment. The South Creek bedslope downstream of Camden Valley Way is generally less than 1%. This, together with the flat

terrain, leads to extensive floodplains, particularly in the vicinity of the confluence of Kemps Creek and downstream of the main Western Railway line. Floodplain width along South Creek varies between 100-800m in the Valley and generally between 300-600m.

Development of the South Creek Valley Sector Release Area is likely to significantly alter the stream flow regime of South Creek and its tributaries.

Major anticipated impacts on the stream flow regime include large increases in surface stormwater run-off volume and velocity due to increased impervious surfaces leading to shortening of catchment flood response times with corresponding increases in flood levels in the Valley. The Creek's physical characteristics could also be affected by stream bank erosion and depositional changes and river ecology altered.

The Willings and Partners, South Creek Catchment Study concluded that flood mitigation measures such as retarding basins and grassed floodways are required on tributary streams in selected catchments in the release area. The study also recommends that South Creek be left in a relatively natural condition in order to further assist/achieve flood control/mitigation within the sector that would result in future flood levels at the junction of South Creek and the Western Freeway not exceeding current levels.

Council has already resolved that it is opposed to any further release of land for development in the North West Sector until various studies and strategies are in place. It is considered that the resolution should be extended to the South West Sector because of information within this report.

Recommendation

altered -
That Council is opposed to further urban release in the South West Sector, particularly those that may be programmed in excess of the 12,000 (twelve thousand) - 15,000 (fifteen thousand) lots already announced by the State Government until such time as studies have found that they can be contained in an environmentally acceptable manner.

ITEM 13: (File LEP15/91) ✓

SUBJECT: REZONING OF LOTS 6 AND 7, DP 235303; LOT 209, DP 752061 AND PART RAILWAY ROAD NORTH, MULGRAVE, TO PERMIT A PETROLEUM STORAGE AND DISTRIBUTION CENTRE. APPLICANT - R R MONTANO PTY LTD. OWNER - NEW LINE BUILDING SUPPLIES PTY LTD AND W AND G LAMBIRIS AND SONS

REPORT

Introduction

Council is in receipt of an application to rezone land on the corner of Railway Road North and Park Road, Mulgrave to allow the construction and operation of a petroleum storage and distribution centre. The applicant's submission states:

"The proposed distribution centre is a major component of the combined oil industry's strategy for the handling of fuel supplies to the western and north western sectors of the Sydney Region as they develop into the 21st century.

Drawing supplies from the existing Sydney/Newcastle pipeline, the centre will command a large area extending to the Blue Mountains and nearby country towns. When rail loading facilities are added, it is expected to become the major rail tank car loading centre for the State.

In terms of scale of operations and capital investment, the proposal would represent a major addition to industrial development in the Windsor area. Full compliance with Standards Association of Australia and America Petroleum Institute Codes, and supervision and regulation by the Work-Cover Authority of NSW, together with Caltex's Australian experience and track record in the oil industry, would ensure that the operation can be carried out within completely acceptable risk levels."

Statutory Situation

The site is currently zoned part General Industrial 4(a) and part Special Business 3(b) under the provisions of Hawkesbury Local Environmental Plan, 1989. As the proposed petroleum storage and distribution centre, defined as "offensive or hazardous industry", is prohibited within both these zones, a site specific amendment to the LEP has been requested.

Clause 18 of the LEP is relevant to the rezoning, and states that Council shall not consent to any development unless satisfactory arrangements have been made for the provision of water, sewerage, drainage and electricity services to the land. The issue of servicing is discussed below.

The proposal is classed as "designated development" under the Environmental Planning and Assessment Act, 1979. Consequently, a development application for the use would need to be accompanied by an environmental impact statement (E.I.S.).

Proposal

The applicant has provided a detailed submission in support of the rezoning. Extracts from this submission are reproduced below to explain the proposed development:

"1. Fuel Demands and Distribution, the Role of the Proposed Centre:

As the existing terminals at both Banksmeadow and Silverwater are near their site capacity limits, the proposed distribution centre at Mulgrave would both cater for demand in its area and relieve the loads on Silverwater in respect of the road tank trucks and, in the longer term, on Banksmeadow in respect of rail trucks.

Transfer of products to Mulgrave would be by the underground (and therefore extremely safe) existing pipeline from Banksmeadow to Newcastle, which is located adjacent to the site. Overall there would be a large reduction in the cost and risk entailed in the operation of road vehicles to serve the north-western and western sectors.

2. Description of the Site and Surrounds:

The site has been selected after an exhaustive investigation of suitable available land; it meets all of the Company's requirements and is superior to all other sites considered.

It comprises three lots, totalling 8.1ha and with frontages to Park Road and Railway Road North. Caltex will propose that the section of Railway Road North to which the site has frontage be closed, and sold to the company to enable the provision of rail access to the site without road/rail crossing and their attendant accident risk.

The site has rural land to the south east and to the south west (separated by the railway and Railway Roads North and South), "Business Special" land to the north east and "Industry General" land to the north west. All of these uses are regarded as compatible with the proposed development. The nearest residential areas are about 1km, and the Mulgrave Railway Station and Stationmaster's house 700m, from the site.

3. Description of the Proposed Development:

The proposed development includes the following major components:

Pipeline Receiving Facilities

A "U" shaped section would be inserted into the existing pipeline to bring it into a concrete lined pit within the site in which the draw-off tee and necessary valves and control equipment would be installed. In the event of breakdown, leakage would be contained within the pit and recovered.

Receival of product would be controlled from Banksmeadow Terminal by the existing SCADA (Supervisory Control and Data Acquisition System) pipeline control and operation system, modified to provide for the additional outlet.

Tank Farm & Associated Items

The product tank farm would initially comprise 8 x 7ML above-ground steel tanks. Space would be left in the central part of the site for up to 8 more similar tanks. The tank farm would be surrounded by concrete bund walls and a ring road to provide control and fire fighting access. An interface tank would be provided to receive mixed products when one product is followed by another in the pipeline.

Incidental product-handling equipment would include pumps and pipework which would be above-ground in the bunded area and underground elsewhere.

Road Tank Truck and Rail Car Loading Racks

The tank truck loading rack would have six loading bays initially with provision for an additional two bays. The proposed future rail car loading facilities would comprise two siding tracks within the site with turnouts in the main line at both ends. Each siding track would accommodate one half of the 16 to 22 car unit trains to be loaded, with sufficient length for empty cars on the "in" side of the loading rack and full cars on the "out" side.

Vapour recovery equipment would be provided to serve the road tank truck loading rack.

Tank gauging, automated control and invoicing systems would be computer systems using standard oil industry software.

Buildings

Buildings would include a gatehouse, control room, staff amenities and canteen, workshop and pumphouse for fire pumps and foam generators. The workshop would be used only for minor work; bigger maintenance and modification work would be performed by outside contractors. On-site parking for both cars and trucks together with truck washing facilities would be provided.

Drainage

Separate drainage systems would be provided for clean stormwater and, with appropriate separators, for water which may be oil-contaminated. In the event of a spillage, valves on stormwater outlets would be closed and any spilt product recovered.

Fire Fighting

Fire fighting equipment would be based on an on-site storage tank with multiple pumps including standby capacity. Systems would include a ring main with hydrant boxes and monitors, foam generators discharging directly into all products storage tanks, tank cooling water sprays and deluge systems at the loading racks and pump bay. Fire detectors would initiate automatic terminal shut-down when actuated.

4.(i) Safeguards & Hazard Analysis:

The many safeguards to be adopted in the proposed centre include full compliance with accepted codes, an elaborate fire detection and protection system, automated systems of proven reliability and leakage and ground water monitoring systems.

Sound management and operation and maintenance practices and carefully prepared emergency action plans specific to the site would be established.

(ii) Operations:

The centre would be manned 24 hours per day when material is being received from the Sydney-Newcastle pipeline.

Loading of road tank trucks would also be attended to at any time to meet scheduling and operational requirements and to avoid tank truck operation on public roads during heavy traffic periods.

Rail tank car movements to and from the siding would be controlled by the State Rail Authority.

(iii) Employee Selection and Training:

Tank truck drivers would be employed by the transport contractors who would be required by Caltex to ensure that they are all appropriately experienced and licensed and trained in emergency procedures. Training and medical examinations are continued throughout the period of service.

Caltex employed operating staff would be well trained and thoroughly experienced in all aspects of the product handling and control systems and in emergency procedures.

(iv) Traffic Generation:

Tank trucks and other staff and service vehicles would travel to and from the distribution centre via Park Road and Windsor Road to both East and West. As the traffic would disperse to various destinations at a number of intersections along Windsor Road, the major traffic impact would be limited to Windsor Road itself, which is a State Road and already carries a substantial amount of truck traffic.

(v) Economic Benefits:

The Hawkesbury City area can expect to enjoy twofold economic benefits from the proposed development.

During the construction phase, expected to cost \$35M (Australian 1991 dollars) of which about \$24M might be spent in Australia, it is likely that the prime contractor would seek a major proportion of his material suppliers and sub-contractors in the north western region of Sydney. Many of the services available in the Windsor area such as concrete supplies, earthmoving equipment hire, drainage and sewer construction, fencing and landscaping could be utilised.

On completion of the centre a proportion of the distribution centre operating staff and tank truck drivers can be expected, with their families, to relocate over a period of time, to the Windsor/Richmond area.

It is believed that implementation of this project would be a significant indicator to all businesses of a rising confidence in improved economic conditions. A direct effect of the completed project would be a reduction in overall petroleum fuel transportation costs.

6. Major Statutory Authorities' Preliminary Responses:

Contacts have been arranged, and in some case discussions initiated, with the following authorities:

State Pollution Control Commission;

- the main concern is for possible pollution of water in streams and this will be thoroughly investigated in the preparation of the Environmental Impact Study.

Water Board;

- the Board has two separate water supply systems servicing the site:
 - A main in Park Road is supplied from Marayong Service Reservoir Zone.
 - A main in Railway Road North is supplied from the South Windsor Reservoir Zone.

It is understood that both schemes are deficient in capacity, this is not regarded as a serious problem as the main requirement, the filling of the on-site fire water supply tank, need only be carried out initially (with periodical top-ups) and can be carried out at times of low demand to the Board's requirements (as for the filling of home swimming pools). If necessary, the limited amount of water required for normal site use could be also supplied from an on-site tank filled during off-peak hours.

Workcover Authority - Dangerous Goods Branch;

- As I am an accredited consultant for plans for dangerous goods handling proposals, no approach has been made to the Authority, at this stage, but known requirements have been complied with.

Roads and Traffic Authority;

- It was pointed out that roads in the Silverwater area are generally of a higher standard (and, of course, more heavily trafficked) than those in the Windsor area and that there are no immediate plans for upgrading Windsor Road.

Electricity Commission of NSW;

- As part of the intended Risk Analysis studies, it will be necessary to deal with the power authorities on the possible effects of fire on overhead transmission lines, in particular, the 500kV (Eraring to Kemps Creek) line east of Park Road. Initial contacts are being investigated.

State Rail Authority;

- In a preliminary meeting with SRA officers, the construction and operation of the proposed siding were discussed and potential problems raised.

The SRA ("Freight Rail") advised that the Richmond line is "owned" by "Cityrail" as part of the electrified passenger system. No freight is at present carried on the (single track) line. Freight train movements would have to be made outside normal passenger train operating hours. Large unit trains (22 car) would be preferred and the siding should be of sufficient length for these. A loop line in addition to the double track siding would possibly be required to permit assembly of trains for quick despatch onto the main line. Trains would be taken to Clyde or other goods yard to be broken up for attachment to trains bound for the appropriate destinations.

Further discussions are to be arranged to investigate freight rates and engineering requirements for the siding.

A list has been prepared of other relevant environmental and statutory bodies which will be contacted in the course of Environmental Impact Study."

Planning Comment

To enable the relevant government authorities to provide advice on the proposed rezoning, and obtain initial public comment on the development, it is recommended that a Draft Local Environmental Plan be prepared. As the proposed petroleum storage and distribution centre is defined as designated development, the preparation of an environmental impact statement will be required, which will enable detailed assessment and further public comment on the specific proposal.

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Recommendation ✓

That Council prepare a Draft Local Environmental Plan to permit the construction and operation of a petroleum storage and distribution centre on Lots 6 and 7, DP 235303; Lot 209, DP 752061 and part of Railway Road North, Mulgrave.

Public Reports from Time

ITEM 14: (File DA179/91) ✓

SUBJECT: ENLARGE EXISTING SERVICE STATION - LOT X, DP 415117 GEORGE STREET, SOUTH WINDSOR - TESERA ASTERIA PTY LTD (CON KOOLBANIS)

REPORT

This application was referred to its Ordinary meeting dated 8th October, 1991, whereby it was resolved that:

"...the application be deferred pending submission of revised plans for Council's consideration."

The issues that were to be addressed by the applicant included:

- inadequate on-site parking facilities;
- the proposal is an over-development of the site;
- the height of the development;
- impact of noise; and
- the public interest.

The applicant has submitted an amended plan, the main difference being the reduction in workbays from 4 to 3, and supporting documentation which, it is considered, overcome the abovementioned problems.

Parking

At present, the service station contains 3 work bays, petrol dispensing pumps and a shop. No formal parking has been designated, however, area is available in which to park vehicles. As the property was developed some time ago, Council has never required the provision of parking.

No additional employees are proposed and the number of workbays remains unchanged. Consequently, it could be argued that formal parking need not be provided. The applicant has indicated a willingness to provide formal spaces and

it is possible to accommodate 9 spaces to Council's standard without interfering with traffic flow or workbays. It is considered that the provision of 9 spaces would adequately serve the needs of the development.

Over-Development

As the parking required for the development can be catered for on-site, the proposal is no longer considered to be an over-development.

Height

The applicant has indicated a willingness to reduce the overall height of the building, however, is constrained by the need to work on vehicles lifted on hoists. As a result, a minimum of 4m internally is required, thus making an overall height of 4.4m externally. This is a reduction of 0.6m from the original proposal. This is considered satisfactory in a commercial zoning.

Noise

The applicant has indicated that the work to be carried out in the bay fronting Argyle Street will be limited to light repairs and servicing. The heavier mechanical repairs and tyre changing, which are the noisier components of the development, can be carried out in the workbays fronting George Street.

Consequently, the noise associated with the development fronting Argyle Street would be negligible and should not impact on the surrounding residential neighbourhood.

As a result of the amended proposal and additional supporting information, this application is considered worthy of approval.

Recommendation

That the application be approved subject to the following conditions:

1. The development shall be carried out generally in accordance with the submitted plans dated 15th July, 1991, and as amended by the plan submitted on 15th November, 1991.
- 2-12 Standard Conditions (DA's) - 1 (\$305 (three hundred and five)), 22, 31, 32, 50 (nine (9)), 70, 73, 81, 83, 100, 103.
13. Operating hours shall be limited to 6.00am to 10.00pm daily. Any alteration of these hours will require consent. *Asker*
14. The workbay fronting Argyle Street is to be used for non-noisy repairs and servicing only to the satisfaction of the Manager of Environment and Building Services.

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15. The maximum height of the building along the south eastern common property boundary is to be 4.4m (four point four). Details to be submitted for approval with the Building Application.
16. Construction of a sealed pavement within the site where not already provided. Details to be submitted with the Building Application for approval.

ITEM 15: (File DA60/91)

SUBJECT: PEDESTRIAN CANOPY - RICHMOND MALL - N° 271
WINDSOR STREET, RICHMOND

REPORT

At its meeting of 7th May, 1991, Council granted consent to the construction of a canopy over the pedestrian crossing at the rear of Richmond Mall in Windsor Street, Richmond. The canopy sought to improve the overall appearance of the shopping complex by providing a further dimension to the facade, thereby taking away the "rear shop" appearance of the development.

During the construction of the canopy, however, one parking space became unusable, because of the location of one of the posts supporting the canopy. Correspondence was subsequently forwarded to the applicant expressing Council's concern that the loss of parking was not indicated in either the plans or supporting documentation submitted with the application. Consequently, a contribution of \$9,600 or an alternative location for the lost space was sought.

The applicant has now submitted a plan proposing to provide a bicycle rack for approximately five bikes in lieu of the lost space, which will generally be located adjacent to the canopy. Given that there are limited facilities of this kind in the area, the bike rack is considered to be a reasonable alternative, which could be utilised immediately once it is installed.

Recommendation

That the applicant be required to provide a bicycle rack adjacent to the pedestrian canopy, as shown on Plan N° BA 02B, dated 5th March, 1991, in lieu of the lost parking space.

Sueh \$9,600

ITEM 16: (File DA232/91) ✓
SUBJECT: MUSHROOM GROWING SHEDS - LOT 2, DP 551962
AND LOT 4, DP 513000, N^os 103-105 PITT TOWN ROAD,
McGRATHS HILL

REPORT

At the Ordinary meeting dated 12th November, 1991, an application for the construction of mushroom growing sheds was approved, subject to a number of conditions.

Condition 15 stated:

- "15. The mushroom growing and packaging building shall not exceed 5m at the roofline apex, nor exceed 3.5m at the eave connection between the roof and the side wall. In this regard, the building height and plans of the development shall be submitted in conjunction with the Building Application".

The owner of the property has written to Council requesting that this condition be varied to accommodate a roof height of 7m at the apex and 5.5m at the eaves. This is an overall increase of 2m.

When originally considering the application, Council had little information regarding the elevations and height of the proposed building. As a result, the above condition was imposed. Since approving the application, the applicant has provided further details regarding the building which must be a minimum of 7m in height to accommodate the standard shed shelving.

Despite increasing the height by 2m, it is considered that this will have little additional impact to what has already been approved. This development will not block views, overshadow any building and it is not out of character with existing development in the vicinity. Furthermore, landscaping has been required as a condition of consent and this will enhance the development.

Recommendation

That Development Consent N^o 232/91 be amended by replacing Condition 15 with the following:

15. The mushroom growing and packaging building shall not exceed 7m (seven) at the roofline apex, nor exceed 5.5m (five point five) at the eave connection between the roof and the side wall. In this regard, the building height and plans of the development shall be submitted in conjunction with the Building Application.

ITEM 17: (File DA353/90)

SUBJECT: BANK STABILISATION - REGRADING - LOT 8, DP
785357 HIBBERTS LANE, FREEMANS REACH

REPORT

Background

Consultants McKinlay Morgan and Associates on behalf of the landowner Mr D Keegan lodged a development application with Council seeking permission to stabilise and regrade the riverbank of the subject property where slippage had occurred as a result of recent flooding. The development application was accompanied by a Geotechnical Report which sought to justify the proposal in that without such works there would be a high risk of further bank failure.

Council at its Ordinary meeting of the 10th September, 1991, resolved as follows:

"That an urgent response be sought from the Public Works Department in relation to the application and an invitation be extended to an officer from the Department to address a subsequent General Purpose Committee of the Department's concerns."

On the 12th September, 1991, Council received written advice from the Public Works Department as follows:

"The Department does not approve the proposal as it involves the extraction of 60 - 70,000 tonnes of sand and as such it is classified as an extractive industry. Extractive industry is a prohibited purpose in the subject 7(d1) environment protection zone under the Hawkesbury Local Environmental Plan, 1989.

The removal of this material from the river system could also have adverse effects on downstream river and bank stability.

The Department would be prepared to consider a proposal which had the minimum of earthworks required to make the area safe for the horses and no material removed from the site.

Should the owner of the property wish to carry out bank stabilisation by such localised reshaping of the bank the Department is willing to provide on site advice by specialist Public Works Engineers."

In relation to the second part of the resolution, Mr Jock Brodie, a representative of the Public Works Department has agreed to address Council at this meeting.

On a separate but related issue, Council has received a number of requests from landowners on land adjoining Freemans Reach and Argyle Reach to fill and stabilise their riverbanks. These works would involve the importation of fill and be carried out in a similar vein to recently approved works on Mr Terry Allen's

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property at the downstream end of Argyle Reach. Verbal discussions with the Public Works Department have indicated that the Department has some concerns about fill adjacent to the river, and that a overall plan should be prepared for such an activity. That plan should address overtopping and bank stability in times of flood.

Recommendation

That the contents of this report be received.

Report to Ordinary
Meeting
by N DOP
to Committee.

ITEM 18: (File DA168/91)

SUBJECT: VILLA HOMES - LOT A, DP 360511, N° 21 WINDSOR STREET, RICHMOND

REPORT

Council at its Ordinary meeting dated 10th September, 1991, considered an application for the construction of an additional two units behind an existing cottage on the subject property. Council, in determining the application, resolved:

"That the applicants concurrence to deferment of the application be sought pending Council's consideration of a report for the rezoning of the area for light industrial purposes."

All property owners affected by the rezoning were written to by Council, requesting their comments. Only three submissions were received from the 13 property owners. Of these, one expressed support for the rezoning, one objection was received, with the remaining submission expressing no objection to either light industrial development or villa units, the subject of the original application.

Notwithstanding the above, the applicant by letter dated 14th November, 1991, has advised that:

"The owner of the property, Mr F Gartrell, has requested that the Development Application be determined as soon as possible regardless of the outcome of the rezoning report."

From this, it is clear that the applicant does not concur with the deferment of the application. Reproduced below is a copy of the report to Council regarding the villa homes development:

"Item 8: (File DA168/91)
Development Application: Villa Homes
Applicant: R Collis
Owner: A Jolly
Land and Location: Lot A, DP 360511, 21 Windsor Street, Richmond
Area: 1012m²
Zoning: Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising: Advertised in accordance with Council policy with one submission received.
Date Received: 5th July, 1991

REPORT

Proposal

The subject property contains an existing 3 bedroom fibro cottage and a double fibro garage.

Council is in receipt of an application proposing the construction of an additional 2 villas, 1 x 2 bedroom and 1 x 3 bedroom, behind the existing cottage.

The villas are single storey in height and are to be finished in brick with concrete roof tiles.

Statutory Situation

The application is permissible, with Council consent, under the provisions contained in Hawkesbury Local Environmental Plan, 1989.

Submissions

One submission was received from Mr K Tate of 23 Windsor Street. The submission objects to the application on the grounds that:

- the surrounding area is zoned light industrial; and*
- the community would be better served by the area being developed for light industrial uses.*

The properties to the rear of the subject site are zoned for light industrial purposes and have generally been developed in accordance with this.

The subject property is unsuitable for light industrial purposes due to the adverse effect on traffic as vehicular access is restricted to Windsor Street.

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

Planning Assessment

The subject property is a regular shaped allotment with an area of 1012m², containing a single storey fibro cottage and double garage.

Medium Density Development Control Plan (DCP)

The application complies with the density requirements contained within the DCP.

The courtyard areas range in size from 81m² to 118m². The size and amount of useable space is considered satisfactory. In addition, shadow diagrams indicate that adequate solar access is provided to each courtyard. The courtyard areas are accessible from the living areas of each of the units.

The application proposes the provision of 7 off street car spaces which complies with the requirements of the DCP. The dimensions and manoeuvrability is satisfactory with the exception of car space 6, however area is available to comply.

The existing dwelling is setback 9.2m from Windsor Street. Council's DCP requires a setback of 10m to main roads. As the setback is existing, and in line with others in the locality, it is considered satisfactory.

The property is located within an area substantially affected by aircraft noise. Accordingly, measures should be taken to mitigate against this.

Suitable area is available on site in which to provide appropriate landscaping which will assist in maintaining privacy and improving the overall appearance of the development.

Recommendation ✓

That the application be approved subject to the following conditions:

- 1. The development shall be carried out generally in accordance with the plan dated 27th May, 1991, as amended by the plan dated 19th August, 1991.*

2. *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. The drainage is to be discharged into the existing pit fronting Lot 25 Windsor Street if levels permit or else into the first pit downstream thereof where levels allow discharge. The pipe is to be sized to accept stormwater from all lots upstream or downstream of the subject land which will ultimately discharge into the pipe.*
3. *Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application. Onsite detention is to be provided to retain the discharge to that existing for all storms up to the 1:100 year storm.*
- 4-14 *Standard Conditions (DA) 17, 31, 130, 6 (\$3454.00) (three thousand four hundred and fifty four), 50 (7) (seven), 54, 70, 73, 56, 61, 104.*
15. *The floor level of the villas is to be no more than 1 (one) metre above the natural ground level.*
16. *The site shall be fenced to a minimum of 1.8 (one point eight) metres in height and to at least the equivalent of lapped and capped in construction.*
17. *The visitor spaces are to be constructed of brick paving or similar material.*
18. *All trees not requiring removal as a result of the development shall be retained.*
19. *The manoeuvrability to car space 6 is to be improved by the provision of additional driveway area.*
20. *The appearance of the carports and garages is to be integrated with the development. Details to be submitted for consideration with the building application."*

Recommendation

That Development Application N^o 168/91 be determined.

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ITEM 19: (File LEP10/91) ✓

SUBJECT: COMMERCIAL REZONING - DRAFT HAWKESBURY
LOCAL ENVIRONMENTAL PLAN NO. 10/91 - LAND
BOUNDED BY FRANCIS, BOSWORTH AND WEST
MARKET STREETS AND COUNCIL'S EXISTING
CARPARK, RICHMOND

REPORT

The Draft Local Environmental Plan applies to lands generally bounded by Francis, Bosworth and West Market Street, and Council's existing carpark, Richmond. This site was previously proposed for commercial redevelopment by Dunsford Investment for a K-Mart Discount Department Store and specialty shops.

The Draft Plan aims to rezone the site from Residential 2(c) to Business 3(b) (Special) to permit "bulky goods showroom" type developments, commercial offices and other commercial/business uses with the exception of shops.

The draft plan also proposes to delete a property known as Lot 1, DP 568122, No. 128 Francis Street, Richmond, from Schedule 1 of HLEP, 1989, since the property was incorrectly/inadvertently included in HLEP, 1989. This has been previously resolved by Council.

Prospect Electricity advises that electricity supply will be available to individual developments, but in situations where electricity load requirements exceed 150 amps, a development contribution will be required for the cost of a padmounted substation.

The Water Board has indicated that reticulated water supplies are available for commercial orientated development, subject to a water usage restriction. This water supply restriction is recommended by the Board for inclusion in the Draft Plan with an associated requirement that referral of developments to the Board take place prior to formal issue of development consent.

The draft plan was formally exhibited with submissions being received from C J Hadfield, R J T Hadfield, G T Biddle, V Delkou, P Dunn and the Richmond and District Chamber of Commerce. The submissions by C J Hadfield, R J T Hadfield and G T Biddle supported the rezoning proposal to Business 3(b), provided that residential uses may occur with associated residential rating still applying. There are provisions within the Local Government Act which apply in this respect.

The joint submission by V Delkou and P A Dunn is as follows:

"We refer to your letter of 17 September, 1991.

The draft plan has been inspected. There is nothing remarkable about the properties selected for rezoning. They are the same properties over which Council during the past decade has shown awe-inspiring vacillation.

Rezoning to Commercial 3(b) is both hair splitting and timid. It does not remove any of the problems involved in consolidation of a large parcel. Rather it opens the way for slow development of a disparate group of businesses whose establishment will inhibit future development. Further it follows from the endemic ambiguity of terms such as "showrooms" that in any event de facto Commercial (a) uses will soon emerge.

We trust Council has the courage to set this key area free by rezoning the properties Commercial (a) with provision for a reasonable minimum floor area."

The draft plan was referred to the Local Traffic Committee meeting on the 18th October, 1991, for consideration. The Traffic Committee, (subsequently adopted by Council), resolved that a new traffic study be made to review the requirements of the Richmond township and that the study take into account the provision of local area traffic management facilities for lands generally bounded by Chapel, Francis, East Market and March Streets.

In this respect, the previous report by Kinhill Stearn, 1986, "Traffic Study and Economic Impact for Proposed Discount Department Stores, Francis Street, Richmond", recommended a traffic management plan for Richmond.

The Roads and Traffic Authority has subsequently written and indicated that it are is in a position to offer financial assistance towards the Study.

The Richmond and District Chamber of Commerce reiterated its previous support for the commercial redevelopment of the site to permit the conduct of a discount department store, but in this instance, raises concern that this rezoning may, in fact, lead to the fragmented establishment of retail premises, which may in turn lead to adverse economic impacts upon existing commercial businesses.

There are many difficulties in the provision of a DDS on the site not the least being the multiplicity of lot ownership. The letter of Delkou and Dunn raises the necessity of a 3A zone instead of 3(b) with a lower limit on floor space to overcome a proliferation of small shops. This should be further investigated at the time of the Traffic Study.

Methods will be investigated for funding of the Study and it may be that initial investigations can take place without the need for external consultancies. This matter will be further reported for Council's consideration.

Recommendation

That the information on Commercial Rezoning of Richmond and the need for further investigations be received.

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ITEM 20: (File 265.5) ✓
SUBJECT: APPLICATION FOR ILLUMINATED SIGN

REPORT

An application has been received for approval to erect an illuminated plastic sign on the northern face of the Windsor Tavern. The proposed sign is 1.5m in diameter and carries the "Fosters" logo.

As the building is identified as a Heritage Item in Schedule 1 of Council's Planning Scheme, the application was considered in the light of likely impact of the proposal on that building and the immediate streetscape.

The application was refused as it was considered the proposed sign would compromise the heritage significance of the building and would be visually obtrusive to the overall streetscape and entrance to Windsor.

The owner of the premises, Mr Hans Van Duin, has requested that the matter be placed before Council for further consideration.

Recommendation

be approved
That the application ~~not~~ be approved as it is considered the proposed sign would compromise the heritage significance of the building and would be visually obtrusive to the overall streetscape and entrance to Windsor.

ITEM 21: (File GE20/31 PT2) ✓
SUBJECT: TREE PRESERVATION ORDER - OUTSTANDING REPORT

REPORT

At Council's General Purpose Committee Meeting on 29th October 1991, as an answer to a Question Without Notice, it was indicated by the Manager of Town Planning that there would be a report on the Tree Preservation Order to this Committee Meeting with the Notice of Motion, being adopted on 12th November 1991, concerning the Tree Preservation Order and extending the range of issues that are to be assessed, there has not been time to prepare a report to this meeting. Additionally, elsewhere reported in this Business Paper, is an indication that the Community Environment Committee has formed a sub-committee to discuss, inter alia, the Tree Preservation Order, with the Manager of Town Planning, prior to his further report to Council.

The matter will be further reported after these consultations have taken place.

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Recommendation

That the information concerning the further report on the Tree Preservation Order be received.

ITEM 22: (File BA269/90, General file - Industrial Code)

SUBJECT: LANDSCAPING FOR INDUSTRIAL DEVELOPMENT -
OUTSTANDING REPORT

REPORT

A report was requested to be presented to this Committee Meeting on this topic. It is understood that the concern of Council when requesting the report was that the current Industrial Code may be too onerous or restrictive in terms of landscaping requirements whereby it promotes Australian natives. It was indicated that it may be more appropriate to encourage advanced trees whether natives or not and turfing, these being easy to maintain and would be likely to be more aesthetically pleasing because of the likelihood of better maintenance.

The review as requested has not at this stage been undertaken because of the resolution of Council in consideration of alteration of landscaping for housing and that a report be required, and also a recommendation by the Community Environment Committee whereby a sub-committee of that Committee be formed to discuss with the Manager of Town Planning, Tree Preservation Order and landscaping of developments generally. This meeting has not taken place and it is therefore suggested that the report requested be co-ordinated with the Tree Preservation Order report and landscaping of housing report following consultation with the sub-committee of the Community Environment Committee.

In the meantime however industrial applicants will be advised that landscaping by way of advanced trees and turfing will be considered.

Recommendation

That the information be received.

ITEM 23: (File DA205/91)

SUBJECT: RED ROOSTER FAMILY RESTAURANT - LOT 10
DP631286 MACQUARIE STREET, WINDSOR -
APPLICANT - RED ROOSTER FOODS - OWNER -
KEENCOT PTY LTD

REPORT

Background

At its meeting of 12th February 1991, Council resolved to prepare a draft local environmental plan to rezone the subject land Special Business 3(b), with the exclusion of motor vehicle orientated uses. The rezoning was in response to an application which sought to erect two restaurants with associated car parking and unloading facilities on the property.

The draft local environmental plan has now been gazetted, enabling the current development application to be considered on the land.

Proposal

The application involves the erection of a Red Rooster family restaurant on the site, including a drive through facility. The building, having a total floor area of 216m², will seat 36 people and will be constructed of brick, with a prepainted metal roof. Up to five people will be employed on the premises, with hours of operation being from 10.00am to 11.00pm, seven days a week. Approximately three delivery vehicles will visit the site each day, being either small vans or refrigerated trucks. Pantecs are also expected to visit the site about once a month.

Traffic Considerations

In accordance with the provisions of State Environmental Planning Policy N^o 11, the application was referred to the Local Traffic Committee. The proposal was not supported by the Committee, on the basis that conflict between traffic moving to and from the site, and through traffic along Macquarie Street, was likely to occur. In particular, because the "S" lane moves across adjacent to the kerb along part of the site, the Committee was concerned at the number and location of the proposed entrances/exits.

The applicant should therefore be requested to redesign the development so that there is, preferably one, and at the most, two access points onto Macquarie Street, and that these access points be located further north, away from the "S" lane.

Such a redesign would accord with the initial plans supported by Council with the rezoning. If the applicant amends the proposal to overcome the traffic problems, then other planning considerations associated with the development are relatively straight forward and can be determined.

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Recommendation

That the applicant be requested to redesign the development to overcome the concerns of the Local Traffic Committee.

by 61^c MTP;

61^c RTA:

ITEM 24: (File DA216/91, DA791/81)

SUBJECT: MARKETS - CLARENDON

REPORT

At the Ordinary Meeting of 12th November 1991 a question was asked of the Manager of Town Planning in relation to markets on Race Club land at Clarendon, the response being given that approval had not been issued as yet. Unfortunately the Manager of Town Planning misinterpreted the question, his mind being on the new proposal for markets at the Showground land at Clarendon.

The correct situation is that the markets at the Race Club were approved in 1983 for use of Sundays only between the hours of 10.00am and 6.00pm. The consent was subsequently altered to the hours between 8.00am and 3.00pm on Tuesdays only. In altering the consent it was considered that the types of shoppers that use markets do not necessarily take trade away from established "normal" retail centres. Indeed, it can be argued that the establishment of markets is an extra shopping facility in the locality which entices customers who are also likely to use surrounding retail areas on their visits. It was also believed that the moving of the markets from Sundays to Tuesdays would not impact on normal retailers because of the reasons above. When they were open on Sundays they were able to attract customers because there was little competing retailing on that day, unlike on Tuesdays.

Observations of the Kurrajong Village would tend to indicate that markets bring customers to the locality to the benefit of all and not necessarily to the detriment of other retailers.

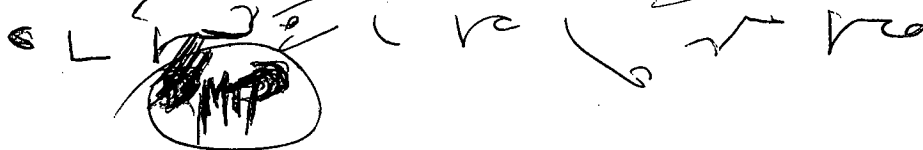
In respect of the proposed markets at the Clarendon Showground land Council advises that there has been no approval granted and although an application has been made, an indication has been made to the applicant, being the Hawkesbury District Agricultural Association, that the proposal cannot be determined until such time as the conceptual plan for the Showground has been determined by Council and the Lands Department and also until such time as the rezoning takes place, which proposes to alter the zone from Special Uses 5(a) School to Rural 1(c). In the meantime however the Windsor and Richmond Chambers of Commerce have been written to inviting their comment on the application.

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The matter of the new application will be presented to Council for determination, should the rezoning be finally gazetted and should the Lands Department approve of the use.

Recommendation

That the information concerning markets at Clarendon be received.

Handwritten signature and initials, including a circled 'MTP' and several checkmarks.

ITEM 25: (File GT90/3) ✓

SUBJECT: AMENDMENT TO DEVELOPMENT CONSENT -
EXTRACTIVE INDUSTRY - OLD NORTHERN ROAD,
MAROOTA - BAULKHAM HILLS SHIRE COUNCIL.

REPORT

At its meeting of 12th November, 1991, Council was informed of a proposed amendment to an extractive industry consent at Maroota whereby the applicant requested Baulkham Hills Council to alter the consent to enable 200 laden vehicles to leave the site per day in lieu of the current condition of 100 laden vehicles.

A letter from Baulkham Hills Shire Council has now been received which advises that Baulkham Hills Shire at its meeting of 12 November (the same night as Council's Ordinary Meeting) amended the consent condition to read as follows:

"The total number of truck movements arising due to this development from the combined operations is not to exceed 600 laden vehicles per week, with 125 laden vehicles per day being permitted provided the maximum per week is not exceeded. In this regard the applicant is to submit monthly records showing the daily laden vehicle numbers leaving the site."

The Council also refused a request to enable laden vehicles to leave the site between the hours of 6.00 am and 7.00 am.

Recommendation

That the advice from Baulkham Hills Shire Council on its amendment to their Development Consent D90/3 for P.F. Formation be received.

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ITEM 26: (File GT160/1 PT1, GC70/6 PT1) ✓

SUBJECT: COMMISSIONERS OF INQUIRY

REPORT

The Department of Planning has issued a new Circular to Local Government in respect of the above. The Circular is as follows:

"Commissioners of Inquiry are available to assist councils in the conduct of hearings into submissions on draft local environmental plans. Their availability will of course depend on the Commissioners' other inquiry commitments.

The Commissioners of Inquiry are independent of the Department of Planning. A request by council for a Commissioner to conduct a public hearing in respect of a draft local environmental plan should be made direct to the Registrar, Officer of the Commissioners of Inquiry, GPO Box 3415, Sydney, 2001 - telephone (02) 299 2904.

The Commissioners' services are available on the basis that all associated costs are reimbursed to the NSW Government. The costs to be reimbursed will vary in the circumstances of each case, but estimates of cost in respect of particular hearings may be obtained from the Registrar."

Recommendation

That the information from the Department of Planning concerning the availability of Commissioners of Inquiry be received.

ITEM 27: (File GT150/3 PT1) ✓

SUBJECT: URBAN CONSOLIDATION - DRAFT REGIONAL ENVIRONMENTAL PLAN

REPORT

Council has received a letter from the Director of the Department of Planning as follows:

"I am writing to you following a request by the Minister for Planning and Minister for Energy, the Hon. Robert Webster, MLC, that I prepare a draft regional environmental plan to assist the Government in the implementation of urban consolidation within the Greater Metropolitan Region.

In this respect I am consulting Council under section 45(a) of the Environmental Planning and Assessment Act 1979. This section requires each Council whose area or part of whose area is situated in the region or part of the region to which a draft REP applies, to be consulted concerning the preparation of such a plan.

The proposed REP is intended to apply to all Sydney metropolitan councils and to selected contiguous councils in the Newcastle and Wollongong metropolitan areas. These are the local government areas identified as being within the Greater Metropolitan Region declared by the Minister pursuant to Section 4(6) of the EPA Act and notified in Government Gazette No.142 of 11 October 1991. A copy of the notification is attached for your information.

The proposed REP will complement a proposed State Environmental Planning Policy which will set out clear principles relating to urban consolidation and criteria under which the State Government will take responsibility for rezoning sites of regional significance and dealing with development applications for major urban consolidation projects. The proposed REP will provide a mechanism for rezoning particular sites within the Region to permit multi-unit housing and related development. The rezoning will be affected by the REP, through an amendment to the relevant local environmental planning instruments.

The Minister will only include proposals in the REP which, in his opinion, meet the criteria set out in the proposed State Environmental Planning Policy which establish the state or regional significance of the proposal for urban consolidation.

As the REP will be a subsequent planning instrument, an environmental study is not required under the Act. In this instance a study will not be prepared as the Minister for Planning has not given a direction that an environmental study is necessary.

It is anticipated that the REP will be exhibited in November at which time the Council will have the further opportunity to make submissions."

An initial response has been sent to the Director indicating that it is likely that Council will be making a submission in respect of the draft plan and also indicating that the Government should look to a greater role in education and promotion of housing issues prior to any further legislation.

The draft plan has not been distributed by the Department of Planning, as yet, however will be reported to Council when available.

Recommendation

That the information be received.

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ITEM 28: (File DA221/91) 

SUBJECT: EXTENSION FRANKLINS SUPERMARKET - KABLE
AND BAKER STREETS, WINDSOR

REPORT

At its meeting of 8th October 1991 in consideration of this proposal Council resolved that "the proposal be deferred at this stage pending an investigation of sites where further commercial car parking could be provided and further that an investigation be undertaken of an appropriate car park/floor space ratio within Windsor."

A letter has been sent to the Windsor Chamber of Commerce seeking a representative to liaise with the Manager of Town Planning in the identification of possible suitable sites for parking. Apart from this, however, no specific analysis has been carried out in relation to identifying suitable sites, although this will have to be carried out as part of a direction from the Department of Planning to all Councils to prepare Section 94 plans including identified expenditure areas prior to money being recouped from conditions of development consent.

Additionally, it is likely that the funding by the Roads and Traffic Authority of a Traffic Management Plan for Windsor will also identify suitable traffic flow patterns insofar as car parking and areas where additional parking may be provided.

In relation to an appropriate car park/floor space ratio, the latest Traffic Authority guidelines would suggest that Council's requirement of one space per 40 square metres of gross commercial floor space area is less than needed. Traffic Authority figures indicate a recommended provision of 6.2 spaces per 100 square metres which equates to 1 space per 16 square metres of gross leasable floor area and a minimum provision of 4.4 spaces per 100 square metres equating to 1 space per 23 square metres of gross leasable floor area.

Gross leasable floor area approximately equals 75% of gross floor area and therefore the Roads and Traffic Authority guidelines are equivalent to a recommended provision of 1 space per 21 square metres of GFA and a minimum provision of 1 space per 30 square metres of GFA (as opposed to Council's current requirement of 1 space per 40 square metres)

There is not proposed to be any change to Council's current Development Control Plan - Off Street Car Parking (DCP) because of the Roads and Traffic Authority figures at this time, however, it should be reviewed at the time of the traffic study of Windsor as to its adequacy. It may be that a heavier parking commitment for commercial development would discourage further development and, in this respect, it would be advantageous to have comment from the Chamber of Commerce prior to any alteration of the DCP.

In respect of the Franklins' development and its proposed extension, the applicant is pressing for determination of his application. It was previously reported that the proposal, in accordance with Council's Development Control Plan, was deficient by 7 spaces. The actual car space calculations for this development are somewhat confusing because the applicant is relying on the number of spaces which include the angle parking off Kable Street. Excluding this angle parking, there are 103 spaces currently contained on site. The existing development under Council's current DCP requires the provision of 86 spaces, thus making an excess provision of 17 spaces.

As a result of the extension proposed, there would be an additional 9 spaces required under Council's DCP. In addition, there are 7 spaces lost as a result of the extension and re-alteration of the car park thus resulting in a requirement for the development of 16 additional spaces.

If it is accepted that what parking is already contained on site is there for a previous development, irrespective of the DCP for Car Parking, and, therefore, what is now proposed requires additional parking, then 16 spaces are to be provided on site or a contribution paid to Council in lieu of their provision. The contribution would be $16 \times \$9,600 = \$153,600$.

If it is accepted that the applicant can rely on a credit of car parking already provided, then the credit prior to the extension is either 17 spaces excluding the spaces providing angle parking on Council's road reserve on the Kable Street frontage or 32 if those spaces are included.

The original consent for the supermarket/shop development did not include an actual number of car parking spaces to be provided, the spaces being indicated on the development plan attached to the application and being considered at the time by Council to be reasonable in the circumstances.

In summary, Council should indicate whether it accepts that there is currently a credit due in relation to car parking in which case the application can be reported to the Ordinary meeting for consideration of approval subject to appropriate conditions. However, if Council perceives that the proposed additions require additional car parking, then the application should either be refused, because there is not the capability of providing the parking on site, or approved subject to conditions including the payment of an amount of \$153,600 being for the shortfall of 16 spaces.

Recommendation

The information on the Franklins ~~supermarket~~ proposed extension and parking requirements for Windsor be received.

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ITEM 29: (File L5/1989, L9/1991)

SUBJECT: BILPIN DISTRICT - SUBDIVISION POTENTIAL

✓ deferred to next CPC

REPORT

At its meeting of 6th August 1991 and in consideration of a submission from the Bilpin Association concerning a request for subdivision, Council resolved as follows:

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

By way of history on this matter, Council had previously carried out its own survey which was presented to Council's meeting of 13th February, 1990, where it was resolved that "Council introduce a 20 hectare subdivision standard and that this be reviewed in the future". In accordance with the resolution the rezoning documentation was prepared and submitted to the Department of Planning, with the final documentation being forwarded to it on 28th June, 1990. The Department of Planning responded some eighteen months later indicating that it agreed to the draft plan being placed on exhibition as required under the Act.

The survey results of the Bilpin Association showed similar results to Council's survey with the exception that Council's survey showed the second highest response group being for lots of 40 hectares. The 40 hectare lot possibility was not included in the Bilpin survey so it is not known whether this would have altered its result. In any case, the results of both surveys do not differ to any significant extent in terms of what is required by the survey respondents for lot sizes. The response rate for the Bilpin survey was not as great as Council's survey, however, this is possibly due to Council's survey forwarding pre-paid return envelopes.

The Bilpin survey was of additional value in that extra questions were asked insofar as future development requirements as well as subdivision. The overwhelming response was a need for a reinforced "village" concept centred around Bilpin. The difficulty arises that if the "village" concept is reinforced and further lots are developed, water and sewage services would be required. This is particularly so if the lots were proposed on an area normally associated with villages, e.g., a range from 1,000 - 8,000 square metres.

It was felt by Council that there may have been a possibility to create larger lots that do not require servicing, however, the larger the lot size the less reinforcement of a village concept and the more change to the rural character of the locality, which is its major current attraction.

The Bilpin survey showed that, other than subdivision, the component of future development most required related to emergency medical facilities, orcharding, nurseries, gardens and cottage industries. The requirement for emergency facilities is obvious as every community would like to have their own facilities. The other components of most required development relate to the current character of the locality. It was felt by Council that they would be suitable for examination insofar as an identified "theme" for future development. Accordingly, Council deferred consideration of the 20 hectare plan previously resolved to enable the issues to be investigated within the Tourism Plan. It was felt that the plan may identify a need for a reinforced village concept centred around the rural theme whereby the village lots created could contain activities associated with the theme plus houses for the owners, thereby creating extra employment in the locality and alleviating the need for new residents to commute to employment.

The proposal has been indicated to consultants when enquiring about the Tourism Plan at the time of submissions of interest to its preparation. These submissions have closed and are currently being investigated along with the New South Wales Tourism Commission and it is likely that a recommendation for appointment will be made in the near future.

The Bilpin Association has now written as follows:

"A meeting of the Association was held on 29th October and it was resolved to again write to Council asking for some urgent action to be taken as it was shown when the survey was taken by the Association that 95% of residents wanted subdivision of some type. We see no necessity for the expense being incurred employing a consultant to investigate and report to Council on this matter.

This subdivision issue has been going on for a long time now and we feel it is being shelved by Council. As stated before, the area is in danger of losing a teacher at the school because of depleting numbers of children and with more land becoming available in smaller acreage families could afford to move to the area. Land that could be used for dwellings is lying dormant and if subdivision was allowed more homes would be built - one only has to look at the development taking place at the eastern end of Bilpin where land was subdivided - homes have popped up like the proverbial mushrooms.

Your urgent attendance to this matter would be appreciated."

Whilst the concern of the Association in terms of the ongoing development of Bilpin is appreciated and the possible loss of a school teacher regretted, this is not sufficient reason in itself to embark on a policy of subdivision without the required investigations being carried out. These investigations should include employment

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opportunities for residents and the environmental effect of subdivision and subsequent development of houses where there are no reticulated services and particularly as the land is almost entirely surrounded by National Park.

Recommendation

That Bilpin Association be advised that Council still requires the question of subdivision to be considered along with the City Tourism Plan to identify whether there is a recognised tourism theme that may be promoted and thus allowing some further subdivision.

deferred to next Committee Meeting

ITEM 30: (File LEP 16/91)

SUBJECT: REZONING - PARADISE POINT - PORTLAND
COUNTRY CLUB - LOTS 18 & 19 DP 753784
(PREVIOUS PORTIONS 18 & 19, PARISH OF
HAWKESBURY) GREENS ROAD, LOWER PORTLAND.
APPLICANT: DAVID HOOKER INVESTMENTS.

*deferred
to*

REPORT

Background

The property has had a long history of development proposals in the 1970s and 1980s with a previous Development Consent No.580/1981 being granted for the establishment of a private recreation club incorporating 65 holiday cottages, golf course, and other related recreational facilities. This consent lapsed on 15th October 1984.

Proposal

The rezoning request received on 14th November, 1991, seeks Council's support to a draft local environmental plan in order to permit an 84 lot Community Titles subdivision in accordance with the Community Land Development Act 1989. The proposed Community Title subdivision comprises of 80 individual accommodation lots and 4 common/residue lots and is designed to allow staged development of the respective lots.

The proposed accommodation lots would cater for 20 total caravan sites, 30 holiday cottages and 30 rural resort accommodation units. The common/residue lots are proposed to make provision for the associated various recreational facilities, amenities, service infrastructure and passive open space.

The site comprises of 29.18 hectares and is characterised by a varying topography from floodplain to sloping lands with the relief ranging up to 100 metres above sea level. The existing Paradise Point Caravan Park comprises of 46 licensed caravan sites, 3 cottages and associated amenities/recreational facilities which are situated primarily upon floodprone lands (i.e., below the 1:100 year flood frequency level).

The subject site is currently zoned Environmental Protection (Scenic) 7(d) in accordance with Hawkesbury Local Environmental Plan 1989 (HLEP 1989). The minimal lot size for land zoned 7(d) is generally 40 hectares (100 acres). The provisions of the Community Titles legislation provide a method of subdividing land to permit conventional subdivision lots but, in this regard, does not override the minimum lot size requirements of Hawkesbury Local Environmental Plan 1989. The applicant has been requested to justify the merits of the rezoning proposal.

Council is still awaiting additional information relating to the rezoning proposal to allow the Community Title subdivision including; flooding impacts, development plans and associated development statements/guidelines for the proposed staging and design of the development, proposed water supply and sewage infrastructure, recreation facilities and other construction and development criteria.

The applicant has requested Council support the preparation of a draft local environmental plan but it is not considered that there has been sufficient information provided about nor justification for the proposal at this time. Additionally, Council has already resolved to refer a Community Title proposal on the floodplain at Richmond to its Floodplain Management Committee and also to consider a further report on use of Community Titles in rural subdivision. This application should also be referred to the Flood Committee.

Recommendation

That the applicant be advised that Council does not support the proposal at this stage pending his supply of additional information and that it be referred to the Floodplain Management Committee for its consideration.

ITEM 31: (File DA36/88) ✓

SUBJECT: ALTERATION OF EXTRACTIVE INDUSTRY
CONSENT - TILMUNDA PASTORAL COMPANY (MR P
S GRAHAM) SPRINGWOOD ROAD, YARRAMUNDI

REPORT

In September 1988, Council approved of an extractive industry for the extraction of sand and gravel from the company's property. The application proposed the

removal of the material to the adjacent BMI plant for crushing and subsequent processing. The extraction has been undertaken since the approval date in a generally satisfactory manner and any breaches of consent that have been found have been rectified by the company when it has been notified. The company, therefore, is seen to be a responsible quarry operator.

The company has now written indicating that BMI (Boral) has issued its staff with Dismissal Notices and it intends to close the plant down within twelve weeks and, therefore, no more material will be able to be processed from the site. The company has requested an amendment to its consent to enable the material to be crushed on the Tilmunda site by way of a portable crushing plant. The extractive consent is due to expire on 10th November 1992 so the time required by the company is less than twelve months.

Section 102 of the Environmental Planning and Assessment Act, 1979, provides for Council to modify a consent where, inter alia, "... it is satisfied that the development to which the consent as modified relates is substantially the same development".

It is considered that, as the major component of land use is the actual extraction of material and that its subsequent crushing and processing is a minor component of the proposed land use, it could be reasonably construed by Council to be "substantially the same development". This being the case, Council would have the power to approve of an amendment to the consent to enable the crushing plant as required.

However, prior to recommending such to Council, it is considered that more detailed information should be provided by the company on the type of machinery involved, its location, the noise emission levels, and other details that would assist Council in determining the matter. Council should also require an indication from Boral that its plant is no longer available to Tilmunda Pastoral Company for continued processing.

Recommendation

That Council request Tilmunda Pastoral Company to provide further information in respect of the proposed crushing plant to enable the matter to be further considered and formal indication from Boral of its proposal to prohibit crushing and processing of material from Tilmunda Pastoral Company.

ITEM 32: (File DA138/91)

SUBJECT: PASSENGER FERRY FROM WINDSOR

REPORT

At its meeting of 12th November 1991, Council in consideration of a proposal by Mr. J. Wakeling of the Nepean Belle Company, resolved that it required information as to the expected patronage, what it is that they are willing to provide in terms of infrastructure at the wharf area, and what it is that they are expecting Council to provide, and that the matter then be presented to the next General Purpose Committee meeting to enable Mr. & Mrs. Wakeling, Mr. I. Clayton and a representative of Captain Cook Cruises to address the Committee should they so desire.

The following submission has been received from Mr. Wakeling:

"In reply to your letter dated 15th November, requiring further information regarding

- a) *expected patronage*
- b) *what we are willing to provide in terms of infrastructure at wharf*
- c) *what we are expecting Council to provide*

I submit the following:

Expected patronage - It is anticipated that the following cruises be advertised:

- i) *Evening floating restaurant on every Friday and Saturday evenings of 4 hour duration commencing at 7 pm (7pm-11pm) - except in Winter months.*
- ii) *Sunday Luncheon Cruises. These will vary in length and time according to demand. e.g.,*

<i>2 hour cruises commencing at</i>	<i>12 Midday</i>
<i>4 " " " "</i>	<i>10 am</i>
<i>6 " " " "</i>	<i>10 am</i>
- iii) *Midweek cruises e.g.*

<i>Morning coffee commencing at</i>	<i>10 am</i>
<i>Luncheon cruises " "</i>	<i>12 Midday</i>
- iv) *Weddings and special functions by arrangement.*

At this stage the only certain expected cruises would be Saturday evening and Sunday lunch. However all cruises will be by prior arrangement, most of which especially groups, are known well in advance.

If our experience at Penrith is a guide, we would be looking at approx 25,000 patrons per year.

My inspection today (19/11/91) with Mr. Daley, of the steps on the wharf resulted in a positive outlook. The steps are wider and not as steep as originally thought, and we were able to work out a means of getting wheelchairs on board by providing a specially designed removable gang way.

Further, we would like to put 'on hold' the possibility of us providing a floating removable gangway beside the wharf (as previously discussed).

A spot check of cars here in Penrith (re Nepean Belle) on two evening cruises when the vessel was full (120 passengers) numbered approx 30 cars.

At the present moment there is not sufficient space for car parking adjacent to the wharf, if the 'Princess' and the 'Durabbin' are operating at similar times.

At such times, it would not be unreasonable to use two other existing car parking areas.

- i) Across the river*
- ii) Corner of Kable & Terrace Sts.*

Consequently we are not expecting Council to provide anything further by way of car parking. However, we do request that the whole area around the wharf be kept in a more presentable manner than in the past. That any holes in the lawn be filled in and grassed, thus allowing easier mowing. We are prepared to over seed the lawn area and to establish a good bed of grass as soon as possible, and then to mow some part of the area on a weekly basis. We have done this at Penrith for the past 9 years.

I spoke previously with personnel from Captain Cook Cruises and also today with Capt. Hamish. Our discussions were very fruitful, consequently we expect no conflict in sharing the wharfing area with them.

At this point in time, I have not been able to discuss wharf usage with Mr. Ian Clayton of Windsor River Cruises. However, if there is conflict, I suggest that a further boarding facility could be provided from the river bank beside the old unused boat ramp.

In this regard, I envisage two timber piles (15" dia.) plus a board walk (approx 20 mtrs x 1.5 mtrs).

This would allow any two of the three boats in question to use the wharf simultaneously.

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The cost of this (approx \$10,000) could be funded thus:

1/10	-	Windsor Princess
1/10	-	Windsor River Cruises
1/10	-	Hawkesbury Council
7/10	-	M.S.B. Waterways

We anticipate that this information is sufficient for Council's General Purpose Meeting. Should you require our attendance at the Committee please advise accordingly and we shall oblige."

It is understood that Mr. Clayton and a representative from Captain Cook Cruises will address the Committee.

Recommendation

That the information be received.

*Approval, subject to audit
Report to Oel*

ITEM 33: (File GT225/9 PT1) ✓

SUBJECT: MODERNISING THE PLANNING SYSTEM IN NEW SOUTH WALES - DISCUSSION PAPER

REPORT

The New South Wales Minister for Planning and Minister for Energy, the Hon. Robert Webster, has written to Council enclosing a Department of Planning Discussion Paper relative to a proposed review of the Environmental Planning & Assessment Act 1979 and its subordinate legislation.

The Minister indicates as follows:-

"... Since the New South Wales System is widely recognised as being fundamentally sound the Discussion Paper does not propose sweeping changes. Rather it offers a variety of ideas to improve certainty and efficiency for the system's users and also, of course, meet the needs of the 1990's. The importance of good environmental standards is equally of concern and any changes to the system must recognise this.

Community participation is fundamental to the success of the planning process in New South Wales, therefore I hope the paper will provoke discussion and further ideas."

General Purpose Committee - Planning and Development - 26/11/91

Submissions on the review will be received by the Department of Planning until 14th February 1992, and it is proposed to report the discussion paper and recommendations to Council to its General Purpose Committee meeting in January.

In the meantime, however, the discussion paper is available with the Manager of Town Planning and Aldermen are invited to discuss the paper or any other aspects of planning legislation with him.

Recommendation

That the information concerning proposed alterations to New South Wales planning legislation be received.

ITEM 34: (File GT50/6 PT7)

SUBJECT: CLARENDON SHOWGROUNDS - PROPOSED DRIVER TRAINING AND KART RACE FACILITY

REPORT

A letter has been received from the Hawkesbury City Kart Club (Mr. B. Foley) as follows:-

"Hawkesbury City Kart Club would like to request the support of council in the establishment of a Driver Training and Kart Race facility at Clarendon. At discussions held between council officers and Hawkesbury City Kart Club it was indicated unused lands at this sporting complex may be suitable for the venture.

This complex would be available 3 days per week for Driver Training for high school children and is strongly supported by local school principals and the Police Traffic Branch.

Due to the high number of accidents involving youth in this area it can be seen as a necessity for our children's future.

Karting is the fastest growing sport with over 10,000 current license holders catering from 7 to 70 years age groups, male or female participating at various levels of competition.

The main attraction being a focal point for tourism in the district bringing many thousands of competitors and spectator family groups from around the country to our area.

Currently funding is available from the Australian Kart Association and various corporate sponsors have shown us considerable support and interest. The State Government also has funds available for the Driver Training scheme and Nissan Australia have shown support in the form of a motor vehicle.

As well as your support in approving this project we would require, in the short term, use of a convenient amenities block, a long term lease and a minimal lease payment for the first year to enable us to become established, after which a profit sharing arrangement with council will be made. This club is a non profit organisation and all monies earned will be reinvested back into the facility in the form of landscaping, clubhouse, amenities and promotion of the sport.

Anticipating your full support for this project."

Mr. Foley's letter is accompanied by a letter from the Australian Karting Association which includes the following:

"As you are aware, your request for financial assistance for the construction of a Karting facility in the Sydney metropolitan area was discussed at length by the National Karting Councils at the 1991 Annual Conference.

The Conference expressed its total support for your Club's proposed complex at Richmond.

The Australian Karting Association has identified funds to assist with the construction of the facility.

Because of the significance of your facility being the only modern international standard track on the east coast of Australia, it is of utmost importance that the track design and support facilities be of a suitable standard ...

Should there be any other area in which your Club may need assistance you can be assured of the wholehearted support of the Karting Association of New South Wales and the Australian Karting Association."

The submission is also accompanied by a plan indicating preliminary design of the track layout and support facilities and also the location (subject to survey) sought by the Club within the showground lands.

Karting has developed in Australia from its inception in 1956. Since that time, karting has spread to most countries in the world and has become an international sport. The apparent interest in karting is that it is an inexpensive hobby in which the whole family participates and provides the thrill of motor racing at very little cost, with very little risk and without the level of noise impact that is normally associated with the more traditional types of motor racing.

General Purpose Committee - Planning and Development - 26/11/91

The sport is promoted as catering for age groups from 7 years up and indicates one of its main advantages is the development of driving skills which ultimately produce better motorists on normal roads.

It is understood that the Association requires Council's support in principle at this stage to enable further detailed submissions to be made, to enable them to attract funding as indicated from the Australian Karting Association and also to enable Council to liaise with the Crown Lands Office insofar as the suitability or otherwise of such a proposal for Clarendon. A subsequent development application would require advertising to adjoining owners as per Council's policy. Advertising has not been carried out at this time as, in the absence of support by the Crown Lands Office, it is not yet warranted and in particular advertising should include greater information in respect of patronage, noise levels, hours of operation, etc., to enable informed community input to the proposal.

Recommendation

- ✓ That the Hawkesbury City Kart Club be advised that Council will approach the Lands Office for its concurrence, in principle, to the proposal proceeding to the development application stage.

DA 200/91

ITEM: 1

DA300/91

606535

Public Recreation
MACQUARIE PARK

PUMP'G STN. &
SUCTION TUNNEL

URY

D.P. 575193

59372

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52991

6(a) WATER TREAT PLANT

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SUBJECT LAND

5(a)

HOSPITAL

5(a)

TREAT'T. WORKS

1(b)

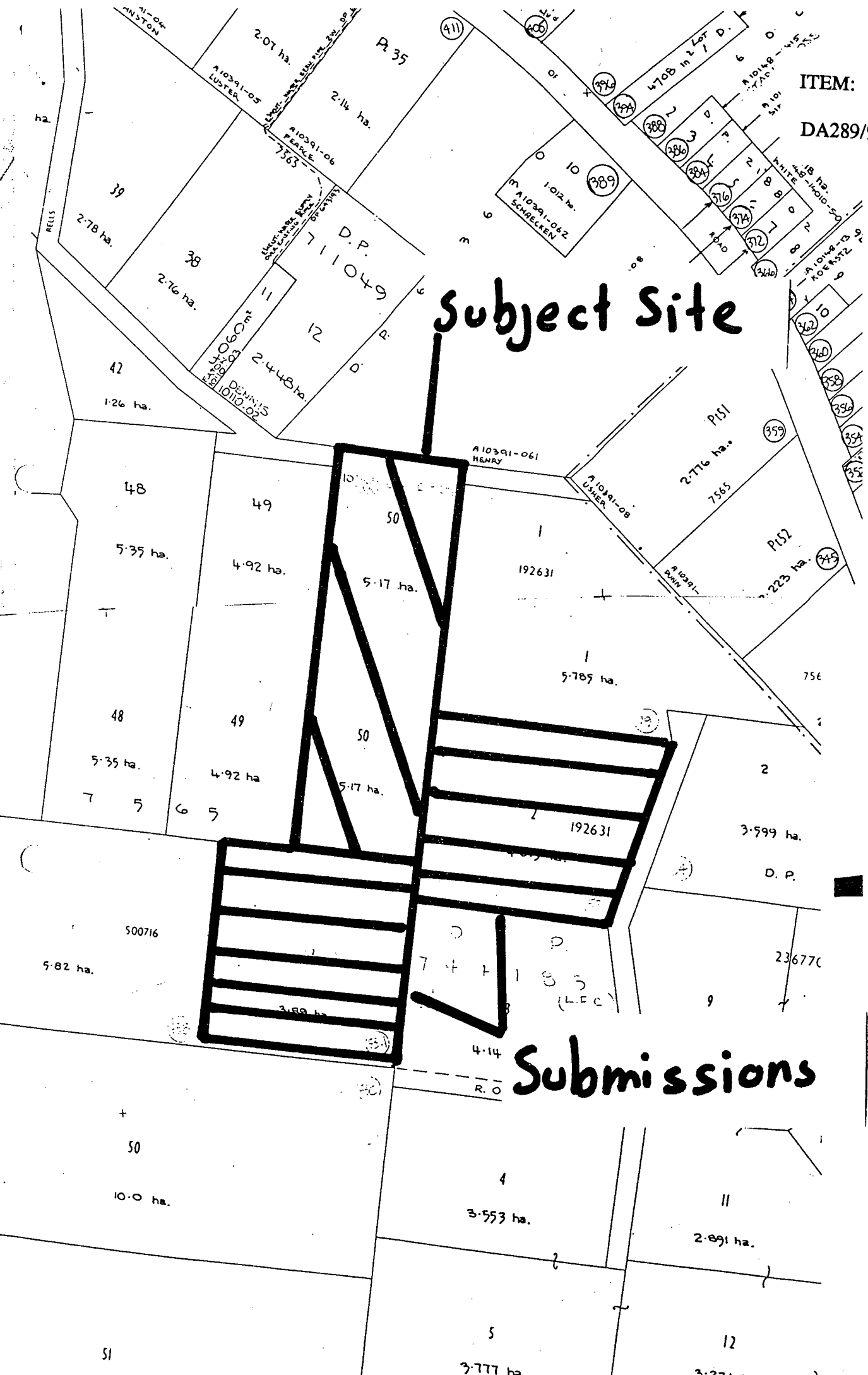
Pt 5954

ITEM: 2

DA289/91

Subject Site

Submissions



578886

ITEM: 3 61465

DA281/91

419316

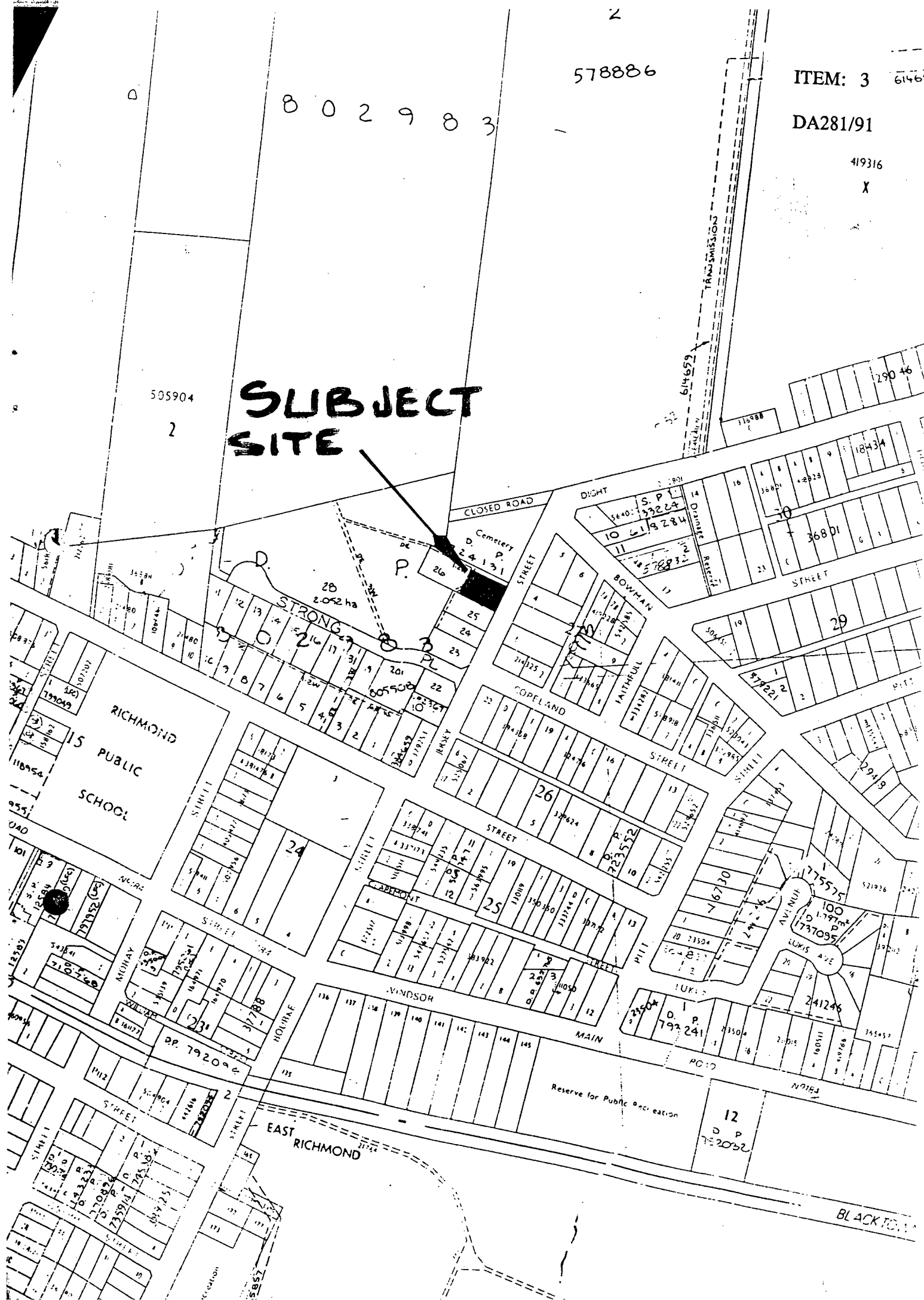
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**SUBJECT
SITE**

2



DA274/91

Subject Site

Tennis Courts
BLACKTOWN

DA296/91

SUBJECT LAND

DA297/91

SUBJECT LAND

OBJECTOR

DA254/91,
DA269/91,
DA270/91



DA201/91

341
DP 752061

D. P. 800322

1250
3.918 ha

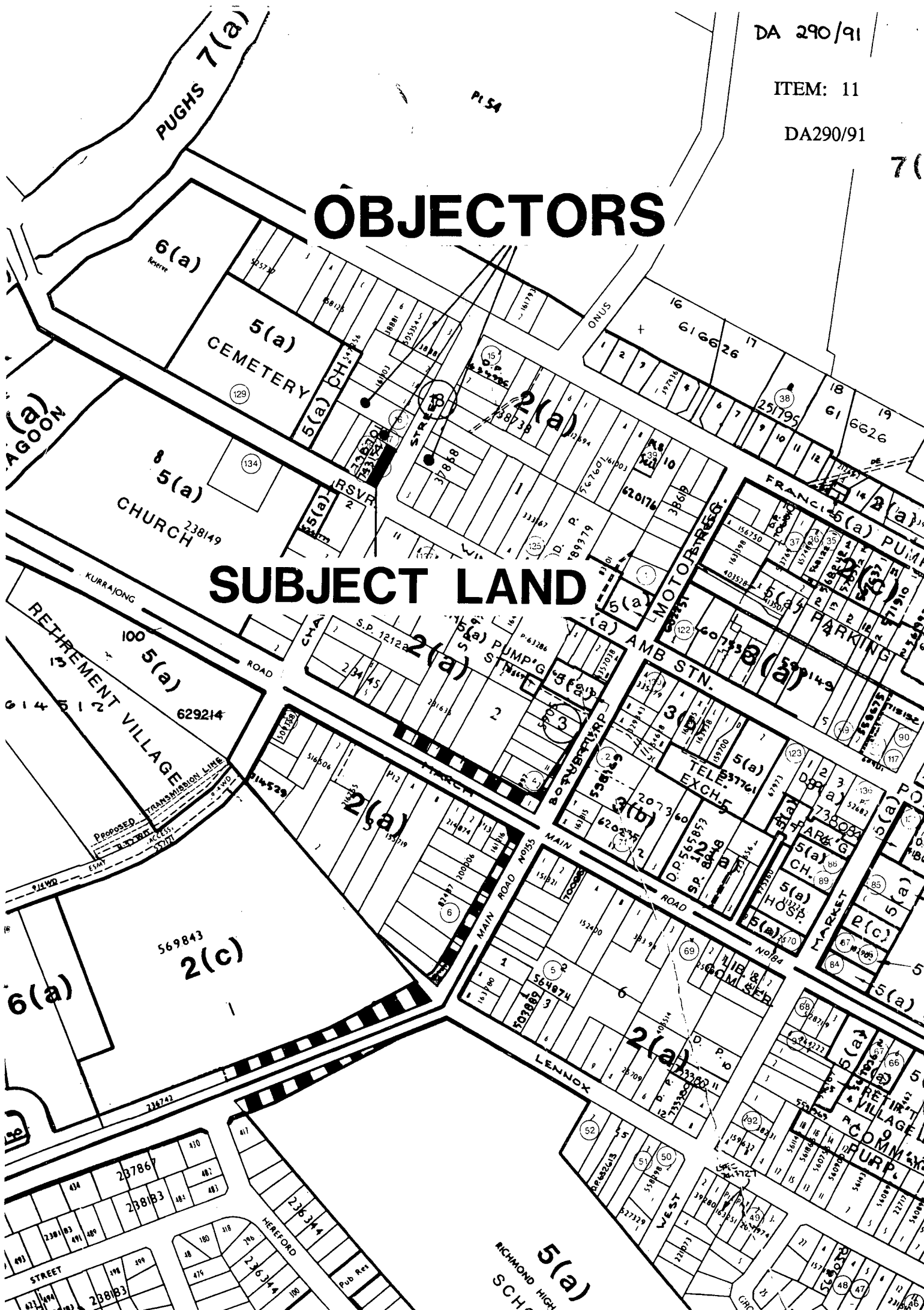
1252
11.43 ha

Subject site

Objectors

12
95 ha

SUBJECT LAND



FRANCIS

WINDSOH

IOXANA

51841

Subject Site

STREET

STREET

BURGESS

ROAD

MAIN

RODAJ

Nº: 84

RICHMOND
8
PARK

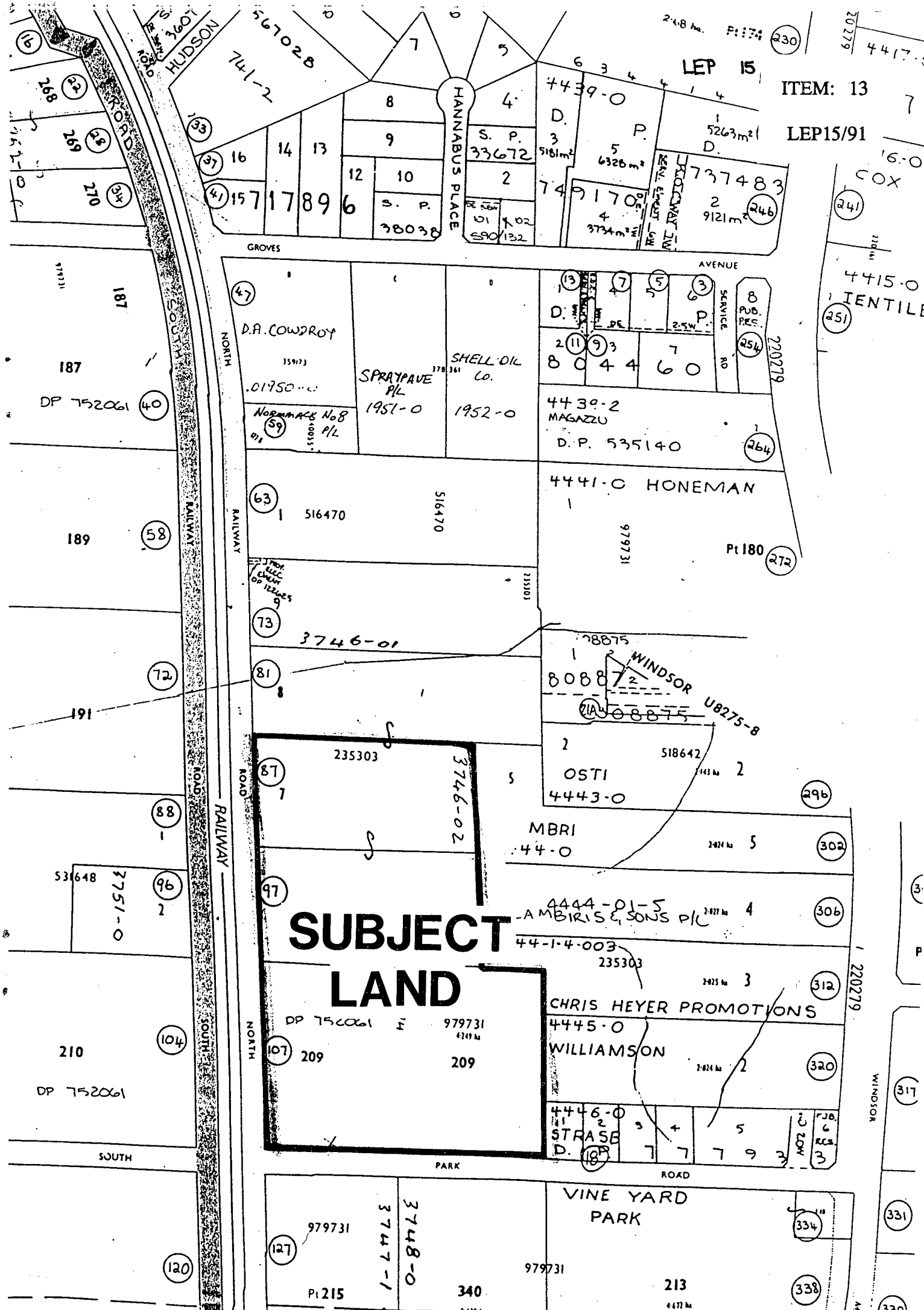
RICHMOND

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PAGE 7

MAIN

RICHMOND

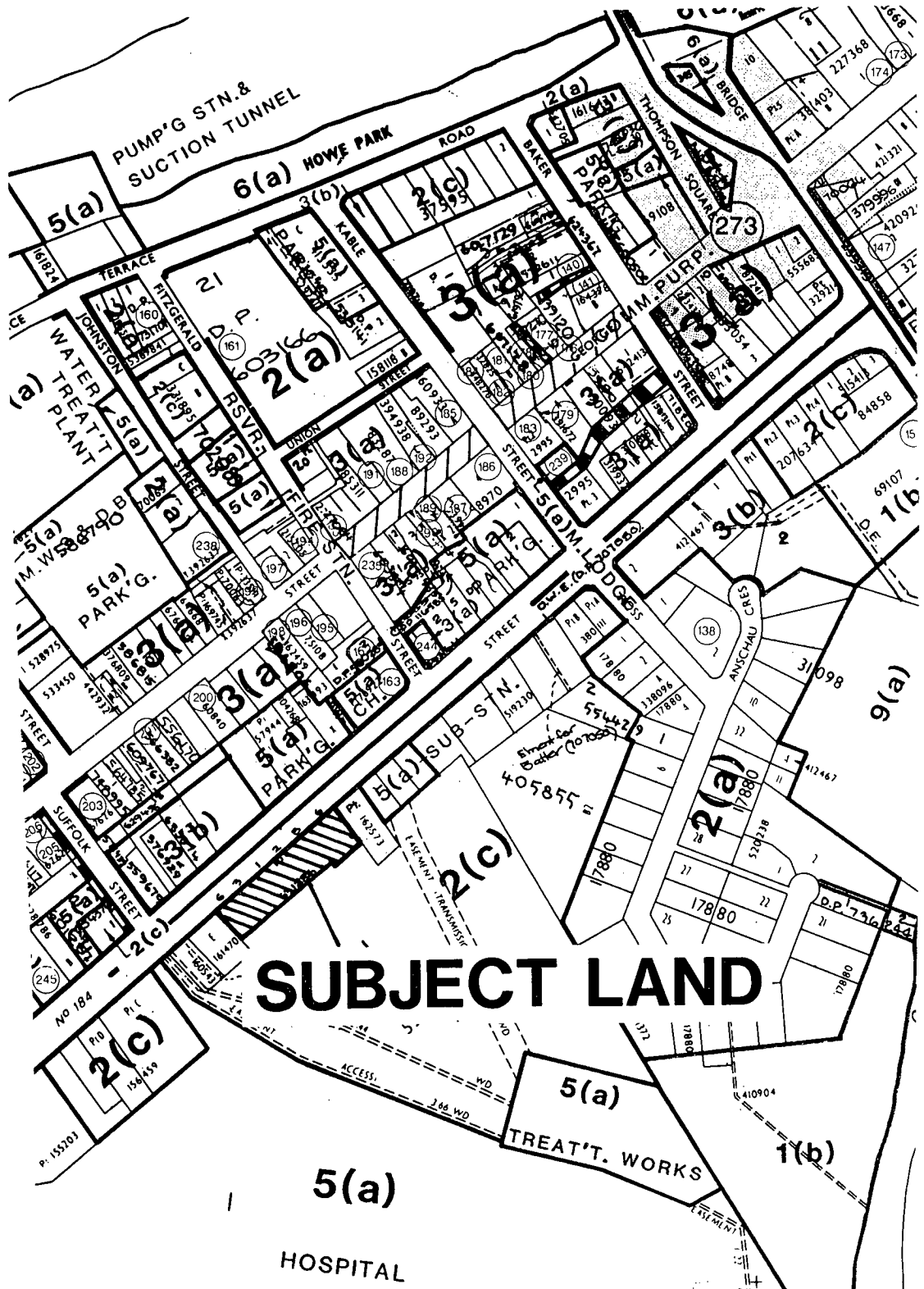


ITEM: 13
LEP15/91

**SUBJECT
LAND**

CHRIS HEYER PROMOTIONS
WILLIAMSON

VINE YARD
PARK



GENERAL PURPOSE COMMITTEE MEETING

FINANCE

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

General Purpose Committee - Finance - 26/11/91

ITEM 1: CASH EXPENDITURE WARRANT NO. 10/1991

SUMMARY - Accounts Paid

General Fund Nos.	5573	-	6430	8650847.82
Trust Fund Nos.	339	-	373	689381.96
FID General Fund	469096	-	469110	7187076.45
98P General Fund	37028	-	37033	3350000.00
FID Account Trust Fund	25409	-		220000.00
				20097306.23

CERTIFICATE BY CLERK

This Warrant, a copy of which was submitted to each member of the Council on 21st November, 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 \$20097306.23 (twenty million and ninety seven thousand three hundred and six dollars and twenty three cents) which have been paid, was submitted to the General Purpose Committee - Finance Section, on 26th November, 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. 10 submitted to the meeting of the General Purpose Committee - Finance Section, of the Council of the City of Hawkesbury to be held on 26th November, 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 26TH NOVEMBER, 1991.

Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 26/11/91

SCHEDULE NO. 1 - STATEMENT OF ACCOUNTS PAID FOR SUBMISSION TO THE MEETING OF THE GENERAL PURPOSE COMMITTEE - FINANCE SECTION, OF THE COUNCIL OF THE CITY OF HAWKESBURY TO BE HELD ON 26TH NOVEMBER, 1991.

ACCOUNTS PAIDGENERAL FUND

CHQ	PAYEE	DETAILS	AMOUNT
2410	Cancelled Cheque	See Warrant 5	260.78-
5352	Cancelled Cheque	See Warrant 9	650.00-
5573/			
5588	Employees	Salaries & Wages	100582.55
5589	Commonwealth Banking Corp	Loan Repayment	15021.82
5590	Abbott Tout Russell Kennedy	Legal Fees	5171.26
5591	Action Process Services	Legal Action Fees	355.00
5592	Active Detergent Company P/L	Cleaning Equipment	277.80
5593	Advance Bearings Pty Ltd	Plant Parts	17.22
5594	Advance Eng & Safety Signs Pty	Signs	532.80
5595	Adraw Pty Ltd	Plant Hire	11709.00
5596	All Stake Supply Co Pty Ltd	Survey Pegs	142.50
5597	Apollo Floor Sanding	Floor Sanding	1392.00
5598	Aquatec-Maxcon Pty Ltd	Contract Payment	81787.57
5599	Aquila Steel Company Limited	Plant Parts	3011.98
5600	Australian Cement Limited	Cement	210.00
5601	Australian Taxation Office	Prescribed Payments Tax	11283.00
5602	Australian Senior Citizens	Advertisement	120.00
5603	Australian History Promotions	APV Promotion	275.00
5604	A E Baker & Co	Hardware	6114.54
5605	Baulkham Hills Shire Council	Development application	447.50
5606	Bradshaw Waste Industries P/L	Contract Payment	23037.76
5607	PS & R Brown	Park Maintenance	60.00
5608	Canon Australia Pty Ltd	Copier Charges	470.00
5609	Caltex Oil Australia Pty Ltd	Fuel Supplies	5438.79
5610	Cafe Bar International	Cafe Bar Service	700.00
5611	MG & FE Carter	Plant Hire	1750.00
5612	Cess Hill Industries Pty Ltd	Plant Parts	199.94
5613	D&J Christou	Plaques	80.00
5614	Commercial Hygienics	Child Care Maintenance	204.60
5615	Angus & Robertson	Books	165.33
5616/			
5665	Day Care Mothers	Day Care Fees	21104.92
5666	Diasco Abrasives Pty Ltd	Plant Parts	326.50

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 26TH NOVEMBER, 1991.

General Purpose Committee - Finance - 26/11/91

5667	Educational Experience	Child Care Equipment	200.45
5668	Fire Control Officers Assoc	Bush Fire Uniforms	10.00
5669	Fire Fighting Enterprises	Service Extinguishers	497.97
5670	Filing Efficiency Pty Ltd	Files	40.58
5671	Fire Protection Ind Assc of Au	Fire Exstinguisher Guides	22.50
5672	Fletcher Manufacturing Pty Ltd	Bridge Maintenance	1004.72
5673	L J Follington	Plant Hire	713.50
5674	GES Gabion Australia	Gabion Baskets	8540.00
5675	Genasys II Pty Ltd	Computer Software	6521.60
5676	Gibson Chemicals Pty Ltd	Chemicals	507.87
5677	G & J Horswell & Sons	Waste Removal	31070.62
5678	Glitheroe	Plumbing Parts	35.03
5679	Barry Gore	Council Chambers Mtce	1330.00
5680	The Goodyear Tyre & Rubber Co	Tyres & Repairs	1561.22
5681	Q Stores	Stationery	3060.43
5682	GWS Machinery Pty Ltd	Plants Parts	1753.42
5683	Hawkesbury City Council	Transfer	28110.50
5684	Hawkesbury Truck Repairs & Spa	Plant Repairs	339.39
5685	Hawkesbury Gas & Rec Centre	Cylinder Rental	113.00
5686	H'bury City Cncl Petty Cash	Petty Cash	227.80
5687	Hawkesbury River County Cncl	Weed Control	400.00
5688	Hawkesbury Tree Services	Tree Removal	1640.00
5689	Hawkesbury Hydraulics	Plant Repairs	3971.35
5690	Hawkesbury Valley Holden	Plant Parts/Purchase	6855.60
5691	Hawkesbury Valley Irrigation	Plumbing Equipment	3738.90
5692	Hayes Bros & Co Pty Ltd	Hardware	35.62
5693	Mark Hayes Auto Electrical	Electrical Work	155.00
5694	Hear A Book Service	Books	465.50
5695	B Hepper Pty Ltd	Stationery	19.50
5696	Henley & Co Locksmiths	Keys & Locks	21.00
5697	Hire Power Pty Ltd	Plant Hire	2443.00
5698	Hi Tech Brake & Clutch P/L	Plant Parts	37.36
5699	H P Plumbing Supplies Pty Ltd	Hardware	1068.92
5700	Cancelled Cheque		
5701	Jadeiki Pty Limited	Restoration Work	16000.00
5702	Jamie Burden	Contract Payment	2811.00
5703	J C B Instruments Pty Ltd	B/Fire Equipment	549.50
5704	Jonesy's Truck Wheel Alignment	Plant Repair	410.00
5705	Just Juice	Fruit Juice Supplies	274.00
5706	Kalamazoo Business Systems	Stationery	925.00
5707	Kangaroo Trading Pty Ltd	Child Care Equipment	168.10
5708	Kindergarten School & Equipmen	Child Care Equipment	87.68
5709	H R King & Son Pty Ltd	Plant Parts	102.60
5710	Kinhills Engineers Pty Ltd	Reports	2048.40
5711	Kingston Industries Pty Ltd	Contract Payment	410529.60

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 26TH NOVEMBER,
1991.

General Purpose Committee - Finance - 26/11/91

5712	G C Laughton	Plant Hire	1256.25
5713	Dr B Lake	Book	38.00
5714	Lemar Microfilm Services	Microfilm	239.40
5715	Local Govt Ministers Conf Act'	Publication	10.00
5716	D J & B C Lord	Plant Hire	1125.00
5717	Lotos Concretors	Contract Payment	15486.89
5718	Lynton Parker Plumbing	Plumbing Repairs	347.70
5719	Peter Mackintosh Road Boring	Trench Digging	120.00
5720	Maxcon Industries Pty Ltd	Contract Payment	67185.95
5721	P W & L Mayor	Plant Hire	2620.50
5722	I & S Miller	Plant Hire	937.67
5723	W & G Miggins Sheet Metal	Metal Supplies	40.00
5724	Microsystems Micrographics	Records Expenditure	1220.00
5725	Modern Teaching Aids Pty Ltd	Child Care Equipment	29.20
5726	Craig Mortons Photo Shop	Photos	9.60
5727	National Australia Bank	Loan Repayment	21069.96
5728	National Drafting Industries	Office Supplies	514.80
5729	Nepean Trees on Farm Programme	Revegetation	300.00
5730	NSW W/Comp Self Ins Assoc	Meeting Fees	220.00
5731	Office of The Env, Local Conse	Training	250.00
5732	Dick Petrikas	Contract Payment	306.20
5733	Alexander Perri	Hose Reels	3060.00
5734	Ponderosa Pest Control	Pest Control	237.00
5735	Polyvak International	Cleaning Materials	50.30
5736	Public Auth.Securities Trust	Loan Repayment	14999.22
5737	Rams Head Service	Plant Repair	623.00
5738	Glen Rapson	Refund	42.00
5739	Readymix Group	Metal	12089.34
5740	Rest Centre Coffee Shop	Meeting Sustenance	120.20
5741	ReIn Plastics	Compost Bins	3685.00
5742	The Rental Bond Board	Refund	300.00
5743	Richmond Court House	Summons Fees	80.00
5744	Richmond Community Services In	Rent & Cleaning	200.00
5745	Rich & Dist Chamber of Commerc	Donation	461.90
5746	RN Education Pty Ltd	Child Care Equipment	300.00
5747	Roberts Mann Davies	Refund	410.00
5748	Roads and Traffic Authority	Ferry Maintenance	2815.15
5749	John Sands Pty Ltd	Printing	11520.39
5750	M P Schultz Excavations	Plant Hire	3483.20
5751	Servants Expenses	Servants Expenses	238.10
5752	Shorco Hire Pty Ltd	Plant Hire	592.00
5753	Spraypave Pty Ltd	Roadworks	457.90
5754	Springwood Security Services	Security	2760.00
5755	Standards Australia	Publication	51.80
5756	State Rail Authority of NSW	Freight	133.70

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

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

General Purpose Committee - Finance - 26/11/91

5757	Don Stein Plant Hire Pty Ltd	Plant Hire	17288.00
5758	David Sternbeck	Plant Hire	100.00
5759	Stillwell Trucks (Sydney)P/L	Plant Parts	1255.40
5760	Stationery Wholesalers	Stationery	657.96
5761	W Sutor	Reimbursement	116.56
5762	Sydney Bearing Supplies	Plant Parts	79.80
5763	Sydney County Council	Electricity Charges	27.50
5764	Telecom Australia	Telephone	2193.97
5765	TLE Electrical Pty Ltd	Electrical Parts	705.82
5766	Tourism Hawkesbury Inc	Reimburse Wages	9842.08
5767	Town & Country Concrete P/L	Concrete	178.00
5768	The Townhouse Motel	Training	480.00
5769	TORO	Irrigation Repairs	519.46
5770	Trend Typewriters	Service Typewriter	84.00
5771	2 VTR-FM Radio Station	Broadcasts	550.00
5772	Waddell Earthmoving	Plant Hire	3837.50
5773	Water Board	Water	202.00
5774	Webb McKeown and Assoc	Environmental Studies	5803.43
5775	Windsor Court House	Summons Fees	295.00
5776	Windsor Carpet Centre	Office Maintenance	95.75
5777	Windsor Glass	Plant Repairs	63.92
5778	Windsor Smash Repairs	Plant Repairs	35.00
5779	Winford Motors Pty Ltd	Plant Repairs	6029.00
5780	Wisemans Books Pty Ltd	Books	263.89
5781	Cancelled Cheque		
5782	ALIA, Public Libraries Section	Training	25.00
5783	Anthony Malouf & Co	Refund	40.00
5784	Employees	Salaries & Wages	66.28
5785	Multilease Ltd	Computer Equip Lease	4252.90
5786/			
5802	Employees	Salaries & Wages	106811.67
5803	Cancelled Cheque		.00
5804	American Express Int	Subscription	216.63
5805	Andy Macs	Timber & Hardware	103.33
5806	Australian Listening Library	Books	17.80
5807	Greg Bailey	Contract Payment	879.57
5808	Baker Shovel Co Pty Ltd	Plant Hire	4855.00
5809	Bicycle Institute of NSW	Books	118.80
5810	Bowman Enterprises	Covering Books	453.88
5811	Alan Brown	Sandstone	208.80
5812	Brisen Holdings Pty Ltd	Contract Payment	1243.52
5813	Bus Stop Bookshops P/L	Books	208.81
5814	Buttsworth Contracting	Contract Payment	1478.70
5815	J R & B M Clerke Pty Ltd	Meeting Sustenance	170.30
5816	Angus & Robertson	Books	267.11

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

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

General Purpose Committee - Finance - 26/11/91

5817	Contact Stationery	Stationery	406.72
5818	Commonwealth Paper Company P/L	Stationery	1377.00
5819	Community History Project	Books	5.00
5820	Graham Cook Plumbing Supplies	Plumbing Supplies	655.00
5821	Cumberland Newspaper Group	Advertising	64.90
5822	Custom Call Communications	Radio Repairs	500.00
5823	Norm Cunningham	B/Fire Plant Mtce	600.00
5824	Dal-Trans Pty Ltd	Plant Parts	3639.27
5825	Dr L Degotardi	Immunisation	156.10
5826	Hermes Precisa Australia	Microfiche	250.00
5827	C J & E M England Pty Ltd	Child Care Equipment	454.50
5828	Farmquip (Aust) Pty Ltd	Repairs	105.00
5829	Fairfield City Council	Publication	24.00
5830	1st Grose Vale Scout Group	Donation	100.00
5831	Fitzroy Restaurant	Meeting Sustenance	920.20
5832	Fitzgerald Motors Pty Ltd	Plant Parts	16.00
5833	Fitzgerald Publishing Pty Ltd	Printing	299.00
5834	L J Follington	Plant Hire	1246.50
5835	Foto Riesel	Film	1482.00
5836	P & S Gatt Pty Ltd	Construction Work	4770.00
5837	Gas Tech Australia Pty Ltd	Pump Station Modification	5790.00
5838	Peter Gibbs	Contract Payment	879.58
5839	Gibson Battle	Plant Parts	211.25
5840	James Glen Pty Ltd	Plant Parts	353.97
5841	Glossodia Community Centre	Rent	100.00
5842	Godden McKay Pty Ltd	Consultants Fees	2000.00
5843	Government Information Service	Books	6.05
5844	Gould Books	Books	368.81
5845	K & S Griffis	Milk Supplies	31.04
5846	H'bury City Cncl Petty Cash	Petty Cash	210.19
5847	Cancelled Cheque		
5848	Mark Hayes Auto Electrical	Electrical Work	80.00
5849	Hi-Torque	Plant Repairs	200.40
5850	Hi Tech Brake & Clutch P/L	Plant Parts	34.00
5851	Identic Books Pty Ltd	Books	1676.74
5852	Jadeiki Pty Limited	Restoration Work	22560.00
5853	Kangaroo Trading Pty Ltd	Child Care Equipment	315.40
5854	Konica U-Bix	Copier Rental	1000.00
5855	G C Laughton	Plant Hire	1575.00
5856	Library of Australian History	Books	163.22
5857	Liquid Air Australia Limited	Cylinder Rental	211.93
5858	Litter Research Association	Recycling	15.00
5859	D J & B C Lord	Plant Hire	450.00
5860	D Maher	Security Service	96.00
5861	Master Builders Association	Printing and Stationery	200.00

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

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

General Purpose Committee - Finance - 26/11/91

5862	Metal Recyclers Pty Ltd	Remove Cars	150.00
5863	Meury Enterprises	Cemetery Equipment	111.50
5864	Morescope Pty Ltd	Books	65.00
5865	Namco Industries	Office Equipment	91.00
5866	NSW Dept of School Education	Child Care Exps	40.00
5867	Oce-Reprographics Ltd	Copier Supplies	275.77
5868	John Papworth Audio Visual	Cassettes	106.50
5869	Kevin Parks Investments P/L	Contract Payment	3332.52
5870	Dick Petrikas	Contract Payment	3206.79
5871	Prospect County Council	Electricity	15384.70
5872	Public Auth.Securities Trust	Loan Repayment	3480.03
5873	Raeco Ltd	Stationery	42.80
5874	Rescrete Industries Pty Ltd	Construction Work	1568.00
5875	Reefton Pty Ltd	Contract Payment	27849.60
5876	Rest Centre Coffee Shop	Meeting Sustenance	89.40
5877	Reln Plastics	Compost Bins	5527.50
5878	M P Schultz Excavations	Plant Hire	4326.62
5879	Sedgwick Abrahams Pty Ltd	Insurance	912.60
5880	TL & MA Stokes	Milk Supplies	120.54
5881	Mark John Stevens	Legal Fees	2705.00
5882	STBS	Books	103.50
5883	Su-Bret	Plaques	248.90
5884	Sun Sing Restaurant	Meeting Sustenance	410.00
5885	Telecom Australia	Telephone	38.88
5886	Telecom Australia	Telephone	41.07
5887	Telecom Australia	Telephone	18305.46
5888	TLE Electrical Pty Ltd	Electrical Parts	3234.75
5889	Ulverscroft Large Print Books	Books	128.90
5890	Vermont Sands	Fill Soil	196.00
5891	Waddell Earthmoving	Plant Hire	5429.00
5892	A R Walmsley & Co	Legal Fees	160.00
5893	West-Trans Equipment	Plant Repairs	1060.00
5894	Sister D Withell	Immunisation	50.65
5895	Cancelled Cheque		
5896	K D Wood & Associates	Professional Fees	1128.00
5897	Write Line	Computer & W/Proc Supplies	289.80
5898	WSROC	Conference Expenses	90.00
5899	Mark Zervoudakis	Contract Payment	1177.00
5900	Employees	Salaries & Wages	317.81
5901	Urban Environment Coalition	Book	11.30
5902	Kaylene Kelland	Reimbursement	420.00
5903	D Galvin	Salaries & Wages	1723.75
5904	G & J Horswell & Sons	Recycling	20023.18
5905	I & S Miller	Plant Hire	1369.71
5906	Advance Bank	Investments	200000.00

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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 26TH NOVEMBER, 1991.

General Purpose Committee - Finance - 26/11/91

5907	Hawkesbury City Council	Transfer	5153251.90
5908	Work Cover Authority	Contribution	9361.00
5909	Work Cover Authority	Training	420.00
5910/			
5928	Employees	Salaries & Wages	134044.08
5929	Hawkesbury City Council	Function Centre Float	300.00
5930	ABC Radio Tape Service	Tapes	15.00
5931	Abbott Tout Russell Kennedy	Legal Fees	8996.31
5932	Acrow Pty Limited	Plant Hire	93.57
5933	Active Detergent Company P/L	Cleaning Equipment	350.30
5934	Advance Eng & Safety Signs Pty	Signs	7769.60
5935	Appleton Traffic Equipment P/L	Road Signs	738.00
5936	Artcraft Booster Industries	Signs	402.00
5937	Australian Cement Limited	Cement	9598.33
5938	Australia Post	Bulk Postage	3922.55
5939	Australian Native Landscape	Woodchip	1495.00
5940	Halpins Quarries Pty Ltd	Sandstone	19364.49
5941	A E Baker & Co	Hardware	3278.40
5942	Bennett & Wood Autoparts	Plant Parts	305.18
5943	Blue Circle Southern	Lime	988.80
5944	Boral Quarries	Sand	363.40
5945	Boral Bricks Pty	Bricks	518.00
5946	Boral-Kennears Ropes	Depot Equipment	172.12
5947	Book Supplies Pty Ltd	Books	25.50
5948	Brooks Retreads Pty Ltd	Tyres & Repairs	11113.24
5949	Bridgestone Australia Ltd	Tyres & Repairs	242.64
5950	BSB Brushes & Signs	Paint Supplies	290.50
5951	Buttsworth Engineering	Plant Parts	919.67
5952	Bullivants Lifting Gear	Plant Parts	27141.99
5953	Canon Australia Pty Ltd	Copier Charges	142.87
5954	MG & FE Carter	Plant Hire	500.00
5955	Celgor Pty Ltd	Plant Hire	18200.00
5956	W R Davison	Legal Fees	1950.00
5957	Department of Lands	Royalties	23393.40
5958	De Vries Concreting	Plant Hire	27856.62
5959	Dimplex Aust Pty Ltd	Electrial Goods	132.00
5960	Duffy's Corner	Fuel Supplies	147.48
5961	ITT Flygt (Aust) Pty Ltd	Pump Repairs	2078.86
5962	L J Follington	Plant Hire	714.50
5963	Balverona Pty Ltd	Plant Parts	30.67
5964	GeneralAuto Instrument Service	Plant Parts	347.28
5965	Geofabrics Australasia	Terra Firma	2620.00
5966	G & J Horswell & Sons	Waste Removal	30485.54
5967	GWS Machinery Pty Ltd	Plants Parts	353.63
5968	Hawkesbury City Council	Transfer	472.62

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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 26TH NOVEMBER,
1991.

General Purpose Committee - Finance - 26/11/91

5969	H'bury City Cncl Petty Cash	Petty Cash	192.62
5970	Cancelled Cheque		
5971	CSR Humes Pty Ltd	Concrete Surrounds	6113.37
5972	ICI Australia Pty Ltd	Chemicals	2730.00
5973	Itek Graphics Pty Ltd	Printing Supplies	452.00
5974	Jacksons of Windsor Pty Ltd	Child Care Centre Mtce	1593.20
5975	Jacki's Wholesale Pet Food	Animal Food	69.15
5976	Neville Jeffress Advertising	Advertising	173.25
5977	Just Juice	Fruit Juice Supplies	274.00
5978	Dr A U Khan	Compensation Claim	744.50
5979	H R King & Son Pty Ltd	Plant Parts	229.30
5980	King Gee Clothing Company	Safety Clothing	1179.35
5981	Klen-All Pty Ltd	Cleaning Equipment	123.10
5982	Konica U-Bix	Copier Rental	200.00
5983	Kristan Couriers	Freight	52.00
5984	D Kracht	Sandstone	112.00
5985	Lanier (Aust) Pty Ltd	Copier Rental	192.19
5986	G C Laughton	Plant Hire	1425.00
5987	Wendy Lawson	Reimbursement	150.00
5988	D & L Lavender	Plant Hire	480.00
5989	Liquor Distributors Pty Ltd	Centre Liquor	1709.82
5990	Lotos Concretors	Contract Payment	8909.05
5991	MacQuarie Radiator & Battery	Plant Repairs	56.40
5992	Master Communications & Elect	SES Communications	87.50
5993	Manettas Limited	Function Centre Supplies	143.05
5994	Susan Matthews	Conference	270.00
5995	P W & L Mayor	Plant Hire	4840.75
5996	McKenzie Land Planning Service	Planning Services	5000.00
5997	Medirite Pty Ltd	Office Equipment	175.00
5998	Metro Waste Disposal Authority	Contribution	7008.36
5999	I & S Miller	Plant Hire	846.11
6000	Modern Teaching Aids Pty Ltd	Child Care Equipment	303.00
6001	Monaghans Timber & Bld Supply	Timber & Hardware	2031.95
6002	Motorola Electronics Aust P/L	Pagers	169.00
6003	MSB Waterways	Licence	60.00
6004	National Local Govt Prod Counc	Contribution	800.00
6005	Dick Petrikas	Contract Payment	120.00
6006	JJ Pellow	Cartage	112.00
6007	Phil Potter Contracting	Treatment Works Mtce	10912.00
6008	Prospect County Council	Electricity	16678.85
6009	Protector Safety Pty Ltd	Safety Clothing	112.13
6010	Rainbow Colour Copy Centre	Laminating	78.00
6011	Reln Plastics	Compost Bins	39.60
6012	Robshaw Earthmoving Pty Ltd	Plant Hire	1200.00
6013	Road Signs	Signs	738.50

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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 26TH NOVEMBER,
1991.

General Purpose Committee - Finance - 26/11/91

6014	Royal Aust Planning Inst Inc	Subscriptions	46.00
6015	Rubicon Industrial	Plumbing Parts	336.65
6016	Safety Kleen	Service Machine	189.70
6017	Samuel Wood Pty Ltd	Books	1813.61
6018	John Sands Pty Ltd	Printing	2116.37
6019	M P Schultz Excavations	Plant Hire	7928.29
6020	Scotts Road Sealing Service	Roadworks	17574.60
6021	Scottish Pacific	Stationery	1236.00
6022	Selby Anax	Treatment Works Repairs	126.00
6023	H W Shore(Windsor)Pty Ltd	Fuel Supplies	133.96
6024	Jack Simpson Fuel Supplies	Fuel Supplies	32.00
6025	Solicitors Urgent Enquiries	Refund	18.00
6026	Spraypave Pty Ltd	Roadworks	160.00
6027	Stabilised Pavements of Aust.	Roadworks	15892.00
6028	Stein Woolley & Co	Search Fees	75.00
6029	N Stephenson Pty Ltd	Function Centre Supplies	360.78
6030	Stacer Alloy Craft	Plant	740.00
6031	Enoch Taylor & Co P/L	Work Boots	1973.55
6032	Telecom Australia	Telephone	38.88
6033	Cancelled Cheque		
6034	Telecom Australia	Telephone	38.88
6035	Tourism Hawkesbury Inc	Reimburse Wages	31545.24
6036	Total Environment Centre	Publication	80.00
6037	Waddell Earthmoving	Plant Hire	1918.75
6038	A R Walmsley & Co	Legal Fees	1010.00
6039	Water Board	Water	1658.30
6040	Western Air Cleaner Services	Plant Parts	610.49
6041	Welvin Mowers	Plant Repairs	1213.55
6042	Windsor Court House	Summons Fees	90.00
6043	Windsor Engine Reconditioning	Plant Repairs	275.00
6044	Windsor Turf Supplies Pty Ltd	Turf Maintenance	62.00
6045	Mark Zervoudakis	Contract Payment	205.94
6046	Zip Heaters Aust Pty Ltd	Heater	235.00
6047	Mr WA & Mrs N Ambessi	Refund	178.00
6048	Mesdames M & L Boulos	Refund	189.00
6049	Mr W Mrs P Barton	Refund	166.00
6050	Mrs SM Bennett	Refund	284.00
6051	Mrs K A Brown	Refund	181.28
6052	Ms Mandy Caple	Refund	63.00
6053	L & D M Cavicchia	Refund	107.12
6054	Coffey Holdings Pty Ltd	Refund	1138.00
6055	G Durrington	Refund	133.00
6056	Mr JC & Mrs LS Fretten	Refund	257.00
6057	T Geyer	Conference	450.00
6058	A J & M C Grech	Refund	133.00

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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 26TH NOVEMBER, 1991.

General Purpose Committee - Finance - 26/11/91

6059	P & J Hupalo	Refund	45.00
6060	Mrs K Hubbard	Refund	88.58
6061	F B & M L Hanly	Refund	84.00
6062	J A Hopkins	Refund	129.00
6063	E K Mackintosh & Co.	Refund	153.98
6064	JJ & MC McFadden	Refund	210.12
6065	DW Millhouse	Refund	89.00
6066	Anne Martin	Refund	18.00
6067	NSW Local Gov.Public Relations	Membership	30.00
6068	Ourdoor Life Pty Ltd	Refund	63.00
6069	L. Rundle & Co	Refund	5.00
6070	DJ Rowe	Refund	109.26
6071	DL Smith & WJ Sands	Refund	257.00
6072	DJ & LJ Smith	Refund	137.22
6073	KR & LEE Skinner	Refund	149.00
6074	P Sacchetti	Refund	107.48
6075	Mr Stevenson	Refund	68.50
6076	CA & MY Wells	Refund	107.12
6077	T Wilson & L Sayers	Refund	140.55
6078	A Xuereb	Refund	205.00
6079	R A Zammit & M K Dowden	Refund	68.50
6080/			
6095	Employees	Salaries & Wages	127178.85
6096	Advance Eng & Safety Signs Pty	Signs	629.20
6097	Airdraulic Birco Pty Ltd	Tools	177.61
6098	Australian Taxation Office	Taxation	8027.00
6099	BHP Waratah	Star post	1056.80
6100	Bigeni & Hatchman Plumbing	Plumbing	1057.00
6101	Paul Borg	Compensation Claim	5869.04
6102	Broadway Welding Supplies	Park Equipment	2123.00
6103	Tony Brown	Sandstone	210.00
6104	Butler Steel Fabrications	Steel Supplies	418.00
6105	Caltex Oil Australia Pty Ltd	Fuel Supplies	24018.90
6106	Ponderossa Auto Marine	Plant Repairs	162.00
6107	Cess Hill Industries Pty Ltd	Plant Parts	5226.71
6108	Chrydark Security Pty Ltd	Security	2018.00
6109	CLM Excavations P/L	Contract Payment	35330.20
6110	Coates Hire	Plant Hire	216.40
6111	Copeland Publishing	Subscriptions	145.00
6112	R A Cole T Planning P/L	Professional Fees	1860.00
6113	Costain Australia Limited	Sandstone	480.00
6114	Comet Overnight Transport	Freight	52.32
6115	Cumberland Newspaper Group	Advertising	74.10
6116	Custom Call Communications	Radio Repairs	1361.41
6117	Dr J L Cummine	Compensation Claim	107.00

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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 26TH NOVEMBER, 1991.

General Purpose Committee - Finance - 26/11/91

6118	Cutting Edges Pty Limited	Plant Parts	358.56
6119/			
6132	Employees	Wage Deductions	174350.43
6133	Dr L Degotardi	Immunisation	175.95
6134	Dry Clean Carpets	Office Maintenance	800.00
6135	L J Follington	Plant Hire	714.50
6136	Gas Tech Australia Pty Ltd	Pump Station Modification	89.00
6137	Geraldera Pty Ltd	Stock Impounding	1435.53
6138	G & J Horswell & Sons	Waste Removal	880.00
6139	Barry Gore	Carpentry Work	1305.00
6140	Q Stores	Stationery	688.59
6141	Horst Groth	Park Maintenance	780.00
6142	Hawkesbury City Council	Function Centre Float	403.00
6143	Hawkesbury Newspapers	Advertising	3573.85
6144	H'bury City Cncl Petty Cash	Petty Cash	310.43
6145	Hawkesbury Tree Services	Tree Removal	4116.75
6146	Heritage Garage Doors	Repair Roller Doors	75.00
6147	Henley & Co Locksmiths	Keys & Locks	603.90
6148	Hire Power Pty Ltd	Plant Hire	2192.50
6149	Messrs Jones Staff & Co	Legal Costs	6106.40
6150	KD Thompson Pty Ltd	Cleaning	235.00
6151	KRE Metaland	Metal	21.46
6152	Kurmond Vet Clinic	Veterinary Care	96.90
6153	G C Laughton	Plant Hire	1005.25
6154	Liquid Air Australia Limited	Cylinder Rental	342.78
6155	H A Lovering P/L	Fuel Supplies	722.37
6156	MacDonald Johnston Engineering	Plant Parts	508.04
6157	P W & L Mayor	Plant Hire	2970.75
6158	Metal Recyclers Pty Ltd	Remove Cars	360.00
6159	I & S Miller	Plant Hire	1359.77
6160	Minolta Copier & Communication	Copier Service	112.50
6161	National Australia Bank	Loan Repayment	8664.78
6162	Nth Richmond N/Hood Centre	Rent	90.00
6163	Pascol Paints Aust Pty Ltd	Paint	45.46
6164	Dick Petrikas	Contract Payment	100.00
6165	Penrith-Sydney Courier Pty Ltd	Courier	107.00
6166	A H Pierce Pty Ltd	Depot Supplies	643.24
6167	Pioneer Concrete	Concrete	12916.35
6168	Prospect County Council	Electrical Supplies	230.00
6169	Prospect County Council	Electricity	44585.05
6170	Public Auth.Securities Trust	Loan Repayment	2385.89
6171	Public Works	Analysis	1569.00
6172	Ramset Fasteners(Aust) Pty Ltd	Plant Parts	342.40
6173	Rallin Excavations	Demolition Work	4050.00
6174	CSR Readymix	Gravel	5859.84

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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 26TH NOVEMBER, 1991.

General Purpose Committee - Finance - 26/11/91

6175	Rest Centre Coffee Shop	Meeting Sustenance	75.60
6176	Riverview Motors	Fuel Supplies	248.02
6177	Richmond Caravans	Plant Parts	96.00
6178	RN Education Pty Ltd	Child Care Equipment	118.00
6179	Robshaw Earthmoving Pty Ltd	Plant Hire	600.00
6180	Robank Farm Supplies Pty Ltd	Animal Food	1020.10
6181	Roads and Traffic Authority	Ferry Maintenance	565.00
6182	Roach's Radiator Service	Plant Repairs	370.00
6183	Safety Kleen	Service Machine	347.90
6184	Sanyo Office Machines Pty Ltd	Office Equipment	226.00
6185	Scotts Road Sealing Service	Roadworks	3886.20
6186	Scruttons Ltd	Stores	61.68
6187	Servants Expenses	Servants Expenses	126.70
6188	Shazam Computer Communications	Advertising	50.00
6189	Jack Simpson Fuel Supplies	Fuel Supplies	167.58
6190	H Slater & Son Pty Ltd	Sludge Bags	636.21
6191	Reg Sligar	Function Centre Supplies	60.00
6192	S & M Supply Company Pty Ltd	Stationery	782.64
6193	Mrs Davina Smith	Agistment	80.00
6194	Southern Cross Machinery P/L	Plumbing Supplies	228.00
6195	Southern Scene Pty Ltd	Books	176.65
6196	South Windsor Fruit Market	Function Centre Supplies	53.30
6197	South Windsor Pharmacy	Photo Development	305.00
6198	Spencer Electrical Pty Ltd	Automatic Door Maintenance	90.00
6199	Standards Australia	Publication	228.40
6200	TL & MA Stokes	Milk Supplies	102.54
6201	Stillwell Trucks (Sydney)P/L	Plant Parts	556.04
6202	Steammaster	Plant Maintenance	86.00
6203	Su-Bret	Plaques	875.10
6204	Mirror Australian Telegraph Pu	Advertising	1008.00
6205	Sutton Motors Arncliffe Pty Lt	Purchase of Vehicles	70000.00
6206	Sydney Bearing Supplies	Plant Parts	397.57
6207	Telecom Australia	Telephone	470.45
6208	Thomson Media Group	Advertising	200.00
6209	TLE Electrical Pty Ltd	Electrical Parts	2484.35
6210	Town & Country Concrete P/L	Concrete	3406.50
6211	Tomago Precast Concrete	Park Maintenance	250.00
6212	Water Board	Water	18065.51
6213	West-Trans Equipment	Plant Repairs	4252.00
6214	Westbus	Coach Hire	535.00
6215	White Barnes & McGuire	Compensation Claim	2395.00
6216	Wilberforce Cake Shop	Function Centre Supplies	68.00
6217	Baraprone Pty Ltd	APV Food Supplies	15.19
6218	Wilberforce Service Station	Fuel Supplies	443.71
6219	Mrs J Williams	Meeting Sustenance	220.60

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

Chairman

General Manager

Chairman

General Purpose Committee - Finance - 26/11/91

6220	Windsor Court House	Advertising	90.00
6221	Windsor Auto Spares	Plant Parts	223.15
6222	Winford Motors Pty Ltd	Plant Repairs	2008.00
6223	Sister D Withell	Immunisation	57.88
6224	K D Wood & Associates	Professional Fees	668.00
6225	Young & Green Pty Ltd	Plant Parts	124.76
6226	A J Dean	Refund	154.20
6227	Woollahra Municipal Council	Salaries & Wages	369.85
6228	Cancelled Cheque		.00
6229	Roadbusters	Road Maintenance	18560.00
6230/			
6246	Employees	Salaries & Wages	104851.01
6247	Cancelled Cheque		.00
6248	Abax Contracting Pty Ltd	Crushed Shale	16920.96
6249	Acacia Doors	Council Chambers Mtce	204.00
6250	Active Detergent Company P/L	Cleaning Equipment	382.26
6251	AGL Sydney Limited	Mall Lighting	738.89
6252	AGPS Mail Order Sales	Books	135.60
6253	Keith Ainsworth Pty Ltd	Books	5522.41
6254	R & D Air Supply Pty Ltd	Contract Payment	178.00
6255	Airlite Windows	Windows & Doors	415.63
6256	Bill Allardyce & Associates	Books	30.00
6257	AMF Bookshop	Books	95.00
6258	Angel Records	Books	451.00
6259	Aquila Steel Company Limited	Plant Parts	2001.14
6260	Archives Authority of NSW	Publication	187.90
6261	Architext RAlA Bookshop	Books	216.05
6262	Australia Post	Schedule Payment	1549.30
6263	Australian Red Cross Society N	Books	273.00
6264	Australian Senior Citizens	Advertisement	120.00
6265	Barron & Pope Pty Ltd	Contract Payment	19620.31
6266	Barcoding & Data Collection Sy	Computer Equipment	14551.00
6267	James Bennett Library Service	Books	1274.39
6268	Book Supplies Pty Ltd	Books	1267.70
6269	Brooks Retreads Pty Ltd	Tyres & Repairs	4579.71
6270	Jack Brook	Books	175.00
6271	Canon Australia Pty Ltd	Copier Charges	80.00
6272	Dr Micheal Calthorpe	Compensation Claim	116.00
6273	Ponderossa Auto Marine	Plant Repairs	869.09
6274	MG & FE Carter	Plant Hire	750.00
6275	Camlec	Electrical Repairs	865.00
6276	Cess Hill Industries Pty Ltd	Plant Parts	244.33
6277	Census Applications Pty Ltd	Training	550.00
6278	J R & B M Clerke Pty Ltd	Function Centre Supplies	1048.40
6279	Clarence River County Council	Contribution	800.00

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General Purpose Committee - Finance - 26/11/91

6280	Stephen Cottell	Function Centre Mtce	30.00
6281	Comet Overnight Transport	Freight	24.96
6282	Cheryl Cooley	Compensation Claim	771.40
6283	Custom Call Communications	Radio Repairs	137.50
6284	State Authorities Super Board	Wage Deductions	79876.56
6285	Dept of Enviroment & Planning	Loader House Rent	50.00
6286	Deep Sea Seafood Restaurant	Meeting Sustenance	70.80
6287	Diabetes Australia - NSW	Books	67.40
6288	Diverse Computer Systems	Stationery	3073.00
6289	Dry Clean Carpets	Function Centre Mtce	189.36
6290	Duffy's Corner	Fuel Supplies	258.38
6291	Eastend Booksellers P/L	Books	29.81
6292	L J Follington	Plant Hire	1862.50
6293	P & S Gatt Pty Ltd	Construction Work	5706.00
6294	G & J Horswell & Sons	Waste Removal	32368.35
6295	Glass Craft Screen Printing	Printing	583.20
6296	Gordon & Gotch	Books	292.69
6297	Alan Greentree	Contract Payment	19449.38
6298	Greening Australia Ltd	Books	16.95
6299	Cancelled Cheque		
6300	Hawkesbury City Council	Transfer	14409.50
6301	Hawkesbury City Council	Youth Function Exps	627.80
6302	Dr G M Halliday	Workers Compensation	150.00
6303	Hawkesbury City Council	Function Centre Petty Cash	274.24
6304	Hawkesbury Valley Holden	Plant Parts	57.16
6305	Hear A Book Service	Books	44.00
6306	Henley & Co Locksmiths	Keys & Locks	444.65
6307	H P Plumbing Supplies Pty Ltd	Hardware	1161.40
6308	ICI Australia Pty Ltd	Chemicals	2510.00
6309	Identic Books Pty Ltd	Books	21.46
6310	Information Australia	Books	280.00
6311	Jacpaper	Labels	145.00
6312	Jacki's Wholesale Pet Food	Animal Food	54.30
6313	Jamie Burden	Contract Payment	2855.50
6314	Kangaroo Trading Pty Ltd	Child Care Equipment	112.30
6315	Kindergarten School & Equipmen	Child Care Equipment	45.71
6316	H R King & Son Pty Ltd	Plant Parts	862.12
6317	Bernard Knight Concreting Serv	Concreting	3399.68
6318	G C Laughton	Plant Hire	1410.50
6319	Land & Information Centre	Maps	11250.00
6320	Liquor Distributors Pty Ltd	Centre Liquor	3665.22
6321	Lotos Concretors	Contract Payment	4041.22
6322	Luton Australia Pty Ltd	Clothing	20.95
6323	Macquarie University	Training	790.00
6324	P W & L Mayor	Plant Hire	3624.50

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General Purpose Committee - Finance - 26/11/91

6325	Metropolitan Lands Office	Application Fees	600.00
6326	Metropolitan Industrial Suppli	Plant Parts	26.00
6327	I & S Miller	Plant Hire	831.74
6328	Minolta Copier & Communication	Copier Service	101.00
6329	MSB Waterways	Licence	86.00
6330	National Australia Bank	Loan Repayment	1348.90
6331	National Library Of Australia	Library Network Charge	1143.72
6332	Nashua Northwest	Copier rentals	164.00
6333	NRMA	Road Service Subscription	1802.00
6334	NSW Local Government Itc Inc	Training	650.00
6335	Nursing Mothers Assoc of Austr	Book	14.95
6336	E & L Palmer	Contract Payment	2507.93
6337	W & F Pascoe Pty Ltd	Microfilming	123.37
6338	Pioneer Asphalts Pty Ltd	Asphalt	13736.95
6339	Ponderosa Pest Control	Pest Control	240.00
6340	Mr Ralph Pollak	Youth Function Exps	372.20
6341	Fed of Parents & Citizens Assc	Advertising	165.00
6342	Prospect County Council	Electricity	1147.75
6343	Public Auth.Securities Trust	Loan Repayment	34530.16
6344	QDPI Publications	Books	59.00
6345	Remington & Co	Copier Rental	355.00
6346	Prestige Portables	Shed hire	445.04
6347	Rest Centre Coffee Shop	Meeting Sustenance	90.00
6348	J & P Richardson Industries Pt	Contract Payment	35465.52
6349	Roads and Traffic Authority	Ferry Maintenance	1600.00
6350	Roach's Radiator Service	Plant Repairs	128.00
6351	Road Freighters Pty Ltd	Park Maintenance	112.00
6352	J & M Romano	Contract Payment	7513.83
6353	Bruce Samazam	Entertainment	1000.00
6354	M P Schultz Excavations	Plant Hire	8184.55
6355	Michael Schweers	Pool Maintenance	76.44
6356	School of Landscape & Architec	Books	25.00
6357	Clevemont Pty Ltd	Office Supplies	1905.80
6358	Rob Shepherd	Animal Food	285.00
6359	Southern Scene Pty Ltd	Books	53.20
6360	Spraypave Pty Ltd	Roadworks	366.32
6361	State Library of NSW	Library Network Charge	40.78
6362	J B E Stephenson	Compensation Claim	250.00
6363	Don Stein Plant Hire Pty Ltd	Plant Hire	14551.50
6364	Stockmans Rural Traders	Produce	1052.80
6365	David Syme & Co Limited	Books	159.00
6366	Enoch Taylor & Co P/L	Work Boots	213.60
6367	Telecom Australia	Telephone	41.07
6368	Telecom Australia	Telephone	41.07
6369	Telecom Australia	Telephone	1844.55

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General Purpose Committee - Finance - 26/11/91

6370	Telecom Australia	Refund	9486.00
6371	TLE Electrical Pty Ltd	Electrical Parts	723.05
6372	Tooheys Limited	Centre Liquor	958.47
6373	Total Concept Productions	Youth Function Exps	3000.00
6374	Total Steel Post Pty Ltd	Steel	1461.33
6375	Trend Typewriters	Service Typewriter	150.00
6376	TTC Contractors	Fire Trail Clearing	300.00
6377	Waddell Earthmoving	Plant Hire	2714.50
6378	Waynes Home & Garden	Plants	144.95
6379	Water Board	Water	16066.20
6380	Cancelled Cheque		.00
6381	Water Board	Park Maintenance	45.00
6382	Westir Limited	Publications	90.00
6383	K J Weaver & Associates Pty Lt	Compensation Claim	4561.60
6384	Westpool	Insurance	141025.00
6385	West Australia Municipal Assoc	Subscription	20.00
6386	Mrs J Williams	Meeting Sustenance	66.00
6387	Windsor Court House	Summons Fees	745.00
6388	Windsor Exhaust Centre	Plant Parts	155.00
6389	Windsor Glass	Plant Repairs	122.90
6390	Winford Motors Pty Ltd	Plant Repairs	5888.00
6391	Wirtgen Australia	Hired Plant	11175.00
6392	Wormald Security	Security	262.00
6393	K D Wood & Associates	Professional Fees	200.00
6394	WSROC Group Apprentices	WSROC Wages	2604.40
6395	WSROC	Conference Expenses	300.00
6396	DA & ME Brown	Refund	285.00
6397	KM & MJ Benedetti	Refund	251.28
6398	Bathurst College of TAFE	Training	1200.00
6399	LF Colbert & AL Crow	Refund	378.00
6400	CR & YM Cullen	Refund	163.00
6401	Coode Scott & Corry	Refund	100.00
6402	E Clarke	Refund	363.00
6403	MF & DM Castles	Refund	230.34
6404	RJ Christofferson	Refund	260.78
6405	S G Demetrios Solicitor	Refund	18.00
6406	RE & G Findlater & T Basso	Refund	356.00
6407	JC Fretton & LS Graham	Refund	229.00
6408	L & N Fehlberg	Refund	188.46
6409	S Holst	Refund	230.04
6410	S Fay & KK Hawkins	Refund	167.52
6411	C A Krickner	Refund	222.29
6412	S A & B M Lord	Refund	83.76
6413	Mepstead & Assoc	Refund	580.00
6414	J A & J D Milnes	Refund	500.00

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General Purpose Committee - Finance - 26/11/91

6415	Mine Materials Handling&Servic	Refund	50.00
6416	H Michael	Refund	99.00
6417	NSW Police Department	Refund	283.75
6418	NSW Planning&Enviroment Commis	Refund	69.73
6419	Fishburn Watson O Brien	Refund	313.89
6420	Rotary club of Windsor	Refund	100.00
6421	H S & I J Sabur	Refund	188.46
6422	P W Siegenthaler	Refund	56.46
6423	Dr & Mrs G R Skurray	Refund	125.64
6424	P J Smith	Refund	209.40
6425	J C & P M Upston	Refund	350.00
6426	Willis & Bowring	Refund	100.00
6427	Australian Taxation Office	Prescribed Payments Tax	20870.00
6428	Bradshaw Waste Industries P/L	Contract Payment	23348.19
6429	Commonwealth Banking Corp	Bank Draft-Books	92.66
6430	St George Building Society	Salaries & Wages	64.82
99966	Commonwealth Bank	Fees & Charges	1850.25
99967	Commonwealth Bank	Fees & Charges	535.31
General Fund TOTAL			8650847.82

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General Purpose Committee - Finance - 26/11/91

ACCOUNTS PAIDTRUST FUND

CHQ	PAYEE	DETAILS	AMOUNT
131	Cancelled Cheque	See Warrant 7	100.00-
339	CLM Excavations P/L	Refund	24334.77
340	Ty-Bach Builders	Refund	50.00
341	Baker & Brown Constructions	Refund	50.00
342	Mr & Mrs M A Blackburn	Refund	230.00
343	S Cross	Refund	50.00
344	Mr & Mrs J Dennis	Refund	230.00
345	Ellarode Pty Ltd	Refund	50.00
346	K Haeusler	Refund	230.00
347	T W & C M Lewis	Refund	50.00
348	Mell Associates Pty Ltd	Refund	115.00
349	Mr & Mrs Tucciariello	Refund	115.00
350	Mr & Mrs J M Vaccaro	Refund	115.00
351	A Xuereb	Refund	115.00
352	Local Government Invest Serv	Investments	220000.00
353	Hawkesbury City Council	Transfer	229628.77
354	Bill Chan	Refund	115.00
355	Anavak Pty Ltd	Refund	230.00
356	Dr T P & Mrs G M Aczel	Refund	100.00
357	F S Anderson	Refund	230.00
358	W McDougall	Refund	200.00
359	G V Leard	Refund	230.00
360	Teniere Pty Ltd	Refund	230.00
361	Hawkesbury City Council	Transfer	195404.82
362	Building Services Corporation	Contribution	12950.00
363	Denning Constructions	Refund	275.00
364	Hawkesbury City Council	Transfer	2650.00
365	Hinchey & Cross	Refund	50.00
366	McGraths Hill Child Care Ctre	Refund	75.00
367	S & V Agius	Refund	100.00
368	Baker & Brown Constructions	Refund	288.60
369	Mervyn E Cross	Refund	352.00
370	H & D Graham	Refund	230.00
371	R J & P J Pascoe	Refund	308.00
372	P & T Rigg Constructions	Refund	50.00
373	R W & J A Shephard	Refund	50.00
Trust Fund TOTAL			689381.96

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General Purpose Committee - Finance - 26/11/91

FID General Fund

469096	Hawkesbury City Council	Transfer	400000.00
469097	Hawkesbury City Council	Transfer	100000.00
469098	Hawkesbury City Council	Transfer	360000.00
469099	Hawkesbury City Council	Transfer	77138.85
469100	Hawkesbury City Council	Transfer	330000.00
469101	Hawkesbury City Council	Transfer	80000.00
469102	Hawkesbury City Council	Transfer	23694.68
469103	Hawkesbury City Council	Transfer	5153251.90
469104	Hawkesbury City Council	Transfer	30000.00
469105	Hawkesbury City Council	Transfer	130000.00
469106	Hawkesbury City Council	Transfer	37938.85
469107	Hawkesbury City Council	Transfer	80000.00
469108	Hawkesbury City Council	Transfer	26136.00
469109	Hawkesbury City Council	Transfer	2761.65
469110	Hawkesbury City Council	Transfer	356154.52

FID General Fund TOTAL 7187076.45

98P General Fund

37028	Challenge Bank Limited	Investments	330000.00
37029	Hawkesbury City Council	Transfer	70000.00
37030	Advance Bank	Investments	200000.00
37031	Local Government Invest Serv	Investments	700000.00
37032	St George Building Society	Investments	2000000.00
37033	Hawkesbury City Council	Transfer	50000.00

98P General Fund TOTAL 3350000.00

FID A/C TRUST FUND

25409	Hawkesbury City Council	Transfer	220000.00
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FID A/C TRUST FUND TOTAL 220000.00

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STATEMENT OF BANK BALANCES AND TOWN CLERK'S CERTIFICATE

STATEMENT OF BANK BALANCES AS AT 31ST NOVEMBER, 1991

GENERAL FUND	DR.	133436.01
TRUST FUND	CR.	118344.65
GENERAL FUND 98P		
GENERAL FUND FID		
TRUST FUND 98P		
TRUST FUND FID		
	DR.	15091.36

FORM 2GENERAL

Balance - Cash Account as at 1st October, 1991	DR.	587065.09
Receipts for period ended 21st October, 1991	CR.	8641050.48
	CR.	8053985.39
Payments for period ended 31st October, 1991	DR.	8655620.73
	DR.	601635.34
Unpaid accounts in office amount to		\$1019723.97
Limit of overdraft arranged with bank		\$ 800000.00

TOWN CLERK'S REPORT

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

G.M. McCully,
Town Clerk/General Manager

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General Purpose Committee - Finance - 26/11/91

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>
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
89 Days	03-12-91	9.63%	General Fund	1,966,737.47
89 Days	03-12-91	9.63%	General Fund	36,230.11
115 Days	06-01-92	9.65%	General Fund	525,000.00
147 Days	10-01-92	10.05%	General Fund	617,025.67
150 Days	13-01-92	10.05%	General Fund	447,805.04
154 Days	17-01-92	10.05%	General Fund	207,651.59
154 Days	17-01-92	10.05%	Treatment Wks	296,951.85
157 Days	20-01-92	10.05%	General Fund	431,353.14
182 Days	09-03-92	9.68%	General Fund	600,000.00
180 Days	11-03-92	9.65%	General Fund	3,000,000.00

Term Deposits

159 Days	04-12-91	10.53%	Treatment Wks	760,000.00
121 Days	11-12-91	10.20%	General Fund	500,000.00
125 Days	16-12-91	10.18%	General Fund	600,000.00
170 Days	18-12-91	10.46%	General Fund	200,000.00
170 Days	18-12-91	10.46%	General Fund	500,000.00

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General Purpose Committee - Finance - 26/11/91

145 Days	08-01-92	10.02%	General Fund	500,000.00
90 Days	20-01-92	8.94%	General Fund	700,000.00
182 Days	12-02-92	10.04%	Treatment Wks	600,000.00
181 Days	17-02-92	9.97%	General Fund	840,000.00
181 Days	17-02-92	9.97%	Treatment Wks	360,000.00
190 Days	11-03-92	9.66%	General Fund	150,000.00
190 Days	11-03-92	9.66%	General Fund	150,000.00
181 Days	16-03-92	9.64%	General Fund	1,300,000.00
180 Days	17-03-92	9.62%	Treatment Wks	850,000.00
180 Days	17-03-92	9.62%	General Fund	750,000.00
365 Days	27-10-92	9.00%	Treatment Wks	1,284,978.15
365 Days	27-10-92	9.00%	General Fund	715,021.85
365 Days	31-10-92	9.50%	General Fund	300,000.00

Short Term Investments (Advance)	General Fund	675,000.00
Short Term Investments (L.G.I.S.)	General Fund	350,000.00

Australian Savings Bonds

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

\$24,553,754.87

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ITEM 2: (File GG21/75 PT1)

SUBJECT: LIBRARY DEVELOPMENT GRANTS 1991/92

REPORT

The Library Council of New South Wales is inviting applications for Library Development Projects in 1991/92. There are two kinds of applications for grants - one for Library Service Development Grants of at least \$5,000 but no more than \$50,000. Applications for Capital Fund Grants of at least \$10,000 up to a maximum of \$100,000. It is proposed to apply for the following grants:-

1. Library Service Development Grant for security system for the library collection which was adopted in principle in September, as part of the library's five year plan. Total amount to be applied for is \$48,804. This is made up of:-

Stage 1	Place security tags in stock at both libraries. Temporary staff would be required as this is labour intensive work.	Tags, est. \$22,000 Temporary staff \$ 6,804
Stage 2	Install security gates and desensitiser units in both libraries.	\$20,000
		Total: \$48,804

2. Capital Fund Grants for proposed extension to the library building. It is proposed to apply for the maximum Library Development Grant available for such projects, an amount of \$100,000.

Recommendation

That Council make applications to the Library Council of New South Wales for:-

1. Library Service Development Grant 1991/92 for security system for the library collection for \$48,804 (forty eight thousand eight hundred and four dollars).
2. Capital Fund Grants 1991/92 for proposed extension to the library building for \$100,000 (one hundred thousand dollars).

ITEM 3: (File GG21/16 PT1)

SUBJECT: APPLICATION FOR FUNDING - HAWKESBURY
RESTORATION FUND

REPORT

Application

In March 1991 an application was received from Mr R J Phipps, Church Warden from St Peter's Anglican Church which sought a grant of \$10,000 from the Heritage Restoration Fund for the conservation of the Coach House at St Peter's Rectory, Windsor Street, Richmond. Simultaneous with this the applicant sought additional funding for the works under the State Government's Heritage Assistance Programme. Determination of the application for funding from the Restoration Fund was held over until the outcome of the Heritage Assistance Programme application was known. The applicant has recently received advice that the Minister for Planning has approved a \$14,000 dollar for dollar grant for the works under the Heritage Assistance Programme. Approval of the Heritage Assistance Programme funding, however, is conditional on the applicant's submission that a grant of \$10,000 would be sought from Hawkesbury City Council under its Local Heritage Fund.

Background Information - Hawkesbury Restoration Fund

The Hawkesbury Restoration Fund was established in 1984 to provide financial assistance to all owners and lessees of heritage properties within the City, other than State Government bodies, Local Government bodies and utility authorities for projects involving the conservation or promotion of heritage items. The fund initially commenced with a total of \$51,000 provided on a three way dollar for dollar basis by the then Hawkesbury Shire Council, the Heritage Council of NSW and the Commonwealth under the National Estates Grants Programme.

Guidelines were formulated for the allocation of financial assistance from the fund in August 1984. Under the guidelines persons wishing to receive assistance applied in writing to the then Heritage Adviser. Following an assessment of the heritage significance of the project, appropriateness of the proposed work and the applicant's financial position, the Heritage Adviser reported the proposal to the Heritage Advisory Committee. The recommendations of the Adviser and the Committee were subsequently reported to Council for determination.

Procedures used for making available funds from the Restoration Fund were later changed to ensure that all applications and applicants were dealt with fairly and with a consistent manner. Thus in 1985 Council resolved that applications for assistance from the fund be assessed by the Shire Planner, Shire Health and Building Surveyor and Deputy Shire Clerk, following consultation with the Heritage Adviser. The application was then reported to Council for determination. This procedure is currently used.

Since the inception of the Restoration Fund, assistance has been provided for proposals varying from the construction of a picket fence to the re-instatement of a shop awning and the restoration of the facade of a two storey commercial building. Given the limited monies within the Restoration Fund (approximately \$51,000) assistance has been given on a low interest loan basis allowing fund monies to assist as many persons as possible. Loans have been made available to applicants from the fund with an interest rate being charged generally less than that of financial institutions. Repayments have generally been made over a period of 5 years.

Whilst applications for assistance to date have predominately been located in Windsor, assistance from the fund has been equally available to all persons throughout the City.

The fund was extensively advertised when it commenced in 1984. Since that time it has also been the subject of advertisements in the Hawkesbury Gazette and also informally advertised by Council's Officers when processing applications involving heritage items.

Guidelines for the Management of Local Heritage Assistance Funds

The Department of Planning has produced guidelines to assist Councils in the formulation of appropriate procedures for the management of such funds.

The Department's guidelines suggest that the following criteria be used to assess eligibility for funding:

- * The item must be a recognised heritage item and preference should be given to items listed in the Heritage Schedule of a Local Environmental Plan. Where a heritage item is not listed, the owner should be asked to seek listing and to reapply for assistance when this has been implemented. Thus the Local Environmental Plan's Heritage Schedule is positively reinforced.
- * All owners or lessees should be eligible except the Local Council, State and Commonwealth Departments.
- * Applications must only be for appropriate conservation work.

The guidelines further suggest that assistance be limited to the following:

- * Grants
- * Loans
- * Indexed refundable grants

Whatever form assistance takes the applicant's contribution should be taken into account in assessment of the application. Dollar for dollar applications provide a strong indication of the applicant's commitment to the project and further ensure that recipients are careful about financial aspects of their project.

The guidelines state that grants are the most appropriate form of assistance where small sums of money are involved, ie up to \$1000 as they are easiest to manage whilst loans have the advantage of enabling heritage funding to be recycled. The guidelines caution however that loans are not popular where the interest rates offered are only a few percentage points below market rates and that when mortgage interest rates are high loans are not popular as home purchasers do not have the means to take on additional debt. In order to overcome these problems the guidelines suggest that where loans are offered, they should be offered at an interest rate equivalent to inflation or lower ie considerably below market rates and that loan periods should be a maximum of five years to achieve quick turnover of funds. Applicants should sign a bank loan type agreement with Council on approval of the application. This agreement must set out the interest rate and repayment period.

Indexed refundable grants may be particularly appropriate in the case of the elderly applicants whose only form of income is the pension. Such grants are made on the understanding that they will be repaid on the sale or disposal of the property together with an indexation amount to ensure that the grant retains its value over time. On the death of the applicant the fund is reimbursed on the sale of the property which may be quite valuable.

The guidelines strongly recommend that applications be called for on a once a year basis as an overview is provided of needs in the area. Further applications may be prioritised and funding accordingly recommended. Funds should be advertised in local newspapers and an application and information brochure explaining the Heritage Assistance Fund and related assistance should be sent to all owners of listed properties.

As the Department's guidelines have been used by a number of Councils in the successful management of local heritage assistance funds it may be appropriate for the guidelines to form the basis management of Council's Restoration Fund.

Assessment of the Application

The application lodged by Mr Phipps on behalf of St Peters Anglican Church has been assessed in light of the Department of Planning's guidelines. The application constitutes a "one off" large \$10,000 grant. Advice received from the Department of Planning indicates that regardless of Council's decision in relation to the issue of such a grant, the Church will receive \$14,000 of funding under the Heritage Assistance Programme.

Assessment of the application presents a number of difficulties. These difficulties include:

- * The absence of other applications to provide comparative analysis.
- * The works proposed in the application may not constitute Council's heritage priorities.

- * That all owners of heritage items in the City should have equal opportunity to apply for funding from Council's Restoration Fund. The only way to ensure that this occurs is to formally call for applications for assistance on a once a year basis.
- * Low interest loan assistance has been predominantly provided to property owners to date. The issue of a "one off" large grant raises the question -will similar levels of assistance be provided to other churches undertaking conservation works, for example, St Matthews Anglican Church - Windsor, St Matthews Catholic Church, Windsor, the Uniting Church - Ebenezer and the St James Anglican Church, Pitt Town. Further is the property of the church more significant or needier of funding from Council than other property owners?
- * Approximately 500 heritage items are identified in the Heritage Schedule of Council's Planning Instrument. Issue of a \$10,000 "one off" large grant to the church represents commitment of 20% of the total resource of the fund to a single property owner. Commitments such as this may preclude other property owners from having the opportunity to obtain assistance particularly on the basis of small dollar for dollar grants.

Conclusion

Overall it is considered essential that the guidelines formulated by the Department of Planning for management of local assistance funds be used as the basis for the operation of Council's own Restoration Fund. Adoption of the guidelines will resolve many of the problems experienced in previous administration of the Fund. Adoption will enable all property owners in the City to have equal knowledge of and access to funding. More importantly, the adopted guidelines will establish a formal basis for determination of applications and one which all applicants will be equally aware.

It is considered inappropriate to support the application by Mr Phipps for a large "one off" grant. Approval of the application will pre-empt the formal calling for applications and thus management of the Fund as recommended vis-a-vis the Department's guidelines. Approval of the application will set a precedent which Council simply cannot afford to offer, particularly in view of the number of private individuals and organisations wishing to undertake conservation works in the City. In the absence of provision of a similar "offers" to other individuals and organisations. The applicant's proposal would be "favoured" to the detriment of other projects in the City.

Given all of the above it is more appropriate that the applicant be, instead, offered assistance on a low interest loan basis. Provision of such a loan will enable the applicant to bolster existing Church funds (estimated to be approximately \$4,000) and constitute the \$14,000 required by the Church to accept the funding offered under the Heritage Assistance Programme. Provision of assistance on this basis

will further enable Fund monies to be "recycled" for use by other persons and organisations undertaking conservation projects in the City.

Recommendation

1. That information in the above report relating to the Hawkesbury Restoration Fund be received.
2. That the Department of Planning Guidelines for the management of local heritage assistance funds be adopted as basis for operation of the Hawkesbury Restoration Fund.
3. That the applicant, Mr J Phipps, be offered \$10,000 (ten thousand) from the Hawkesbury Restoration Fund on a low interest loan basis to undertake conservation works at the former Coachhouse St Peter's Rectory, Richmond.
4. That a meeting be held in February, 1992, of Council's Heritage Advisory Committee to establish funding priorities for the Hawkesbury Restoration Fund.
5. That applications for assistance from the Hawkesbury Restoration Fund be invited in January, 1992.
6. That should the offer made in recommendation N^o 3 above not be acceptable to the applicant, Mr J Phipps, that he be invited to re-apply for assistance when applications are invited in February, 1992.

ITEM 4: (File GT20/6 PT1)

SUBJECT: PROPOSED LEASE OF WINDSOR FUNCTION CENTRE

REPORT

Council, at its meeting of 12 November, 1991, gave consideration to a report submitted concerning the proposed leasing of the Windsor Function Centre and resolved inter alia that a further report be prepared in relation to the submissions received for the future leasing of the facility and that suitable applicants be interviewed by the full Council.

A total of seven submissions was received, six being for the leasing of the facility and one for the operation of the Centre on a contract management basis.

Attached to this report is a summary of the submissions.

Having regard to Council's former decision, it is suggested that all applicants be interviewed, with the exception of Functional Catering, as their proposal, financially, is significantly less than others.

It is noted that a number of the applicants have indicated their anxiousness in having the matter determined and it is noted that there will be a reasonable time commitment involved in interviewing the six applicants. Therefore, it is felt appropriate that consideration be given to conducting a Special Meeting of Council this year so that interviews can be undertaken and a determination made.

Full copies of the relevant submissions, together with a detailed report, will be circulated to Aldermen prior to the Special Meeting.

IT IS RECOMMENDED THAT the report concerning the submissions received in relation to the future operation of the Windsor Function Centre be received and interviews be conducted by Council at a Special Meeting on a date to be determined.

**WINDSOR FUNCTION CENTRE
COMPARISON OF SUBMISSIONS FOR LEASING**

Applicant/s	Owners/Directors	Proposed Rental	Turnover Arrangements	Tenure of Arrangements	Proposed Management Structure	Comments
1. Functional Catering , C/- 22 Oakland Parade, Werrington Downs	Tony Ireland and John Bates (partnership)	\$12,000 p/a for initial year. Rental to be reviewed at end of initial year based on turnover for that year.	N/A	5x5	Partners propose to appoint an asst. manager for bookings/enquiries. Partners will have extensive involvement in the day to day management of Centre and the functions. Company has its own function staff, however, they would consider employing some existing staff from the Centre.	* Partners are both professionally qualified and experienced chefs. * Reviewed annual rental to be adjusted annually to CPI. * Company will continue its other catering and food service operations.

Applicant/s	Owners/Directors	Proposed Rental	Turnover Arrangements	Tenure of Arrangements	Proposed Management Structure	Comments
2. Resthall Pty Ltd , C/- 61 South Street, Granville and Ms J Ryder , C/- Level Crossing Road, Mulgrave	Ken Mills, Company Director, Resthall Pty Ltd and Ms Joanne Ryder (in partnership with Resthall Pty Ltd)	\$20,800 p/a (base rental)	5% of annual gross turnover	3x3	Ms Joanne Ryder proposes to be appointed Centre Manager on behalf of that partnership. The partners propose to consider employing existing staff for functions.	* Resthall Pty Ltd directors have experience in all sections of the industry, including restaurants, nightclubs and functions. * Resthall's current interests include a theatre restaurant/ reception centre licensed for 500 persons at Granville. Also they organise full wedding packages having purchased Metropolitan Functions.

Applicant/s	Owners/Directors	Proposed Rental	Turnover Arrangements	Tenure of Arrangements	Proposed Management Structure	Comments
3. Ms J Ryder, C/- Level Crossing Road, Mulgrave	Ms Joanne Ryder	N/A	N/A	3x3	Ms Ryder is seeking appointment as Contract Manager of the Centre. The Chef and function staff to be appointed by Council.	* Ms Ryder proposes a contract wage of \$1200/week ie \$62,400 p/a be paid plus 5% of gross food and liquor as an incentive. * Contract wage to cover cleaning costs, reception and office work. * Council responsible for other overheads/outgoings.

Applicant/s	Owners/Directors	Proposed Rental	Turnover Arrangements	Tenure of Arrangements	Proposed Management Structure	Comments
4. J & F Goddard C/- 14/16 Greenoakes Avenue, Darling Point	Mr Joseph and Mrs Freidl Goddard	\$20,000 p/a to be reviewed annually to CPI (base rental)	8% of total food, beverages and hall hire	4x4	Mr Goddard proposes to appoint a caretaker for bookings/enquiries. He and his wife to have extensive involvement in day to day management of the Centre. Also they have a public relations section consisting of a Conference Co-ordinator and promotions person. They propose to consider employing existing staff at the Centre.	* The applicants have been involved in tourist/hospitality-related establishments for 35 years. * Currently managing on behalf of mortgagee in possession, James Cook International Bathurst and Cascades Motor Inn, Dubbo. * Applicants have lodged a \$10,000 bond. * Financial references submitted.

Applicant/s	Owners/Directors	Proposed Rental	Turnover Arrangements	Tenure of Arrangements	Proposed Management Structure	Comments
5. Toongabbie Catering Services, C/- PO Box 386 Toongabbie	John Herc, Tony Bonello, Louis Bigoni (all Directors)	\$36,000 p/a to be reviewed annually to CPI	N/A	5x5	The applicants propose to appoint one of the directors as the day to day manager of the Centre for the first year. Following this period they propose to appoint a full time manager. They have a large number of casual staff for functions, however, they propose to give consideration to employing some of the existing staff from the Centre.	* The directors all have vast experience in the catering/ hospitality industry. * The Company currently leases Wentworthville Community Centre from Holroyd Municipal Council on a 2x2 yr tenure. * The Company proposes to continue other interests including catering and food service operations and the arrangement with Holroyd Council.

Applicant/s	Owners/Directors	Proposed Rental	Turnover Arrangements	Tenure of Arrangements	Proposed Management Structure	Comments
6. K & M Willoughby, C/- Lot 5 Church Lane, Castlereagh NOTE: Mr & Mrs Willoughby have advised that they will be overseas from the 29th November, 1991, to the 13th December, 1991.	Keith and Marilyn Willoughby	\$30,000 p/a to be reviewed annually to CPI (base rental)	10% of food + liquor + 5% of hall hire charges	3x3x3 or 5x5	Mr and Mrs Willoughby propose to manage the Centre themselves and appoint a chef and function staff. They propose to consider existing staff at the Centre for function work.	* Mr and Mrs Willoughby have a successful business background which includes the development and management of the Riverlands Garden Centre over a period of 5 years. The business is now leased with the Willoughbys owning the freehold property. * No previous experience in the catering/hospitality industry, however, Mrs Willoughby has a background in public relations. * Applicants propose to pay \$20,000 in advance rental on commencement of the lease. * Applicants undertake to give consideration to providing a movable dividing wall between Phillip & Macquarie Rooms at their expense. The estimated value for this project is \$50,000.

Applicant/s	Owners/Directors	Proposed Rental	Turnover Arrangements	Tenure of Arrangements	Proposed Management Structure	Comments
7. Executive Cuisine	Peter Scholes, Managing Director and Executive Chef	\$35,000 for initial year. Rental to be reviewed at end of first 12 months trading with a view to moving to a % of turnover arrangement.	N/A	3x3	Mr Scholes has involvement in all the day to day running of the company. He proposes to appoint a manager to staff the office and the company has a significant number of function staff. However, they will give consideration to employing some of the existing staff.	* Mr Scholes has a significant number of years experience in the catering/hospitality industry including restaurants, motels, royalty and government functions, weddings etc. * Rental to be reviewed at end of first year's trading with a view to moving to a % of turnover arrangement.