

Dennis

Hawkesbury City Council Committee Business Papers

Meeting Date 1 OCT 1991

HAWKESBURY CITY COUNCIL

MISSION STATEMENT:

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

SUPPLEMENTARY REPORT

SECTION 2 - PLANNING AND DEVELOPMENT

ITEM 14: (File DA221/91)

SUBJECT: EXTENSION TO FRANKLINS SUPERMARKET -
KABLE AND BAKER STREETS, WINDSOR

REPORT (MTP)

Council is referred to Item 8 in the Planning and Development Section of this Business Paper.

The report indicates that should the development be approved, then a parking contribution of \$153,600 would be required, ie. \$9,600 x 16 spaces, this figure is incorrect. Only 7 spaces would be lost, as the applicant intends to alter the layout of the carpark to minimise the loss of parking.

Thus,	current No. of spaces	118
	spaces demanded by existing development	- <u>86</u>
		<u>32</u> spaces in excess
	spaces lost as a result of extension	15 (9 on Town Centre site and 6 on CES site).
	spaces gained following alteration in carparking layout	<u>8</u> (8 on Town Centre site but none on CES site)
		<u>7 spaces lost. — NET</u>
	spaces demanded by extension	
	9 + 7 lost spaces = 16 spaces.	
	32 - 16 = 16 spaces in excess of those required under Carparking DCP.	

Therefore, the parking contribution would be \$67,200, ie. \$9,600 x 7.

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...

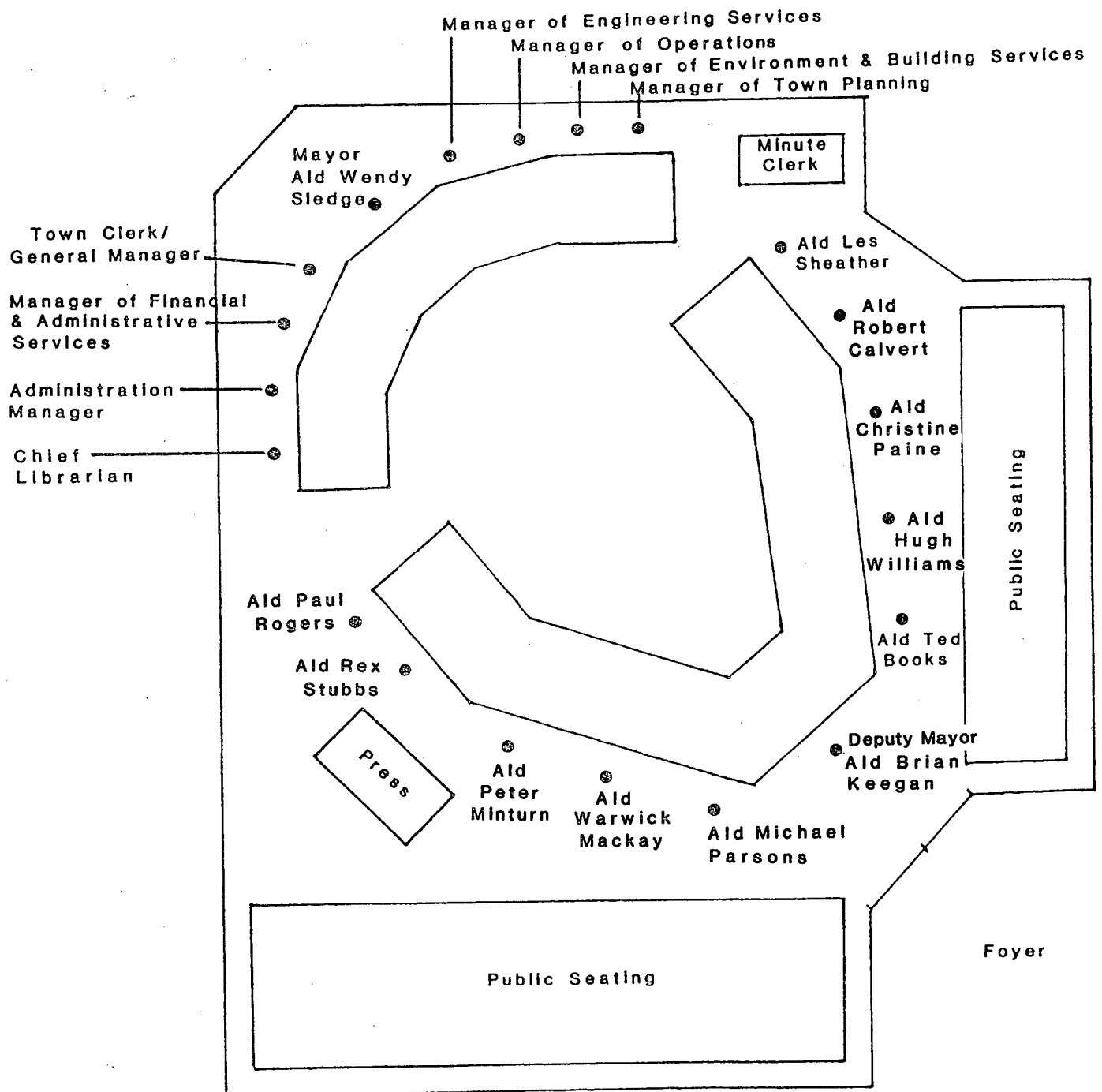
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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 27th August, 1991, commencing at 9.30 am.

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

Apologies for absence were received from Aldermen H.J.M. Books and R.F. Rotherham.

RESOLVED on the motion of Alderman Gibson seconded by Alderman Michael that the apologies be accepted.

RESOLVED on the motion of Alderman Horrex seconded by Alderman Mackay that the Minutes of the General Purpose Committee Meeting held on 23rd July, 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 July, 1991, be received and the revised estimates of cost be adopted.

2. CAROLS BY CANDLELIGHT - McQUADE PARK - WINDSOR CHAMBER OF COMMERCE. PK/203 PT1

THAT APPROVAL BE given to Windsor Chamber of Commerce for use of McQuade Park, Windsor on 14th December, 1991, to conduct Carols by Candlelight, subject to the reserve being left clean and tidy upon completion of that event, with Council to provide portable stage and additional rubbish receptacles.

3. SKATEBOARD RAMP - HOBARTVILLE. GG21/40 PT1

THAT THE CONSTRUCTION of a skateboard ramp in the open space reservation in Laurence Street, Hobartville be listed as a project for consideration in the next Park Improvement Programme.

4. BONDING OF OUTSTANDING ROAD AND SEWER WORKS - WINDSOR DOWNS PRECINCT 2A - SUBDIVISION LOT 144 DP805558 BARKLEY DRIVE. SA65/91

THAT COUNCIL AGREE to accept security in the form of a bank guarantee for \$200,000 (two hundred thousand) covering completion of road, drainage and sewer works for Stage 2A Windsor Downs Estate in accordance with plans approved by the Manager of Engineering Services, subject to:-

1. The work being completed by 31st August, 1992.
2. A covering Deed of Agreement prepared by Council's Solicitor be completed by the owner of the property.
3. The cost of the preparation of the Deed to be paid direct to Council's Solicitor by the owner.
4. Council's Seal be attached to the completed documents.

5. TREE REMOVAL APPLICATION - J STOKMAN, LOT 2 POWELLS ROAD, BILPIN. P1610/8 PT1

Messrs. R. Freeman and A. McDonald addressed the Committee on behalf of the applicant.

Mrs. P. Trahar and Mr. M. Hartley - "The Tree Doctor", addressed the Committee as objectors.

A SITE INSPECTION be carried out.

The Committee inspected the site at 3.40 p.m. Aldermen present at the inspection were Aldermen W.J.Sledge, R.C.Bazeley, F.Y.Denne, P.E.Gibson, J.J.Horrex, G.G.Michael and L.C.Sheather.

Mr. & Mrs. Trahar and Mr. & Mrs. Stokman addressed the Committee on site.

THAT REMOVAL OF trees from Lot 3 (right of carriageway to Lot 2) for additional access to Lot 2 be refused.

6. PUMP AND LINE TO LITTLE WHEENY CREEK, KURRAJONG HEIGHTS. GR60/28 PT1, P1910/60 PT1

THAT NO OBJECTION be raised to a pump and service connection on Lot 31 DP 203876 from Little Wheeny Creek to Lot 21 DP203876, subject to the obtaining of a licence from the Department of Water Resources and that the consent rest on correspondence.

Report of the Local Traffic Committee Meeting held on Friday 16th August, 1991, in the Council Chambers at 10am.

PRESENT:

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

Also Present - Mr. R. Gilmore, Manager of Engineering Services

CONFIRMATION OF MINUTES :

Moved by Mr. R. Searle, seconded by Sgt. G. Thompson that the Minutes of the previous meeting held on 14th June, 1991, be confirmed.

1. UNIVERSITY OF WESTERN SYDNEY, HAWKESBURY - STUDENT REPRESENTATIVE COUNCIL AND MR. P. GIBSON MP - INTERSECTION BOURKE STREET AND BLACKTOWN ROAD, RICHMOND. GT230/6 PT1, 258/R PT1, 208/R PT1

THAT FURTHER REPRESENTATIONS be made to the RTA that the intersection be upgraded with traffic lights and that action be taken as soon as possible to extend the 60kph (sixty) zone out to a point past the access known as Piggery Lane.

That Council be requested to make representations to the University and the TAFE College authorities concerning the provision of the traffic lights and upgrading of facilities to give access to the area on the basis that consideration be given to the University/TAFE contributing to the cost of the work.

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 27TH AUGUST, 1991.

2. R.K. BENNETT - INTERSECTION OLD PITT TOWN ROAD AND
PITT TOWN ROAD, PITT TOWN. GT230/8 PT1

THAT "GIVE WAY" signs be erected in Eldon Street with priority to the main road traffic.

COMMITTEE'S RECOMMENDATION

THAT A SILENT Cop be installed at the intersection.

3. HOBARTVILLE PUBLIC SCHOOL P & C GROUP - TRAFFIC
FACILITIES NEAR SCHOOL. 2205/R PT1

THAT NO FURTHER action be taken at this time.

4. P. GIBSON MP - PEDESTRIAN FACILITIES - ST. MONICA'S
CHURCH. GT20/6 PT 1, 258/R PT1, 2343/R PT1

THAT COUNCIL OBTAIN a proposal for floodlighting at the crossing and give further consideration to its installation.

5. MRS C. COFFEY - GROSE VALE ROAD, GROSE VALE. 722/R

THAT NO ACTION be taken.

6. JOHN D. PAINE - TOURIST BUSES - FITZGERALD STREET,
WINDSOR. 610/R PT1

THAT THE MATTER be deferred pending finalisation of Council's proposal to extend Union Lane through to Hollands Paddock car park.

7. ROADS & TRAFFIC AUTHORITY - ROAD TRAFFIC ACCIDENTS IN
NSW - 1990. GT230/1 PT1

THAT THE INFORMATION be received.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL MAKE representations to the Roads & Traffic Authority to include a roundabout on the corner of Blacktown Road and George Street at the nearest possible time because of the Blackspot ranking of that corner.

THAT THE LOCAL Traffic Committee be requested to give consideration to installing a large sign indicating "Windsor Road" on Bandon Road approaching from the south to Windsor Road about 100 metres further back up the road indicating that motorists are approaching a major road.

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

THAT THE MATTER be further considered at the next meeting of the Committee.

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

THAT ARRANGEMENTS BE made for an onsite inspection at the next meeting of the Committee.

10. ROADS & TRAFFIC AUTHORITY - BLACK CAT PEDESTRIAN
SAFETY CAMPAIGN. GT230/6 PT1

THAT COUNCIL PROVIDE support to the campaign.

11. HP PLUMBING SUPPLIES PTY LTD - PARKING - THOMPSON SQUARE. 731/R PT2, 265/R PT1

THAT NO CHANGES be made to the parking restrictions at this location.

12. AIRSHOWS DOWNUNDER - RAAF 70TH ANNIVERSARY AIR SHOW. GT230/15 PT1, 248/R PT1, 1218/R PT1

THAT NO OBJECTION be raised to the closing of the roads and the RTA be advised accordingly.

13. HALPIN'S PHARMACY - PARKING RESTRICTIONS, BELLS LINE OF ROAD, NORTH RICHMOND. GP1/3 PT1

THAT NO ACTION be taken in this matter at this time.

14. MEPSTEAD & ASSOCIATES PTY LTD - SUBDIVISION - CASTLEREAGH ROAD, RICHMOND. SA 51/91

THAT "NO STANDING" signs be provided in the entry to the development. The installation and cost of the signs to be met by the developer.

15. NSW WATER SKI ASSOCIATION LTD - 1991 BRIDGE TO BRIDGE SKI CLASSIC. GR30/38 PT1, 2003/R PT1, 120/R PT1, 1620/R PT1, 1629/R PT1, 1409/R PT1

THAT THE ROAD closures be agreed to.

16. HAWKESBURY CITY COUNCIL - PARKING - ROSS STREET AND ANSCHAU CRESCENT, WINDSOR. GP1/3 PT1

THAT PARKING RESTRICTIONS not be introduced in Ross Street or Anschau Crescent, Windsor.

17. NSW POLICE DEPARTMENT - BANDON ROAD, VINEYARD. 236/R

THAT THE INFORMATION be received.

Note: Due to the Local Government Election to be held on 14th September, 1991, the September meeting of the Local Traffic Committee will not be held as scheduled.

Date of Next Meeting: Friday, 18th October, 1991.

The meeting terminated at 12.20pm.

THE REPORT BE received and the recommendations be adopted.

SECTION 2 - PLANNING AND DEVELOPMENT

1. HOME ACTIVITY - HAIR DRESSING - MR AND MRS DIMIC - LOT 4, DP 215575 WALLACE ROAD, VINEYARD, DA142/91

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 8th March, 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;*
- (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. Submission of a building application, plans and specifications complying with Ordinance 70.
4. The finished materials used in construction are, where practicable, to match the existing dwelling and are to be incorporated within the building application.

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 27TH AUGUST, 1991.

2. SUBDIVISION - R A EASTON - LOT 1, DP 733109, 98A COMLEROEY ROAD, KURRAJONG. SA62/91

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

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

3. SUBDIVISION - MCKINLAY MORGAN AND ASSOCIATES - LOT 2, DP 244427 CARTERS ROAD, GROSE VALE. SA172/90

Mr. B. McKinlay addressed the Committee.

- A. THAT THE APPLICANT'S objection pursuant to SEPP1 not be supported.
- B. That the application be refused on the grounds that:-
 - 1. The subdivision is not in compliance with the 4ha (four) minimum allotment requirement for land zoned Rural 1(c1) in accordance with the provisions of HLEP, 1989.
 - 2. The application is not in the public interest.

4. TOURIST FACILITY - MR E WHITEHEAD - LOT A, DP 370895 CORNER WILBERFORCE AND FREEMANS REACH ROAD, WINDSOR. DA185/91

THAT CONSENT BE granted subject to:-

1. The development carried out generally in accordance with the plans submitted with the application, and dated August, 1989, except where amended by conditions of consent.
2. The property shall not be used at any time for "outdoor table stalls" and the like.
3. Arrangements satisfactory to the Manager of Engineering Services are to be made for 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.
4. 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.
5. Submission of a building application, plans and specifications complying with Ordinance 70 for any minor internal alterations.
6. 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.
7. 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.
8. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.
9. 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 over the frontage of the land to Freemans Reach Road, together with any such works as are necessary to make this construction effective.
10. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6m (six).

11. Construction of road and drainage works are not to commence until three copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
12. Parking shall be provided for 13 (thirteen) vehicles in accordance with Council's regulations and parking policy. These carparking spaces shall have a clear width of 2.6m (two point six), a depth of 5.5m (five point five) and a clear head height of 2.3m (two point three). Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed of brick pavers/earth toned coloured concrete or the like, drained and marked. Full details of works shall be submitted for approval prior to construction.
13. Proposed car space No. 1 is to be relocated adjacent to car space No. 12, towards the side rear of "Bridgeview House".
14. The provision of an adequate truck area to cater for the removal of effluent from any future septic tank. This space shall have a clear head height of 3.6m (three point six).
15. All loading and unloading in relation to the use of the premises shall take place wholly within the property.
16. 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.
17. Landscaping shall be maintained to Council's satisfaction.
18. The hours of operation being confined to between 9.00am and 9.00pm, 7 (seven) days a week
19. A full hydraulic design shall be submitted with the Building Application showing all drain and plumbing lines, flow rates and fixture units.
20. The existing on site disposal shall be converted to an effluent removal service. A septic tank application shall be lodged with full hydraulic details. The system is to be completed and ready for use prior to commencement of the proposed use.
21. A commercial grease trap shall be provided to cater for the projected loads of the kitchen.

22. Fulfilment of the requirements of the Roads and Traffic Authority in relation to road widening required by Lot 2, DP 236620.
23. No parking signs be erected at both boundaries adjacent to Freemans Reach Road and Wilberforce/Putty Road directed towards each sign indicating that there is no parking on the perimeter of the boundary of the property.

5. PROFESSIONAL CHAMBERS - G RHODES - LOT 2, DP 400616, NO. 540 GEORGE STREET, SOUTH WINDSOR. DA91/91

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

1. The development shall be carried out generally in accordance with the submitted plan and supporting information.
2. Parking shall be provided for 5 (five) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths are to conform to Council's specifications and are to be constructed, drained, sealed and marked. Full details of work shall be submitted for approval within 30 (thirty) days from the date of this consent. On site detention is to be provided within the carpark to maintain flows off the carpark to that equivalent to a grassed surface.
- 3-4 Standard Conditions (DA) - 32, 100.
5. Operating hours shall be limited to 8.00am to 6.00pm Mondays to Fridays and 8.00am to 12.00pm Saturdays. Any alteration of these hours will require Council consent.
6. Roofwater drainage of both the house and the garage shall be disposed of to Council's satisfaction.

6. PROFESSIONAL CHAMBERS - K BARNES - PART LOT 2, SECTION 16, RICHMOND, NO. 116 WINDSOR STREET, RICHMOND. DA190/91

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

1. The development shall be carried out generally in accordance with the submitted plan and supporting information.
2. Parking shall be provided for 4 (four) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths are to conform to Council's specifications and are to be constructed, drained, sealed and marked. In this regard, car space numbered 5 (five) shall be deleted and additional concrete surface shall be provided to allow unimpeded manoeuvrability to the remaining spaces.
- 3-4 Standard Conditions (DA's) - 32, 100.
5. Operating hours shall be limited to 7.00am to 7.00pm daily. Any alteration of these hours will require Council consent.

7. TOURIST FACILITY - S N FALCONER - LOT 3, SECTION 3, DP 758924, BULGA STREET, ST ALBANS. DA159/91

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

1. The development shall be carried out generally in accordance with Plan No SK01, dated June, 1991.
2. A separate development application is to be lodged for the proposed tea rooms.
3. The use of glass shall be reduced and timber, instead of aluminium windows and doors used.
4. The pitch of the roof shall be increased to 30 (thirty) degrees to 40 (forty) degrees.
5. That part of the building beneath the floor level shall be enclosed with timber.
6. The floor levels of the building shall be as indicated on the submitted plans.

7. Consideration is to be given to minimising the visual impact of the proposed water storage tanks.
8. Details of proposed fencing are to be submitted with the building application.
9. Any signs erected, displayed or painted on the building shall be sympathetic with the historic character of the area.
10. Parking shall be provided for 6 (six) 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 of brick pavers or similar materials, drained and marked. Full details of works shall be submitted for approval with the building application.
11. Construction of a brick paved (or similar) footway crossing.
12. Operating hours shall be limited to 10.00am to 3.00pm Mondays to Fridays and 10.00am to 4.00pm Saturdays and Sundays. Any alteration of these hours will require Council consent.
- 13-23 Standard Conditions (DA) 22, 31, 32, 33, 52, 61, 70, 73, 85, 100 and 102.
24. There is to be no residential use of the proposed building at any time.
25. The type of aerated septic tank and disposal of effluent to be to the satisfaction of the Manager of Environment & Building Services.

8. VILLA HOMES - R COLLIS - LOT A, DP 360511, 21 WINDSOR STREET, RICHMOND. DA168/91

THAT THE APPLICANT'S 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.

9. RESTAURANT AND PRIVATE RESIDENCE - ALEX O'GRADY -
PART LOT A DP33680, 1318 BELLS LINE OF ROAD, KURRAJONG
HEIGHTS. DA192/91

Mr. V. Petersen addressed the Committee.

A SITE INSPECTION be carried out.

The Committee inspected the site at 2.45 p.m. Aldermen present at the inspection were Aldermen W.J.Sledge, R.C.Bazeley, F.Y.Denne, P.E.Gibson, J.J.Horrex, G.G.Michael and L.C.Sheather.

Mr. Petersen and Mr. Janzen addressed the Committee as objectors to the proposed car park component of the application.

THAT THE APPLICANT have discussions with staff and a further report be submitted to Council in relation to a redesigned car park generally on the road reserve at the end of the access road. That consideration be given to service vehicles using the private resident access road.

10. COMMERCIAL REZONING - DRAFT LOCAL ENVIRONMENTAL
PLAN NO. 10/91 - LAND BOUNDED BY FRANCIS, BOSWORTH AND
WEST MARKET STREETS AND COUNCIL'S CARPARK, RICHMOND.
LEP10/91

THAT COUNCIL RESOLVE to proceed with the draft local environmental plan and place it on exhibition pursuant to Section 65 of the Environmental Planning and Assessment Act.

11. KEEPING OF DOGS - 44 DRUMMOND STREET, SOUTH WINDSOR.
P426/225

THAT COUNCIL RESOLVE to exercise its powers under Section 289(e) of the Local Government Act, 1919, to control and regulate the keeping of dogs at Lot 3, DP 217884, No. 44 Drummond Street, South Windsor, by limiting the number of dogs able to be kept on the premises to a maximum of 1 (one) within 90 (ninety) days.

12. TOURISM FACILITY, CLARENDON - "HAWKESBURY HORSE WORLD" - M R PRICHARD PTY LTD. 1829/850

THAT COUNCIL SUPPORT the proposal for a "Hawkesbury Horse World" at Clarendon and that the proponent be invited to have further discussions with Council's staff concerning the further development of his concept.

That the concept be indicated to Council's Tourism Consultant for his additional investigation.

That the Hawkesbury Race Club be asked to comment in writing on the proposal.

13. VALIDITY OF HERITAGE ITEM - "ROSMOYNE" - 128 FRANCIS STREET, RICHMOND. 613/1190, LEP10/86

Alderman Horrex declared an interest in this matter.

Mr. Don Shaddick addressed the Committee on behalf of the landowners.

THAT COUNCIL RESOLVE to amend Hawkesbury Local Environmental Plan, 1989, by the deletion of the subject property from Schedule 1 of the LEP and that such be a submission by Council to the Department of Planning at the time of dealing with other amendments to the LEP currently on exhibition.

14. BANK STABILISATION/REGRADING - LOT 8 DP 785357 HIBBERTS LANE, FREEMANS REACH. DA353/90

THAT A REPORT be brought forward to the next Ordinary Meeting of Council in relation to this application, such report to include flood mitigation grounds and techniques used on the stabilisation of the bank downstream from the Windsor Bridge.

15. RECYCLING SERVICE. GW10/21 PT1

THAT THE REPORT be received.

16. AIR POLLUTION - HAWKESBURY BASIN. GE20/16

THAT COUNCIL'S WRITTEN submission to the NSW Government Air Quality Summit be in terms of this report.

17. USE OF COUNCIL'S WASTE DEPOTS. GW1/4 PT1

THAT COUNCIL NOT accept any commercial or industrial waste into the Waste Depots which is carried by contractors who do not have a current and active account with Council.

18. DEVELOPMENT CONTROL PLAN - HOUSING AND KEEPING OF DOGS. GP70/14 PT1

Mr. J. Hart addressed the Committee, as an objector.

THAT THE DRAFT Plan be adopted and the necessary advertising procedures under the Environmental Planning and Assessment Act, 1979, take place.

19. HISTORIC CANNONS. GH20/12 PT 1, PK202

Mr.D.G.Bowd, President of the Hawkesbury Historical Society, addressed the Committee.

Alderman Denne asked that consideration of this item be deferred in view of the concern expressed by the Gascoigne family that the cannons may be placed elsewhere.

THAT CONSIDERATION OF this matter be deferred until the next Committee Meeting.

SECTION 3 - FINANCE

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

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

General Fund Nos.	3359	-	4204	\$4248253.15
Trust Fund Nos.	117	-	212	\$203225.29
FID General Fund	469066	-	469073	\$1123586.25
98P General Fund	37012	-	37013	\$1200000.00
98P Bank Trust Fund	425411	-		\$500000.00
				\$7275064.69

2. HAWKESBURY SPORTS COUNCIL. GR30/30 PT1

THAT COUNCIL MEET the costs of Incorporation of the Hawkesbury Sports Council under the Associations Incorporation Act.

QUESTIONS WITHOUT NOTICE

Alderman Bazeley stated that at Council's last Ordinary Meeting a resolution was passed that Council write to Mr. Paul Rogers concerning his allegations about Council, Council staff and Aldermen, that they were false, his pamphlet should be withdrawn and a public apology should be made. To date Mr. Rogers has not been written to. Alderman Bazeley asked if the Mayor could advise what is happening.

The Mayor stated the letter has been sent and undertook to obtain a copy of the letter.

Alderman Bazeley referred to the continuing activity in regard to the saleyard site at the Showground. He stated that he could see a rather incompatible mess if there is a proposed tourist zone, a proposed sporting recreation zone and a saleyards. Council has not as yet received approval for rezoning, nor approval from the Metropolitan Lands Office to proceed with the development and it is understood that Council has only just received a development application. Alderman Bazeley asked why is Council proceeding in this rather unusual manner when the rezoning is not in place nor is the approval from the Metropolitan Lands Office. He stated that the residents are justifiably concerned.

The Town Clerk/General Manager stated that the history of the situation is that Council was caught in a totally invidious position at McGraths Hill with the saleyards adjacent to the High School and there was advice from the Council's legal advisers that in the Court Council would not be overly successful in relation to the McGraths Hill site and accordingly the alternative site at Clarendon was looked at. There has been a number of reports to the Council over the last year about that site and numerous discussions with the Agricultural Association. It was also discussed with the representatives from the Lands Department that as the full 40 ha. of the Showground was not required in the immediate future for either showground or recreational purposes, there was some period down the track that Council could look at other uses where there could be some compatibility and they would provide some income to the Showground for its ongoing development. The land concerned is significantly flood liable and its only possible use for some further time would be for sporting fields. The Crown Lands Office as did the Agricultural Association saw that there was compatibility in that the saleyards' holding pens could be used during show time for the holding of animals and also there could be a traditional show sale of animals which apparently occurs in other areas. Based on this, Council, some months ago, adopted a revised plan for the Showgrounds' development. In the last few days, Council has received agreement from the Lands Office to exhibit the plan which will include the proposal for the Showground.

The Town Clerk/General Manager stated that the zoning matter is purely a technicality. When the land was transferred from the use of the then Agricultural College to the Council's trusteeship, no thought was given to the changing of the zoning, which was Special Purposes (School). He advised that he had had a meeting with the residents and they have accepted that this is a technicality.

The National Livestock Brokers have submitted their Development Application to the Council. They are well aware that the procedure will be that when the approval is given from the Crown Lands Office, the outline plan of the proposed development of the Showground will be exhibited and public comments sought, which would be considered by Council. The next step would then be that should the Council adopt the plan and received its approval, for the Development Application to be advertised. The National Livestock Brokers, themselves, are prepared to undertake at their expense and accepting totally the risk, and it is fully documented, for the earthworks for the proposed development. The earthworks comprise a dam, which is on the original plan approved by Council many years ago for the development of the Showground for its use for agricultural purposes, and the other levelling operation that is taking place would also be suitable for future sporting fields. There is nothing taking place that would compromise the Council's or the Agricultural Association's future use of the land nor is the Council committed to further approval of the plan.

Alderman Bazeley stated that he appreciated Council's invidious position with the saleyards being at McGraths Hill, however, Council could equally be in an invidious position with the residents in that the earthworks proposed could equally be seen as silt traps or effluent traps which are required under a development consent. He stated that Council is appearing to allow a development to proceed when the application has not been advertised or considered.

The Mayor stated that Council is not allowing the development to proceed and that the development application has not been considered at all yet.

Alderman Stubbs stated that he had been approached by Pastor John Gerber of Vineyard advising that his Church has been requested to remove a skate board ramp which they have placed on their premises and sought comment on this matter.

The Manager of Town Planning stated that it was on the basis that the Church had not complied with previous conditions of consent. The Church had an application in for a skate board ramp. It was an administrative matter whereby it was indicated to the Church that Council would appreciate the Church complying with the previous conditions of consent before Council would determine the application. It was brought to Council's attention that the application that the Church had submitted was already built prior to

Council giving consent. He understood that there are some discussions taking place and he undertook to advise Alderman Stubbs what the current situation is in regard to this matter.

Alderman Stubbs stated that Mr. Gerber had indicated to him that the consent for which he had not complied with was the sealing of a part of Brennans Dam Road, but he did point out that he had made a contribution towards that cost to Council and that until the sealing had been completed he was unable to construct a concrete driveway because of trouble with the levels. Alderman Stubbs asked if a report could be brought back before Council implements any further action on this matter.

Alderman Stubbs advised that Mr. Alan Johns had been speaking to a number of Aldermen about the problems with Webbs Creek Ferry and Mr. Johns is suggesting that Insurance Policies have not been lodged with Council. He asked if this is correct.

The Manager of Operations undertook to check if the Policies have been lodged but as a general principle the Insurance Policies are lodged prior to the contract being undertaken.

The Mayor advised that yesterday a meeting was held with Mr. Johns, Alderman Denne, Alderman Sheather, Alderman Michael, herself, Mr. Daley, Mr. Weatherstone and the President and Secretary of the Firemen and Deckhands Union. There was a lot of clarification occurred at that meeting. The Insurance Policies have been seen, but the exact one will be checked.

Alderman Stubbs related to the letter to Paul Rogers and asked were the proper procedures for accepting business without notice followed at that meeting - his understanding is that the motion which was accepted should have been preceded by a motion to accept it as late business and he did not recall that having been done. If so does that make the motion invalid at this stage?

The Mayor stated that she felt that the exact procedures were followed. The Mayor advised that she now had a copy of the letter that had been forwarded to Mr. Paul Rogers, dated the 19th August, which she read in full to the meeting and which is quoted below :

*"Mr. Paul Rogers
Campaign Office
23 Woodburn Road
Kurrajong*

Dear Sir,

During Question Time at the Ordinary Meeting of the Council held on the 6th August, the issue was raised of matter contained in election material authorised by yourself and being distributed throughout the area.

As a result Council unanimously resolved:

"that Council institute urgent action to have the leaflet withdrawn from further circulation and further seeking an unqualified public apology from Mr. Rogers."

Your advices in this matter would be appreciated.

Yours faithfully,

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

Alderman Michael referred to the pool in McQuade Park and stated that he noticed that the water has not been running for the last week and asked if he could be advised of the problem.

The Manager of Operations undertook to investigate the matter.

Alderman Mackay stated that he had received a copy of a letter from Mr. Ian Honnery, Solicitor acting for Mr. & Mrs. Cheetham of Spinks Road, Glossodia in relation to Lot 95, DP 214752, Spinks Road and the removal of trees from that property and asked if the questions raised in that letter could be answered.

The Manager of Town Planning advised that a letter has been dictated to Mr. Honnery and action has been instituted against the landowner for unauthorised removal of trees. There is a breach of the consent.

Alderman Benson asked if Council could make an objection to the application before Baulkham Hills Shire Council for an increase in truck movements from 2 to 400 per day by way of amendment to a development application of approximately 1989, noting that this traffic will pass through Hawkesbury City area by way of Cattai and Pitt Town Roads, the condition be enforced, subsidised or contributed to the building of the Pitt Town Bypass.

The Mayor asked Alderman Benson to bring this to the Ordinary Meeting as a Notice of Motion.

Alderman Benson referred to Stephenson's property at Pitt Town. He stated that engineering tests have been taken and the material has been found to be quite satisfactory for the particular purpose. The Council is involved in litigation and asked if Council could clean this thing up and have it taken out of the Courts and finalised because it is going to drag on.

The Manager of Town Planning advised that the matter is already before the Court and there is a conference in the Court which will be attended by him on Wednesday, 11th September. Hopefully the matter will be resolved then. Mr. Stephenson has put in engineering reports indicating that the fill material was satisfactory and that is one of the matters that will be taken into account by the Court.

Alderman Benson stated that he is concerned about the accusation in Mr. Rogers' pamphlet especially about nepotism and pointed out that he would not like to have this Council's people involved in accusations such as that and he felt that Council should do something to clear it up in the public eye.

Alderman Sheather referred to an application which came before Council about two meetings back in relation to the extension of the fascia at the back of Coles Supermarket in Richmond. With the application in the wording that was given to Council, there was no indication that it was going to be an awning which would take up two car parking spaces, and probably four in actual fact. He asked what was done in relation to this matter.

The Manager of Town Planning stated that his understanding is quite clear that it was going to be an awning. He undertook to investigate the position regarding the car parking spaces.

Alderman Michael referred to the Mayor's answer to a question asked by Alderman Stubbs concerning Mr. Rogers and the query as to whether it was in fact legal and that it was not raised as a matter of urgency. If it was necessary at this stage he would move that the subject be raised as a matter of urgency and that he would confirm the action that has been taken be confirmed.

The Mayor stated her reply to the question that the procedures had been followed and it would be recalled after discussion about dissent from her ruling, she accepted the matter, as a matter of urgency, as Chairman and took the motion.

The Mayor stated that it was quite legal.

The meeting then adjourned for inspections.

The meeting terminated at 4.15 p.m.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 1st October, 1991.

.....
Mayor

GENERAL PURPOSE COMMITTEE

W O R K S

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

General Purpose Committee - Works - 01/10/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
30th September, 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	-	3107	3107	-	Annual Provision
1020.0	Tree Planting New	16000	-	6331	6331	-	Annual Provision
1020.01	Tree Mtce	35000	-	26341	26341	-	Annual Provision
1020.02	Earth Week	4500	-	689	689	-	Annual Provision
<u>TRANSPORT INFRASTRUCTURE</u>							
<u>Maintenance of Infrastructure</u>							
<u>Ferries</u>							
2000	Ferry Lower Portland	165500	-	102365	102365	-	Annual Provision
RTA State Roads "Tied" Grant 90/91 (\$1086000)							
2002.150	Wisemans Ferry 90/91	444000	201955	314135	516090	+72090	Programme Complete
2004.150	Webbs Creek Ferry 90/91	212500	169457	95282	264739	+52539	Programme Complete
2006.150	Sackville Ferry 90/91	204750	87882	102558	190440	-14310	Programme Complete
RTA State Roads "Tied" Grant 91/92							
2002.175	Wisemans Ferry 91/92	-	-	40435	40435	-	Waiting Notification of Programme
2004.175	Webbs Creek Ferry 91/92	-	-	32471	32471		
2006.175	Sackville Ferry 91/92	-	-	32953	32953		

General Purpose Committee - Works - 01/10/91

		ITEM 1:		WORKS COST STATEMENT			
EXPENDITURE TO:		30th September, 1991					
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expend-iture	Vari-ance	Remarks	
2008.0 Docking Slips	2600	-	2278	2278	-	Annual Provision	
Road Maintenance							
2016.1-6 Sealed Roads Mtce	1037000	-	552197	552197	-	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	
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	

General Purpose Committee - Works - 01/10/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
30th September, 1991							
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks	
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	-	-	-	-	Programmed November	
Argyle Street - George Street to Cox Street	3750	-	-	-	-	Programmed November	
Christie Street - George Street to Macquarie Street	2120	-	-	-	-	Programmed November	
Campbell Street - Mileham Street to Macquarie Street & George Street to Cox Street	8726	-	-	-	-	Programmed November	
Drummond Street - Mileham Street to Church Street	8726	-	-	-	-	Programmed November	

General Purpose Committee - Works - 01/10/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
30th September, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expend-iture	Vari-ance	Remarks
<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
<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	-	Work in Progress
	Terrace Road - 1.7 to 4.2km from Wire Lane towards Bells Line of Road	30250	-	21636	21636	-	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

EXPENDITURE TO:		ITEM 1:	WORKS COST STATEMENT			
30th September, 1991						
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
Old Stock Route Road - 0.00 to 0.6km from Old Pitt Town Rd	6885	-	6012	6012	-873	Work Complete
<u>Improvements</u>						
Reseals 1990						
2021.0-3 Unsealed Roads Mtce	340000	-	233051	233051	-	Annual Provision
Flood Damage						
Flood & Storm Damage 1988 Classified Roads RTA Programme Grant (\$498690) Emergency Works	32300	28671	-	28671	-3629	Work Complete
2028 & 2030 Permanent Works						
MR 181 - St Albans Road	441950	379185	61159	440344	-1606	Work Complete
MR 182 - Sackville Road	24440	14483	9226	23709	-731	Work Complete
2028 & 2030 Flood & Storm Damage 1988 Local Roads RTA Programme Grant (\$1426307) Loan Programme (\$25000)	1451307	1363848	66892	1430740		Work nearing completion
Flood & Storm Damage 1989						
RTA Programme (\$217030) Loan Programme (\$25000)						

General Purpose Committee - Works - 01/10/91

ITEM 1: WORKS COST STATEMENT

EXPENDITURE TO: 30th September, 1991

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
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
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	-	8400	8400	-	Work In Progress

FLOOD & STORM DAMAGE 1990**Local Roads (\$1638140)**(Grant \$1563140)
(Council \$75000)

2032	1638140	344729	1040173	1384902	-	Work in Progress
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Local Roads Regional \$71800
(Grant \$71000)

71800	24514	18942	43456	-	Work in Progress
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General Purpose Committee - Works - 01/10/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
30th September, 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	140003	169474	+9674	Work Complete
<u>Maintenance and Repair</u>							
2042.01	Paved Footpaths Mtce	18100	-	2351	2351	-	Annual Provision
2042.07	Unpaved Path Mtce	2000	-	2857	2857	-	Annual Provision
2044	Bus Shelter Shed Mtce	1109	-	1356	1356	-	Annual Provision
2046.001	Bridge Mtce	61500	-	63132	63132	-	Annual Provision
2050	Street & Gutter Cleaning	177220	-	139071	139071	-	Annual Provision
2052	Kerb & Guttering Mtce	45000	-	21034	21034	-	Annual Provision
<u>PROVISION OF INFRASTRUCTURE</u>							
2061.01	Sundry Pub/Wks Survey & Design	10750	-	3917	3917	-	Annual Provision
2074	Vehicular Crossings	10000	-	1187	1187	-	Work As Required - Contra
<u>Main Roads Construction</u>							
2069.101-108	Castlereagh Road (\$185564) Stage 2 RTA Grant \$51991 Loan Programme 88/89 \$67489 RTA Grant 90/91 \$55000	185564	112873	59683	172556	-13008	Work Complete
2063.01-5	St Albans Road 13.6-14.7km RTA Grant 89/90 (\$48242) RTA Grant 90/91 (\$130000)	178242	63705	106484	170189	-8053	Work Complete

General Purpose Committee - Works - 01/10/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
30th September, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expend-iture	Vari-ance	Remarks
2079.01	Cycleway, McGraths Hill, Windsor (RTA \$44150) Loan Programme (\$44150)	88300	21580	69156	90736	+2436	Work in Progress
<u>CITY ROADS CONSTRUCTION</u>							
<u>Loan Programme 1986/87</u>							
2066.07	Kurmond Road - Graeme Place to Marlene Street	33400	21085	4060	25145	-	Correction work complete
<u>LOAN PROGRAMME 1988/89</u>							
2070.02/3	George St, Windsor, Richmond Road to Railway Station	15030	3230	-	3230	-	(Additional funds provided (under accelerated road improvement programme - See Page 11
2070.07	Chestnut Drive, Glossodia (88/89 \$59400 + 89/90 \$45000)	104400	86432	18923	105355	+955	Work Complete
2070.18	Hanlons Road, Bilpin	29000	-	-	-		Programmed December
<u>Loan Programme 89/90</u>							
2070.20	Kentucky Drive Chestnut Drive Glossodia	85200	41640	0	41640	-	Work in Progress

General Purpose Committee - Works - 01/10/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
30th September, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
(See 88/89 Prog)							
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	-	-	-	-	Programmed September
2070.53	Brennans Dam Road	13500	-	-	-	-	Programmed November
<u>LOCAL ROADS PROGRAMMES</u>							
<u>LR 89/90 RTA Grant (\$565300)</u>							
2071.201	West Portland Road - Reconstruct Pavement	11000	14880	1155	16035	+5035	Work Complete
2071.202	West Portland Road - Reseal	39000	-	24548	24548	-14452	Work Complete
2071.203	Argyle Street - George to Macquarie to Mileham	95000	88114	37	88151	-6849	Work Complete
2071.204	Argyle Street - Mileham to Fairey	295300	607	190876	191483	-103817	Work Complete
2071.205	Freemans Reach Road	125000	114507	2252	116759	-8241	Work Complete

General Purpose Committee - Works - 01/10/91

EXPENDITURE TO:		ITEM 1:		WORKS COST STATEMENT			
30th September, 1991							
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expend-iture	Vari-ance	Remarks	
<u>LR 90/91 RTA Grant (\$580000)</u>							
2071.301	Tennyson & East Kurrajong Road - Reseal	55000	-	-	-	- Programmed October	
2071.302	Boundary Road Vineyard	87500	6202	178	6380	- Subject to agreement Baulkham Hills	
2071.303	George Road Wilberforce	145000	64	115060	115124	- Work In Progress	
2071.304	Mileham St - Day St - Fairey Rd	242500	32178	4635	36813	- Work Commenced	
2071.349	The Driftway	450000	-	97975	97975	- Work Commenced	
	ACRD 90/91	\$ 50000					
	Loan	\$ 50000					
	Loan 90/91	\$ 50000					
	RTA Sp Works Grant	\$200000					
	B/Hills Cncl Cont	\$100000					
<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	86502	86572	- Work Near Completion	
2073.02	Elizabeth Street, North Richmond - Reconst. Charles St to Campbell St - Shoulder sealing of Charles St from William St to Monti Place	72000	51421	-	51421 -20579	Work Complete	

General Purpose Committee - Works - 01/10/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
30th September, 1991							
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks	
2073.03	Boundary Road, Oakville - Reconstruction of Failed Patches and joints (50% with Baulkham Hills)	140000	85233	-	85233	-54767	Work Complete
<u>Kerb and Guttering</u>							
Loan Programme 1988/89							
2080.101	George Road, Wilberforce	4800	375	-	375	-	Additional Funds Provided 1990/91 Local Road Prog. (145000) (See Page 11)
Loan Programme 1989/90							
2080.201	Kable Street - Footpaving	8310	-	5423	5423	-2887	Work Complete
Loan Programme 1990/91							
2080.303	Laneway Clergy - Copeland Road	56000	-	338	338	-	Programmed Sept/Oct
2080.301	George Street at Windsor Station	12000	-	110	110	-	Programmed August/Sept
2080.302	Laneway George St - East side of Argyle	5500	-	419	419	-	Work in Progress
2072.100	Laurence Ave Hobartville	14500	-	10482	10482	-4018	Work Completed
2072.101	Riverview Street North Richmond	10800	-	-	-	-	Work Commenced
2072.102	Court Street	1200	-	616	616	-584	Work Completed

General Purpose Committee - Works - 01/10/91

EXPENDITURE TO:		ITEM 1:		WORKS COST STATEMENT			
30th September, 1991							
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expend-iture	Vari-ance	Remarks	
<u>TRAFFIC MANAGEMENT</u>							
2090.01	Traffic Signs New	26500	-	7721	7721	- Annual Provision	
2092.01	Traffic Sign Mtce	22000	-	15003	15003	- Annual Provision	
<u>PUBLIC UTILITY INFRASTRUCTURE</u>							
<u>Cemeteries</u>							
3000	Cemeteries Expenses	61800	-	37630	37630	- Annual Provision	
<u>Emergency Services</u>							
3010	State Emergency Services	43300	-	25610	25610	- 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	773	68065	+12245 Work Completed	
3200.02	Drainage Mulgrave/Curtis Road	25000	100	62	162	- Work by Developers	
3200.15	Johnston Street, Pitt Town (Loan Funds \$2900) (Cont. 1500)	4400	3250	2344	5594	+1194 Work Complete	
Loan Programme 88/89 (100000)							
3200.101	41 Mitchell Drive, Glossodia	4000	319	-	319	- Arrangements With Owners	

General Purpose Committee - Works - 01/10/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
30th September, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expend-iture	Vari-ance	Remarks
3200.102	36-42 Bathurst Street, Pitt Town (plus \$6500 89/90 loan)	43840	40700	12	40712	-3128	Not Completed Work Complete
3200.104	George & Drummond Sts, Windsor	8800	199	1446	1645	-	Work in Progress
Loan Programme 89/90							
3200.112	21-23 Michael St, Nth Richmond	3800	117	-	117	-	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	-	29254	29254	-	Annual Provision
<u>Street Lighting</u>							
3220.01	Street Lighting	422500	-	248861	248861	-	Annual Provision

General Purpose Committee - Works - 01/10/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
30th September, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
ECONOMIC DEVELOPMENT							
<u>Infrastructure</u>							
Car Parking							
4000	Car Parks Mtce	85600	-	33926	33926	-	Annual Provision
<u>Community Facilities and Services</u>							
Boat Ramp							
5170	Boat Ramp Mtce	55930	-	32909	32909	-	Annual Provision
Parks							
E23B1	Parks Mtce	540446	-	377874	377874	-	Annual Provision
5180.03	Parks Amenities Mtce	58500	-	34613	34613	-	Annual Provision
5180.004	Parks Cleaning	226500	-	141819	141819	-	Annual Provision
5180.09	Contract Mowing	87500	-	60590	60590	-	Annual Provision
5180.013	Garden Competition	4730	-	-	-	-	Annual Provision
5180.008	Richmond Ex-Serv Sport Complex	445000	432862	4421	437283	-	Work In Progress
	Loan Prog. 81/82	(100000)					
	Loan Prog. 82/83	(95000)					
	Loan Prog. 84/85	(50000)					
	Loan Prog. 85/86	(100000)					
	Loan Prog. 86/87	(50000)					
	Loan Prog. 87/88	(50000)					

General Purpose Committee - Works - 01/10/91

EXPENDITURE TO:		ITEM 1:		WORKS COST STATEMENT			
30th September, 1991							
Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks	
<u>RECREATIONAL SERVICES</u>							
<u>Loan Programme 1987/88 (100000)</u>							
5680	Woodbury Reserve (Loan Funds \$12050) (Contribution \$7940)	19990	8051	76	8127	- Work In Progress	
	Macquarie Park	25000	-	86	86	- Programmed October/November	
	Powell Park	5500	5175	-	5175	- Improvements By S530A Committee - Works in Progress	
	Loan Prog. 1988/89 (100,000)						
	Loan Prog. 1986/87 (25,000)						
	Loan Prog. 1989/90 (6,000)						
5680	Richmond Park - Cannons, Tables & Trees	61850	83	20	103	- Programmed October	
	Ham Common - Bicentenary Park - Bikeway, Pathway, Surface and Equipment	48500	12296	3469	15765	- Playground Construction Completed	
<u>Loan Programme 1989/90 (\$71400)</u>							
Contributions (\$284300)							
5682	Windsor						
	McQuade Park	32000	-	4672	800	- Work Commenced	
	Berger Road Reserve	13000	9461	-	9461	-3539 Work Complete	
	Governor Phillip Park	15000	15171	-	15171	+171 Work Complete	

General Purpose Committee - Works - 01/10/91

EXPENDITURE TO:		ITEM 1: WORKS COST STATEMENT					
30th September, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
Richmond							
5682.20	Bensons Lane Complex	215000	11654	170172	181826	-33174	Building Complete
.02	Richmond Park - Grandstand (\$20000 - Dept Sport & Rec)	40000	37190	1286	38476	-	Stage 1 Complete
.07	Tamplin Field	15000	4856	3819	8675	-	Work in Progress
Kurrajong							
	McMahons Park	30000	24844	3515	28129	-	Work in Progress
	Bowen Mtn Park	10000	2543	4250	6793	-	Improvements by Committee
	Memorial Park	30000	-	412	412	-	Programmed October
Wilberforce							
	Wilberforce Park	76000	-	63413	62607	-	Work in Progress
	Woodlands Park	18000	4200	62	4262	-	Work in Progress
5180.103	The Breakaway (\$43450 Dept Public Works Flood Prog.)	54450	52239	141	52380	-2070	Work Complete Contribution to Toilet Block.
Oakville							
5682.13	Maraylya Park	25000	19027	-	19027	-	Work in Progress
Macdonald Valley							
	St Albans	10000	9512	1748	11260	+1260	Work Complete
	Landscape/Development - Major Parks & Reserves	5700	-	-	-	-	Landscape Design

General Purpose Committee - Works - 01/10/91

EXPENDITURE TO:		ITEM 1:		WORKS COST STATEMENT			
30th September, 1991							
Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1991	Total Expenditure	Variance	Remarks
<u>Capital Works Programme 1987 (\$25000)</u>							
5681.08	Macquarie Park Cable Fence & Car Park	16000	1528	-	1528	-	Programme October/November
5681.02	APV Restoration of Rose Cottage Heritage Grant (15000) Cordners Corner Reserve (15000)	30000	2591	-	2591	-	Preliminaries
<u>ENTREPRENEURIAL ACTIVITIES</u>							
<u>Cordners Corner</u>							
6050.06	Cordners Corner Restoration	8000	-	10885	10885	-	Operation Continuing
<u>CORPORATE SERVICES</u>							
<u>Finance and Administration</u>							
6200	Depot Expenses	56000	-	51381	51381	-	Annual Provision
<u>SEWERAGE WORKS</u>							
8401.00	South Windsor Treatment Works Stg 1	2200000	2198167	-	2198167	-	Substantially Complete
8256.03-06	South Windsor Treatment Works Stg 2	4100000	678181	1080975	1759156	-	Works Proceed

General Purpose Committee - Works - 01/10/91

EXPENDITURE TO:		ITEM 1:		WORKS COST STATEMENT			
30th September, 1991							
		Adopted	Expend.	Current	Total	Vari-	
Item		Estimate	Previous	Expend.	Expend-	ance	Remarks
			Years	1991	iture		

Recommendation

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

General Purpose Committee - Works - 1/10/91

ITEM 2: (File 243/R PT2, 2003/R PT2, 722/R PT1)

SUBJECT: INTERSECTION OF BELLS LINE OF ROAD, GROSE
VALE AND TERRACE ROADS, NORTH RICHMOND
- ROADS & TRAFFIC AUTHORITY

REPORT (MES)

Advising that the proposal for a right turn phase for Grose Vale Road traffic has been removed from the Road Safety and Traffic Flow Programme, following a review of accident statistics and a change to timing of the signals. Indicating that the situation will be continued to be monitored.

The accident statistics for 1990 indicated that there had been eleven recorded accidents at this intersection and that its State black spot ranking had dropped from 926 in 1989 to 824 in 1990.

It is considered that the phase could be included in the current green time for Grose Vale Road, without any appreciable effect on traffic in Terrace Road, and that the RTA should be requested to reconsider its decision. Traffic volume is also continuing to increase.

Recommendation

That the Roads & Traffic Authority be requested to reconsider its decision not to provide a right turn phase for Grose Vale Road traffic at the traffic lights, Bells Line of Road/Grose Vale Road/Terrace Road, North Richmond in view of the continuing increase in traffic and the recent "Black spot" ranking for 1990.

ITEM 3: (File SA66/91, 67/91 & 68/91)

SUBJECT: BONDING OF OUTSTANDING ROAD AND SEWER
WORKS - WINDSOR DOWNS PRECINCTS 2B TO 2D
SUBDIVISION LOT 144, DP805558 BARKLEY DRIVE

REPORT (MES)

Rose Consulting Group has requested that Council accept a bank guarantee covering outstanding engineering works on the above subdivision. Work has commenced with most of the drainage, earthworks and sewer completed. It is understood that work will recommence on the roadworks in the near future and the sewer works are currently progressing towards completion.

Completion of the works is estimated at \$273,000 including oncost.

General Purpose Committee - Works - 1/10/91

Recommendation

That Council agree to accept security in the form of a bank guarantee for \$273,000 (two hundred and seventy three thousand) covering completion of road, drainage and sewer works for Stage 2B to 2D Windsor Downs Estate in accordance with plans approved by the Manager of Engineering Services, subject to:-

1. The work being completed by 31st August, 1992.
2. A covering Deed of Agreement prepared by Council's Solicitor be completed by the owner of the property.
3. The cost of the preparation of the Deed to be paid direct to Council's Solicitor by the owner.
4. Council's Seal be attached to the completed documents.

ITEM 4: (File GS42/3 PT1, GS44/1 PT1)

SUBJECT: MULGRAVE SEWERAGE SCHEME STAGE I
RISING MAINS 'N' & 'Q' -

REPORT (MES)

Contract Works CLM Excavations

Contract works carried out by CLM Excavations Pty Ltd have been completed with the six months defects liability period for each section A, B & C of the contract expiring on the 25th July, this year. All works have been completed in a satisfactory manner.

Additional works were required to be undertaken by the contractor throughout the project, and in addition to these works adverse ground conditions were met during the course of excavation, requiring payment for unforeseeable ground conditions beyond the scope of the tendered schedule at rates in the contract.

Details of expenditure are as follows:-

Approved payments to date \$352,519.00

General Purpose Committee - Works - 1/10/91

Variations

.. extension line 5	\$ 16,688.00
. raise manholes and install gatic covers	\$ 3,305.60
. sideline off manhole 1f	\$ 365.60
. watercharged ground and granular bedding line 1	\$ 6,604.00
. additional sand backfill to driveways etc., including disposal of surplus material	<u>\$ 6,129.00</u>
	\$ 33,092.20
Approved payments	<u>\$352,519.00</u>
Total contract sum	\$385,611.20

Mulgrave Sewerage Scheme Stage I

Works on the project are fully complete, with construction of P.S. 'Q', rising main and reticulation main commissioned and available for connection from 10th December, 1990.

Total construction cost for Stage I total \$567,115.19 against a project estimated cost of \$755,400 however, the full scope of Stage I has not been completed, with deletion of the third pumping station proposed for the scheme and deferral of construction of reticulation mains at the rear of Winford Motors.

Construction costs for the pumping station and rising main have fallen within budget, however, additional costs as previously outlined have been incurred in relation to the reticulation.

Recommendation

1. That the sum of \$33,092.20 (thirty three thousand and ninety two dollars and twenty cents) be paid to CLM Excavations Pty Ltd for additional works carried out in construction of Mulgrave Sewerage Scheme Stage I and Rising Mains 'N' and 'Q'.
2. That the report in relation to the construction of Stage I Mulgrave Sewerage Scheme be received.

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;

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Item 1: (File DA212/91)
Development Application: Truck Depot - Storage of Earthmoving Equipment
Applicant: G and L Jones
Owner: G and L Jones
Land and Location: Lot 4, DP 601736 Kurmond Road, Freemans Reach
Area: 9274m²
Zoning: Hawkesbury Local Environmental Plan, 1989 - Environmental Protection (Scenic) 7(d1)
Advertising: Advertised in accordance with Council policy with one submission received
Date Received: 15th August, 1991

REPORT (MTP)

Proposal

Drainage Problem

The applicant is formalising his existing operation to store two trucks, two trailers and an excavating machine on the subject land.

Statutory Situation

The proposal is defined as a 'truck depot' under Clause 5 of Council's Local Environmental Plan, 1989, and is permissible with consent.

Public Notification

One submission has been received from Mr and Mrs Garner, which reads:-

"As our property slopes away from the said lot, we are very concerned about the type of run off, such as, chemicals, excess water, oil or such, etc., used for the maintenance of said vehicles. As we have a dam at the bottom of the slope, which is used for watering household animals, vegetables and flower gardens, and we do not wish for these type of things entering into it."

Planning Assessment

The truck parking area has already been provided, and a rock retaining wall constructed. This will restrict further parking of vehicles other than those specified on the application.

Vehicles will leave and return at approximately 6.00am to 6.30pm, respectively, 7 days a week.

As the use involves the storage of heavy vehicles, it is considered that the parking area should comply with Council's specifications. This can be conditioned.

Sight distance along Kurmond Road is satisfactory for manoeuvring on and off the site. Any wastes derived from the servicing of vehicles on site and any run off from wash down procedures should be stored and disposed of. Again this can be conditioned.

Located on the subject site is a two storeyed residence with a shed.

It is considered that minimal disturbance to the amenity of the neighbourhood is to occur. Consequently the proposal for a truck depot is supported.

Recommendation

That consent be granted subject to the following:-

1. That the development be carried out generally in accordance with the submitted application dated 15th August, 1991.
2. 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.
3. 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.
4. 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.
5. Parking shall be provided for 5 (five) vehicles only.
6. 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.
7. Arrangements satisfactory to the Manager of Environment and Building Services are to be made for the provision and disposal of drainage from the site with respect to wash down procedures.

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Item 2:	(File DA194/91)
Development Application:	Paintball Field
Applicant:	Intops International Pty Ltd
Owner:	L Cerone
Land and Location:	Lot 2, DP 629242, No. 3247 Singleton Road, Upper Colo
Area:	20.11ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(a)
Advertising:	Advertised in accordance with Council policy with one submission received
Date Received:	7th August, 1991

REPORT (MTP)

Proposal

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

Three persons are to be employed in respect of the use which will operate between the hours of 8.00am and 7.00pm

Statutory Situation

The application proposes the use of the property as a "recreation establishment", a use permissible, with Council consent, under the provisions contained in Hawkesbury Local Environmental Plan, 1989.

Submissions

The application was advertised and Council received one submission from the NSW National Parks and Wildlife Service requesting the retention of vegetation, the provision of a 2m high chainwire fence, a 70m buffer zone and sign posting, aimed at preventing the encroachment on the National Park site. It is considered that buffer zones and sign posting will act as sufficient deterrent from encroachment on National Park land.

Planning Comment

The subject property is a regular shaped allotment having frontage to Singleton Road at Upper Colo. The property backs onto the Parr State Recreation Area.

The application does not detail the location of playing fields. It is considered that the fields should be located a minimum of 70m from adjoining properties to provide adequate buffers and in this regard, details should be submitted prior to the commencement of the use.

Council's Parking Policy does not specify a requirement for this particular use. The application proposes the provision of twenty car spaces. The applicant has

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advised that a maximum of twenty participants are to be on the site, whilst three persons are to be employed. It is considered that the number of spaces proposed is adequate.

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

Paintball is a game which requires a dense vegetation cover and consequently, no vegetation should be removed as a result of this use.

The application is considered suitable for approval and is similar to others recently approved at East Kurrajong and Yarramundi.

Recommendation

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

1. The development shall be carried out generally in accordance with the supporting information submitted to Council on the 7th August, 1991.
- 2-4 Standard Conditions (DA) - 32, 50 (20 (twenty)), 100.
5. The paintball tubes and capsules utilised shall be bio-degradable.
6. As far as practicable all trees and shrubs on the site are to be preserved. No tree shall be removed without the approval of the Manager of Town Planning.
7. Operating hours are limited to 8.00am to 7.00pm daily. Any alteration of these hours will require Council consent.
8. A buffer zone of 70m (seventy) in width shall be provided along all property boundaries and no paintball field shall be located within this area. In this regard, detail plans showing the location of the playing fields shall be submitted prior to the commencement of the use.
9. Signposting shall be provided within the buffer zone to the rear property boundary indicating the impending location of the Parr State Recreation Area.
10. The maximum number of participants on the subject property being limited to 20 (twenty). Any alteration to this number will require Council consent.

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Item 3: (File DA179/91)
Development Application: Enlarge Service Station
Applicant: Tesera Asteria Pty Ltd
Owner: Tesera Asteria Pty Ltd
Land and Location: Cnr Lot X, DP 415117 George Street, South Windsor
Area: 986m²
Zoning: Hawkesbury Local Environmental Plan, 1989
- Business General 3(a)
Advertising: Advertised with three submissions received
Date Received: 19th July, 1991

REPORT (MTP)

Proposal

Council is in receipt of an application proposing to enlarge an existing service station.

Four persons are to be employed in respect of the use which will operate between the hours of 6.00am and 10.00pm daily.

Statutory Situation

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

Submissions

Three submissions were received from G and M Moses, owners of an adjoining residential flat building; Consultant Planners representing N Price of 21 Argyle Street; and L Gubbay, an owner of 20 Argyle Street, objecting to the development on the grounds of:-

- extended hours of trade,
- reduction in sunlight,
- creation of a nuisance if seven day, twenty four hour fuel-food outlet,
- depriving residents of their right to the quiet enjoyment of the environment,
- creation of a wind tunnel effect,
- inadequate information,
- no regard for adjoining residential buildings,
- visual impact,
- lack of car parking,
- impact on Argyle Street, and
- noise emission to Argyle Street.

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Planning Comments

The subject property is a corner allotment having frontage to both George and Argyle Streets at South Windsor.

The property presently contains a service station made up of five fuel dispensers, two work bays and a shop. The existing development is setback a minimum of 5m from adjoining properties and is presently orientated entirely towards George Street, which contains the commercial activity in this locality.

This application proposes to enlarge the service station by providing an additional two working bays, extending the shop/workshop building to the two common boundaries and enlarging the canopy over the fuel dispensing area. It is also proposed to relocate the diesel pump so it is in line with the other dispensers.

Parking

Council's Parking Policy requires for service stations that six spaces be provided per work bay, plus one space per 20m² of ancillary retail floor space. This application proposes four work bays plus 56m² of retail area, which would require twenty seven spaces. It is considered unreasonable and undesirable to require this amount and consequently, Council should assess the additional demand only, which would constitute two work bays and 17.5m² of retail area, thus requiring thirteen spaces.

The applicant has submitted a proposed car parking plan, however, it is considered inadequate as parked vehicles will disrupt the flow of traffic through the site, create a safety hazard and block the entrance of work bays. Inadequate area is available on site in which to provide sufficient parking and as such, the proposal is considered an overdevelopment of the site.

It is considered that all required car parking in relation to the service station should be provided on site, and consequently, a Section 94 cash contribution in lieu of parking is inappropriate.

As adequate parking is unavailable, the application should not be supported.

Noise

The development is presently orientated to George Street. The noise to George Street and the adjoining residential flat building will be reduced as the work bays are proposed to be fully enclosed. This application, however, proposes work bays fronting Argyle Street, which at present is entirely residential in nature. This will detrimentally affect the amenity of the residential properties in terms of noise impact.

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Visual Amenity

It is considered that the proposal will adversely affect the amenity of the residential properties in Argyle Street, due to an industrial component of the site fronting a street containing residential dwellings.

In addition, the application proposes to build to the common boundaries of the adjoining residential properties with a brick wall 5m in height. Although the properties are zoned Business General 3(a), it is considered that the proposed extension is incompatible with existing residential development.

Recommendation

That the application be refused on the grounds that:-

1. The proposal does not provide adequate on site parking facilities.
2. The proposal is an over-development of the site.
3. The proposal will adversely affect the visual amenity of the residential locality.
4. The proposal will adversely affect the amenity of the residential properties in terms of noise impact.
5. The proposal is not in the public interest.

Item 4:	(File DA195/91)
Development Application:	Home Activity - Office for Mobile Automotive Workshop
Applicant:	G Snell
Owner:	G Snell and E Chaseling
Land and Location:	Lot 2, DP 529459, No 63 Pitt Town-Dural Road, Pitt Town
Area:	2.024ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(c)
Advertising:	Adjoining owners notified - no submissions received
Date Received:	6th August, 1991

REPORT (MTP)

Proposal

The applicant seeks Council's consent to operate a mobile workshop for mechanical repairs from the subject land, involving the use of an existing shed on the site as a registered office. All tools and machinery used in the business

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will be contained in a pantec truck of approximately two tonnes and all repair work will be carried out at the customers' premises. It is proposed that some spare parts will be stored in the shed.

Statutory Situation

The proposal may be defined as a "home activity", and as such, is permissible on the site with the consent of Council.

Planning Assessment

The subject land is generally surrounded by rural-residential development. Given the minor nature of the proposal, it is considered that the amenity of the area will not be adversely affected, provided the use complies with the requirements of a "home activity" and no vehicles are stored or repaired on the property. Further, any spare parts should be stored in the existing "colourbond" shed and should not include "body" or "panel" parts.

Oil and other wastes will be collected and left at the customers' premises, for disposal by the customers.

Although the land is affected by flooding, this is not considered to be a constraint to the proposal.

Recommendation

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

1. The development, being an office for a mobile automotive workshop, shall be carried out generally in accordance with the supporting documentation submitted with the application.
2. The development shall comply with the following requirements of a "Home Activity" as defined in Hawkesbury Local Environmental Plan, 1989:

"the activity or pursuit does not -

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

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- (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. Only 1 (one) truck shall operate from the site at any one time.
4. Customers' vehicles are not to be stored, serviced or repaired on site.
5. Any spare parts shall be stored in the existing shed and shall not include "body" or "panel" parts.

Item 5:	(File DA189/91)
Development Application:	Tourist Facility
Applicant:	C Overton
Owner:	C Overton
Land and Location:	Lot 4, DP 18312, No. 237 Richmond Road, Clarendon
Area:	651m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising:	Adjoining owners notified - no submissions received
Date Received:	30th July, 1991

REPORT (MTP)

Proposal

Council is in receipt of an application to extend the existing fibro dwelling on the subject land for the purpose of selling antiques, and arts and crafts. The extension will have a total floor area of 82m² and will be constructed of similar materials to those of the existing building. The dwelling will continue to be occupied for residential purposes, with a rear extension proposed at a later date.

The proposal will operate from 10.00am to 5.00pm, seven days a week, employing both husband and wife. Off-street parking for four vehicles is also proposed at the front of the site.

Statutory Situation

The proposed development may be defined as a "tourist facility", and as such, is permissible on the site, with Council's consent.

Clause 25 (Development of Flood Liable Land) of Hawkesbury Local Environmental Plan, 1989, applies to the proposal as the property is subject to

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the expected 1 in 100 year flood, inundating land at a level of 16.0m (Australian Height Datum, AHD) or less. Subclause (5), however, allows existing residential buildings to be extended, provided the floor level of any habitable room in the building is not greater than 3m above the existing ground level. The proposal complies in this regard. Clause 25 contains no specific flood requirements for commercial buildings although subclause (2) requires that no building be erected on land below the 1 in 10 year flood level. The proposed extensions will be well above this level.

Clause 37 (Protection from Aircraft Noise) of the plan also applies and requires that commercial buildings have an indoor design noise level of 25 A.N.E.F. (Australian Noise Exposure Forecast units). As the site is subject to aircraft noise at a level of approximately 35 A.N.E.F., the applicant has submitted an objection under State Environmental Planning Policy No. 1 (SEPP No. 1). The applicant believes that compliance with the 25 A.N.E.F. standard is unreasonable and unnecessary in the circumstances for the following reason:

"It would be unreasonable to require the commercial extension to incorporate noise mitigation measures when the existing dwelling, which is generally occupied for longer periods of the day, requires none."

Given the scale of the development, the applicant's SEPP No. 1 objection is supported.

Planning Assessment

Amenity of the Area

The subject site is surrounded by the R.A.A.F. Base to the north, dwellings to the west and east and vacant land to the south. Given the scale and nature of the proposal, no detrimental effect on the area's amenity is likely.

The extension will be constructed of similar materials to the existing dwelling, however, the roof design should be redesigned to ensure its compatibility with the existing building. The large window at the front of the proposed extension should also be reconsidered. These matters can be covered by the imposition of appropriate conditions.

Access and Parking

Council's Carparking Development Control Plan (DCP) requires the provision of off-street parking at a rate of one space per 40m² of floor area. Consequently, two spaces are required on site. As the proposed extension will also involve the demolition of an existing carport, an additional parking space will be necessary for the owners.

Although the submitted plans indicate the provision of four spaces, space No. 4 and, to a lesser extent, No. 3, are difficult to access. Therefore, only three spaces should be provided on the site, and relocated so they are within about

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1.6m of the proposed extension. This will then allow vehicles to enter and leave the site in a forward direction. The parking area will be constructed of brick pavers, which is considered to be reasonable in the circumstances. The existing driveway, however, will have to be relocated.

Given the scale of the proposal and the fact that vehicles will be able to enter and exit the site in a forward direction, the impact on the flow of traffic using Richmond Road is minimal. Further, the proposed extension should not distract drivers using Richmond Road.

Temporary Use of Carport

Since lodging the application, the applicant has requested that the existing carport be utilised temporarily for the sale of antique furniture. The proposed extension will replace the carport, which is presently enclosed and used for storage purposes. The applicant has indicated that on site parking would be constructed as required prior to commencing the use.

No objection is seen to this temporary use provided the necessary parking is constructed. However, the use should be restricted to a period of three months.

Recommendation

- A. That the applicant's objection under State Environmental Planning Policy No 1 to the 25 ANEF requirement be supported.
- B. That the application be approved subject to compliance with the following conditions:
 - 1. The development, being a tourist facility involving the sale of antiques, arts and crafts, shall generally be in accordance with the plans submitted with the application.
 - 2-9 Standard Conditions (DA) - 1 (\$1,527.50 (one thousand five hundred and twenty seven dollars and fifty cents)), 31, 32, 70, 73, 85, 100, 102.
 - 10. 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 over the frontage of the land and any such works as are necessary to make this construction effective.
 - 11. Standard Condition (DA) - 18 (5m (five)).
 - 12. Construction of road and drainage works are not to commence until 3 (three) copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.

- 13-14 Standard Conditions (DA) - 22, 23 (\$250 (two hundred and fifty)).
15. Parking shall be provided for 3 (three) 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 of brick pavers, drained and marked. The parking spaces are to be relocated as necessary to provide optimum manoeuvring on the site and ensure all vehicles enter and leave the site in a forward direction. Full details shall be submitted for approval with the building application.
16. The external surfaces of the proposed extension shall match those of the existing building.
17. The roof line and front window of the extension are to be redesigned to be compatible with the existing dwelling.
18. No goods shall be stored between the building and the street alignment.
19. Operating hours shall be limited to 10.00am to 5.00pm, 7 (seven) days a week. Any alteration of these hours will require Council consent.
- C. That the use of the existing carport for the sale of antique furniture be approved subject to compliance with the following conditions:
1. The use shall only be carried out for a period of 3 (three) months. The applicant shall notify Council of the date of commencement.
- 2-5 Standard Conditions (DA) - 32, 85, 100, 102.
6. Parking shall be provided for 3 (three) 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 of brick pavers, drained and marked. The parking spaces are to be relocated as necessary to provide optimum manoeuvring on the site and ensure all vehicles enter and leave the site in a forward direction. Full details shall be submitted prior to construction.
7. No goods shall be stored between the building and the street alignment.
8. Operating hours shall be limited to 10.00am to 5.00pm, 7 (seven) days a week. Any alteration of these hours will require Council consent.

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Item 6:	(File DA223/91)
Development Application:	Amusement Centre
Applicant:	V Simonette and M Domars
Owner:	Mr and Mrs P Comito
Land and Location:	Shop 1, Lot 1, DP 716439, No. 487 George Street, Windsor
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Business General 3(a)
Advertising:	Not required
Date Received:	22nd August, 1991

REPORT (MTP)

Proposal

The application involves the establishment and conduct of an amusement centre within the South Windsor shopping centre.

Plans submitted provide for:-

- . an office,
- . staff room,
- . three snooker tables,
- . thirty two amusement machines, and
- . a bike rack (located at the rear of the shop).

The proposal involves four employees overseeing the centre. The proposed hours of operation are between 10.00am and 10.00pm, Sundays to Thursdays and 10.00am and midnight on Fridays and Saturdays.

The applicants have indicated:

"Vince and I wish to establish an amusement centre in South Windsor. We are motivated by the increasing number of teenagers we see walking the streets at night.

Our intention is to provide a smoke and alcohol-free zone that is safe for the youth to attend. The centre will be open until 12.00pm on Fridays and Saturdays and 10.00pm on other nights. We will endeavour to gain the trust of the youth and eventually be able to call on the services of a counsellor when required.

We look forward to your reply and are willing to answer any further questions upon request."

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The application also involves the internal fit-out for the office and staff room.

Statutory Situation

The proposal is defined as a 'recreational facility' and is permissible within the zoning of the land, with consent.

Planning Assessment

Council has restricted the hours of other similar operations. This was relayed to the applicant with the view of modifying the hours of operation which are as set out below.

Mondays - Thursdays	3.30pm - 10.00pm
Fridays	3.30pm - midnight, and
Saturdays and Sundays	12.00noon - 10.00pm

During the school holiday period the opening hours will be from 10.00am Mondays to Fridays.

Plans prepared show that three machines (Nos 22, 23 and 24) will be located in front of the roller door to the outside laneway. These should be deleted to provide an additional exit.

A 'bike rack' is also proposed to cater for the cyclists and will be located towards the rear exit to the lane. Existing toilet facilities are located adjacent to the proposed office, being external to the amusement centre. A stairwell within an alley adjacent to the centre services upstairs apartments.

Adequate parking exists within the laneway behind the existing shops.

The general concern of excessive noise levels being generated within the premises is lessened given that no juke boxes or other musical equipment shall be available in the centre.

Recommendation

That the consent be granted for the use of an amusement centre, subject to:

1. The use shall be confined to Shop No 1 in general accordance with plans dated the 30th July, 1991.
2. Submission of a building application, plans and specifications incorporating emergency lighting, exit signs and exit doors complying with Ordinance 70.
3. 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.

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4. 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.
5. 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.
6. Operating hours shall be limited to:

Non School Holidays

Mondays - Thursdays	3.30pm - 10.00pm
Fridays	3.30pm - midnight
Saturdays and Sundays	12.00noon - 10.00pm

School Holidays

Mondays - Thursdays	10.00am - 10.00pm
Fridays	10.00am - midnight
Saturdays and Sundays	12.00noon - 10.00pm

7. Prior to commencement of use, the premises shall be licensed by Council under the provisions of the Local Government (Theatres and Public Halls) Amendment Act, 1989.
8. The amusement centre shall be managed at all times by adult supervisors.
9. 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.
10. Access for cyclists to the amusement centre is to be via the laneway only.

Item 7:	(File DA207/91)
Development Application:	Townhouse Development
Applicant:	Pearview Developments Pty Ltd
Owner:	D and B Horacek
Land and Location:	Lot C2, DP 413633 and Lot B, DP 399206, No. 622 George Street, South Windsor
Area:	3212m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising:	Advertised in accordance with Council's policy with two submissions received

Date Received: 13th August, 1991

REPORT (MTP)

Proposal

At its meeting of 6th August, 1991, Council approved, subject to conditions, a proposal for 7 x 2 bedroom and 4 x 3 bedroom villa homes on the subject land. This application supersedes the previous one.

The current application seeks approval for the erection of a townhouse development comprising 9 x 3 bedroom townhouses on the subject property which has frontage to George Street at South Windsor. The townhouses are two storey in height and are to be constructed in a combination of brick and cladding with tiled roofs.

Statutory Situation

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

Submissions

Two submissions were received, one from G and J Kirkness of 8 Woods Street and another from A Martin of 626 George Street, objecting to the development on the grounds that:

- the site is affected by existing drainage problems,
- two storey development is not in keeping with single storey residential feel of the area,
- loss of privacy,
- potential decrease in value of surrounding residences,
- the development is unsuitable due to the heavy traffic on George Street, and
- overshadowing.

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

Although this development is two storey in height, it is not considered out of character with the existing locality.

Although two storey in height, the first floor contains bedrooms and bathrooms. No living areas or balconies are proposed, and consequently it is

considered that privacy will not be reduced. In addition, landscaping will be planted which will provide an adequate vegetative screen.

No evidence has been submitted which supports the claim that the value of surrounding properties will be reduced.

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

The development will cause overshadowing of properties to the south of the subject site at 9.00am mid winter, however, analysis of shadow movement reveals that shadow is significantly reduced by 10.00am and thereafter.

It is not considered that the objections received warrant refusal of the application.

Planning Assessment

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

This application proposes the construction of nine two storey, three bedroom townhouses, associated parking, a childrens' play area with associated play equipment and a common open space area, provided with a gazebo.

Medium Density Development Control Plan (DCP)

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

The courtyard areas range in size from 73m² to 173m². In addition, the childrens play area of 77m² and the common open space of 134m² is provided. The courtyards are accessible from the living areas of the units. The courtyards do not receive direct sunlight to half the area between 9.00am and 3.00pm mid winter. Sunlight is satisfactory from 10.00am onwards and consequently, the situation proposed is considered satisfactory.

The application proposes twenty two off-street parking spaces which is in excess of that required by Council's DCP. The manoeuvrability provided is satisfactory to permit vehicles to enter and leave the site in a forward direction.

The development is setback 10m from the George Street property boundary, 3m from both side boundaries and 1.6m from the rear property boundary. These setbacks, coupled with the location of windows and the internal

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arrangement of the townhouses will ensure that adequate privacy is provided for adjoining residences and future occupants of the development.

Adequate area is available on site in which to provide suitable landscaping which will improve the appearance of the development and provide screening.

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

Recommendation

That the application be approved subject to the following conditions:

1. The development shall be carried out generally in accordance with the plans dated 8th August, 1991.
- 2-9 Standard Conditions (DA) - 6 (\$13,816 (thirteen thousand eight hundred and sixteen)), 31, 34, 50 (22 (twenty two)), 54, 104, 1 (\$27,000 (twenty seven thousand)), 11.
10. Construction of road and drainage or sewer works are not to commence until 3 (three) copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
11. The construction of kerb and gutter, the footway area formed in earth and unnecessary drainage, together with the full construction, including sealing of the adjacent road shoulder over the frontage of the land to the satisfaction of the Manager of Engineering Services.
12. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6m.
13. Design and construction of site drainage is to be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application. Care is to be taken that development does not cause obstruction of flows onto and across the property and on site retention is to be provided to maintain flows equivalent to the undeveloped state for all storms up to the 1 in 100 year recurrence. Details to be submitted for approval with the building application.
14. Provision to be made for the sewerage of all units in the development. Note that the majority of the rear of the land does not drain to Council's sewer. Details to be submitted for approval with the building application.

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15. Unit 2 (two) is to be located a minimum of 1.5m clear of Council's sewer line across the site.
16. A design checking and inspection fee of \$250 (two hundred and fifty) plus \$1 (one) per metre of sewer line, must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1991.
17. The site being fenced to a minimum height of 1.8m (one point eight) and to at least the equivalence of lapped and capped in quality.
18. The 2 (two) lots comprising the development being consolidated into 1 (one) lot prior to the occupation of the buildings.
19. 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.
20. The driveway shall be constructed of pavers/earth toned coloured concrete or the like.
21. The visitor spaces are to be constructed of brick paving or similar material.

22-23 Standard Conditions (DA) - 70, 73.

Item 8:	(File DA221/91)
Development Application:	Extension to Supermarket
Applicant:	Minnett Cullis - Hill Petersen Pty Ltd
Owner:	Denning Properties Pty Ltd
Land and Location:	Lot 1, DP 740132 and Lot 2, DP 572611 Kable and Baker Streets, Windsor
Area:	7951.4m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - General Business 3(a)
Advertising:	Not required
Date Received:	19th August, 1991

REPORT (MTP)

Proposal

Council is in receipt of an application to extend the existing Franklins supermarket in the "Windsor Town Centre", principally for the purpose of storage. The extension having a total floor area of 247.5m², will comprise 208.8m² of storage space and 38.7m² of staffroom, and will "free up" additional area in the existing building for retail sales. The extension will be constructed of materials which will match the existing building.

Statutory Situation

The proposed extension is permissible on the site with the consent of Council.

Planning Assessment

As the proposed extension is only of a minor nature and will be constructed of materials similar to the existing building, no adverse effect on the character or amenity of the area is likely.

In regard to parking, however, the development causes the loss of seven spaces, six of which are for CES employees and "customers". The applicant argues that as the existing carpark already provides thirty two spaces in excess of that required under Council's Carparking Development Control Plan (DCP), then the proposed extension, which generates a demand for nine spaces, would still leave sixteen spaces over and above the required amount.

ie.	Current No. of spaces	118
	Spaces demanded by existing development	- 86
		32 spaces in excess
	Spaces demanded by extension	- 9
	Spaces lost as a result of extension	- 1 on Town Centre site
		- 6 on CES site - which will need to be accommodated in the existing carpark
		16 spaces in excess of required No. of spaces

The applicant's calculations are not strictly agreed to as they include 15 existing angle parking spaces at the Kable Street frontage of the development which are partly on Council land (ie the road reserve). These spaces were permitted and are able to remain at the grace of Council.

However, parking in Windsor is at a premium and, therefore, the loss of any spaces would be undesirable. Indeed, approval for the original complex was based on the provision of parking in accordance with that which now exists. Therefore, if the development is to proceed, it is considered that a contribution based on \$9,600 per space should be paid as a consequence of lost parking.

The applicant has altered the layout of the carpark to minimise the loss of spaces, however, in doing so, has limited, in part, the flow of traffic through the carpark as well as restricted parking adjacent to the loading dock, ie. possibly to staff or all day parking depending on proposed unloading times. Further, access to two of these spaces is restricted by a raised "island" and

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therefore the island should be altered to allow adequate manoeuvring area. The words "loading dock" should also be painted on the sealed area in a suitable location.

Given the layout of the proposed carpark once the extension is constructed, it is likely that employees and customers of the CES will utilise those spaces immediately adjacent to the CES building. For this reason and the fact that the extension will affect two allotments, the land should be consolidated as a condition of any approval.

Whilst Council should not unduly stifle seemingly reasonable development, this development is peculiar in that it was purposefully approved in the first instance with more parking than Council's code would now normally require. The parking layout was as required by the developer and Council also recognised that the amount was required. This is confirmed by the current usage rate of the car park. Accordingly, to reduce available parking and to increase the floor space (and hence patronage) of the development without some car park replacement strategy is not sound planning.

The avenues available appear to be:

- * refuse the application as it does not provide adequately for car parking
- * approve the development on the basis that the floor space/parking criteria accords with current requirements
- * approve the development with a contribution for lost parking and for parking generated as a result of increased floor space
- * defer the application for investigation of a likely expenditure site for contributions taken as a result of this and other commercial developments.

Should the development be approved on the basis of payment in lieu of parking the amount payable would be \$153,600. It was reported to Council in 1988 that the approximate cost of provisions of decked parking in the Kable Street car park was \$800,000. Funds available are not adequate at this stage without borrowing although this may be a cost effective method in the long term.

The parking requirement within Council's DCP accords with guidelines of the Roads and Traffic Authority and State Environmental Planning Policy No 11 - Traffic Generating Development. It may be, however, that a specific assessment of Windsor results in a different criteria.

Recommendation

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.

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Item 9:	(File DA218/91)
Development Application:	Flood Bank Reparation/Agricultural Improvements
Applicant:	Regional Promotions Pty. Ltd.
Owner:	As above
Land and Location:	Lot 1 DP 738865 & Lot 2 DP 738881
Old	Kurrajong Road, Richmond
Area:	26.7ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Environmental Protection 7(d)1
Advertising:	Not advertised
Date Received:	16th August, 1991

REPORT (MTP)

Proposal

The proposal involves the deepening of existing ponds on the property. The removed silt and debris will be taken off the site to the Bridgesand Pty Ltd plant on the opposite side of Old Kurrajong Road.

The amount of flood deposited material to be removed from the lagoons/dams will not exceed 84,100m³. This equates to 10,090 x 15 tonne truck movements or 6,055 x 25 tonne semi trailer movements. The ponds will be excavated by the use of a dragline. The applicant has justified the proposal as follows:

"The increased water holding capacity of the ponds will provide adequate water at all times for the farm, polo grounds and surrounding agricultural pursuits.

The Australian Polo Team use the adjacent polo fields and international games attract up to 10,000 spectators to the area. The players and spectators use the local facilities, creating additional income for the motels, hotels, restaurants and shops etc.

As can be seen the proposed works have far more reaching effects than more water for the farm. These refurbishing improvements will allow a more viable use of these valuable agricultural lands without sterilised sand and gravel resource underlying the remainder of the farm."

The extraction of the ponds and removal of material will take approximately 12 months and the plant is proposed to operate Monday to Saturday inclusive. The capacity of the pond will be increased from 21,600m² at the moment, to 95,700m² when excavated to the depth and profile proposed.

Statutory Situation

The land is zoned Environmental Protection 7(d)1 and extractive industry is prohibited in this zone.

Recent court cases (eg dredging of part of Narrabeen Lagoon) have upheld the premise that if an activity or development falls into more than one category and one of those categories is extractive industry, which is prohibited in the zone, then the consent authority has no power to consent to the application. This is the case for this application in that even though the development could be described as agricultural improvements, it is also defined as extractive industry and therefore prohibited.

The applicant has been consistently advised of the above position on numerous occasions and the matter has been previously reported to Council.

Planning Assessment

The applicant has verbally indicated that he sees his proposed development as a flood mitigation exercise and draws parallels to Council's works at Cordners Corner.

Council does have the power to carry out works for flood mitigation purposes that may involve the removal of extractive material from land on which "extractive industries" are prohibited as a result of the zoning of the land.

Council has previously and is still, undertaking flood mitigation works at Cordners Corner, Windsor. These works, including dredging and bank stabilisation, have only occurred after extensive hydraulic investigations and close liaison with the Public Works Department. These works were deemed necessary to protect a large number of properties downstream from Cordners Corner as well as a large amount of public infrastructure including roads and pipelines.

Under the current zoning the deepening of the lagoons on the applicant's property and the removal of the resultant extractive material could only be undertaken by Council if it were deemed to be flood mitigation works. Before any work could be undertaken on the applicant's property, a hydraulic study would need to be undertaken. In the circumstances of this case, the study would need to firstly examine the characteristics and importance of the overall drainage channel from Yarramundi to Cornwallis. Once this was done, recommendations would follow as to the nature and scale of works to be undertaken from Yarramundi to Cornwallis. The study would also examine the underground flow regimes in the area and how these impact on flood mitigation work. The Public Works Department would be closely involved in the entire process.

Flood mitigation works are usually carried out where residential properties or public infrastructure is threatened by flood waters. The study would have to demonstrate that this was the case in this locality.

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At the present time, Council does not have in its possession any submission justifying the need for a flood mitigation project from Yarramundi to Cornwallis.

Recommendation

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.

Item 10:	(File DA193/91)
Development Application:	Produce Store and Dam
Applicant:	C & D Owen
Owner:	C & D Owen
Land and Location:	Lot 6, DP568232, 46 Pitt Town-Dural Road, Pitt Town
Area:	2.023 hectares
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(c)
Advertising:	Adjoining owners notified - one submission received
Date Received:	5th August 1991

REPORT (MTP)

Proposal

Council is in receipt of an application to erect a produce store on the subject property. The applicant proposes to:

- a. excavate a dam in the natural low point of the land;
- b. use the fill won from the dam to provide a level building platform at 14.2 metres; and
- c. erect a 24.4m long x 18.3m wide x 6.5m high "colorbond" shed on the platform to establish the produce store.

The store will operate Mondays to Saturdays, from 7.30am to 5.30pm. Goods sold will include animal feeds and supplements, farm supply materials and fencing supplies. One semi-trailer will visit the site weekly, and one 1 tonne delivery truck daily. Parking for 6 vehicles is also proposed.

The site currently contains a two storey brick veneer dwelling and stables.

Statutory Situation

The subject land is zoned Rural 1(c) under the provisions of Hawkesbury Local Environmental Plan, 1989 (LEP). Produce stores are permissible on the site with the consent of Council. Clause 25 (Development of flood liable land) of the LEP applies to the proposal as the site is subject to the 1 in 20 (12.4m

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AHD), 1 in 50 (14.2m AHD) and 1 in 100 (15.3m AHD) year floods. The provisions of this clause are discussed below.

Public Submissions

Adjoining owners were notified of the proposal with one submission received from Mrs Johanna Taylor of 29 Whitmore Road. Mrs Taylor's concerns are as follows:

"The property and adjoining roads are prone to flooding and located in close proximity to Long Neck Creek, Long Neck Lagoon and the reserve.

The area is zoned rural residential and the commencement of commercial activities on the corner of Whitmore Road, which is unsealed, and Pitt Town Dural Road will result in a sizeable increase in traffic being generated by delivery trucks and customers."

The issues raised by Mrs Taylor are also discussed below.

The produce store will be accessed from Pitt Town-Dural Road and not from Whitmore Road.

Planning Assessment

Scenic/Design Quality

Although the proposed building will be constructed of prepainted metal sheeting and will have little design merit, the building will be compatible with existing rural/residential development in the locality. To improve its appearance, however, it is considered desirable that particular attention be given to the provision of landscaping around the whole building and the construction of appropriate fencing eg lattice, to complement the building and reduce the expanse of metal.

In regard to landscaping the plan submitted by the applicant is considered inadequate.

Flooding

The contour level of the property ranges from approximately 12 metres on the western boundary to approximately 18 metres in the north eastern corner. Consequently, the land is affected by the estimated 1 in 20 (12.4m), 1 in 50 (14.2m) and 1 in 100 (15.3m) year floods.

Clause 25(2) of the LEP requires that a building shall not be erected on any land below the 1 in 10 year flood level (11.2m, AHD) and in this regard the proposal complies.

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The site of the proposed building is presently at a level of between about 13 and 14 metres, and it is proposed to fill this site to a level of 14.2 metres using the material excavated to create the dam.

No material will be brought onto or removed from the land.

Given the scale of the development, no adverse effect on Long Neck Lagoon is likely to occur.

Access/Parking and Traffic

The applicant proposes to provide six parking spaces on the site. This is based on a survey of the following premises.

- "1. Halls Produce & Hardware
George Street
Windsor

Nil offstreet parking

2. Stockmans
Fairey Road
Windsor

5 offstreet parking bays

3. Mulgrave Produce
Mulgrave Road
Mulgrave

3 offstreet parking bays

4. Bruce McDonald Produce
Riverview Street
North Richmond

5 offstreet parking bays

In relating the above information to the proposed development it was felt that the vehicle turnover rate would be equal to Bruce McDonald Produce of North Richmond and not as great as Stockmans of Windsor. We therefore have provided 5 carparking spaces."

Council's Carparking Development Control Plan (DCP) does not contain any specific requirements for produce or farm supply premises. Based on the following rates however, parking for up to 11 vehicles could be required:

Commercial premises, shops - 1 space / 40m ²	=	11 spaces
Factory, warehouse, bulk stores - 1 space / 75m ²	=	6 spaces

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Given the nature of the goods to be sold from the premises, 6 spaces is considered adequate.

Although the applicant proposes to construct the carpark of crushed sandstone, it is considered necessary that the area be sealed due to the scale of the development.

Pitt Town-Dural Road is considered to be capable of accommodating the additional traffic generated by the development. Sight distances are also good and consequently, no adverse effect on traffic flow is likely.

Loading/Unloading

Generally, satisfactory unloading facilities will be provided on the site, with all delivery vehicles entering and leaving the property in a forward direction. It will be necessary however to slightly extend the unloading area to ensure a semi-trailer can manoeuvre through the driveway.

Recommendation

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

1. The development, being the erection of a produce store, shall generally be in accordance with the plans dated 24th July, 1991.
- 2-16 Standard Conditions (DA): 22, 31, 32, 35, 37, 50 (6 (six)), 54, 61, 70, 73, 85, 89, 100, 101, 102.
17. Construction of Council's standard sealed rural type footway vehicular crossing to suit the access to the site.
18. Provision of adequate loading and unloading facilities to cater for the proposed use of the land. In this regard, the western boundary of the unloading area shall be extended slightly to ensure a semi-trailer can manoeuvre through the driveway.
19. Vehicular access from Whitmore Road shall be prohibited at all times.
20. Operating hours shall be limited to 7.30am to 5.30pm Mondays to Saturdays. Any alteration of these hours will require Council consent.
21. Appropriate fencing such as lattice shall be constructed to complement the building and assist in reducing the expanse of metal.
22. No materials or goods shall be stored between the building and the street alignment.
23. Separate details of proposed drinking water shall be submitted with the building application.

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24. In regard to the construction of the dam, no obstruction or variation to surface flows shall occur where the depression enters or leaves the property.
25. Full details of the proposed filling shall be submitted with the building application. In this regard, no material shall be brought onto or removed from the site.
26. Such filling shall be completed within 3 (three) months of commencement. The applicant shall notify Council of the date of such commencement.
27. The area to be filled shall be stripped of topsoil prior to the placement of fill.
28. All fill shall be compacted to 95% (ninety five) standard and test results verifying this shall be submitted to Council.

ITEM 11: (File GF20/12 PT1)

SUBJECT: PLACEMENT OF HISTORIC CANNON

REPORT (MTP)

Council at its Ordinary Meeting on the 6th August, 1991, considered a report in relation to Richmond Park and the placement of historic cannon. At that meeting Council resolved the following:

- "1. That the cannon be inspected by the full Council.
2. That estimates be prepared for the protection of the cannon in a housed position, eg. Richmond Park.
3. That a programme be considered calling for public subscription from the various universities, historical societies, in order to contribute towards the housing of the cannon.
4. That expressions of interest be called for the housing of the cannon.
5. The possibility of housing the cannon under the grandstand be investigated."

The above resolutions were, however, not actioned due to the receipt of correspondence which requested that the matter be deferred to the next General Purpose Committee Meeting so that various persons could address the Committee. Council agreed to the deferment.

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At its Ordinary Meeting on the 10th September, 1991, Council received correspondence from the Richmond Ex-Servicemen's Club and the Richmond Branch of the Returned Services League of Australia. This correspondence offered permanent accommodation for the historic cannon at no cost to Council at the Richmond Ex-Servicemen's Club property.

Since the September Ordinary Meeting, further correspondence has been received from the following organisations and persons:

Hawkesbury Historical Society

"We believe that it is essential that such historic items should remain in the City of Hawkesbury, and that they should be displayed in Richmond Park on either side of the War Memorial."

Richmond and District Chamber of Commerce

"The Chamber's Executive Committee resolved to protest to Council over the reported suggestion that the historic cannon were to be given to the Power House Museum."

It has been acknowledged by many people, including Council, that these cannon have great historical significance in the Hawkesbury District, in particular Richmond. Consequently, they would represent a tremendous tourist attraction for the region. At the recent Annual General Meeting of Tourism Hawkesbury the Chairman, Mr R Perks, pointed out that the Hawkesbury Region has not developed suitable attractions for tourists."

If Council goes ahead with this reported placement, it would be against the wishes of this Chamber, as well as many bodies, including Tourism Hawkesbury."

The Chamber strongly recommends that these cannon be placed in Richmond Park on either side of the War Memorial where they can be easily seen by passing traffic and tourists."

Mr Harold Gascoigne - 262 Grose Vale Road, Grose Vale

"We, the Gascoigne families are writing this letter to express strong disapproval at the proposed removal from Richmond of the two cannon found buried in Richmond Park in February, 1985."

Our father, grandfather and great grandfather, the late Henry Gascoigne, a lifelong resident of the Hawkesbury District until his death in 1988 at the age of 82, kept us all enthralled with his stories of the cannon and the history pertaining to them and how he played on them when he was a young boy."

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Various attempts by many people to locate the cannon were unsuccessful until Henry heard of these attempts and promptly showed interested persons exactly where the cannon were buried.

We cannot stress too strongly our concern that an item of such historical significance to the district is in danger of being relegated to another site where its historical value will be nil. Presented in a suitable manner in a prominent position within the Hawkesbury District, the cannon could become a well known tourist attraction."

Mr Gordon Marsh - 39 Drummond Street, South Windsor

"I would be obliged if you would register this letter a form of protest at the attitude of some Aldermen who have expressed their preference to relocate the historic cannon found in Richmond Park.

To place them at another site is not in keeping with their original intent, to help protect the town and residents of Richmond.

I must admit, because of sentimentality there is a man that must be named, a man who has told his children and his many grandchildren of the amazing stories of the changing phases of Richmond that he encountered during his lifetime residency in the district. And how, as a little boy who attended the school at the rear of the "School of Arts" at Richmond Park, played on the cannon then later on witnessed their demise. It was this same man who had shown others who have failed where the cannon were and then witnessed their resurrection. He was my wife's father, Henry Victor Gascoigne."

Miss Dorothy Phipps - 52 Moray Street, Richmond

"I am writing this letter on behalf of my Aunt, Mrs Edna Flohr, whose brother, the late Mr Henry Gascoigne, knew exactly where the two cannon were buried in Richmond Park. As a child attending the Richmond school, which was located where the Masonic Lodge is now, I with all my school friends used to play on these cannon and we were told the history of them by our own teachers.

I believe that the cannon which are now housed at the R.A.A.F. Base Richmond, should be relocated in Richmond Park, where they were for many years prior to their removal to the Base in 1985.

Richmond is growing rapidly as a town of historical worth, and this would be an added tourist attraction for visitors to see and read some of the early history connected with this area."

As a matter of procedure, Council's resolution of 6th August, 1991, will now be actioned unless a contrary position is resolved.

Recommendation

That correspondence from the Hawkesbury Historical Society, The Richmond and District Chamber of Commerce, Mr Harold Gascoigne, Mr Gordon Marsh and Miss Dorothy Phipps in relation to placement of the cannon be received.

ITEM 12: (File GG21/31 PT1)

SUBJECT: WINDSOR AND RICHMOND COLOUR SCHEME
STUDY

REPORT (MTP)

Architects; Noel Bell, Ridley Smith and Partners, were commissioned to prepare authentic colour schemes for forty two buildings of major visual and historic significance in Windsor and Richmond using archival research and historic photographs.

Council is now in receipt of the Study which comprises a brief introduction, inventory of forty two buildings and charts of near equivalent colours to Australian and British standards. The inventory incorporates details of the construction period of each building and identifies the appropriate colour for each building element. The inclusion of colour photographs of each building and appropriate colour chips, further assists the identification process.

Whilst colour schemes were prepared for most of the buildings identified in the Study based on archival research, four buildings were carefully scraped to reveal remains of original colours. These buildings include, the A C Stern Building in Thompson Square, the former Post Office - Windsor, Windsor Public School and the timber Grandstand - Richmond Park. Following scraping, the colour of each building element was identified by reference to British standard colour cards and historic photographs.

Overall, the Windsor and Richmond Colour Scheme Study is a practical document which will assist both Council and developers in the identification of appropriate colour schemes for redevelopment and adaptive reuse proposals.

In order to encourage implementation of the Study's recommendations, a Seminar is proposed to be held in November for the owners of buildings identified in the Study, ie. the main streets of Windsor and Richmond as well as other interested persons. The Chambers of Commerce will be requested to assist in dissemination of information and promotion of the Study. Prior to this Seminar each property owner will receive a brochure which will contain an extract of the Study which relates to his or her property and an appropriate colour chart. Colour schemes recommended in the Study and basic preparation and painting techniques will be discussed at the Seminar by Robert Staas of Noel Bell, Ridley Smith and Partners, and representatives from a paint company.

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Further, a paint company will be also approached with a view to obtaining discounts on paint for building owners, as well as providing general technical advice.

Reinstatement of heritage colour schemes in the main streets of Windsor and Richmond will not only reinforce the character of the two towns, but will also improve the overall appearance of individual heritage items.

Recommendation

That the information contained in the report relating to the Windsor and Richmond Colour Scheme Study be received and that Council endorse the holding of a seminar and distribution of information to relevant landowners.

ITEM 13: (File G95/18)

SUBJECT: CEMETERIES STUDY - MACDONALD RIVER VALLEY AND COLO RIVER VALLEY

REPORT (MTP)

Heritage Consultants Godden Mackay Ltd have now completed a study of cemeteries in the Macdonald and Colo Valleys. Council and the Department of Planning commissioned the study in 1990 due to concern about increasing development pressure and the impacts of such pressure on historic cemeteries in the Macdonald and Colo Valleys and the City generally.

The Colo and Macdonald Valleys contain a remarkable collection of historic cemeteries. The Valleys were important centres of early settlement in NSW and were visited by Governor Phillip as early as 1790. Initial land grants were made in 1810. Throughout the history of each valley there has been continuity of occupation by a small group of families and the names of early grantees such as Jurd, Fernance, Bailey and Gosper are still found in the current community. Thus, in addition to being important heritage items in their own right, the cemeteries as a group are highly significant as they provide a comprehensive record of the social history of each area.

In response to concern about the care, control and management of historical cemeteries throughout the City, Council applied for financial assistance to undertake an appropriate study. The application, which was made on a dollar for dollar basis under the Heritage Assistance Programme, was successful.

The study not only documents the significance of each cemetery in the Colo and Macdonald Valleys but also provides appropriate conservation policy for all cemeteries within the City. The study makes a number of recommendations and identifies what actions should be taken, who should take these actions, their timing, priority and cost. Whilst implementation of the study recommendations will require some expenditure commitment in the 1992

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Estimates this will be the subject of further report to Council within the estimate documentation.

The consultant commissioned to prepare the study will present a short seminar on the study findings and appropriate management and conservation practice for cemeteries on the 15th October, 1991. Owners of land on which cemeteries are situated in the Macdonald and Colo Valleys, local historical and family history societies, local stonemasons and other interested persons have been invited to attend the seminar which will be held, free of charge. Further, a press release has been prepared for inclusion in local newspapers.

The study is valuable in that it documents the significance and contents of each cemetery within the Macdonald and Colo Valleys and identifies management and action policies which once implemented will foster the conservation of cemeteries not only in the Macdonald and Colo Valleys but throughout the City.

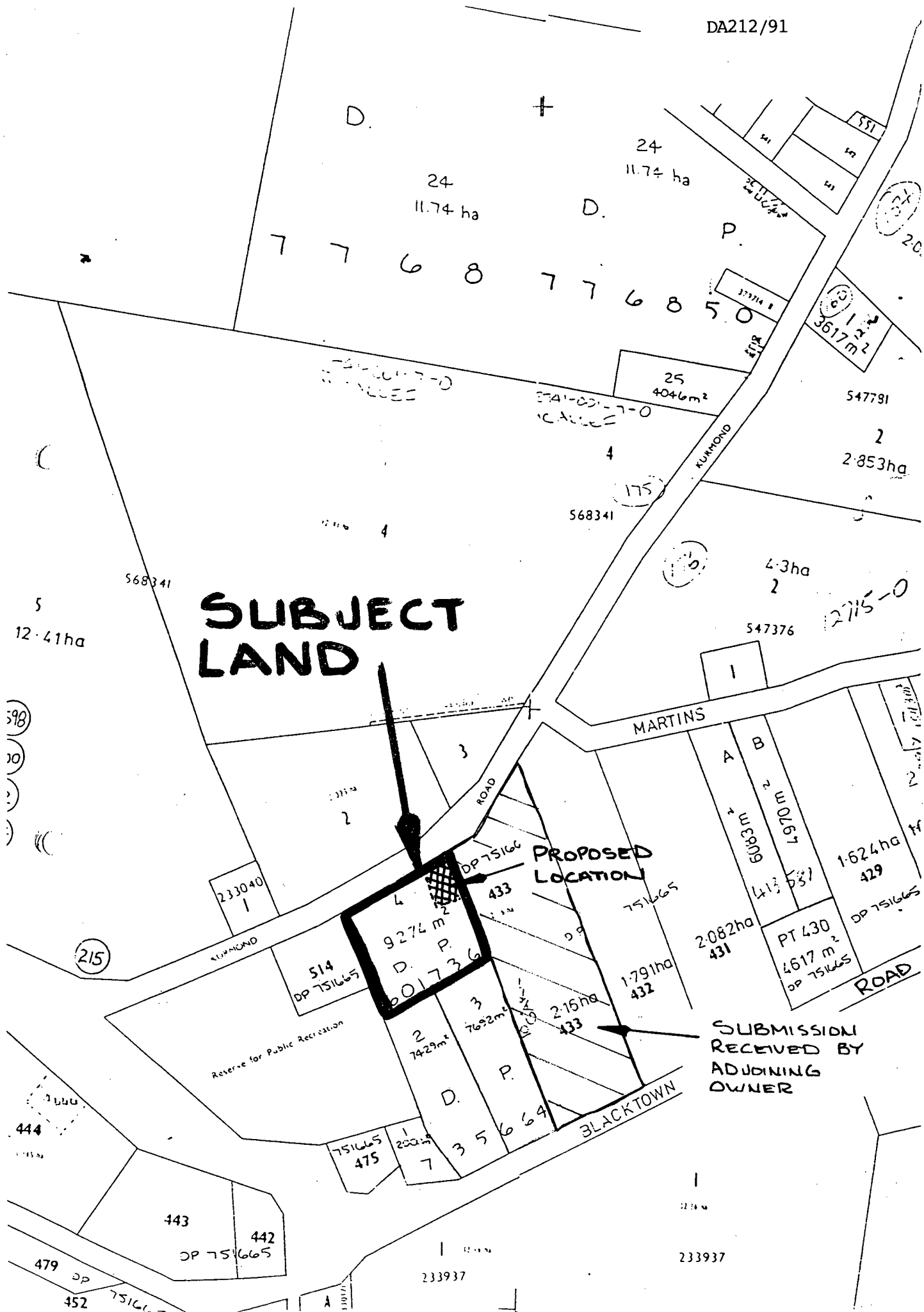
Recommendation

That information contained in the report relating to the Macdonald River and Colo Valley study be received.

P.A. 212/91

ITEM: 1

DA212/91

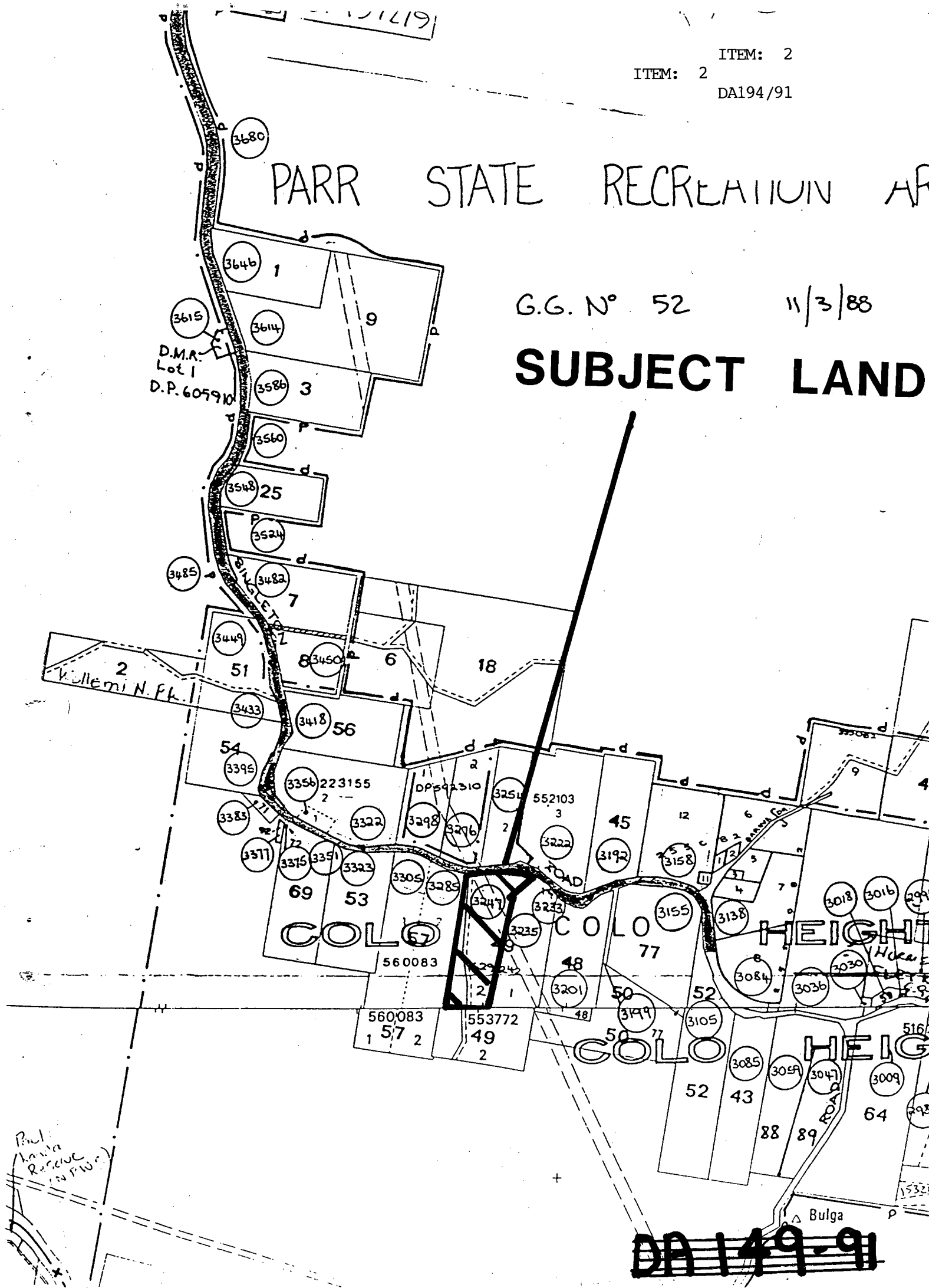


ITEM: 2

DA194 / 91

G.G. N° 52

SUBJECT LAND



8-0	51
37-0	53
16-0	55
14-0	57
17680	4
153214	

6	00027-0 SKIMIN
8	00026-0 GREENFIELD
ITEM: 3 DA179/91	

CHURCH

34	0576-0
36	0577-0 H.C.
38	0578-0 H.C.
32	00032-0 H.C.

26	0572-0
28	0573-0 BOWD
30	0574-0 MAIN ROOM COMMISSION
32	0574-1C JOHNSTON DP 156859
32	0574-2C DP 16046
12	00025-0 SMITH
14	00023-0

SUBJECT-LAND

1558-1	483
1558-2	485
1558-3	487
1561-0	489
1562-0	491

1551-1	461
1551-2	463
1553-0	465
1554-0	467
1555-0	469
1556-0	471
1557-0	473
1558-0	475
1559-0	477
1560-0	479

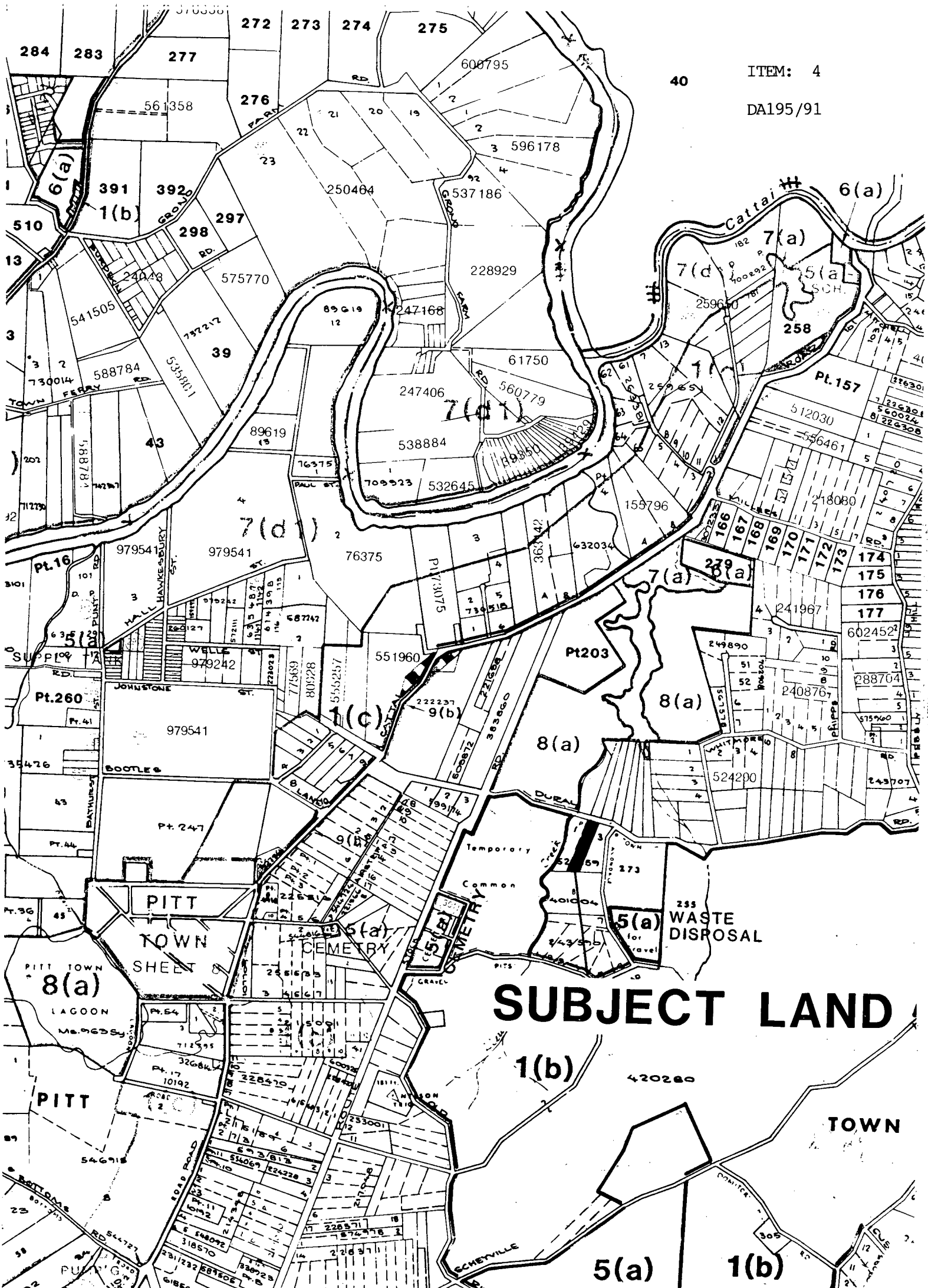
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476	1750-0 BULLOCK
478	1749-0 MCALINEY
480	1748-0 PAULL
482	1747-0 LOREY
484	1746-0 OPPEN
486	1745-0 CAPILL

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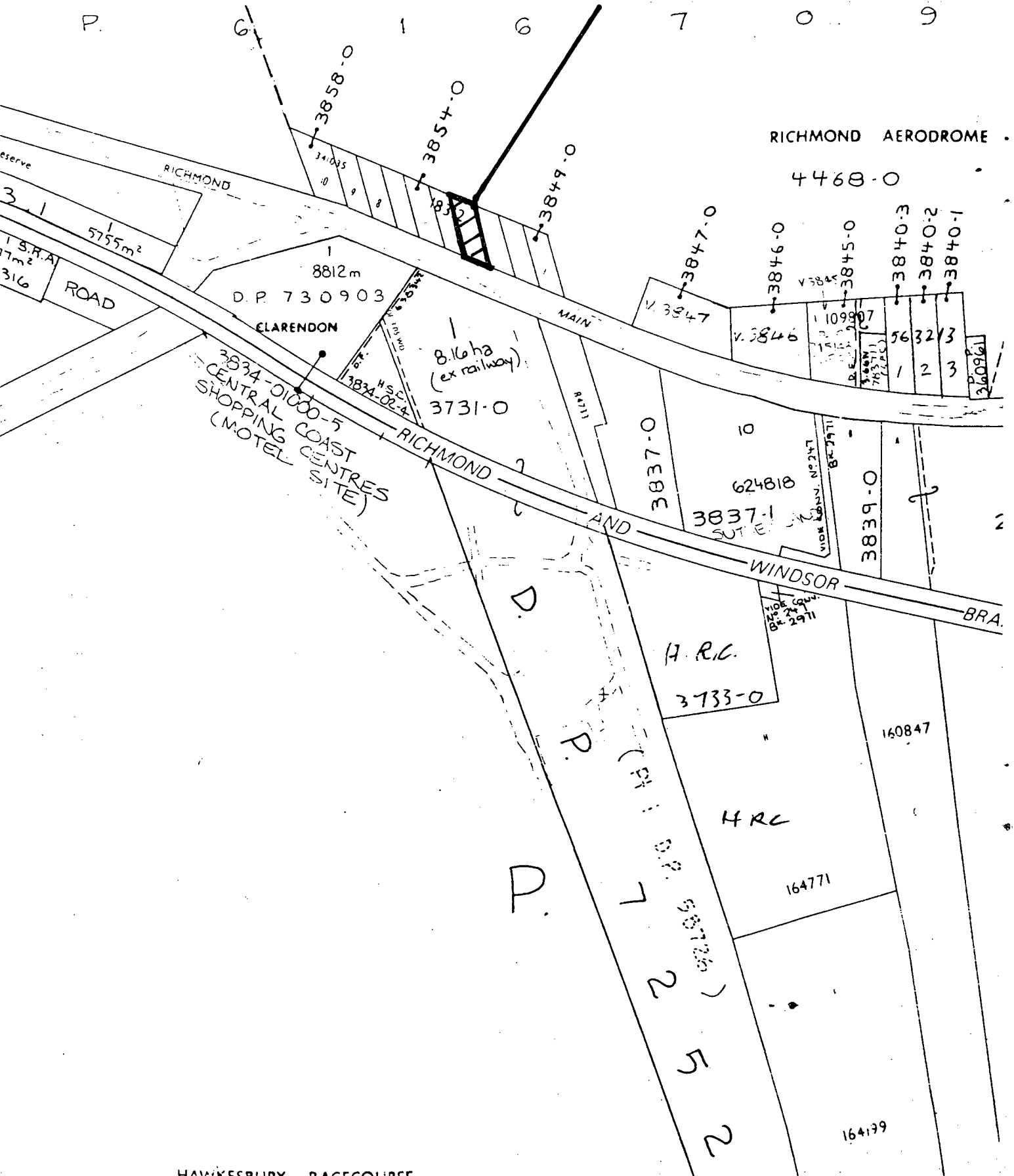
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DA189/91

BENEFITED BY E'MENTS FOR
DRAINAGE AND TRANSMISSION LINE

SUBJECT LAND



D.A. 223/91

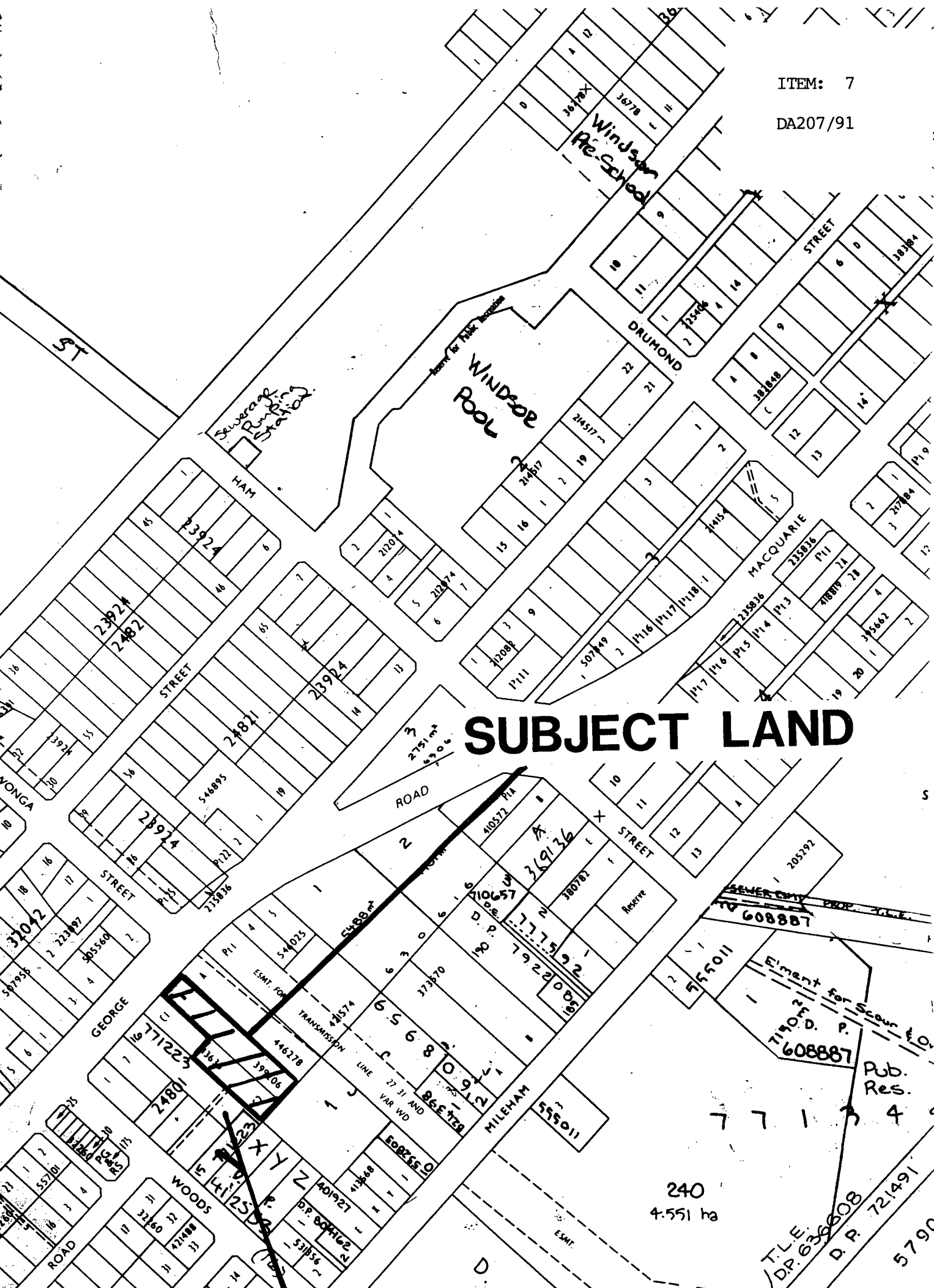
ITEM: 6

DA223/91



ITEM: 7

DA207/91



SUBJECT LAND

OBJECTORS

DA 207-91

BAKER

1831-0 (92)

730435

STEPHENSON

D. P. 233433 (88)

233054

1833-1 (82)

1833-2 (80)

D. P. 835-0 (74)

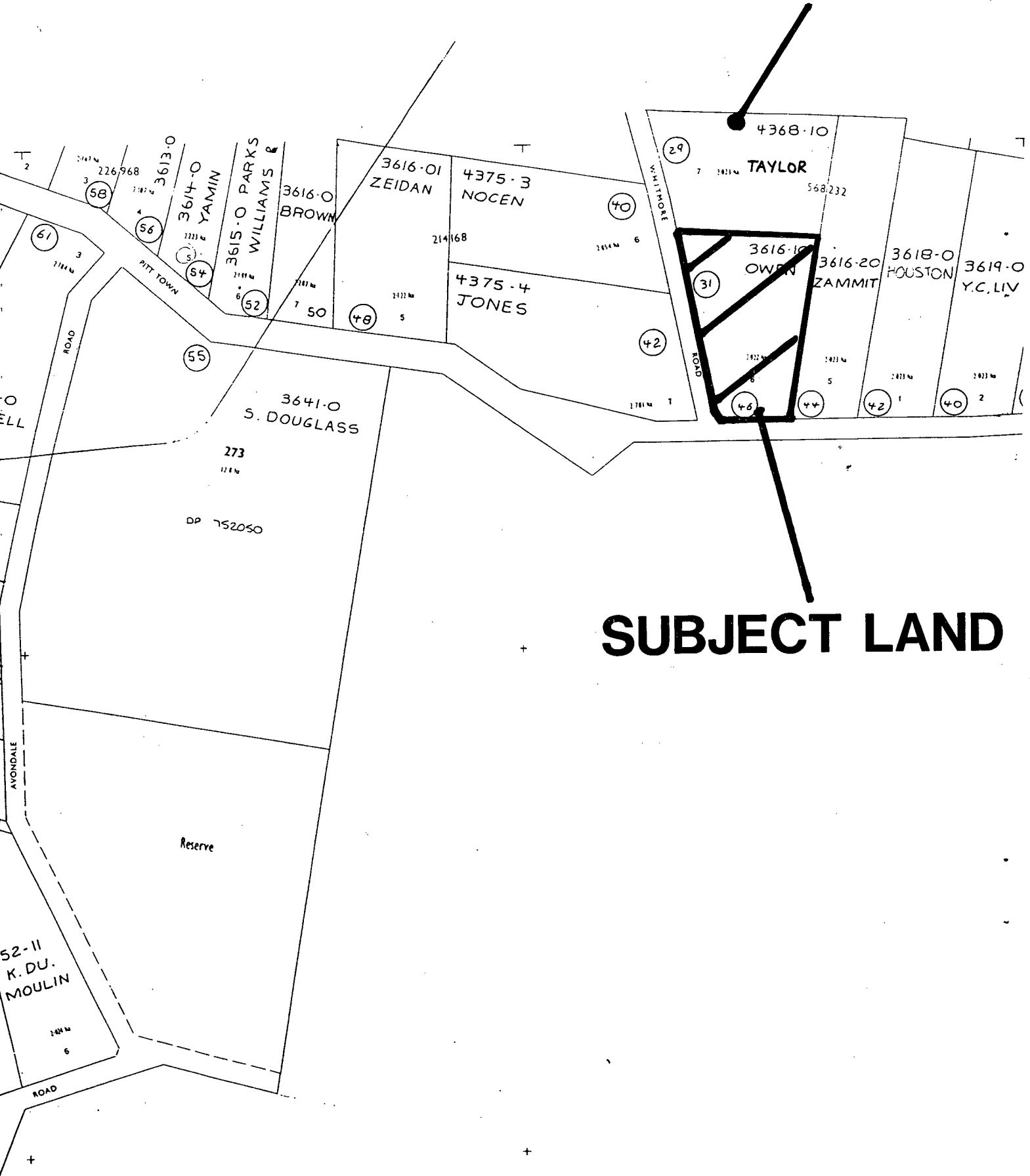
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D. P. 158748

ITEM: 10

DA193/91

OBJECTOR



SUBJECT LAND

DA 193-91

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 - 1/10/91

ITEM 1: CASH EXPENDITURE WARRANT NO. 8/1991

SUMMARY - Accounts Paid

General Fund Nos.	4205 -	4840	6992317.09
Trust Fund Nos.	213 -	259	1703536.09
FID General Fund	469074-	469085	842197.76
98P General Fund	37014 -	37019	2930000.00
98P Bank Trust Fund	425412-	425413	1140000.00
FID Account Trust Fund	25408 -		50000.00
			13658050.94

CERTIFICATE BY CLERK

This Warrant, a copy of which was submitted to each member of the Council on 26th September, 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 \$13658050.94 (thirteen million six hundred and fifty eight thousand and fifty dollars and ninety four cents) which have been paid, was submitted to the General Purpose Committee - Finance Section, on 1st October, 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. 8 submitted to the meeting of the General Purpose Committee - Finance Section, of the Council of the City of Hawkesbury to be held on 1st October, 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 1ST OCTOBER, 1991.

General Purpose Committee - Finance - 1/10/91

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 1ST OCTOBER, 1991.

ACCOUNTS PAIDGENERAL FUND

CHQ	PAYEE	DETAILS	AMOUNT
3382	Cancelled Cheque	See Warrant 7	16.00-
3928	Cancelled Cheque	See Warrant 7	1481.00-
4199	Cancelled Cheque	See Warrant 7	584.16-
4205	Servants Expenses	Servants Expenses	239.80
4206/			
4222	Employees	Salaries & Wages	102733.27
4223	Alderman P E Gibson	Aldermanic Fees	172.80
4224	Abax Contracting Pty Ltd	Crushed Shale	6295.98
4225	Abbott Tout Russell Kennedy	Legal Fees	656.70
4226	ACF Enterprises Pty Ltd	Books	39.90
4227	Andy Macs	Timber & Hardware	45.24
4228	ARIMA Conference Account	Conference Fees	40.00
4229	Archives Authority of NSW	Publication	37.50
4230	Mr E G Armour	Books	10.00
4231	Australian Taxation Office	Prescribed Payments Tax	16336.00
4232	Australia Post	Schedule Payment	591.47
4233	John Ayling	Legal fees	400.00
4234	Big Al	Books	13.00
4235	Micheal Calthorpe	Compensation Claim	116.00
4236	Castlereagh Radiology	Compensation Claim	128.50
4237	Castrol Australia Pty Ltd	Fuel Supplies	1225.72
4238	Cenvet Pty Ltd	Pound Supplies	1097.22
4239	Commonwealth Banking Corp	Bank Draft	116.67
4240	Custom Call Communications	Radio Repairs	335.78
4241/			
4291	Day Care Mothers	Day Care Fees	21005.95
4292	Department of Lands	Rates for P/Occupancy	680.00
4293	Driclad Leisure Industries Pty	Life Jackets	2271.00
4294	Fire Control Officers Assoc	Bush Fire Uniforms	147.00
4295	Fitzgerald Motors Pty Ltd	Plant Parts	16.00
4296	Fitzgerald Publishing Pty Ltd	Printing	240.12
4297	Gedye Pty Ltd	Compost Bins	42.00
4298	G & J Horswell & Sons	Waste Removal	31354.07
4299	GTE Sylvania Australia Pty Ltd	Office Equipment	4587.00
4300	Hanimex Pty Limited	Stationery	845.00

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 1ST OCTOBER, 1991.

General Purpose Committee - Finance - 1/10/91

4301	Hawkesbury Valley Holden	Purchase Plant	2790.37
4302	H'bury City Bush Fire Org Cate	Catering	173.27
4303	B Hepper Pty Ltd	Stationery	39.50
4304	Identic Books Pty Ltd	Books	320.88
4305	Intertech Drilling Services Pt	Plant Hire	300.00
4306	Investment and Money Managemen	Seminar	200.00
4307	Jacki's Wholesale Pet Food	Animal Food	51.70
4308	Jobjet	Plant Hire	4320.00
4309	Keep Aust Beautiful Council	Entry Fees	50.00
4310	King Gee Clothing Company	Safety Clothing	38.10
4311	Kidney Kapers	Donation	100.00
4312	Kristan Couriers	Freight	76.00
4313	Land Titles Office	Refund	18.00
4314	Limcora Pty Ltd	Plumbing	90.00
4315	D J & B C Lord	Plant Hire	1462.50
4316	Dr W Mackay	Compensation Claim	29.50
4317	P W & L Mayor	Plant Hire	1286.50
4318	Margaret Way	Refund	77.00
4319	McPherson's Metal	Pipes	4224.00
4320	I & S Miller	Plant Hire	1454.37
4321	Mita Copiers Aust Pty Ltd	Copier Charges	145.00
4322	National Drafting Industries	Office Supplies	58.76
4323	Nepean Family History Society	Books	38.30
4324	Oce-Reprographics Ltd	Copier Supplies	23.74
4325	Cancelled Cheque		
4326	Pascol Paints Aust Pty Ltd	Paint	88.10
4327	Dick Petrikas	Contract Payment	94.70
4328	Penrith Truck Centre	Plant Parts	75.40
4329	Philips Lighting Industries	Lighting Equipment	105.00
4330	A H Pierce Pty Ltd	Depot Supplies	671.44
4331	Pioneer Asphalts Pty Ltd	Asphalt	23944.62
4332	K Pollard	Public Liability Claim	160.91
4333	Polyvak International	Cleaning Materials	57.21
4334	Public Works Department	River Stability Report	30359.00
4335	Ramset Fasteners(Aust) Pty Ltd	Plant Parts	113.28
4336	Regal Glass & Glazing	Glass	67.00
4337	M J Riley	Public Liability Claim	165.00
4338	Robank Farm Supplies Pty Ltd	Animal Food	422.56
4339	Roads and Traffic Authority	Ferry Maintenance	14466.44
4340	Road Signs	Signs	637.26
4341	R R Tools Sales	Plant Parts	49.00
4342	M P Schultz Excavations	Plant Hire	1434.19
4343	Servants Expenses	Servants Expenses	235.20
4344	S & M Supply Company Pty Ltd	Stationery	672.28
4345	Southern Scene Pty Ltd	Books	56.90
4346	South Windsor Pharmacy	Photo Development	111.50

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 1ST OCTOBER, 1991.

General Purpose Committee - Finance - 1/10/91

4347	Standards Australia	Publication	56.00
4348	Stabilised Pavements of Aust	Roadworks	10541.90
4349	Mark John Stevens	Legal Fees	150.00
4350	Don Stein Plant Hire Pty Ltd	Plant Hire	11086.00
4351	Stillwell Trucks (Sydney)P/L	Plant Parts	1393.47
4352	S M Sullivan	Fencing	2640.00
4353	Technical Repair Services	Repair Office Equipment	130.00
4354	Teds Photographic Industrial S	Office Equipment	299.95
4355	TLE Electrical Pty Ltd	Electrical Parts	3451.42
4356	Tourism Hawkesbury Inc	Reimburse Wages	7959.36
4357	Trend Typewriters	Service Typewriter	290.00
4358	Tropicana Hotel	APV - Entertainment	61.30
4359	Ulvscroft Large Print Books	Books	325.75
4360	A R Walmsley & Co	Legal Fees	2756.30
4361	Keith Wellington Pty Ltd	Plant Hire	738.75
4362	Webb McKeown and Assoc	Consultant - Flood Mitig	2366.03
4363	Western Cable & Pump Repairs	T/Works Maintenance	2423.77
4364	Gregory Wilson	Compensation Claim	594.00
4365	Windsor Court House	Summons Fees	45.00
4366	Windsor Carpet Centre	Office Maintenance	3560.00
4367	Windsor Smash Repairs	Plant Repairs	279.00
4368	Windsor Communications Pty Ltd	Computer Repairs	740.00
4369	Jan Worthington	Books	12.45
4370	K D Wood & Associates	Professional Fees	400.00
4371	Wyuna Wholesale Nursery P/L	Plants	273.00
4372	Mrs Allan	Refund	30.00
4373	Belprara Pty Ltd	Refund	50.00
4374	Mrs Burtenshaw	Refund	56.00
4375	Mrs Drake	Refund	6.00
4376	Judy Hennessy	Refund	8.00
4377	Mrs Machon	Refund	8.00
4378	Mrs Munn	Refund	8.00
4379	Mrs Parsons	Refund	20.00
4380	S & T Pracy	Refund	56.00
4381	Mrs Scharfe	Refund	98.00
4382	Mrs Tekstra	Refund	12.00
4383	Mrs Warren	Refund	14.00
4384	Mrs Zivkovic	Refund	14.00
4385	Hawkesbury City Council	Transfer	47030.07
4386	Hawkesbury City Council	Transfer	525.00
4387	Infringement Processing Bureau	Infringement Notice	85.00
4388	Kingston Industries Pty Ltd	Contract Payment	242748.58
4389	Maxcon Industries Pty Ltd	Contract Payment	6058.72
4390	J & P Richardson Industries Pt	Contract Payment	57745.27
4391	Cancelled Cheque		
4392/			

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 1ST OCTOBER, 1991.

General Purpose Committee - Finance - 1/10/91

4408	Employees	Salaries & Wages	101704.49
4409	Abbott Tout Russell Kennedy	Legal Fees	929.11
4410	Active Detergent Company P/L	Cleaning Equipment	618.05
4411	Adraw Pty Ltd	Plant Hire	2520.00
4412	AGK Lubrication & Tanks	Plant Repairs	180.00
4413	Airpipe Pty Ltd	Road Works	1643.60
4414	Amada Pty Ltd	First Aid Equipment	143.36
4415	Australian Cement Limited	Cement	25244.35
4416	Greg Bailey	Contract Payment	870.87
4417	Bennett & Wood Autoparts	Plant Parts	386.84
4418	Blue Mountains Security System	Security System	1862.00
4419	W R Bright & Sons Pty Ltd	Printing	115.00
4420	Brisen Holdings Pty Ltd	Contract Payment	1231.21
4421	Buttsworth Engineering	Plant Parts	3449.86
4422	Cancelled Cheque		
4423	Buttsworth Contracting	Contract Payment	1464.06
4424	Cafe Bar International	Cafe Bar Service	840.04
4425	Celgor Pty Ltd	Plant Hire	26550.00
4426	Country Fire Authority	Firefighting Bodies	20000.00
4427	Denning Constructions	Contract Payment	42573.44
4428	Department of Lands	Road Opening Fees	935.00
4429	Dunlop Olympic Tyres	Tyres & Repairs	665.20
4430	Duffy's Corner	Fuel Supplies	173.74
4431	Duncan Foster Eng P/L	Plant Parts	294.20
4432	S Davies & C Watts	Stock Impounding	2269.88
4433	Hermes Precisa Australia	Microfiche	17.20
4434	Fire Fighting Enterprises	Service Extinguishers	574.63
4435	James H Field	Legal fees	550.00
4436	Garpac Pty Ltd	Plant Parts	75.30
4437	Gabion Australia	Gabion Baskets	7523.90
4438	Geofabrics Australasia	Terra Firma	2620.00
4439	Peter Gibbs	Contract Payment	870.86
4440	Glitheroe	Plumbing Parts	167.57
4441	Barry Gore	Carpentry Work	2566.00
4442	The Goodyear Tyre & Rubber Co	Tyres & Repairs	1268.53
4443	GWS Machinery Pty Ltd	Plants Parts	1216.40
4444	Hawkesbury City Council	Transfer	343668.26
4445	Hawkesbury Engineering Co	Plant Parts	9170.72
4446	Hawkesbury Truck Repairs & Spa	Plant Repairs	519.24
4447	Hawkesbury River Plumbing	Plumbing Equipment	712.00
4448	Health Yourself	Publication	345.20
4449	Heritage Garage Doors	Repair Roller Doors	150.00
4450	Henley & Co Locksmiths	Keys & Locks	25.00
4451	H P Plumbing Supplies Pty Ltd	Hardware	474.09
4452	CSR Humes Pty Ltd	Concrete Surrounds	1556.00
4453	Intertech Drilling Services P/L	Plant Hire	600.00

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 1ST OCTOBER, 1991.

General Purpose Committee - Finance - 1/10/91

4454	International Public Relations	Subscription	695.00
4455	Neville Jeffress Advertising	Advertising	409.50
4456	JHP Electrics	Electrical Repairs	189.00
4457	A T & C T Johnson	Fencing	1691.50
4458	Dr A U Khan	Compensation Claim	261.00
4459	H R King & Son Pty Ltd	Plant Parts	12.18
4460	KRE Industries	Bush Fire Shed	371.45
4461	Land Titles Office	Refund	18.00
4462	G C Laughton	Plant Hire	1125.00
4463	D & L Lavender	Plant Hire	304.00
4464	Lemar Microfilm Services	Microfilm	222.50
4465	George Lee	Art Exhibition	32.40
4466	D J & B C Lord	Plant Hire	675.00
4467	The Local Govt Training Networ	Consultants Fees	908.94
4468	The Mad Hatters Hat Factory	Safety Clothing	145.50
4469	P W & L Mayor	Plant Hire	4282.75
4470	McPherson's Metal	Pipes	1056.00
4471	A & E M McKone	Settlement Monies	1000.00
4472	Metro Waste Disposal Authority	Contribution	1865.12
4473	I & S Miller	Plant Hire	1815.66
4474	Modern Teaching Aids Pty Ltd	Child Care Equipment	156.80
4475	Monaghans Timber & Bld Supply	Timber & Hardware	2279.20
4476	National Australia Bank	Loan Repayment	714.75
4477	Norlex Holdings Pty Limited	Plant Hire	986.00
4478	Pannell Kerr Forster Consultin	Consultants Fees	2339.50
4479	Kevin Parks Investments P/L	Contract Payment	3190.74
4480	Parsons Tool & Machinery Suppl	Purchase Plant	990.00
4481	Dick Petrikas	Contract Payment	2709.69
4482	A H Pierce Pty Ltd	Depot Supplies	314.54
4483	Polarcup	Office Equipment	256.25
4484	Protector Safety Pty Ltd	Safety Clothing	216.00
4485	Reefton Pty Ltd	Contract Payment	27477.00
4486	Rest Centre Coffee Shop	Meeting Sustenance	58.80
4487	Richmond Community Services In	Rent & Cleaning	190.00
4488	Roads & Traffic Authority	Registration	12347.00
4489	Cancelled Cheque		
4490	Cancelled Cheque		
4491	Cancelled Cheque		
4492	Cancelled Cheque		
4493	Stanley Rushmer	Compensation Claim	4.80
4494	M P Schultz Excavations	Plant Hire	11934.47
4495	Shaddick Baker Paull & Gubbays	Legal Fees	135.00
4496	Standards Australia	Publication	320.00
4497	TL & MA Stokes	Milk Supplies	87.05
4498	Telecom Australia	Telephone	38.88
4499	Town & Country Concrete P/L	Concrete	495.60

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 1ST OCTOBER, 1991.

General Purpose Committee - Finance - 1/10/91

4500	Volvo Australia Pty Ltd	Plant Parts	278.02
4501	Waddell Earthmoving	Plant Hire	3060.00
4502	W A J Roller & Tilt Doors	Public Liability Claim	700.00
4503	Keith Wellington Pty Ltd	Plant Hire	80.00
4504	Western Air Cleaner Services	Plant Parts	384.26
4505	K J Weaver & Associates Pty Lt	Compensation Claim	914.90
4506	Mrs J Williams	Meeting Sustenance	70.00
4507	Cancelled Cheque		
4508	Mark Zervoudakis	Contract Payment	733.00
4509	Sue Angus	Reimburse Paintings	340.00
4510	Janet Atkins	Reimburse Paintings	170.00
4511	Clayton Utz	Refund	342.00
4512	A F Cutts	Refund	231.00
4513	Enid Colquhoun	Reimburse Paintings	102.00
4514	Gloria Galvin	Reimburse Paintings	340.00
4515	Diana Gould	Reimburse Paintings	63.75
4516	Carla Den Hertog	Reimburse Paintings	255.00
4517	Alan Inkster	Reimburse Paintings	242.25
4518	Marc Litchfield	Reimburse Paintings	170.00
4519	Mr & Mrs T Mammone	Refund	584.16
4520	Mr & Mrs Price	Refund	100.00
4521	Perpetual Finance	Refund	650.82
4522	K Sladek	Reimburse Paintings	306.00
4523	Mr Alan Starkey	Reimburse Paintings	165.75
4524	Timmins Freestone & Maxwell	Refund	18.00
4525	John Ayling	Legal fees	3850.00
4526	C I G Gases	Cylinder Rental & Sup	219.60
4527	Hawkesbury City Council	Transfer	485.00
4528	Hawkesbury Newspapers	Advertising	3500.31
4529	ICI Australia Pty Ltd	Chemicals	1105.00
4530	John Fairfax Group Pty Limited	Advertising	396.00
4531	D Maher	Security Service	48.00
4532	Rob Shepherd	Animal Food	130.00
4533	Mrs Davina Smith	Agistment	80.00
4534	A Vaughan	Blacksmith	120.00
4535	Cancelled Cheque		
4536	Windsor Court House	Summons Fees	11025.00
4537	J R & L E Markus	Refund	171.00
4538	Hawkesbury City Council	Transfer	1340718.23
4539	State Bank	Investment	960069.06
4540/			
4560	Employees	Salaries & Wages	97770.20
4561	Abax Contracting Pty Ltd	Crushed Shale	11348.64
4562	Abbott Tout Russell Kennedy	Legal Fees	3028.00
4563	Advance Eng & Safety Signs Pty	Signs	2766.81
4564	AFPAC Pty Ltd	Plant Parts	805.24

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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 1ST OCTOBER, 1991.

General Purpose Committee - Finance - 1/10/91

4565	AGPS Mail Order Sales	Publication	19.95
4566	Angus & Robertson	Books	299.10
4567	Ashdown Enterprises	Ferry Maintenance	225.14
4568	Associated Kiln Dryers Pty Ltd	Treated Pine Logs	2388.75
4569	Australian Cement Limited	Cement	3654.11
4570	Australian Listening Library	Books	41.00
4571	Australia Post	Bulk Postage	4165.29
4572	Australian Native Landscape	Woodchip	5154.00
4573	Australian Large Print Pty Ltd	Books	173.30
4574	Auslib Press	Publication	365.00
4575	BBC Hardware	Hardware	104.41
4576	BHB Printing Pty Ltd	Printing	711.00
4577	Blue Circle Southern	Lime	2632.62
4578	Bligh Park Neighbourhood Cen	Rent	100.00
4579	Book Supplies Pty Ltd	Books	1683.25
4580	Mrs Jennifer Boyne	Insurance	424.80
4581	Mrs Karen Boyde	Books	21.95
4582	BP Kurmond	Fuel Supplies	698.70
4583	Business Development Centre	Training Fees	400.00
4584	Butler Steel Fabrications	Steel	540.00
4585	Bus Stop Bookshops P/L	Books	110.25
4586	Canon Australia Pty Ltd	Copier Charges	668.86
4587	Castlereagh Radiology	Compensation Claim	114.00
4588	Mal Carter Backhoe Hire	Plant Hire	75.00
4589	Century Batteries	Batteries	648.67
4590	Dr P Chen	Immunisation	82.48
4591	R A Cole T Planning P/L	Professional Fees	1620.00
4592	Contact Stationery	Stationery	62.99
4593	Comet Overnight Transport	Freight	34.80
4594	Commonwealth Paper Company P/L	Stationery	2628.05
4595	The Cornstalk Bookshop	Books	41.00
4596	Coffey & Partners	Professional Fees	787.50
4597	Dr J S Compton	Workers Compensation	92.00
4598	Cooma-Monaro Shire Council	Software	1900.00
4599	Crest Office Furniture	Office Furniture	384.00
4600	Custom Call Communications	Radio Repairs	85.69
4601	Culoul Sawmills	Timber	4350.75
4602	Cutting Edges Pty Limited	Plant Parts	1962.65
4603	State Authorities Super Board	Wage Deductions	82030.50
4604	Dr L Degotardi	Immunisation	64.70
4605	Dept of Housing	Refund	454312.00
4606	Mrs J Dewhurst	Typing	133.65
4607	Dy-Mark Pty Ltd	Spray Cans	317.00
4608	Ecolab	Detergent	284.00
4609	Graham Edds & Associates	Consultants Fees	1483.00
4610	Jean Edgecombe	Books	14.00

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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 1ST OCTOBER, 1991.

General Purpose Committee - Finance - 1/10/91

4611	Filing Efficiency Pty Ltd	Files	49.08
4612	First State Computing	Training	1200.00
4613	Colin Field	Books	10.00
4614	Fred Pryor Seminars	Conference Fees	250.00
4615	Balverona Pty Ltd	Plant Parts	1241.80
4616	Genasys II Pty Ltd	Computer Software	9496.50
4617	GeneralAuto Instrument Service	Plant Parts	395.77
4618	George Industries	Signs	1218.20
4619	G & J Horswell & Sons	Waste Removal	31333.29
4620	Globe Chemicals & Trading P/L	Plant Parts	27.90
4621	J.Goughs Landscaping Supplies	Sand	5959.41
4622	Gould Books	Books	22.75
4623	Hawkesbury City Council	Transfer	6740.15
4624	H'bury Dist Cricket Assoc	Donation	4968.80
4625	H'bury City Cncl Petty Cash	Petty Cash	425.93
4626	Hawkesbury Print A Shirt	Clothing	92.40
4627	Hawkesbury Stationery Supplies	Stationery	60.70
4628	Hawkesbury Valley Holden	Plant Purchase	3221.15
4629	Hawkesbury Toyworld	Book Week Activity	33.50
4630	Hi Tech Brake & Clutch P/L	Plant Parts	96.00
4631	Hordern Bros Pty Ltd	Plant Parts	195.50
4632	Mr Ken Hunt	Books	20.00
4633	Identic Books Pty Ltd	Books	15.35
4634	Intertech Drilling Services Pt	Plant Hire	300.00
4635	International Public Relations	Subscription	395.00
4636	Jobjet	Plant Hire	1080.00
4637	Jones & Plumridge	Books	561.59
4638	KD Petroleum	Repairs	80.00
4639	The Law Book Co	Publications	47.00
4640	Local Government Invest Serv	Investments	200000.00
4641	Lotos Concretors	Contract Payment	10753.40
4642	Maclarens	Legal Fees	315.20
4643	Macquarie Env & Occ Health Ser	Compensation Claim	17.40
4644	Namco Industries	Office Equipment	174.00
4645	National Australia Bank	Loan Repayment	44098.36
4646	Norlex Holdings Pty Limited	Plant Hire	624.00
4647	NSW Local Government Itc Inc	Training Course	2315.00
4648	Office of Local Government	Publication	160.00
4649	Dr V V Panjration	Compensation Claim	242.00
4650	A H Pierce Pty Ltd	Depot Supplies	41.70
4651	Pioneer Asphalts Pty Ltd	Asphalt	29273.84
4652	Pioneer Concrete	Concrete	1502.01
4653	Prospect County Council	Electricity	10945.80
4654	Prospect County Council	Land Purchase	1800.00
4655	Queanbeyan City Council	Publication	10.00
4656	CSR Readymix	Gravel	12747.65

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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 1ST OCTOBER, 1991.

General Purpose Committee - Finance - 1/10/91

4657	Brian Keegan Retravisio	Electrical Equipment	27.00
4658	Road Freighters Pty Ltd	Sand	280.00
4659	Soil Conservation Service NSW	Publication	5.00
4660	TL & MA Stokes	Milk Supplies	10.44
4661	State Bank	Investment	1000000.00
4662	S M Sullivan	Fencing	1308.00
4663	Sun Sing Restaurant	Meeting Sustenance	454.00
4664	Sylex Pty Ltd	Office Furniture	47.00
4665	Telecom Australia	Telephone	2537.87
4666	Wally Toscan	Training Course	417.45
4667	Ulverscroft Large Print Books	Books	492.35
4668	Cancelled Cheque		
4669	Water Board	Water	1656.94
4670	K J Weaver & Associates Pty Ltd	Compensation Claim	885.70
4671	Wilberforce Service Station	Fuel Supplies	374.59
4672	Winford Motors Pty Ltd	Plant Repairs	2684.69
4673	Sister D Withell	Immunisation	57.88
4674	Wisemans Books Pty Ltd	Books	236.65
4675	Wilson Catering	Hall Hire	440.00
4676	Wollongong City Council	Training Fees	100.00
4677	Young & Green Pty Ltd	Plant Parts	141.34
4678	Windsor Court House	Summons Fees	75.00
4679	Advance Bank	Investments	200000.00
4680	University of Western Sydney	Training Fees	2250.00
4681	G C Laughton	Plant Hire	1500.00
4682/			
4704	Employees	Salaries & Wages	126262.86
4705	Abax Contracting Pty Ltd	Crushed Shale	7044.26
4706	Adraw Pty Ltd	Plant Hire	46405.00
4707	AGL Sydney Limited	Mall Lighting	314.00
4708	AMR Metal Roofing Service	Re-Roofing	65.00
4709	Australia Post	Bulk Postage	226.00
4710	AURISA	Subscription	400.00
4711	Australian Inst of Env Health	Conference/Training	855.00
4712	John Ayling	Legal fees	2910.00
4713	Banbury Engineering	Plant Parts	781.67
4714	James Bing	Painting	480.00
4715	Brooks Retreads Pty Ltd	Tyres & Repairs	4338.76
4716	Butlers Hire Pty Ltd	Equipment Hire	582.48
4717	Caltex Oil Australia Pty Ltd	Fuel Supplies	32274.38
4718	Micheal Calthorpe	Compensation Claim	116.00
4719	J R & B M Clerke Pty Ltd	Centre Food	170.30
4720	Commonwealth Banking Corp	Bank Draft	307.67
4721	Datamatic	Computer Supplies	840.00
4722/			
4735	Employees	Wage Deductions	207691.86

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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 1ST OCTOBER, 1991.

General Purpose Committee - Finance - 1/10/91

4736	Department of Lands	Royalties	20366.10
4737	W & J Duclos Painters	Painting	2000.00
4738	ITT Flygt (Aust) Pty Ltd	Pump Repairs	1095.09
4739	Flextool (NSW) Pty Ltd	Pump Repairs	707.27
4740	W J Friend Pty Ltd	Hired Plant	300.00
4741	Genasys II Pty Ltd	Computer Software	11096.50
4742	Gutteridge Haskins & Davey	Report Fees	14255.16
4743	Hawkesbury City Council	Transfer	20096.30
4744	Hawkesbury Truck Repairs & Spa	Plant Repairs	160.33
4745	Hawkesbury Hydraulics	Plant Repairs	6229.01
4746	Hayes Bros & Co Pty Ltd	Hardware	294.63
4747	Mark Hayes Auto Electrical	Electrical Work	138.00
4748	Henley & Co Locksmiths	Keys & Locks	266.25
4749	Hire Power Pty Ltd	Plant Hire	3237.00
4750	H P Plumbing Supplies Pty Ltd	Hardware	196.63
4751	CSR Humes Pty Ltd	Concrete Surrounds	1264.00
4752	Industrial Mowers Pty Ltd	Plant Parts	175.12
4753	Itek Graphics Pty Ltd	Printing Supplies	50.00
4754	Ordan Josevski	Compensation Claim	119.70
4755	Kahata Electrics	Electrical Works	575.00
4756	Klen-All Pty Ltd	Cleaning Equipment	143.20
4757	Kurmond Vet Clinic	Veterinary Care	150.50
4758	Lanier (Aust) Pty Ltd	Copier Rental	770.93
4759	G C Laughton	Plant Hire	1575.00
4760	D J & B C Lord	Plant Hire	675.00
4761	D Maher	Security Service	96.00
4762	P W & L Mayor	Plant Hire	2298.00
4763	Margaret Way	Refund	53.00
4764	McKinlay Morgan & Assoc P/L	Professional Fees	3200.00
4765	McPherson's Metal	Pipes	2232.00
4766	Metal Recyclers Pty Ltd	Abandoned Cars	1140.00
4767	Meury Enterprises	Cemetery Equipment	50.00
4768	I & S Miller	Plant Hire	1573.53
4769	W & G Miggins Sheet Metal	Metal Supplies	65.00
4770	Microview Pty Ltd	Equipment Maintenance	114.12
4771	Mita Copiers Aust Pty Ltd	Copier Charges	145.00
4772	Manufacturers' Mutual Insurance	Third Party Insurance	15107.20
4773	Cancelled Cheque		
4774	Cancelled Cheque		
4775	Cancelled Cheque		
4776	Monaro Motel	Sister City Activities	125.20
4777	Nashua Northwest	Copier rentals	47.10
4778	Norlex Holdings Pty Limited	Plant Hire	1287.00
4779	Oce-Reprographics Ltd	Copier Supplies	1165.09
4780	Dr Nathan Orbach	Compensation Claim	525.00
4781	Parklands Trading Co Pty Ltd	Public Works Plant	484.50

THIS IS PAGE TEN (10) 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 1ST OCTOBER, 1991.

General Purpose Committee - Finance - 1/10/91

4782	Petbarn Pty Ltd	Dog Pound Supplies	895.45
4783	Dick Petrikas	Contract Payment	2161.13
4784	Mr L Platt	Construction of Fence	3358.00
4785	Prominent & Fluid Controls	Chemicals	944.79
4786	Protector Safety Pty Ltd	Safety Clothing	59.50
4787	Public Authorities Super Board	Loan Repayment	101282.74
4788	The Radison President	Conference	780.00
4789	Regal Paints Pty Ltd	Paint	157.40
4790	Riverview Motors	Fuel Supplies	61.34
4791	Richmond Veterinary Surgery	Dog Pound	167.50
4792	Richmond Caravans	Plant Parts	150.00
4793	Roads & Traffic Authority	Section 12 Certificates	765.00
4794	Robank Farm Supplies Pty Ltd	Animal Food	221.30
4795	Roads and Traffic Authority	Ferry Maintenance	4115.00
4796	Road Freighters Pty Ltd	Sand	38.25
4797	Allan Rourke	Compensation Claim	27.49
4798	R A I P R	Seminar/Training	525.00
4799	Rynne Drum Services Pty Ltd	Supply Drums	320.00
4800	Safety Kleen	Service Machine	268.80
4801	Sanyo Office Machines Pty Ltd	Office Equipment	196.00
4802	Saliba Agricultural Equipment	Mower Repairs	875.00
4803	M P Schultz Excavations	Plant Hire	6682.62
4804	W G Scott	Professional Fees	250.00
4805	The Scout Association	Land Purchase	10500.00
4806	Simplex Time Equipment Pty Ltd	Clock Maintenance	2160.00
4807	Spraypave Pty Ltd	Roadworks	1582.32
4808	State Superannuation Board	Loan Repayment	33673.94
4809	TL & MA Stokes	Milk Supplies	115.49
4810	Stein Woolley & Co	Search Fees	80.50
4811	St Albans Bush Fire Brigade	Fuel Supplies	139.50
4812	Sulo MGB Australia Pty Ltd	Sulo Bins	17825.00
4813	Rod Taylor Motor Trimmer	Plant Repairs	30.00
4814	Telecom Australia	Telephone	38.88
4815	Telecom Australia	Telephone	38.88
4816	Thomson Media Group	Advertising	160.00
4817	Tourmaline Hotel	Refreshments	203.69
4818	Tri-Media Holdings Pty Ltd	Advertising	204.00
4819	Vertiplan Pty Ltd	Office Supplies	237.32
4820	Waddell Earthmoving	Plant Hire	8610.50
4821	Keith Wellington Pty Ltd	Plant Hire	1640.00
4822	Westpac Banking Corporation	Loan Repayment	6880.54
4823	Welvin Mowers	Plant Repairs	744.80
4824	Windsor Auto Spares	Plant Parts	12.41
4825	Windsor Glass	Plant Repairs	158.15
4826	K D Wood & Associates	Professional Fees	400.00
4827	Yakka Industrial Wear	Safety Clothing	5283.75

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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 1ST OCTOBER, 1991.

General Purpose Committee - Finance - 1/10/91

4828	Mrs T Alderton	Refund	68.50
4829	Central Construction P/L	Refund	160.00
4830	Lawpoint	Refund	18.00
4831	Ms E Mystegniotis	Refund	68.50
4832	Mr & Mrs T Mammone	Refund	584.16
4833	Windsor Court House	Summons Fees	405.00
4834	Advance Bank	Investments	150000.00
4835	Alderman P E Gibson	Aldermanic Fees	172.80
4836	Australian Taxation Office	Prescribed Payments Tax	8437.00
4837	Barron & Pope Pty Ltd	Contract Payment	26874.57
4838	Alan Greentree	Contract Payment	11716.05
4839	E & L Palmer	Contract Payment	2516.25
4840	J & M Romano	Contract Payment	7654.76
99970	Commonwealth Bank	Fees & Charges	885.94
99971	Commonwealth Bank	Fees & Charges	9560.07
		General Fund	
		TOTAL	6992317.09

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General Purpose Committee - Finance - 1/10/91

ACCOUNTS PAIDTRUST FUND

CHQ	PAYEE	DETAILS	AMOUNT
101	Cancelled Cheque	See Warrant 6	230.00-
213	Hawkesbury City Council	Transfer	50.00
214	Rasliy Pty Ltd	Refund	50.00
215	Winterton Constructions P/L	Refund	100.00
216	Hawkesbury City Council	Transfer	1683769.89
217	Cancelled Cheque		
218	Mr & Mrs R Boyd	Refund	230.00
219	K & L Bevan	Refund	115.00
220	Coral Pools	Refund	115.00
221	R & E Greentree	Refund	115.00
222	Hillview Homes Pty Ltd	Refund	230.00
223	J & J Koster	Refund	230.00
224	K & S Lacovski	Refund	230.00
225	V J & P I Lappalainen	Refund	115.00
226	G A Linton	Refund	50.00
227	B Norman	Refund	230.00
228	H & D Sondermeyer	Refund	230.00
229	Mr Lazar	Refund	700.00
230	Building Services Corporation	Contribution	10434.00
231	Hawkesbury City Council	Transfer	846.00
232	Mr & Mrs Powderly	Refund	230.00
233	Hawkesbury City Council	Transfer	1080.44
234	Masterton Homes	Refund	230.00
235	Mr H Annabel	Refund	100.00
236	Mr K Anthony	Refund	180.00
237	Mrs K Armstrong	Refund	230.00
238	P Bowden	Refund	180.00
239	D Christou	Refund	230.00
240	Dolphin Homes	Refund	230.00
241	IA and PJ Elliot	Refund	230.00
242	Mr A J Fraser	Refund	230.00
243	Mr C J Gal	Refund	230.00
244	Mr S Galea	Refund	230.00
245	R Gibbons	Refund	115.00
246	M Hull & Associates	Refund	115.00
247	J H E King	Refund	115.00
248	P E Lea	Refund	115.00
249	Mr S McKinlay	Refund	115.00
250	Mr R Middleton	Refund	100.00

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General Purpose Committee - Finance - 1/10/91

251	Netley Orchard	Refund	80.00
252	Oswald Park Pty Ltd	Refund	115.00
253	S W Potts	Refund	200.00
254	Regemade Building Services	Refund	100.00
255	Shereline Constructions	Refund	230.00
256	State Bank of NSW	Refund	150.00
257	Mr G Thompson	Refund	115.00
258	Mr N D Wearne	Refund	230.00
259	Wilberforce Supermarket	Refund	420.76
Trust Fund			
TOTAL			1703536.09

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Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 1/10/91

469074	Hawkesbury City Council	Transfer	200000.00
469075	Hawkesbury City Council	Transfer	14629.81
469076	Hawkesbury City Council	Transfer	3484.93
469077	Hawkesbury City Council	Transfer	18968.49
469078	Hawkesbury City Council	Transfer	230813.30
469079	Hawkesbury City Council	Transfer	6098.63
469080	Hawkesbury City Council	Transfer	155000.00
469081	Hawkesbury City Council	Transfer	57741.24
469082	Hawkesbury City Council	Transfer	39613.08
469083	Hawkesbury City Council	Transfer	100000.00
469084	Hawkesbury City Council	Transfer	5185.75
469085	Hawkesbury City Council	Transfer	10662.53

FID General Fund TOTAL 842197.76

98P General Fund

37014	Challenge Bank Limited	Investments	500000.00
37015	Hawkesbury City Council	Transfer	220000.00
37016	Challenge Bank Limited	Investments	600000.00
37017	St George Building Society	Investments	360000.00
37018	Local Government Invest Serv	Investments	500000.00
37019	St George Building Society	Investments	750000.00

98P General Fund TOTAL 2930000.00

98P Bank Trust Fund

425412	Advance Bank	Investments	300000.00
425413	St George Building Society	Investments	840000.00

98P BANK TRUST FU TOTAL 1140000.00

FID A/C Trust Fund

25408	Hawkesbury City Council	Transfer	50000.00
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FID A/C TRUST FUN TOTAL 50000.00

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General Purpose Committee - Finance - 1/10/91

STATEMENT OF BANK BALANCES AND TOWN CLERK'S CERTIFICATE

STATEMENT OF BANK BALANCES AS AT 31ST AUGUST, 1991

GENERAL FUND	CR. 121542.50
TRUST FUND	CR. 144365.10
	CR. 265907.60

FORM 2

GENERAL

Balance - Cash Account as at 1st August, 1991	DR. 221743.40
Receipts for period ended 31st August, 1991	CR. 7370467.55

CR. 7148724.15

Payments for period ended 31st August, 1991	DR. 7764222.45

DR. 615498.30

Unpaid accounts in office amount to	\$323525.04
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Limit of overdraft arranged with bank	\$800000.00
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TOWN CLERK'S REPORT

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

G.M. McCully,
Town Clerk/General Manager

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Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 1/10/91

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>
85 Days	05-09-91	11.17%	General Fund	1,620,718.23
85 Days	05-09-91	11.17%	General Fund	379,281.77
31 Days	09-09-91	10.37%	General Fund	400,000.00
86 Days	13-09-91	11.35%	Treatment Wks	173,057.00
86 Days	13-09-91	11.35%	General Fund	656,943.00
27 Days	17-09-91	10.41%	General Fund	992,358.30
30 Days	25-09-91	10.48%	General Fund	700,000.00
31 Days	30-09-91	10.53%	General Fund	750,000.00
63 Days	08-10-91	10.34%	General Fund	400,000.00
180 Days	28-10-91	11.17%	General Fund	1,100,000.00
175 Days	07-11-91	10.52%	General Fund	540,000.00
175 Days	07-11-91	10.52%	General Fund	60,000.00
179 Days	08-11-91	11.05%	General Fund	550,000.00
240 Days	14-11-91	11.75%	Sewerage Fund	141,139.00
240 Days	14-11-91	11.75%	General Fund	308,861.00
240 Days	14-11-91	11.75%	General Fund	400,000.00
179 Days	15-11-91	10.46%	General Fund	600,000.00
187 Days	25-11-91	10.45%	General Fund	200,000.00
184 Days	29-11-91	10.31%	General Fund	590,000.00
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

Term Deposits

191 Days	13-09-91	11.26%	General Fund	2,500,000.00
150 Days	19-09-91	11.28%	General Fund	590,000.00
150 Days	19-09-91	11.28%	Treatment Wks	850,000.00

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General Purpose Committee - Finance - 1/10/91

89 Days	30-09-91	10.50%	General Fund	600,000.00
176 Days	22-10-91	11.24%	Treatment Wks	464,978.15
176 Days	22-10-91	11.24%	General Fund	235,021.85
181 Days	28-10-91	11.20%	Treatment Wks	820,000.00
159 Days	04-12-91	10.53%	Treatment Wks	760,000.00
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
145 Days	08-01-92	10.02%	General Fund	500,000.00
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

Short Term Investments (Advance)	General Fund	805,000.00
Short Term Investments (L.G.I.S.)	General Fund	145,688.00

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

\$25,383,833.59

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