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Hawkesbury City Council

BUSINESS PAPER

HAWKESBURY CITY COUNCIL

MISSION STATEMENT:

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

TOWN CLERK/GENERAL MANAGER'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 12TH FEBRUARY, 1991

REPORTS FOR DETERMINATION

FINANCE AND ADMINISTRATION

1. SULLAGE REMOVAL SERVICE. \$195/5

Following the introduction of the new sullage collection service, Council adopted a policy to provide a rebate of \$250.00 per year of the charge to pensioner/ pensioners, where no other adult lives in the house and who qualify under Section 160AA of the Local Government Act for a pension rebate. In addition, an offer of deferment to a maximum of \$250.00 per year of the charge to applicants submitting details and a declaration indicating their hardship, particularly where there has been a significant increase in the yearly cost of the charge for sullage collection. A review is to be undertaken of both the rebate and the deferment of charges annually prior to the Estimates meeting.

Consideration was given at the time of the preparation of the 1991 Estimates, for both the sullage rebate and the sullage deferment. However, this was not reported to Council in the Estimates document and details are now provided below.

In 1990 there were 75 applications for pensioner rebates, having a total value of \$18,750. In comparison, there were a total of 1,474 pensioner applications for rate rebates, amounting to \$153,850 for 1990 for the whole of the City.

In regard to applications for deferral of the charges as a result of hardship, only one application has been received. In this case hardship had been demonstrated and deferral was approved in accordance with Council's policy.

The sullage collection charges adopted in the 1991 Estimates are provided below, with a comparison against 1990 charges:

	<u>1990</u>	<u>1991</u>
Fortnightly Service	\$499.72 pa	\$544.44 pa
Additional Service	19.22	20.94
Emergency Service (After Hours)	58.25	63.46
Commercial (Per 1000 litres)	9.32	10.15
Routine Maintenance	104.85	114.23
Final Clean Out	99.00	107.82

The increase of the sullage collection charges is approximately 8.95% and represents the anticipated increased costs for the carrying out of the service. It also recognises the anticipated costs related to fuel and wages which is a major component of the contractor's charges.

Provision has been made in the 1991 Estimates for a continuation of the pensioner rebate and deferment of the charges in regard to financial hardship in accordance with Council's policy.

IT IS RECOMMENDED THAT the pensioner rebate of \$250.00 (two hundred and fifty dollars) per year and a deferment of a maximum of \$250.00 (two hundred and fifty dollars) per year of the sullage removal charge to applicants submitting details and a declaration indicating their financial hardship be continued, in accordance with Council's policy of 12th February, 1990.

It is further recommended that the sullage collection charges for 1991 be as follows:

Fortnightly Service	\$544.44 per annum
Additional Service	20.94
Emergency Service (After Hours)	63.46
Commercial (Per 1000 litres)	10.15
Routine Maintenance	114.23
Final Clean Out	107.82

2. SULLAGE REMOVAL CONTRACT. S195/5

Since the contract with G and J Horswell and Sons commenced on 3rd October, 1989, there have been significant rises in wages and in particular fuel costs.

An application for variation in accordance with the terms of the contract was received and approved to apply from 14th December, 1990. While the contractor was faced with cost increases prior to this date the contract does not provide for back-dating variations in contract rates. However as it is normal for applications for variation to be made at six monthly intervals it was suggested to the contractor that claims be submitted for the periods 3rd October, 1989 - 31st March, 1990 and 1st April, 1990 - 30th September, 1990 and the matter would be reported to Council for determination.

5. CONSTRUCTION OF EXTENSIONS TO AMENITIES BUILDING -
RICHMOND EX-SERVICEMEN'S SPORTING COMPLEX - BENSONS
LANE. 625-220A

This report refers to Item 2 in the Engineering Section of Reports for Determination - Section 4 in this Business Paper.

The recommendation omitted any reference to the affixing of Council's Seal on the Contract documents, therefore the recommendation should read as follows.

IT IS RECOMMENDED THAT the tender of Colin Duncan Constructions in the sum of \$154,400.00 (one hundred and fifty four thousand four hundred dollars) for the construction of extensions at the Richmond Ex-Servicemen's Sporting Complex, Bensons Lane be accepted and the necessary documents be executed under the Seal of Council.

6. ENERGY MANAGEMENT - AIR CONDITIONING UNITS. T230/10

This report refers to Item 3 in the Engineering Section of Reports for Determination - Section 4 in this Business Paper.

The following two tenders were omitted from Item 3 Part A - Energy Management.

Quitstar Pty Ltd -

Tender amount	\$ 77,390.00
Council equipment and drawings	<u>\$ 22,284.00</u>
Total Cost	\$ 99,674.00

EMS Control System NSW Pty Ltd -

Tender amount	\$121,626.00
Council equipment and drawings	<u>\$ 21,905.00</u>
Total Cost	\$143,531.00

IT IS RECOMMENDED THAT:

1. The tender of Nanotech Pty Ltd in the total sum of \$80,825.00 (eighty thousand eight hundred and twenty five dollars) for the installation of Energy Management System, Council Buildings be accepted.

These two claims would, if approved, result in an increase of 3.681% of the contract rates applicable from 1st April, 1990, and a further 4.96% to apply from 1st October, 1990, which is believed to be reasonable in view of cost increases involved.

In a full year the total increase in costs is estimated to be \$50,334 and funds are available from the Sullage Account in the 1990 and 1991 Estimates for these costs. Provision was made in the original contract estimates for cost increases.

IT IS RECOMMENDED THAT the sullage removal contract rates be increased by 3.681% (three point six eight one) to apply from 1st April, 1990, and a further 4.96% (four point nine six) to apply from 1st October, 1990.

ENGINEERING

4. INTERSECTION OF BELLS LINE OF ROAD, GROSE VALE ROAD AND TERRACE ROAD, NORTH RICHMOND - ROADS & TRAFFIC AUTHORITY. 772/R, 243/R, 2003/R

The Roads and Traffic Authority has advised that improvements to traffic signals at the above location have been deferred to the year 1993/94.

The reply is in response to Council's representations for early implementation of a right turn phase (or arrow) for vehicles turning right from Grose Vale Road into Bells Line of Road.

Congestion occurs during the am peak period. Further, motorists have been observed turning across traffic in Terrace Road, giving rise to a potential accident situation.

IT IS RECOMMENDED THAT the Roads & Traffic Authority be advised that there is an urgent need for improvements to the traffic lights to provide the right turn arrow for traffic in Grose Vale Road and requested to review the decision and take immediate steps to provide the improvement.

2.
 - a. The tender of Dexin Engineering Pty Ltd, in the sum of \$36,800.00 (thirty six thousand eight hundred dollars) for Part 'A' - Design, Supply and Installation of Air Conditioning Duct Work and Fresh Air Inlets be accepted.
 - b. The tender of R. & D. Air Supply Pty Ltd, in the sum of \$21,000.00 (twenty one thousand dollars) for Part 'B' - Design, Supply and Installation of Equipment Replacement for Cooling Towers, Council Chambers be accepted.
3. Replacement and modification of the cooling tower systems, Windsor Library, Windsor Function Centre and Council Offices be undertaken at an estimated cost of \$51,815 (fifty one thousand eight hundred and fifteen).
4. The Seal of Council be affixed to the necessary documents.

7. DELEGATION OF AUTHORITY. TREE PRESERVATION ORDERS. P160/30

There are an increasing number of prosecutions under the Tree Preservation Order and it is desirable to have the Parks Superintendent who administers the Order direct to the Manager of Operations, authorised to act on Council's behalf in the laying of Information and attending the Hearings.

IT IS RECOMMENDED that pursuant to Schedule 16 of Clause 2.1 of Council's delegations, Mr. Colin Hamilton, Parks Superintendent, be delegated authority to act on Council's behalf in the administration of the Tree Preservation Order, i.e. the Laying of Information and attending Court proceedings.

REPORTS FOR INFORMATION

24. BUSH FIRE EMERGENCY - 23/12/90 TO 28/12/90. GF 10/23 PT1

Reference is made to Item 17 of Section 5 "Reports For Information" (Page 34) of this business paper. It will be noted that the figures relating to "Losses" have inadvertently been omitted from the report and these are now set out below:

Losses

Persons Injured	6
Houses destroyed	2
Houses damaged	5
Sheds destroyed	12
Sheds damaged	2
Motor vehicles destroyed	8
Motor vehicles damaged	3
Caravans destroyed	3
Trailers destroyed	3
Boats destroyed	1

G M McCully,
Town Clerk/General Manager

How Council Operates...

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

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

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

Meeting Procedure...

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

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

Public Participation...

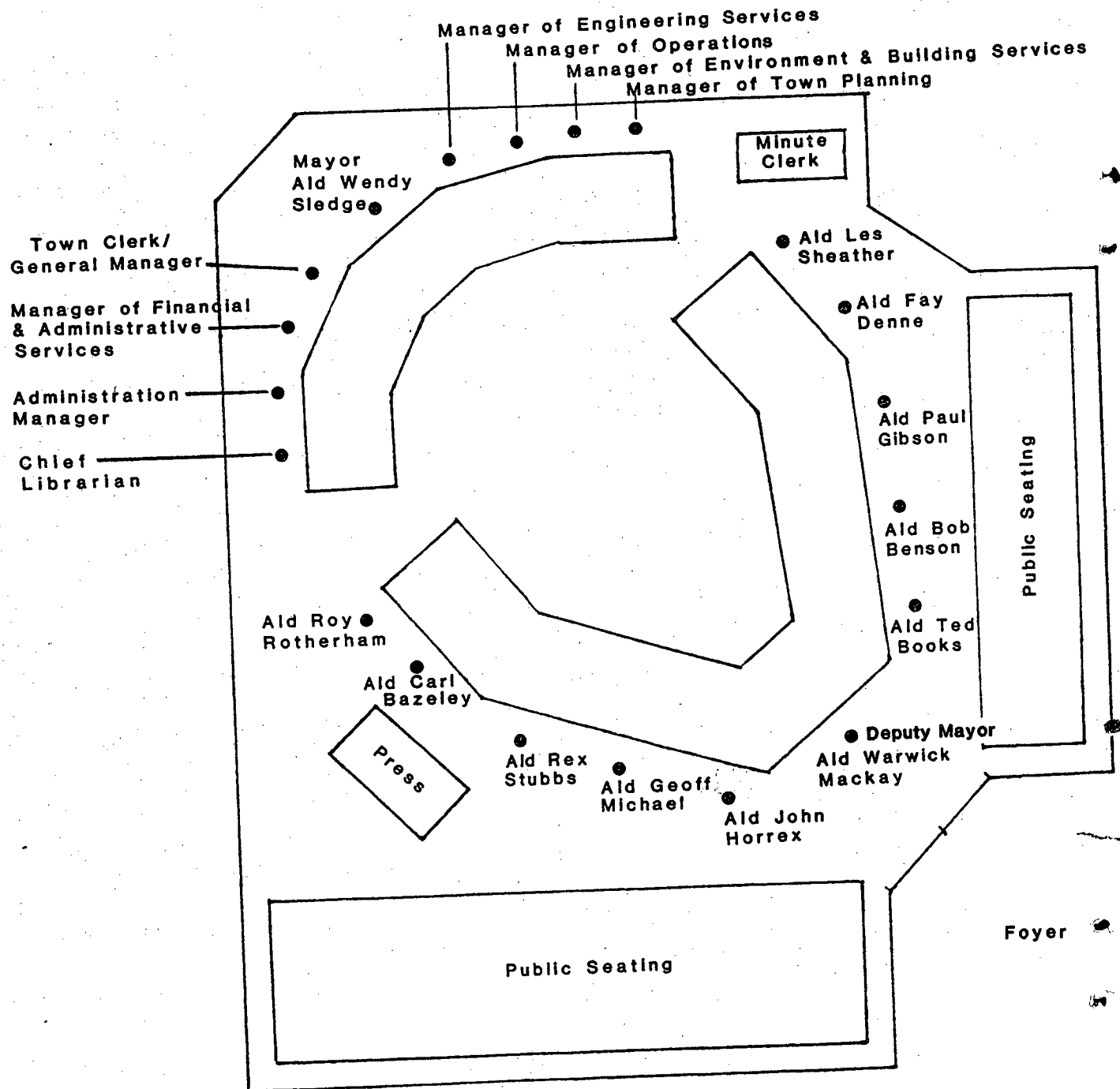
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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

A Point of Interest...

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

Council Chambers



HAWKESBURY CITY COUNCIL

Your Ref:

Our Ref:



Council Chambers
George Street
Windsor NSW 2756
Phone (045) 87 7000
Telex 122336
DX 8601 Windsor

Mr.G.F.Falson,
Manager of Town Planning,
Hawkesbury City Council,
Council Chambers,
WINDSOR, N.S.W. 2756

Dear Sir :

You are hereby requested to attend an ORDINARY
MEETING of the Council to be held in the Council Chambers, Windsor, on
TUESDAY, 12TH FEBRUARY, 1991 commencing at 7.30pm for the transaction
of the following business:

1. CONFIRMATION OF MINUTES
2. MINUTES FROM THE MAYOR
3. NOTICES OF MOTION
4. REPORTS FROM COMMITTEES
5. REPORTS FROM OFFICERS
6. QUESTIONS WITHOUT NOTICE
7. QUESTIONS WITH NOTICE
8. ORDERS OF THE DAY
9. PUBLIC QUESTION TIME

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'G.M. McCully'. The signature is fluid and cursive, with a large loop at the end.

G.M. McCully,
Town Clerk/General Manager

MINUTES OF MEETINGS

ORDINARY MEETING - 11TH DECEMBER, 1990

SPECIAL MEETING - 11TH DECEMBER, 1990

SPECIAL MEETING - 13TH DECEMBER, 1990

Minutes of the Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 11th December, 1990, commencing at 7.36 p.m.,

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

The Reverend John Butler of the Anglican Church, Windsor, on behalf of the Hawkesbury Ministers Fraternal, gave the opening prayer at the commencement of the meeting.

An apology for absence was received from Alderman P.E.Gibson and from Alderman R.F.Rotherham who would be arriving late.

Alderman Rotherham arrived at the meeting at 7.40 p.m.

- 1062 **RESOLVED** on the motion of Alderman Bazeley seconded by Alderman Michael that the apologies be accepted.

SECTION 1 - MINUTES OF MEETINGS

CONFIRMATION OF MINUTES

- 1063 **RESOLVED** on the motion of Alderman Bazeley seconded by Alderman Michael that the Minutes of the Special Meeting of Council held on 12th November, 1990, having been circulated amongst the members of Council, be confirmed.
- 1064 **RESOLVED** on the motion of Alderman Bazeley seconded by Alderman Michael that the Minutes of the Ordinary Meeting of Council held on 13th November, 1990, having been circulated amongst the members of Council, be confirmed subject to Line 1 of Page 15 of the Minutes being amended to read : "Alderman Benson and Alderman Stubbs declared an interest in this matter."

MAYORAL MINUTES

1. AUSTRALIA DAY COMMUNITY EVENT. C40-4

- 1065 **RESOLVED** on the motion of Alderman Mackay seconded by Alderman Stubbs that the Hawkesbury State Emergency Services organisation be nominated for the Australia Day Award.

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

Town Clerk/General Manager

Mayor

SECTION 2 - NOTICE OF MOTION

Moved by Alderman Bazeley seconded by Alderman Mackay that application be made pursuant to the provisions of the Local Government Act to the Minister to have the number of elected members reduced from twelve to nine with this to be effective from the elections to be held in September 1991.

The motion was lost.

SECTION 3 - REPORT OF GENERAL PURPOSE COMMITTEE

SECTION 2 - PLANNING AND DEVELOPMENT

ITEM 20 - MANAGEMENT PLAN FOR SAND EXTRACTION - PITT TOWN E78-5

Alderman Stubbs declared an interest in this matter.

Alderman Rotherham arrived at the meeting at 7.40 p.m.

1066 **MOVED** on the motion of Alderman Books seconded by Alderman Sheather :

1. That the information on the Pitt Town Sand Extraction Management Plan be received.
2. That a Special Meeting be convened in the New Year where representatives from the Department of Minerals & Energy, and representatives from the Department of Planning, be invited to explain the reason for the Plan of Management for the Pitt Town sand deposits and further, that landowners and residents in the area be invited to attend. That they submit, prior to the meeting any questions they may wish to have answered. That the landowners of the area where the deposits exist as one group, and the landowners and residents surrounding the area as another group be allowed, as a group, to address the meeting.

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

An amendment was moved by Alderman Rotherham seconded by Alderman Denne that :

1. The information on the Pitt Town Sand Extraction Management Plan be received and that Council consider any forthcoming applications within the confines of the Management Plan.
2. Further the availability of the Management Plan be advertised in the local newspaper.

The amendment was lost.

The motion was then put and carried.

ITEM 1 - PYLON SIGN - WINFORD MOTORS PTY LTD - LOT 6 DP 634414 WINDSOR ROAD MULGRAVE/McGRATHS HILL. DA 240/90

1067 RESOLVED on the motion of Alderman Mackay seconded by Alderman Bazeley :

- A. That the application be approved subject to the submission and approval of a satisfactory application under Ordinance 55 of the Local Government Act.
- B. The applicant be advised that further signs would be unlikely to receive approval as continued proliferation of signs in the vicinity is not considered desirable.

1068 RESOLVED on the motion of Alderman Books seconded by Alderman Sheather that the Manager of Engineering Services investigate the dying of the gum tree in front of the present sign.

ITEM 2 - DEMOLITION OF A SMALL WEATHERBOARD COTTAGE AND ASSOCIATED BARN. A & G FISCHER DA 309/90

Moved by Alderman Bazeley seconded by Alderman Benson that Council not approve the demolition as the demolition has taken place in an unauthorised manner.

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

1069 AN AMENDMENT was moved by Alderman Michael seconded by Alderman Books that :

1. Council advise the Heritage Council of New South Wales that in view of the demolition of the cottage having already taken place it proposes to approve in principle.
2. The demolition works shall be restricted to the small weatherboard cottage and attached barn in general accordance with the submitted application dated the 31st August, 1990.
3. There be a report into the circumstances of the demolition of the cottage without consent having been obtained beforehand.

The amendment was carried.

The amendment then became the motion which was put and carried.

ITEM 7 - HOSPITAL AND COMMUNITY HEALTH CENTRE -
HEALTH ADMINISTRATION CORPORATION - LOTS 1 & 2 DP
194242, PART LOT D, DP 156459, LOT 1 (MS 15448SY) AND PART
LOT 1, DP 155203, MACOUARIE STREET, WINDSOR, DA 330/90

1070 RESOLVED on the motion of Alderman Michael seconded by Alderman Books :

- A. That Council support a variation to the 3.0 (three) metre requirement under clause 25(4) of Hawkesbury LEP, 1989, in accordance with State Environmental Planning Policy No 1 - Development Standards.
- B. That Council write to the Health Administration Corporation seeking its agreement to the following requirements:
 1. Dedication of road widening in Day Street to provide a pavement width of 12.6 (twelve point six) metres measured from the existing kerb on the western side of the road and a footway width of 3.5 (three point five) metres over the frontage of the site free of cost to Council.

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

2. Dedication of road widening in Macquarie Street to provide a left turn lane into Day Street to the requirements of the Roads and Traffic Authority and a 3.5 (three point five) metre wide footway free of cost to Council.
3. Construction of concrete kerb and gutter, 1.2 (one point two) metre wide concrete path paving and sealed road pavement in Macquarie Street and Day Street to provide the left turning lane in Macquarie Street and full pavement in Day Street over the frontage of the site in accordance with Council's design plans. The work to include adjustment of all services including electricity, Telecom, gas and traffic lights. All works to be carried out free of cost to Council.
4. Construction of Council's standard heavy duty footway and layback vehicular crossings to suit the accesses to the site with minimum widths of 6 (six) metres and a minimum separation of 3 (three) metres.
5. A minimum aisle or road pavement width of 6.7 (six point seven) metres being provided adjoining all car park spaces.
6. Parking shall be provided for 344 (three hundred and forty four) 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.
7. Compliance with any requirements of the Regional Traffic Development Committee.
8. Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
9. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.
10. A physical barrier being provided between public spaces, vehicle accessways, parking areas and the surrounding landscaped area.
11. Separate hydraulic plans shall be submitted and approved prior to any work being undertaken on the construction of the hospital.

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

12. 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. Erosion and sediment control structures are to be provided to ensure that sediment does not leave the site during either construction or operation of the site.
13. Where discharge from the site is concentrated, increased or redirected permission from the downstream property owner is to be obtained prior to commencement of works. If required by the owner or if necessary to ensure outlets can be maintained drainage easements in favour of the hospital land are to be obtained.
14. All sewage from the site being piped direct to pump station "C" adjoining the land being developed.
15. Payment of a sewer headworks contribution of \$600,000 (six hundred thousand) based on the Public Works standard of one equivalent tenement per bed and Council's adopted rate of \$4,000 (four thousand) per tenement ie per residential lot.
16. A separate application shall be made by a licenced drainer for permission to carry out work in relation to Council's sewer. The application shall be submitted to Council with the relevant fee prior to any work being undertaken on the construction of the hospital.
17. The amount of imported fill placed on the site is not to exceed approximately 30,000m³ (thirty thousand). All imported fill is to be "clean fill", no building refuse, putrescible waste or tyres are permitted.
18. All fill is to be compacted to 98 (ninety eight) percent standard compaction. Compaction tests verifying this are to be submitted to Council.
19. Payment of a "water major work charge" to the amount of \$47,635 (forty seven thousand six hundred and thirty five) for the proposed development. This amount to be payable to the Water Board.

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

20. Exterior surfaces of the proposed buildings to comprise of non-reflective materials so as to cause the structures to blend with the landscape of the site and its surroundings.
 21. 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.
 22. The building design to incorporate components that will provide aircraft noise mitigation in accordance with AS 2021, to the satisfaction of the Manager of Environment and Building Services.
 23. The habitable floor level of the hospital building be not less than 16.0m (sixteen) (Australian Height Datum).
 24. The construction of the hospital and community health building shall comply in all respects with the requirements of Ordinance 70 of the Local Government Act.
 25. Submission of separate details to Council of all waste disposal methods arising from the operation of the hospital.
 26. Submission of separate details of the proposed method of treatment of liquid wastes prior to discharge to Council's sewer or stormwater drainage system.
 27. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
- C. That upon receipt of the Corporation's agreement to these requirements, consent be granted generally in accordance with the plans and supporting documentation submitted with the application.

ITEM 19 - CONSTRUCTION OF BOAT RAMP - LOT 16 DP 247168
(PUBLIC RESERVE) FRONTING THE HAWKESBURY RIVER,
WILBERFORCE, OFF MANNS ROAD - APPLICANT K HARDAKER
DA 277/90

1071 RESOLVED on the motion of Alderman Michael seconded by Alderman Stubbs that :

1. The applicant be advised that Council does not support the application.

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

2. Site rehabilitation and rock face revetment works shall be initiated within 1 (one) month and completed within 3 (three) months to the satisfaction of the Manager of Engineering Services.
 3. A further report be brought forward in regard to other boat ramps in existence in the area which have not been approved.
- 1072 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Sheather that the Report of the General Purpose Committee Meeting held on 27th November, 1990 as recorded on Pages 1 to 31 of the Minutes of the General Purpose Committee Meeting, be adopted with the exception of:

Section 2 - Planning and Development

Item 20 - Management Plan for Sand Extraction
Pitt Town E78-5

Item 2 - Demolition of a Small Weatherboard Cottage
and Associated Barn A & G Fischer DA 309/90

Item 19 - Construction of Boat Ramp - Lot 16
DP 247168 (Public Reserve) Fronting the Hawkesbury
River, Wilberforce, Off Manns Road - Applicant
K Hardaker DA 277/90

which have already been considered by Council - Minutes Nos. 1066, 1069 and 1071.

SECTION 4 - REPORTS FOR DETERMINATION

FINANCE AND ADMINISTRATION

1. ACQUISITION OF ROAD WIDENING CORNER OAKVILLE
ROAD AND SMITH ROAD, OAKVILLE - PROSPECT ELECTRICITY,
3180W, 4071.1W, 4088.1W

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

Town Clerk/General Manager

Mayor

1073 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Sheather that:

1. Council acquire Lot 12 DP 803218 containing an area of 68.82m² (sixty eight point eight two), for a purchase price of \$2,000.00 (two thousand).
2. Council pay all reasonable legal fees of Prospect Electricity in conjunction with the acquisition of Lot 32.
3. Council erect a new fence along the property boundary in materials similar to the existing fence.
4. All documents be executed under Seal of Council.

2. RESUMPTION LOT 10 DP 805904 MULGRAVE ROAD,
MULGRAVE. S200/6

1074 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Mackay that:

1. Council resolve to resume Lot 10 DP 805904 Mulgrave Road, Mulgrave and the necessary application be made to the Minister.
2. The compensation be set at \$500.00 (five hundred) plus statutory interest.
3. The Lands Department be advised of Council's decision.
4. All documents be executed as required, under Seal of Council.

3. LEASE OF FARMLAND - WINDSOR PENINSULA. A6-66

1075 RESOLVED on the motion of Alderman Mackay seconded by Alderman Stubbs that, pursuant to Section 519 of the Local Government Act:

1. The lease of Lots X and Y, DP 162477 Pitt Street, Windsor, be granted to Mr Robert Merritt for a term of 12 (twelve) months commencing on 1st January, 1991, at a monthly rental of \$255.00 (two hundred and fifty five) and thereafter on a periodic basis of month to month.

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

Town Clerk/General Manager

Mayor

2. Rental be increased by CPI adjustment at each annual anniversary.
3. The lessee pay Council rates, water, electricity and other public utilities charges levied on the property.
4. The agreement rest on correspondence.

4. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. 3494c, F80, E77/5, C51/6/a, 4742.5112c, 2083-91c

1076 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Sheather that the Seal of Council be affixed to the following documents:

Deed of Release	Being for land resumed from T F and C L Wynen at Kurrajong for car parking purposes.
Application for Annual Overdraft Limit	Commonwealth Bank of Australia General Fund \$800,000.00 (eight hundred thousand)
Lease Agreement	Shop 1, McGraths Hill Shopping Centre - Lease agreement with Deemimba Pumping Pty Ltd at a commencing annual rental of \$7,280 (seven thousand two hundred and eighty) plus 23.4% (twenty three point four) of outgoings. The term is 3 (three) years with a 3 (three) year option commencing on 1st January, 1990.
Discharge of Mortgage	Lot 32 Ti-Tree Place, Wilberforce - H P Stauner.
Deed of Release	Extinguishment of easement for the supply of electricity over land described in Certificate of Title Folio Identifier 6/786671, being condition of DA 214/90, Eaton and Kable, Tyne Crescent, North Richmond.

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

5. STAFF MATTERS - RESIGNATIONS. S1/8P

- 1077 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Rotherham that the resignation be received and a reference be issued under the Common Seal of Council.

6. COMMONWEALTH BANK OF AUSTRALIA - RENEWAL OF LOANS. B23/36

- 1078 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Michael that the offer be accepted and the Seal of Council be affixed to the mortgage documents.

7. COMMONWEALTH BANK OF AUSTRALIA - RENEWAL LOAN. B23/36

- 1079 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Michael that the offer be accepted and the Seal of Council be affixed to the mortgage documents.

8. FEES AND CHARGES - 1991. F80, E77/5

- 1080 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Rotherham that the proposed fees and charges for 1991, as presented, be adopted.

9. CAPITAL WORKS PROJECTS 1991/92 - ELECTORATE OF LONDONDERRY. C51 R190-1

- 1081 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Rotherham that Mr Paul Gibson MP, State Member for Londonderry be advised that the Council's priorities for State projects within the seat of Londonderry are the continued upgrading of the Riverstone/Richmond rail line to enable integration of the trains directly into the Sydney Grid, and increased State funding for the construction of The Driftway - in this regard it is pointed out that the largest landowner with frontage to the road

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

Town Clerk/General Manager

Mayor

is the University of Western Sydney that does not pay rates, and the acquisition of open space land at the confluence of the Nepean, Grose and Hawkesbury rivers.

10. EXEMPTION FROM RATING. R186

- 1082 RESOLVED on the motion of Alderman Horrex seconded by Alderman Bazeley that the application for exemption from rating for 104 Macquarie Street, Windsor be rejected for 1990, but the applications for 300 George Street, 308 George Street, 310 George Street and the hospital's property in Day Street, Windsor be approved and that the amount of \$3,788.39 (three thousand seven hundred and eighty eight dollars and thirty nine cents) for 1990 rates and charges be abandoned.

11. LOAN BORROWING PROGRAM FOR 1990/1991. B23-37, R190, R190/3, R190/2, D66, B25

- 1083 RESOLVED on the motion of Alderman Horrex seconded by Alderman Mackay that Item 5 - Building Improvement Programme - be considered as a separate item.
- 1084 RESOLVED on the motion of Alderman Horrex seconded by Alderman Rotherham that the Loan Borrowing Programme for 1990/1 and the works as detailed in the report be adopted for the following:

1.	Roads Construction	\$165,000
2.	Roads Resealing	300,000
3.	Kerbing, guttering and footpath paving	100,000
4.	Drainage	100,000
5.	Acquisition of Land	100,000
6.	Bushfire Sheds	<u>35,000</u>
		<u>\$800,000</u>

Alderman Stubbs declared an interest in Item 5 in regard to the museum additions.

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

Town Clerk/General Manager

Mayor

- 1085 RESOLVED on the motion of Alderman Horrex seconded by Alderman Rotherham that Item 5 - Building Improvement Programme - in the amount of \$347,000 (three hundred and forty seven thousand) be included in the Loan Borrowing Programme for 1991, making a total in all in the Programme of \$1,147,000 (one million one hundred and forty seven thousand) and the works as detailed in the report be adopted.

12. OPERATIONS OF THE WINDSOR FUNCTION CENTRE. C51/3

- 1086 RESOLVED on the motion of Alderman Sheather seconded by Alderman Bazeley that :
1. The information concerning the operations of the Windsor Function Centre be received.
 2. Wilson Catering Service Pty Ltd be advised that Council raises no objection to the proposed hall hire increases effective from 1 January 1991.

13. COMMUNITY FACILITIES. P160

- 1087 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Bazeley that the programme of \$379,100 (three hundred and seventy nine thousand and one hundred dollars) for community facilities utilising Section 94 contributions as detailed in the report be adopted.

14. ORGANISATIONAL STRUCTURE OF THE LIBRARY. L125

- 1088 RESOLVED on the motion of Alderman Michael seconded by Alderman Mackay that the structure of the Library be amended so that the management area comprises Chief Librarian and three Area Managers, being the Children's and Lending Services, Technical Services, and Information Services Area Managers.

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

15. DELEGATION OF AUTHORITY. S1/8P

1089. RESOLVED on the motion of Alderman Mackay seconded by Alderman Bazeley that Mr Karl Berzins be given the Delegations of Authority as approved by the Council for the position of Deputy Manager of Town Planning. Mr Geoff Banting, Finance Manager and Mr Alan Hastie, Works Engineer be given approval to sign orders.

ENGINEERING1. EIS FOR ALTERNATIVE TRANSPORT STRATEGIES: OLD WINDSOR ROAD TO PENNANT HILLS ROAD - MANIDIS ROBERTS CONSULTANTS. M130/30, T225, S207

- 1090 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Mackay that Council seek a nomination on the Committee.
- 1091 RESOLVED on the motion of Alderman Mackay seconded by Alderman Benson that the Manager of Engineering Services be nominated on the Committee.

2. FLOOD DAMAGE RESTORATION - HON. K.R. ROZZOLI MP. F84/16

- 1092 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Mackay that the grant for repair of flood damage be accepted and Council vote \$75,000 (seventy five thousand dollars) as its share of the cost.

3. TENDERS - ATTENDANT UPPER COLO RESERVE, UPPER COLO. T230/8

See Item 4 - Engineering Section - Town Clerk/General Manager's Supplementary Report. Minute No. 1113.

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

Town Clerk/General Manager

Mayor

HEALTH AND BUILDING

1. FOOD PREMISES INSPECTION PROCEDURES AND CHARGES. L126

- 1093 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Bazeley that Council adopt the proposed procedures as outlined above.

PLANNING

1. DRAFT LOCAL ENVIRONMENTAL PLAN - RURAL LANDS - PENRITH CITY COUNCIL. P160-41

- 1094 RESOLVED on the motion of Alderman Mackay seconded by Alderman Stubbs that Penrith City Council be advised that Council has no objection to the draft plan.

2. AUCTIONEER/VALUER/REAL ESTATE AGENTS OFFICE - LOT 6 DP 719159, WINDSOR ROAD, WILBERFORCE - G J WHITE. DA 294/90

- 1095 RESOLVED on the motion of Alderman Michael seconded by Alderman Mackay that conditions 1 and 14 be altered to read as follows:

1. Parking shall be provided for a total of 5 (five) vehicles. The 2 (two) parking spaces at the front of the site, accessways and manoeuvring areas are to conform to Council's specifications and are to be constructed of brick paving, coloured concrete or similar material. Full details of works shall be submitted for approval with the building application.
14. Only 3 (three) people are to be employed on the premises at any time.

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

Town Clerk/General Manager

Mayor

3. LAND RESHAPING LOT 1, DP 538279 AND LOT 1 DP 623545
RACECOURSE ROAD, RICHMOND. DA 334/90

1096 RESOLVED on the motion of Alderman Books seconded by Alderman Rotherham that the reshaping of the land be approved subject to the following conditions:

1. Standard condition (DA) 100.
2. Surcharge paths to the satisfaction of the Manager of Engineering Services shall be provided to ensure that no ponding of water occurs within the road reserve or across the frontage of the lot.
3. All fill including existing fill shall be compacted to 95% (ninety five) standard compaction and verified by the submission of test results accompanied by a contour depth of fill plan.
4. All battered slopes shall not exceed a grade of 1:6 (one in six).
5. The dam profile shall not exceed a grade of 1:6 (one in six).
6. All battered areas shall be grassed at the completion of filling. These grassed areas shall be maintained to the satisfaction of the Manager of Town Planning.
7. Compliance with the requirements of the Soil Conservation Service of NSW (especially in regard to sediment traps).
8. Compliance with the requirements of the Department of Water Resources.
9. The existing vegetation stand along Rickabys Creek shall be retained.
10. The ground floor of the existing dwelling shall be filled with clean, hard fill and retained to the satisfaction of the Manager of Environment and Building Services.
11. Details of the location and levels of the existing septic tank and absorption trench shall be submitted for consideration. A new septic system may be required.
12. The development shall be carried out in accordance with Plan No. 1, File 87807 dated 1st November, 1990, except as amended by the conditions of this consent.

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

13. No fill shall be imported onto the site.
14. The earthworks and rehabilitation of the final landform, including grassing, shall be completed within 6 (six) months from the date of this consent.
15. The final landform shall make provision for a car parking area of the same dimensions as approved in Consent No. 36/90.

4. PROPOSED SUBDIVISION LOT 242 BOUNDARY ROAD, OAKVILLE. S157/90

- 1097 RESOLVED on the motion of Alderman Michael seconded by Alderman Stubbs that Council prepare a Draft Local Environmental Plan to rezone the subject land to permit 2 (two) hectare subdivision, however, in the interim that the Director of the Department be requested to reconsider her concurrence as clearly the use of SEPP1 in the circumstances of the case is the most expedient method of dealing with the proposal.

5. MR. G. & MRS. PAULL - PROPOSED GARAGE/GAMES ROOM - LOT 1 DP 634986 "JOSIEVILLE" FRANCIS STREET, RICHMOND. DA 263/90

- 1098 RESOLVED on the motion of Alderman Horrex seconded by Alderman Rotherham that the application be approved generally in accordance with the amended plans dated 18th October, 1990, subject to compliance with the following conditions:

- 1-3. Standard conditions (DAs) 31, 40 and 61.
4. Compliance with any requirements the Water Board may have in relation to encasement of the existing sewer main under the proposed garage/games room.

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

LIBRARY1. AUSTRALIA AS AN INFORMATION SOCIETY. L125/3

- 1099 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Mackay that Council present a Submission to the Inquiry into Australia as an Information Society as outlined in this report.

That Council support the submission being made by ACLIS (Australian Council of Libraries and Information Services).

SECTION 5 - REPORTS FOR INFORMATION

1. COMMUNITY SERVICES REPORT - NOVEMBER. C45
2. AREA ASSISTANCE SCHEME. C45/16
3. AUSTRALIANA PIONEER VILLAGE. C51/54
4. G BRACKENREG - TWO LOT SUBDIVISION, LOT C, RESUB PART PORTION 304, PARISH OF WILBERFORCE, SINGLETON ROAD, NTH WILBERFORCE. S90/51
5. DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY. P160/33
6. PLANNING FOR RELIGIOUS DEVELOPMENT IN NSW. P160-24
7. BUILDING APPLICATIONS. B25
8. COUNCIL RECYCLING REBATE SCHEME. G90-17
9. GROSE VALE/GROSE WOLD "DEFERRED AREA" IN HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989. LEP 19/86
10. DEVELOPMENT POTENTIAL - LAND BOUNDED BY HAM, MACQUARIE, GEORGE AND MILEHAM STREETS AND WOODS ROAD, SOUTH WINDSOR. DA 43/89
11. PUBLIC WORKS. S205/3/A
12. BLIGH PARK ESTATE. P160/46
13. ENVIRONMENTAL TRUSTS. C49
14. TENDERS - INSTALLATION OF ENERGY MANAGEMENT SYSTEM - COUNCIL BUILDINGS. T230/10
15. TENDERS - MODIFICATIONS TO AIR CONDITIONING UNITS - COUNCIL BUILDINGS. T230/9

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

16. CALSIL PTY. LTD. - EXTRACTIVE INDUSTRIES, EAST KURRAJONG ROAD, SECTION 2 - USE OF CRUSHING PLANT. 68A/268/72; DA 117/90
 17. TREE PRESERVATION ORDER APPLICATIONS. P160/30
 18. REPORTS REQUESTED BY COUNCIL - STATUS AS AT 11TH DECEMBER, 1990. C50-1
 19. HAWKESBURY DISTRICT AGRICULTURAL ASSOCIATION. 3838-2W
 20. COUNCIL COMMITTEE/1994 BICENTENARY COMMITTEE.
- 1100 RESOLVED on the motion of Alderman Michael seconded by Alderman Books that the Committee remain as indicated in paragraph 2 of Item 20.
- 1101 RESOLVED on the motion of Alderman Horrex seconded by Alderman Stubbs that the reports in this section be received, with the exception of Item No. 20 - See Minute No. 1100.

SECTION 6 - REPORTS OF COMMITTEES

MANAGEMENT EXECUTIVE COMMITTEE MEETING - ON 14TH NOVEMBER, 1990

- 1102 RESOLVED on the motion of Alderman Horrex seconded by Alderman Michael that the Minutes of the Management Executive Committee Meeting held on 14th November, 1990 as recorded on Pages 1 to 5 of the Minutes of the Meeting, be adopted.

1994 BICENTENNIAL COMMITTEE MEETING - ON 29TH NOVEMBER, 1990

- 1103 RESOLVED on the motion of Alderman Horrex seconded by Alderman Michael that the Minutes of the 1994 Bicentennial Committee Meeting held on 29th November, 1990 as recorded on Pages 1 and 2 of the Minutes of the Meeting, be adopted.

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

SECTION 7 - CORRESPONDENCE FOR INFORMATION

1. DEPARTMENT OF LOCAL GOVERNMENT - RATE OF INTEREST PAYABLE ON OVERDUE RATES. C44-1, R186-8
2. ROADS & TRAFFIC AUTHORITY - MAIN ROAD NO.184 - BELLS LINE OF ROAD - PROPOSED PEDESTRIAN BRIDGE OVER REDBANK CREEK. M130/16, P160/68
3. MRS J RYAN - APPRECIATION. A5
4. G & C CLOSE - APPRECIATION. C51-3-C
5. NURSING MOTHERS' ASSOCIATION OF AUSTRALIA - RECEIPT. A5
6. ST BERNADETTE'S, LALOR PARK, P & C ASSOCIATION - APPRECIATION. D64
7. DEPARTMENT OF PLANNING - SYDNEY REGION DEVELOPMENT FUND. P160-36
8. SISTER CITY ASSOCIATION - EXCHANGE STUDENTS FOR JAPAN (1991). C50-10
9. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW - GENERAL CIRCULAR NO 15/1990. C44/2
10. STATE LIBRARY OF NEW SOUTH WALES - GOVERNMENT PUBLICATIONS. L125/3
11. AUSTRALIAN COUNCIL OF LIBRARIES AND INFORMATION SERVICES (ACLIS) - "MIND YOUR BUSINESS". L125/21, L125/27
12. EDUCATION ACHIEVEMENTS AND POLICY IN WESTERN SYDNEY. E70, W275.
13. HAWKESBURY HOSPITAL AUXILIARY - DONATION. D64
14. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW - GENERAL CIRCULAR NO 16/1990. C44/2
15. NSW FARMERS' ASSOCIATION - MCGRATHS HILL SALEYARD. DA 302/90
16. DEPARTMENT OF LOCAL GOVERNMENT - MAXIMUM AMOUNT OF MINIMUM GENERAL RATES. C44-1, R186
17. THE HON K R ROZZOLI, MP - DIVIDING FENCES ACT. F82
18. DAVID HAY, MINISTER FOR LOCAL GOVERNMENT, MINISTER FOR PLANNING - PROPOSED DIVIDING FENCES REFORMS. F82
19. SOUTH CREEK FLOODPLAIN MANAGEMENT STUDY - WILLING & PARTNERS. P160/60, F84/11
20. FLOOD DAMAGE - ALASDAIR WEBSTER MP. F84

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

21. RENEWAL OF COUNCIL'S WORKERS COMPENSATION
SELF-INSURERS LICENCE - WORKCOVER AUTHORITY.
I112-1
 22. WESTERN SYDNEY'S GROWING ROAD NEEDS - NRMA.
T225
- 1104 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Horrex that the letters in this section be received and appropriate replies be forwarded where necessary.

SECTION 8 - OTHER REPORTS

- 1105 RESOLVED on the motion of Alderman Michael seconded by Alderman Stubbs that the Other Reports be received.

SECTION 9 - SUPPLEMENTARY REPORTS

FINANCE AND ADMINISTRATION

16. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. 2645W

- 1106 RESOLVED on the motion of Alderman Rotherham seconded by Alderman Stubbs that the Seal of Council be affixed to the following document:

Residential Lease	Lease of 145 March Street, Richmond, to Mr D Black for a weekly rental of \$135.00 (one hundred and thirty five). Agreement for a term of 6 (six) months and to continue on a month to month basis thereafter.
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17. TENDERS FOR THE SUPPLY OF FUEL. T230-11

- 1107 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Rotherham that the tender submitted by Caltex Oil (Australia) Pty Ltd for the supply of petrols and distillates for the Council's operations for the

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

period commencing 1 February 1991 to 31 January 1994 be accepted and authority be given to affix the Common Seal of Council to any necessary documentation.

18. CATCHMENT MANAGEMENT COMMITTEE. H100/4

- 1108 RESOLVED on the motion of Alderman Rotherham seconded by Alderman Bazeley that the Nepean/Hawkesbury Catchment Management Council be advised that the Council seeks the aims and objectives of the interim measure and the time period for which it is to be in operation. That in principle the Council supports the basis of membership as set out in their letter.

19. FINANCIAL INSTITUTIONS DUTY. T215

- 1109 RESOLVED on the motion of Alderman Mackay seconded by Alderman Stubbs that:
1. Payment of Financial Institutions Duty as assessed in the amount of \$47,875.41 (forty seven thousand eight hundred and seventy five dollars and forty one cents) be made to the Office of State Revenue.
 2. The Member for Hawkesbury and the Member for Londonderry be advised of the information in regard to the assessed liability for Financial Institutions Duty as detailed in the report and that they be requested to make representations to amend the legislation to enable the approval by the Minister to retrospectively apply the Certificates under Section 98P of the Stamp Duties (Financial Institutions Duty) Amendment Act 1982.

20. LOCAL GOVERNMENT DEVELOPMENT PROGRAMME. G95/39

- 1110 RESOLVED on the motion of Alderman Michael seconded by Alderman Stubbs that the proposed projects for the 1990/91 Local Government Development Programme be endorsed.

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

21. AFTER HOURS CALL-OUTS. S205, T216/1

- 1111 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Mackay that the budget for communications equipment be increased in 1991 by \$2,500.00 (two thousand five hundred).

22. McGRATHS HILL SALEYARDS - NATIONAL LIVESTOCK BROKERS. DA 46/90

- 1112 RESOLVED on the motion of Alderman Rotherham seconded by Alderman Mackay that Council agree in principle to the Draft Agreement reached between Council and the National Livestock Brokers relating to termination of the existing operation at McGraths Hill and relocation to Clarendon by the end of 1991.

ENGINEERING4. TENDERS - ATTENDANT, UPPER COLO RESERVE, UPPER COLO. T230/8

- 1113 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Sheather that the tender of M. Zervoudakis, Lot 141 Comleroy Road, East Kurrajong in the sum of \$11,600 (eleven thousand six hundred dollars) for a period of one (1) year be accepted.

5. F.D. LEAL - OPERATION OF B-DOUBLE VEHICLE. 3734-11

- 1114 MOVED by Alderman Books seconded by Alderman Benson that the approval to use Racecourse Road by B-Double vehicles be subject to a contribution of \$4,455 (four thousand four hundred and fifty five dollars) towards the resurfacing of Racecourse Road.

An amendment was moved by Alderman Rotherham seconded by Alderman Sheather that approval be granted for use of Racecourse Road by B-Double vehicles.

The amendment was lost.

The motion was then put and carried.

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

PLANNING6. PROPOSED DEMOLITION OF HERITAGE ITEM - 49-51
BOSWORTH STREET, RICHMOND. DA 229/90

- 1115 **MOVED** by Alderman Stubbs seconded by Alderman Books that development consent for demolition of the Heritage building be not issued and that the applicant be advised that the application will be reconsidered after the traffic management study being carried out by the Roads and Traffic Authority for Richmond and Windsor has been completed.

An amendment was moved by Alderman Sheather seconded by Alderman Rotherham that the information be received.

The amendment was lost.

The motion was then put and carried.

REPORTS FOR INFORMATION

18. HAWKESBURY DISTRICT AGRICULTURAL ASSOCIATION.
3838-2W
19. COUNCIL COMMITTEE/1994 BICENTENARY COMMITTEE.

See Minute No. 1101

QUESTIONS WITHOUT NOTICE

Alderman Rotherham referred to Aldermen's expenses and sought clarification regarding subsistence allowance as stated on the back of the form.

The Town Clerk/General Manager stated that this is the standard S & M form.

Alderman Stubbs referred to a comment made by one of the teachers at a school function recently that she defied anybody to make sense of the Library computer and asked if Council had received any other complaints.

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

Town Clerk/General Manager

Mayor

The Chief Librarian stated that a few complaints had been received and offers had regularly been made by Library staff to show the public how to use the computers. It is intended to hold a series of workshops for the public throughout the next year.

Alderman Michael referred to an article in the Local Government Bulletin concerning a substance called Endurazime which is used on roadsealing and asked if Council uses this type of material.

The Manager of Engineering Services said that this is not used by Council and he was not able to provide any information, however, he undertook to find out details of the substance.

Alderman Michael referred to Riverview Street at the rear of the North Richmond Shopping Centre, and stated that it is very badly potholed nearly all the time. He asked if this could be investigated by the Manager of Operations.

Alderman Michael expressed concern regarding the news items that are being discussed as to what is likely to occur with the proposed Londonderry tip. He stated that he had read that Penrith City Council has been given the task of determining where the tip is to go. He expressed concern that this could be placed on Hawkesbury Council's border and asked if this could be closely monitored.

Alderman Horrex asked that following on the Mayoral Minute if, during his absence, consideration had been given to Council creating a Community Citizens Award for outstanding merit and if not could a report be brought forward on that matter.

Alderman Mackay stated that in the press and radio to-day mention was made regarding the Year 2000 Sydney Olympics and asked whether some pressure should be applied on the Federal Government that this would be a chance for Western Sydney to get some more facilities that are needed. He suggested that this may be put to the next General Purpose Committee or it could be included in the report on the Athletics Track that consideration is being given to.

Alderman Mackay referred to Page 7 of the Aldermen's Newsletter concerning the Minister meeting with a Baulkham Hills Council deputation in which it was stated that the matter was so serious that the Minister could not allow it to drag on for any longer than is necessary. He asked if Council was aware of anything that was about to be done to improve the situation.

The Mayor stated that she was not aware of anything.

Alderman Books asked if Council had any idea as to when the slipways on the Freemans Reach side of Windsor Bridge and the one on this side of the river will be attended to.

The Manager of Operations stated that Council was still waiting on a report from the Department of Public Works and from recent discussions it was indicated that this would be available towards the end of January.

Alderman Books referred to the clearing of a block of land opposite Pitt Town Tennis Courts. He stated that it is a fire hazard.

Alderman Books referred to a section of road which has been open for some time in Argyle Street opposite the speedway and asked why this was opened.

The Manager of Engineering Services stated that there have been discussions held with the owner. It was a development consent regarding construction. Council has provided money towards reconstructing that road. Plans have now been fixed and Council is discussing with the owner the payment of a contribution towards the works and Council will then carry out the work.

Alderman Benson referred to the levy on the sewerage at North Richmond, and asked what is the situation in this regard.

The Manager of Financial & Administrative Services stated that under the arrangements with the Water Board as regards taking over the financial responsibility of both the North Richmond Scheme and the Glossodia Water Scheme, there will not be a rate levied in 1993. 1992 will be the last year in which a levy is required.

Alderman Benson referred to a drain on Kurmond Road at Freemans Reach. He stated that it cuts in front of the transformer pole on Kurmond Road between Wire Lane and Terrace Road. It is a dangerous trap.

Alderman Benson asked if there had been any requests concerning potholes in Bathurst Street and the Johnston Street and Hall Street corners.

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

Town Clerk/General Manager

Mayor

Alderman Denne referred to the North Richmond Bridge and stated that there were two big trees that were burnt there several months ago and have been left there. It is quite dangerous and asked if a request could be made to the responsible Authority for removal of the trees.

Alderman Denne also referred to the North Richmond Bridge where a truck went onto the left hand side during an accident some time ago and damage had occurred and also to the red tape on the other side of the Bridge which has been there since the last flood. Alderman Denne stated that it is extremely dangerous for people to walk across the footway.

The Mayor advised that the Manager of Engineering Services would follow these matters up.

Alderman Sheather referred again to the pedestrian crossing in George Street opposite the Colonial Arcade and the tree overhanging the sign and asked if this could be pruned back.

Alderman Sheather referred to signing in Governor Phillip Park in relation to the usage of the park and late docking. He stated that there was a situation at the weekend when a conducted race day was being held and whilst the safety boat was moored a boat came up into the 8 knot limit and crashed into the safety boat. The 8 knot limit signs are not erected in a proper manner. He suggested that a sign could be placed on the gate indicating that there is an 8 knot limit from South Creek upstream. Alderman Sheather asked if this is not Council's responsibility could it be referred to the appropriate authority.

QUESTIONS FROM THE GALLERY

The Mayor then invited Questions from the Gallery.

Mr. Geoff Farrance asked if the Council's endorsed Code of Ethics could be made available for members of the public to peruse.

The Mayor advised that the Code is available in the Library.

Mr. Farrance referred to Item 20 of the Planning and Development Section and specifically the Plan of Management for Sand Extraction at Pitt Town and the agreement made between Council and the Pitt Town Progress

Association on 9th November, 1988 to advise the Association regarding sand mining at Pitt Town. He stated that in this instance the Association had not been notified and asked if this matter could be addressed.

The Mayor agreed that this would be done.

The meeting terminated at 10.00 p.m.

Submitted to and confirmed at the meeting of Council held on 12th February, 1991.

..... Mayor

This is Page of the Minutes of the ORDINARY NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

Town Clerk/General Manager

Mayor

Minutes of the Special Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 11th December, 1990 commencing at 7.30 p.m.

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

Apologies for absence were received from Alderman P.E.Gibson and Alderman R.F.Rotherham.

- 1060 RESOLVED on the motion of Alderman Bazeley seconded by Alderman Michael that the apologies be accepted.

TOWN CLERK/GENERAL MANAGER'S REPORT

MAKING OF RATES AND FIXING OF CHARGES FOR 1991 R186

- 1061 RESOLVED on the motion of Alderman Michael seconded by Alderman Books that :

A. GENERAL RATES AND RURAL RATES

WHEREAS the Estimates of Income and Expenditure of the General Fund for the year commencing 1st January, 1991 were adopted on 12th November, 1990 and WHEREAS such Estimates were advertised in the Hawkesbury Gazette on 21st November, 1990 it is HEREBY RESOLVED to make and levy a General Rate of one point five two one three cents (1.5213c) in the dollar and a Farm Land Rate of one point nought three four five cents (1.0345c) in the dollar for the year 1991 on the land value of all rateable land within the City subject to a minimum amount of two hundred and fifty two dollars (\$252.00) per assessment.

B. NORTH RICHMOND SEWERAGE LOCAL RATE

WHEREAS the Estimates of Income and Expenditure for the North Richmond Sewerage Local Rate for the year commencing 1st January, 1991 were adopted by Council on 12th November, 1990, and WHEREAS such Estimates including a notice of a proposal to make and levy a local rate in connection therewith were advertised in the Hawkesbury Gazette on 21st November, 1990, IT IS HEREBY RESOLVED that a North Richmond Sewerage Local Rate of nought point nought nought one cent (0.001c) in the dollar on the Land Value of all rateable land in the North Richmond Sewerage Benefit Area as advertised in the Windsor and Richmond Gazette on 18th December, 1974 and defined by Resolution Number 584 of 9th December, 1974 together with that portion of the area defined by

This is Page of the Minutes of the SPECIAL NO.10 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

Town Clerk/General Manager

Mayor

Resolution Number 170 of 23rd March 1981 and notified in the Windsor and Richmond Gazette on 25th February, 1981 be now made for the year 1991 for the purpose of repaying the balance of loans of \$600,000 raised for the purpose of paying The Water Board in accordance with the terms of the agreement between the said Board and Colo Shire Council dated 10th June, 1977 provided for carrying out certain sewerage works in the town of North Richmond and for the purpose of meeting administrative costs less surplus, if any, paid by The Water Board of collectable income of the said Board, subject to a minimum amount of two hundred and ten dollars (\$210.00) per assessment.

C. GLOSSODIA/FREEMANS REACH WATER SUPPLY LOCAL RATE

WHEREAS the Estimates of Income and Expenditure for the Glossodia/Freemans Reach Water Supply Local Rate for the year commencing 1st January, 1991 were adopted by Council on 12th November, 1990, AND WHEREAS such Estimates including a Notice of Proposal to make and levy a Local Rate were advertised in the Hawkesbury Gazette on 21st November, 1990, IT IS HEREBY RESOLVED that a Glossodia/Freemans Reach Water Supply Local Rate of nought point nought nought one cents (0.001c) in the dollar on the Land Value of all rateable land defined by Resolution Number 170 of 23rd March, 1981 and notified in the Windsor and Richmond Gazette on 25th February, 1981 together with that portion of area defined by Resolution Number 2 of 10th February, 1983, and notified in the Windsor and Richmond Gazette on 22nd December, 1982, be now made for the year 1991 for the purpose of repayment with interest any debt incurred or loan raised for the purpose of paying The Water Board the sum of \$1,075,000 in accordance with the terms of the agreement between the said Board and Colo Shire Council dated 26th November, 1980 provided for the works required to provide water facilities to the Glossodia/Freemans Reach Area, and for the purpose of meeting administrative costs less surplus, if any, paid by The Water Board of collectable income of the said Board, subject to a minimum amount of one hundred and twenty five dollars (\$125.00) per assessment.

D. RACECOURSE ROAD WATER SUPPLY LOCAL RATE

WHEREAS the Estimates of Income and Expenditure for the Racecourse Road Water Supply Local Rate for the year commencing 1st January, 1991, were adopted by Council on 12th November, 1990, and WHEREAS such Estimates, including a notice of proposal to make and levy a local rate in connection therewith were advertised in the Hawkesbury Gazette on 21st

This is Page of the Minutes of the SPECIAL NO.10 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

November, 1990, IT IS HEREBY RESOLVED THAT a Racecourse Road Water Supply Local Rate of nought point nought nought one cents (0.001c) in the dollar on the Land Value of all that rateable land within the area defined by Resolution Number 44 on 29th January, 1980, be now made for the year 1990 for the purpose of repaying a loan of \$25,500 and administration charges and in the opinion of Council for the special benefit of the area defined as aforesaid subject to a minimum amount of one hundred and seventy five dollars (\$175.00) per assessment.

E. WINDSOR SEWERAGE LOCAL RATE

WHEREAS the Estimates of Income and Expenditure of the Sewerage Local Fund for the year commencing 1st January, 1991, were adopted by Council on 12th November, 1990, AND WHEREAS such Estimates, including a notice of a proposal to make and levy a local rate in connection therewith were advertised in the Hawkesbury Gazette on 21st November, 1990, IT IS HEREBY RESOLVED THAT a Windsor Sewerage Local Rate of nought point seven five four two cents (0.7542c) in the dollar on the Land Value of all rateable land to the Sewerage Local Rate in pursuance of Section 379 of the Local Government Act, 1919 subject to a minimum amount of two hundred and thirty nine dollars (\$239.00) connected and two hundred and thirty three dollars and sixty seven cents (\$233.67) not connected for each separate parcel of land be now made for the year 1991.

F. INDUSTRIAL SEWERAGE LOCAL LOAN RATE

WHEREAS the Council has raised loans of \$83,862 for the purpose of the provision of funds to meet the cost of construction of sewers and works connected therewith AND WHEREAS the said loans are attached to the Sewerage Local Fund AND WHEREAS the Council is required by the mortgage deeds in connection with the loans to repay to the lender during 1991 an amount of ten thousand one hundred and twenty five dollars (\$10,125.00) in repayment of principal and in payment of interest in respect of the said loans and for the purpose of meeting administrative costs AND WHEREAS in the opinion of the Council the loan works are of special benefit to the portion of the City defined by Resolution Number 691 dated 8th December, 1971 AND WHEREAS the Estimates of Income and Expenditure in the Sewerage Fund for the year commencing 1st January, 1991, were adopted by Council on 12th November, 1990, AND WHEREAS such Estimates including a notice of proposal to make and levy a Local Loan Rate which is sufficient to yield an amount of thirteen thousand three hundred and twenty five dollars (\$13,325.00) were advertised in the Hawkesbury Gazette on 21st November, 1990, IT IS HEREBY RESOLVED THAT a Local Loan Rate of nought point two one nought

This is Page of the Minutes of the SPECIAL NO.10 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

one cents (0.2101c) in the dollar be now made for the year 1991 on the Land Value of all rateable land within the portion of the area defined by Resolution Number 691 of Windsor Municipal Council on 8th December, 1971 and advertised in the Windsor and Richmond Gazette on 15th December, 1971.

G. PITT TOWN SEWERAGE LOCAL RATE

WHEREAS the Council has raised loans of \$400,000 for the purpose of the provision of funds to meet the cost of construction of sewers and works connected therewith AND WHEREAS the said loans are attached to the Sewerage Local Fund AND WHEREAS the Council is required by the mortgage deeds in connection with the loans to repay to the lender during 1991 an amount of sixty four thousand one hundred and forty six dollars (\$64,146) in repayment of principal and payment of interest in respect of the said loans AND WHEREAS in the opinion of the Council the loan works are of special benefit to the portion of the City defined by Resolution Number 170 of 23rd March, 1981 and advertised in the Windsor and Richmond Gazette dated 25th February, 1981 AND WHEREAS the Estimates of Income and Expenditure in the Sewerage Fund for the year commencing 1st January, 1991, were adopted by Council on 12th November, 1990, AND WHEREAS such Estimates including a notice of proposal to make and levy a Local Loan Rate which is sufficient to yield an amount of fifty one thousand two hundred and forty dollars (\$51,240) were advertised in the Hawkesbury Gazette on 21st November, 1990, IT IS HEREBY RESOLVED THAT a Local Loan Rate of nought point nought nought nought two cents (0.0002c) in the dollar be now made for the year 1991 on the Land Value of all rateable land within the area subject to a minimum amount of two hundred and eighty dollars (\$280.00) per assessment.

H. CLARENDON SEWERAGE LOCAL RATE

WHEREAS the Council has raised loans of \$250,000 for the purpose of the provision of funds to meet the cost of construction of sewers and works connected therewith AND WHEREAS the said loans are attached to the Sewerage Local Fund AND WHEREAS the Council is required by the mortgage deeds in connection with loans to repay to the lender during 1991 an amount of forty thousand, six hundred and sixty five dollars (\$40,665) in repayment of principal and payment of interest in respect of the said loans AND WHEREAS in the opinion of the Council the loan works are of special benefit to the portion of the City defined by Resolution Number 2 of 10th January, 1984 and notified by advertisement in the Hawkesbury Gazette on 19th December, 1983 and WHEREAS the Estimates of Income and Expenditure in the Sewerage Fund for the year commencing 1st

This is Page of the Minutes of the SPECIAL NO.10 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

January, 1991 were adopted by Council on 12th November, 1990, AND WHEREAS such Estimates including a notice of proposal to make and levy a local loan rate which is sufficient to yield an amount of thirteen thousand two hundred and eighty one dollars (\$13,281) were advertised in the Hawkesbury Gazette on 21st November, 1990 IT IS HEREBY RESOLVED THAT a local loan rate of one point five nine four cents in the dollar (1.594c) be now made for the year 1991 on the Land Value of all rateable land within the area subject to a minimum amount of two hundred and eighty dollars (\$280) per assessment.

I. GREENWAY/CLAREMONT CRESCENT LOCAL RATE

WHEREAS the Council has raised loans of \$132,665 for the purpose of the provision of funds to meet the cost of construction of sewers and works connected therewith AND WHEREAS the said loans are attached to the Sewerage Local Fund AND WHEREAS the Council is required by the mortgage deeds in connection with loans to repay to the lender during 1991 an amount of twenty seven thousand six hundred and nineteen dollars (\$27,619) in repayment of principal and payment of interest in respect of the said loans AND WHEREAS in the opinion of the Council the loan works are of special benefit to the portion of the City defined by Resolution Number 206 of 13th May, 1986, and notified by advertisement in the Hawkesbury Gazette on 21st November, 1990 AND WHEREAS the Estimates of Income and Expenditure in the Sewerage Fund for the year commencing 1st January, 1991 were adopted by Council on 12th November, 1990 AND WHEREAS such Estimates including a notice of proposal to make and levy a local loan rate which is sufficient to yield an amount of eight thousand four hundred dollars (\$8,400) were advertised in the Hawkesbury Gazette on 21st November, 1990, IT IS HEREBY RESOLVED THAT a local loan rate of nought point nought nought nought one cents (0.0001c) in the dollar be now made for the year 1991 on the Land Value of all rateable land within the area subject to a minimum amount of two hundred and eighty dollars (\$280.00) per assessment.

J. MULGRAVE INDUSTRIAL SEWERAGE LOCAL RATE

WHEREAS the Estimates for income and expenditure for the Mulgrave Industrial Sewer Local Rate for the year commencing 1st January 1991 were adopted by Council on the 12th November, 1990, IT IS HEREBY RESOLVED that a Mulgrave Industrial Sewer Local Rate of one point eight six five seven (1.8657c) in the dollar on the land value of all rateable land defined by resolution number 1021 of the 12th November, 1990, and notified in the Hawkesbury Gazette on the 21st November 1990 be now made for the year 1991 for the purpose of repayment of interest and any debt incurred or loan raised for the purpose of construction of reticulation

and associated works required to provide sewerage facilities to the Mulgrave Industrial Area, and for the purpose of meeting administrative costs, subject to a minimum amount of three hundred dollars (\$300) per assessment.

K. EXTRA CHARGES ON OVERDUE RATES

IT IS HEREBY RESOLVED THAT for the purpose of calculating the extra charges on overdue rates in accordance with Section 158(2) of the Local Government Act, 1919, Council make the interest charge for 1991 nineteen (19.00) per centum per annum simple interest.

IT IS HEREBY RESOLVED THAT the Rates made for the year commencing 1st January, 1991 be levied by the service of rate notices in compliance with Section 139 of the Local Government Act, 1919, and the Ordinance made thereunder and the Town Clerk/General Manager be and is hereby authorised to prepare and serve such notice for and on behalf of Council.

L. GARBAGE SERVICE CHARGES

IT IS HEREBY RESOLVED THAT for the purpose of upkeep, working and maintenance of a garbage disposal service the Council make, for the year commencing 1st January, 1991 in the defined Scavenging Districts a garbage disposal charge of one hundred and seven dollars and twelve cents (\$107.12) per annum for a once weekly 240 litre wastecart service.

IT IS HEREBY RESOLVED THAT a refund of part of the yearly charge for the garbage services in the defined scavenging districts shall only be made where the property is vacant for a period of not less than three months. Premises in the commercial and industrial areas are limited to one 240 litre wastecart.

M. SULLAGE COLLECTION CHARGES

IT IS HEREBY RESOLVED THAT for the purpose of upkeep, working and maintenance of a sullage collection service, the Council make for the year commencing 1st January, 1990, a sullage disposal charge of five hundred and forty four dollars fifty two cents (\$544.52) per annum for a fortnightly service AND FURTHER and for each additional sullage collection service a charge be made of twenty dollars and ninety four cents (\$20.94) per service.

This is Page of the Minutes of the SPECIAL NO.10 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

Town Clerk/General Manager

Mayor

IT IS HEREBY RESOLVED THAT for the purpose of providing an emergency sullage collection service outside the normal collection hours of 7.00am to 6.00pm Monday to Saturday inclusive, the Council make for the year commencing 1st January, 1991, a charge of sixty three dollars and forty seven cents (\$63.47) per service.

IT IS HEREBY RESOLVED THAT for the purpose of providing a sullage collection service to non-residential commercial properties, the Council make for the year commencing 1st January, 1991, a charge of ten dollars and sixteen cents (\$10.16) per one thousand (1000) litres collected.

IT IS HEREBY RESOLVED THAT for the purpose of providing a routine maintenance of septic tanks for the removal of sludge and solids, the Council make for the year commencing 1st January, 1991, a charge of one hundred and fourteen dollars and twenty five cents (\$114.25) per service.

IT IS HEREBY RESOLVED THAT for the purpose of providing a final clean-out sullage collection service (in conjunction with sewer connection) the Council make for the year commencing 1st January, 1991, a charge of one hundred and seven dollars and eighty eight cents (\$107.88) per service.

IT IS HEREBY RESOLVED THAT a refund of part of the yearly charge for the sullage collection service shall only be made where the property is vacant for a period of not less than three months.

N. CHARGES TO BE ADDED TO THE RATE NOTICES

THAT charges fixed for the removal of garbage be added to the rate notices in accordance with the provisions of Section 167(5) of the Local Government Act, 1919 as amended.

THAT charges fixed for the removal of sullage be added to the rate notices.

O. SEWERAGE SERVICES TO NON-RATEABLE LAND

THAT charges for sewerage services rendered in respect of land not rateable under Part XIV of the Local Government Act, 1919, as amended, be made in accordance with the provisions of Ordinance 46.

P. LEVY AS COMBINED RATES

THAT the rates applying in the respective areas be levied as Combined Rates.

This is Page of the Minutes of the SPECIAL NO.10 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

O. VOTING OF EXPENDITURE

THAT the amounts shown as estimated expenditure for 1991 in the Estimates of Income and Expenditure of all funds adopted by Council on 12th November, 1990 be now voted for expenditure on the items set out therein.

The meeting terminated at 7.36 p.m.

Submitted to and confirmed at the meeting of Council held on 12th February, 1991.

..... Mayor

This is Page of the Minutes of the SPECIAL NO.10 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 11TH DECEMBER, 1990.

Town Clerk/General Manager

Mayor

MAYORAL MINUTES

ORDINARY MEETING - 12TH FEBRUARY, 1991.

Aldermen :

1. AUSTRALIAN BONE MARROW DONOR REGISTRY. A103

It is understood that this Registry has recently been established so that potential donors can be readily identified and approached. The identification of potential donors is achieved through a simple blood test which can be taken through the local blood bank and placed in a confidential data bank which allows members of the medical profession to identify matching tissue types.

I have been advised by Alderman M C Callaghan, the Mayor of the City of Cessnock, of the initiative that Council has taken to support the Australian Bone Marrow Donor Registry. Cessnock City Council has encouraged its staff to register as potential donors and assured employees they will not be disadvantaged through loss of wages or rights should they be chosen and agree to participate in a transplant procedure. It is understood such procedure could be expected to take between two and five days to complete. The Mayor of Cessnock has sought this Council's support by implementing a similar policy.

✓ I believe this to be an excellent initiative and would recommend the adoption of a similar policy by this Council.

2. GRANTING OF THE KEY TO THE CITY TO THE UNIVERSITY OF WESTERN SYDNEY, HAWKESBURY. GC30-4 Pt.1

As you may be aware, the University of Western Sydney, Hawkesbury celebrates its centenary during 1991.

Hawkesbury Agricultural College was founded and officially opened on March 16th, 1891. The first students of the College were housed at 'Toxana', Windsor Street, Richmond.

↓ To recognise the considerable contribution that Hawkesbury Agricultural College, and more recently the University of Western Sydney, Hawkesbury, has made to the education of our community and the growth and development of the City of Hawkesbury, I recommend that Council take this most appropriate occasion to grant the University, the key to the City.

✓ Further, that authority be given to affix the Common Seal of Council to an appropriate commemorative certificate recognising this bestowal.

3. BUSH FIRE EXPENDITURE. GF10/44PT1

The Business paper contains a report from the Fire Control Officer detailing events and fires that occurred in the serious fire at Blaxlands Ridge and the potentially serious fire in the MacDonald Valley. The General Manager has provided details of change over the last ten years and expenditure comparisons over a number of Local Government areas. At a recent meeting with Fire Control Staff, brigade captains and group captains, a resolution was passed seeking additional expenditure of \$1.5 million dollars. The majority of this is to have existing petrol equipment transferred to diesel. Other issues included crew protection on vehicles (a matter I consider should be dealt with as quickly as possible), acquisition of new vehicles, construction of new stations and further improvements to communications.

As pointed out in the report, there have been a number of issues that have considerably changed the bush fire role over the last ten years. This has included the dedication of large areas of national park and state recreation area, changed community attitudes towards conservation and this impact on hazard reduction with a changed fire fighting role that now focuses on suppression.

As with a number of other areas of Council's expenditure (particularly roads) the demands of the fire fighting service have exceeded the Council's financial resources. To raise the funds requested by the brigades would either mean reduction in expenditure of a similar amount from other areas of the Council's operations, or the introduction over a period of a special levy or the raising of rates from approximately 15% in one year, both of which would require the Minister's approval. There is also the possibility of the Council seeking an additional allocation from the State Government for the purpose, due to the specific circumstances that have occurred in the area.

✓ The Fire Control Officer has indicated that his priorities are for improved safety (provision of fire shields and improved communications), replacement of aged vehicles, provision of diesel equipment to existing vehicles and increased training. I recommend that the Council make representations to the State Government through the Member for Hawkesbury and the Member for Londonderry, seeking a grant to provide much needed improvement to the Bush Fire Service, specifically as a result of changes which have occurred in recent years in the provision of additional national parks and the increased role as a result for the Bush Fire Service.

Alderman Wendy Sledge
Mayor

Minutes of the Special Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 13th December, 1990 commencing at 7.30 p.m.

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

Alderman Bazeley arrived at the meeting at 7.40 p.m.

Apologies for absence were received from Alderman P.E.Gibson and Alderman R.F.Rotherham.

- 1116 **RESOLVED** on the motion of Alderman Michael seconded by Alderman Stubbs that the apologies be accepted.

TOWN CLERK/GENERAL MANAGER'S REPORT.

HOUSING POLICY. P160-80

Ms.Jan McCredie, Town Planner from the Department of Planning, addressed the Council on the Green Street Programme and showed slides and a video on various areas.

- 1117 **RESOLVED** on the motion of Alderman Horrex seconded by Alderman Stubbs that :

1. The following initiatives be taken to overcome existing anomalies and further facilitate provision of more affordable and wider choice housing within the City :-
 - 1.1 Amendment of Development Control Plan - Medium Density Housing to preclude medium density housing on lands below 1:100 year flood frequency level.
 - 1.2 Amendment of Development Control Plan - Medium Density Housing to identify limited drainage areas in Richmond and incorporate Manager of Engineering Services report and Council's subsequent resolutions as appendices.
 - 1.3 Amendment of Development Control Plan - Medium Density Housing in relation to private open space standard - minimum of 50m² of "usable" private open space required for each dwelling.

This is Page of the Minutes of the SPECIAL NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 13TH DECEMBER, 1990.

Town Clerk/General Manager

Mayor

W

- 1.4 Amendment of Development Control Plan - Medium Density Housing to incorporate assessment criteria for heritage items.
 - 1.5 Preparation of the Development Control Plan for Dual Occupancy/Duplex development.
 - 1.6 Draft Development Control Plan for Dual Occupancy/Duplex development to preclude such development within Residential 2(a) zones served by "pump out" effluent disposal.
 - 1.7 Preparation of Development Control Plan for Detached Housing - Green Street Programme.
2. Amendments of Development Control Plan - Medium Density Housing and preparation of Development Control Plan - Dual Occupancy/Duplex Development and Development Control Plan - Detached Housing be undertaken simultaneously.
 3. Development Control Plan - Dual Occupancy/Duplex Development and Development Control Plan - Detached Housing be exhibited and further reported to Council.
 4. A series of advertisements be placed in the local press which explain allowable and likely land uses in residential areas including State Government Policy and direction to Council in relation to Housing.

The meeting terminated at 8.39 p.m.

Submitted to and confirmed at the meeting of Council held on 12th February, 1991.

..... Mayor

This is Page of the Minutes of the SPECIAL NO. 11 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 13TH DECEMBER, 1990.

Town Clerk/General Manager

Mayor

NOTICE OF MOTION

ORDINARY MEETING - 12TH FEBRUARY, 1991

By Alderman R.F.Rotherham :

That Council enter into a "Trees Below Power Lines Policy Agreement with Prospect County Council" and that the matter not be further delayed.

✓ slight amendment.

REPORT OF GENERAL PURPOSE COMMITTEE

SECTION 3

REPORT OF GENERAL PURPOSE COMMITTEE MEETING

29TH JANUARY, 1991

I N D E X

Section 1 - Works

<u>Item No.</u>	<u>Subject</u>	<u>Page</u>
1	Works Cost Statement	1
2	Objection to Condition of Consent - Sub-division Lot 2 DP 518380 Tizzana Road, Ebenezer - Applicant W O & B L Wilson for P & M Vella	1-3
3	Bligh Park Estate - Precincts 27 & 28 Streetlighting	4
4	Geographical Names Board - New Neighbourhood Windsor Downs	4-5
5	Replacement of Park & Street Litter Bins	5-6
6	Traffic Volumes	6-10

Local Traffic Committee

1	Keencot Pty Ltd - Rezoning for 2 Restaurants Lot 10 DP 631286 Macquarie St. Windsor	11
2	Hawkesbury District Agricultural Assoc. Parking Restrictions - Racecourse Road	11-12
3	Glossodia Public School P & C Association School Warning Signs	12
4	C Gibson - Intersection Bells Line of Road & Coach House Road Kurrajong Heights	12-13
5	Hawkesbury City Council - Hawkesbury Tennis Centre - Windsor St Richmond	13
6	University of Western Sydney, Hawkesbury - Centenary Celebrations	13
7	A & E Chapman - Branders Lane North Richmond	14
8	NRMA - Parking Signs - George St. Windsor	14

Section 2 - Planning and Development

1	Motor Vehicle Sales - C & A Roser - Lot 5 DP 236349 Speets Road Vineyard	1
2	Takeaway/Seafood Restaurant Premises - H Harris Pt Lt B Sec 7 DP 758881 No 183-185 Windsor Street Richmond	2-3

3	Subdivision 3 lots - Jown Bowden & Co - Lot 2 DP 228523 Cnr. Putty & Stannix Park Roads North Wilberforce	3-4
4	Subdivision 2 lots - R K Cambridge & Co - Lot 2181 DP 620393 - 161 Stannix Park Road Wilberforce	4-5
5	Floodlit Golf Driving Range - Tunks Turf Supplies P/L - Lots 4 & 5 DP 802027 Cox St South Windsor	5-9
6	Overnight Cabins for Horse Riding Patrons E Basic - Lot 10 DP 740634 Grose Vale Rd Grose Vale	10-12
7	2 Storey Attached Dual Occupancy - Endeavour Homes P/L - Lot 778 DP 778220 No 25 Neptune Crescent Bligh Park	13-15
8	Villa Units - 2 - W & G Parker - Lot X DP 412553 Woods Road South Windsor	16-19
9	Accommodation for Aged & Disabled Persons - 27 Units - Dept of Housing - Lot 77 DP 709025 Sirius Rd Bligh Park	19-23
10	Demolition of a Weatherboard Cottage - Pt Lt 2 DP 67626 No 270 George St Windsor Ms M M Humphrey & John J Paine Ross & Co	24-25
11	Demolition of a Small Weatherboard Cottage & Associated Barn - Lot 2 DP 236597 Grose Vale Road Grose Vale	26-27
12	Dept of Lands - Crown Land Foreshore Tenures Draft Policy (Non-Commercial Occupation) December 1990	27-28
13	Requests to Expand Hours of Operation - Playland Family Amusement Leisure Centre (Anare P/L) - Lot 1 DP 544317 No 189 Windsor St Richmond and Time Out Family Entertainment Centre - Lot 10 DP 715152 No 9 West Market Street Richmond	28-30
14	Mushroom Composting Industry	30
15	Sully -v- Hawkesbury City Council & Bracken -v- Hawkesbury City Council	31
16	Arndell Cottage - Threlkeld Drive Cattai	31-33
17	Rezoning of Lot 10 DP 631286 Macquarie St Windsor to Permit 2 Restaurants - Applicant & Landowner - Keencot P/L	33-37
18	Garage/Games Room - G & R Paull - Francis Street Richmond	37-38

Section 3 - Finance

1	Accounts Paid, Statement of Bank Balances & Town Clerk's Certificate, Form 2, & Schedule of Investments - November 1990	1
2	Accounts Paid, Statement of Bank Balances & Town Clerk's Certificate, Form 2, & Schedule of Investments - December 1990	1
3	Proposed Bushfire Station at Upper Colo	1-2
4	Acquisition and Sale of land at North Richmond - J Apostolu	3-9
5	Acquisition of Proposed Closed Road, Woodlands Road Wilberforce	9-10
6	Application for Lease of Public Reserve Lot 30 DP 221835 Riverside Drive Yarramundi P & S Reid	10-11
7	Resumption for Sewage Pumping Station & Associated Work Lot 10 Mulgrave Road Mulgrave	11-12
8	Special Grants 1990/91	12-13
9	Further Development of Sports Council	13-18
	Questions Without Notice	18-20

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

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

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

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

SECTION 1 - WORKS

ITEM 1: WORKS COST STATEMENT

COMMITTEE'S RECOMMENDATION

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

ITEM 2: (File SA129/90)

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

REPORT (M.E.S.)

The above subdivision creates two lots of approximately 12.06ha and 4000m². The minimum area for subdivision under the zoning is 10 hectares however the subdivision was approved under Clause 11(4) of Local Environmental Plan, 1989, which allows subdivision of land for the purpose of locating existing detached dwellings on separate lots.

The applicant has requested deletion of condition 5 which requires "construction of a half width sealed pavement (minimum 3.5m seal width) over the frontage of lots to Prentis Lane. The request has already been refused under delegated authority but the applicant has requested that the matter be reported to Council for determination.

The main grounds of objection are cost, removal of trees and the fact that no increase in the number of dwellings will occur.

The length of pavement required to be constructed is approximately 430m and the applicant estimates this to cost \$50,000.00. This is considered high. However cost/economic viability is not a head of consideration under the Environmental Planning and Assessment Act.

While the work will involve the removal of trees, no trees of major significance will be affected and with care in the location of the pavement, removal can be kept to a minimum.

The real issue is the applicants' argument that the number of dwellings will not increase. While this is true, the question of access arises. The two existing dwellings are both located towards the Tizzana Road frontage of the large lot and both front Tizzana Road which is sealed. Access to the old dwelling was from Tizzana Road but access is now gained to both dwellings via a single entrance to Prentis Lane approximately 80 metres from Tizzana Road.

The new lot created is vacant and fronts Prentis Lane approximately 400-430 metres from Tizzana Road. Prentis Lane is currently a meandering earth/gravel pavement with no drainage. The lane is in fair condition but no doubt deteriorates during wet weather. The lane gives accesses to a further 4 houses past the land being subdivided.

Council's policy requires construction of half width sealed pavement over the frontage of the land being subdivided. This subdivision creates an additional vacant lot which gains its access from Prentis Lane some 330 metres past the existing access to the site. The provision of a sealed access to the new lot is considered both necessary and reasonable and the condition should be adhered to.

Recommendation

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

Mr.S.Vella addressed the Committee and handed in three letters from residents of Prentis Lane which the Town Clerk/General Manager read in full and which are quoted below :

From John MacFarlane

"I have been asked by Mr. Stephen Vella to comment on your requirement that he make a substantial contribution towards re-surfacing Prentis Lane as a condition of a subdivision/DA/BA under consideration by the Council.

Certainly, it is important to the residents of Prentis Lane that the lane is reasonably surfaced and easily passable under all weather conditions. However, in order to achieve this, I don't know that it is necessary for the lane to be sealed. A likely result of tarring the land, which is a no through road, is its greater use by people "just looking around". This would certainly not be well regarded by those currently living in Prentis Lane who have witnessed a much increased level of 'break and enter' cases in the Ebenezer district in recent times.

As indicated above, I am interested in the lane being maintained in good condition but I don't necessarily think that sealing the road is the best way to achieve this."

From Wayne & Maxine Leeson

"With regards to subdivision application submitted by P. & M. Vella of Prentis Lane, Ebenezer, we wish to support their request for deletion of condition five.

We agree that the present gravel road gives adequate access to our property and gives restricted public usage of the road.

We feel if the road was sealed it would create higher speeds by inquisitive drivers causing a hazard to both property owners and their children.

Prentis Lane gives access at present to three properties and is a 'No Through Road'.

We believe the existing policy to construct a half width sealed pavement to the road by the applicants, unnecessary in this circumstance and accept a condition to regrade and supplement the existing gravel surface by the applicants."

From K. & J. Varga

"We refer to the subdivision application in the name of our neighbours P. and M. Vella and want to support their request for deletion of condition five.

At present Prentis Lane is a quiet country style lane giving adequate access to our properties.

Condition five asks a young couple who are just about to marry and set up a home for their future family, to construct a half width sealed pavement to the frontage of the full length of Prentis Lane from Tizzana Road to the furthest boundary of their house block.

We understand many Councils including Hawkesbury are at present digging up this kind of sealed pavement and returning them to a gravel surface which is easier and less costly to maintain when the sealed surface fails.

We believe a half width seal could create a danger due to higher speeds of vehicles on the narrow strip and further that the country style streetscape would be unnecessarily spoilt at great cost to our young friends and eventually to the greater cost of the ratepayers of Hawkesbury.

Finally we submit that not all subdivisions are alike and a blanket policy cannot suit every circumstance, a more practical condition five in this case would be to ask the applicants to supplement and regrade the existing gravel surface."

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 2890/R, 1646/R)

SUBJECT: BLIGH PARK ESTATE - PRECINCTS 27 & 28 STREET LIGHTING

REPORT (M.E.S.)

Council has received notification from Prospect Electricity advising that approval has been given for the installation of sixteen (16) street lights in Precinct 27 Bligh Park, in accordance with plan No. 112338/A and fourteen (14) street lights in Precinct 28, in accordance with plan No. 112339/A, at an annual charge of \$1,780.48 and \$1,557.92 respectively.

Recommendation

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File G93)

SUBJECT: GEOGRAPHICAL NAMES BOARD - NEW NEIGHBOURHOOD - WINDSOR DOWNS

REPORT (M.E.S.)

The Geographical Names Board advises that it has approved a proposal to name a neighbourhood within Hawkesbury City as "Windsor Downs".

The area comprises the land generally south and east of Bligh Park to the City boundary at Richmond Road and South Creek and encompasses the Windsor Downs development and Windsor Downs Nature Reserve.

Part of the Windsor Downs Development Pty Ltd submission to the Geographical Names Board stated:

"... This name is suggested because the neighbourhood is part of the historical Windsor area and identifies it as being within the Hawkesbury Basin. Windsor Downs has been adopted as it typifies the topography of the area as gently undulating farmland. In addition, the area in between Windsor has already been named as South Windsor and Bligh Park."

The area in this proposal is of a distinctly different development pattern from South Windsor, Bligh Park and Berkshire Park and an identity appears appropriate.

Recommendation

That no objection be raised to the proposed neighbourhood name of Windsor Downs as defined in accordance with the plan of subdivision.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File P160-30)

SUBJECT: REPLACEMENT OF PARK AND STREET LITTER BINS

REPORT (M.E.S.)

A report was requested addressing the installation of Sulo bins to replace existing bins in parks and streets.

A total of 49 locations in parks were identified as suitable to replace the existing litter drums with either a single Sulo bin or double, depending on the need. As a result, 48 single units and 73 double units would be required, necessitating the installation of 194 Sulo bins.

The estimated cost of purchasing the bins, the single and double stands to which the bins are attached and the installation cost is estimated at \$45,000.00. To facilitate the removal of rubbish from the bins it would be necessary to purchase a mini compactor with side lifting capacity at a cost of around \$40,000.00.

Two locations have been trialled with the Sulo bins, one at Bilpin at the truck stop and the other at St Albans Park. At Bilpin the bins were vandalised and/or stolen, while at St Albans the bins have been stolen a number of times. The theft problem does seem to have diminished at this stage.

Whilst it is appreciated that replacement of the existing 200 litre metal bins, which deteriorate over time, with the Sulo bins would generally improve the aesthetics of the parks, it is considered that the maintenance costs, particularly in the more isolated areas, would be extremely high. On this basis, it is suggested that a replacement programme be not undertaken at this stage.

With regard to the use of Sulo bins as street bins, it is considered that the footpaths throughout the shopping centres generally have insufficient width for the placement of these bins. It has also been found on previous occasions where fibreglass inserts were used in the existing bins, that vandals were lighting refuse and melting the liner of those bins. It is considered this would also be a problem with the use of Sulo bins as street litter bins and that the use of Sulo bins as street litter bins would detract from the historic nature of the area.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

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

ITEM 6: (File T225)

SUBJECT: TRAFFIC VOLUMES

REPORT (M.E.S.)

The Roads and Traffic Authority has issued the traffic volumes for Sydney, Parramatta and Blacktown Division for 1989.

An extract of figures for the Hawkesbury area is detailed for Council's information at the end of this section.

The figures indicate an increase of 25-35% in traffic over the eight years 1981-1989.

Recommendation

That the report on the 1989 Traffic Volumes be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

TRAFFIC VOLUMES

Station	Road	Location	1981	1983	1985	1987	1989
89.033	Bathurst St, MR181	Pitt Town - South of Chatham Street	3250	2840	3156	3217	---
73.033	Bay Road MR 181	Maroota - West of MR160, Old Northern Road	1380	1330	1242	1663	1481
06.282	Bells L.O.R. MR 184	Bilpin - 0.8Km West of P.O.	---	---	---	3639	2957
06.050	Bells L.O.R. MR 184	Kurrajong - East of MR 519, Colo Road	---	---	7875	8336	9362
06.052	Bells L.O.R. MR 184	Kurrajong - 6.4km West of MR.519,Colo Road	---	---	---	4763	3765
88.052	Blacktown Rd, MR 537	Richmond - East of Bourke Street	6100	6810	7072	7554	---
89.021	Castlereagh Rd, MR 155	Agnes Banks - South of The Driftway	4520	5420	5380	6059	6398
89.035	Cattai Rd, MR 181	Cattai - at Cattai Creek bridge	1570	1250	1246	1778	1696
73.031	Cattai Rd, MR 181	Maroota - South of MR 182, Sackville Road	1080	0830	0893	1317	---
06.557	Creek Ridge Rd.	Freemans Reach - North of Kurmond Road	---	---	---	2901	---
89.013	George Street, MR 154	Windsor - 0.5km North of MR 537, Richmond Road	10510	10190	12153	14423	16379
06.554	Grose Vale Rd.	Kurrajong - North of Drummond Road	---	---	---	1394	---
06.556	King Rd MR 182	Ebenezer - North of Ebenezer Wharf Road	---	---	---	2410	---
06.558	Kurmond Rd	Freemans Reach - East of Creek Ridge Road	---	---	---	4875	5775
89.044	Kurrajong Rd, MR 184	Richmond- at Hawkesbury River bridge	14760	15150	17493	19877	20091
87.065	Londonderry Rd SR 2063	Londonderry - North of MR 154, Windsor Road	3140	3550	4399	5067	---
06.457	Lower Portland Road	(aka Blaxlandss Ridge Rd) East of MR 503 Putty Rd	---	---	---	127	---
88.011	Macquarie St, MR 154	Windsor - at Railway bridge	12060	11360	13068	13863	---
88.045	March Street, MR 184	Richmond - West of MR 537, East Market Street	9150	9520	9994	10318	---
89.091	Mitchell Park Road	Cattai - East of Cattai Road	360	390	161	401	---
06.455	Old Bells Line of Rd.	Kurrajong -South of MR 184, Bells Line of Road	---	---	---	643	---
71.088	Old Windsor Road	Parklea - North of Meurants Lane	1630	4850	7808	10066	11217
89.098	Onus Lane	Richmond - North of Francis Street	90	120	149	103	---
88.067	Paget Street, SR 2063	Richmond - South of MR 537, Lennox Street	3310	3590	3744	3392	---
89.031	Pitt Town Road, MR 181	Windsor - East of Charles Street	6410	6570	7434	8075	9918
06.122	Putty Road, MR 503	1.6Km South of Colo Heights	---	---	---	1906	1129
06.123	Putty Road, MR 503	5.6Km North of Colo Heights	---	---	---	1776	---
06.117	Putty Road, MR 503	At Howes Creek Bridge	---	---	---	3249	1885
06.353	Putty Road, MR 503	North of Lower Portland Road	---	---	---	2204	---

General Purpose Committee - 29/1/91

7

Ord. 12/2/91

06.118	Putty Road, MR 503	South of MR 519, Blaxland Ridge Road	---	---	---	2125	---
06.113	Putty Road, MR 503	W/force-0.8km North of MR 182, Sackville Rd	---	---	5098	4645	4922
89.045	Richmond Road, MR 184	Windsor - East of MR 163, Percival Street	14740	15580	16679	18693	18501
v73.051	Sackville Ferry, MR182	Sackville - at Hawkesbury River	450	440	463	536	545
06.124	Sackville Rd, MR 182	South of Sackville Ferry	---	---	---	667	---
06.115	Sackville Rd, MR 182	W/force - 1.1km North of MR 503, Putty Road	---	---	---	3213	3329
73.052	Sackville Rd, MR 182	Sth Maroota - West of MR 181, Bay Road	470	440	519	553	---
06.555	Terrace Road	Nth Richmond - North MR 184 Bells Line of Road	---	---	---	4218	---
87.026	The Northern Rd, MR 154	Londonderry - South of SR2063 Londonderry Rd	6110	7120	8700	8967	9642
87.025	The Northern Rd, MR 154	Londonderry - East of SR2063 Londonderry Rd	4030	4440	5197	5731	7236
87.024	The Northern Rd, MR 154	Bowmans Cnr - West of MR 537, Richmond Road	4420	4850	6172	7026	8588
73.082	The River Rd, TR 4006	Sackville North - North of MR 182 Sackville Rd	360	250	248	262	---
73.083	The River Rd, TR 4006	Wisemans Ferry - South of MR 181, Old North Rd	580	190	275	344	---
v73.034	Webbs Ck. Ferry, MR 181	Webbs Creek - at Ferry over Hawkesbury River	300	360	366	429	382
06.116	Windsor Road, MR 182	Wilberforce - 0.8kms of MR 503 Putty Road	---	---	---	7900	8918
88.031	Windsor Road, MR 182	Windsor - at Windsor Bridge	11390	12970	12755	13434	14381
71.022	Windsor Road, MR 184	Box Hill - North of MR 546, Garfield Road	14710	15280	16992	18368	20186
89.041	Windsor Road, MR 184	Vineyard - North of Bandon Road	16170	16130	17005	18052	22245
88.046	Windsor Road, MR 184	Windsor - East of Macquarie Street	22450	20820	24424	25769	29808
88.097	Windsor Street	Richmond - East of Bosworth Street	4830	5010	5606	5303	5997
89.048	Windsor Street, MR 184	Richmond - 1.0km East of Pitt Street	13460	13780	14669	15118	16037
88.044	Windsor Street, MR 184	Richmond - West of Paget Street	11330	11250	11272	12057	12916
v73.061	Wise.Ferry Road, MR 225	Wisemans Ferry - at Hawkesbury River ferry	770	850	902	884	725
06.280	Wollombi Road, MR 181	St.Albans - at Macdonald River Bridge	---	---	---	225	---

DAILY DISTRIBUTION OF TRAFFIC GIVEN AT THE FOLLOWING SITES

Station 06.050 Bells Line of Road MR 184 Kurrajong

East of MR 519 Comleroy Road

Maximum Daily Traffic 23.3.89 13250 Thursday prior to Easter

AADT 9360 AAWE 10030

Hourly volumes given week commencing 30.10.89

Maximum 1600 hours 940 Friday

1600 hours 1000 Sunday

Station 06.113 Putty Road MR 503, Wilberforce 0.8km

North of Sackville Road MR 182

Maximum Daily Traffic 23.3.89 7170 Thursday before Easter

AADT 4920 AAWT 9050

Hourly volumes given week commencing 9.1.89

Maximum 1600 hours 410

Station 73.051 Sackville Ferry

Maximum Daily Traffic 31.12.89 1190

AAWT 480 AAWE 690

Station 73.034 Webbs Creek Ferry

Maximum Daily Traffic 2.10.89 1430

AAWT 290 AAEW 580

Station 73.061 Wisemans Ferry

Maximum Daily Traffic 2.10.89 1390
AAWT 620 AAWE 950

Station 88.031 Windsor Bridge

Maximum Daily Traffic 15.12.89 18500
AAWT 14860 AAWE 13280
Hourly volumes given week commencing 28.8.89
Maximum 1700 hours 1360

Station 89.048 Windsor Street MR 184 1.0km East of Pitt Street

Maximum Daily Traffic 29.9.89 21200 (Friday)
AAWT 16590 AAWE 14940
Hourly volumes given week commencing 24.7.89
Maximum 1600 hours 1630

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

PRESENT:

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

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

CONFIRMATION OF MINUTES:

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

DEVELOPMENT APPLICATIONS

ITEM 1: (File L18/90)

APPLICANT: KEENCOT PTY LTD

LAND & LOCATION: LOT 10 DP 631286 MACQUARIE STREET,
WINDSOR

SUBJECT: REZONING FOR TWO RESTAURANTS

Committee's Recommendation

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

Miss Brandjes left the meeting at 10.40am.

CORRESPONDENCE

ITEM 2: (File 1820/R)

CORRESPONDENT: HAWKESBURY DISTRICT
AGRICULTURAL ASSOCIATION

SUBJECT: PARKING RESTRICTIONS - RACECOURSE
ROAD

Requesting erection of "No Parking" signs along Racecourse Road for the duration of the Annual Show to be held on 12th, 13th and 14th April, 1991,

In consideration of this matter, the following points were elaborated:-

1. That the cost of any installation would have to be met by the applicant.
2. That the traffic history at Show times does not indicate any serious conflict in respect to safety.
3. That by determination of a system of barricading of the area using para web or like materials, the aims of the Association may be better achieved.
4. That if the eastern side is barricaded, pedestrians should not have to cross the road to reach the Show.

Committee's Recommendation

That the request be not agreed to.

ITEM 3:

(File S196/9/A)

CORRESPONDENT:

GLOSSODIA PUBLIC SCHOOL P&C
ASSOCIATION

SUBJECT:

SCHOOL WARNING SIGNS

Requesting appropriate warning signs to alert motorists to the fact that there is a school in the area.

The Committee was advised that a traffic count will be undertaken when school resumes to ascertain if a warrant exists for the pedestrian crossing.

Committee's Recommendation

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

ITEM 4:

(File 665-243, 665-326)

CORRESPONDENT:

MISS C. GIBSON

SUBJECT:

INTERSECTION BELLS LINE OF ROAD
AND COACH HOUSE ROAD,
KURRAJONG HEIGHTS

Requesting consideration be given to improving safety for motorists entering Bells Line of Road from Coach House Road.

Committee's Recommendation

That over-sized intersection warning signs be provided and that the matter be referred to the RTA regarding a reduction in the allowable speed on this section of Bells Line of Road.

ITEM 5: (File C51/23)

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: HAWKESBURY TENNIS CENTRE -
WINDSOR STREET, RICHMOND

Requesting warning signs to advise motorists of turning traffic.

It was noted that the area has kerb and guttering and is subject to a 60kph speed limit with adequate width to pass a turning vehicle.

Committee's Recommendation

That no action be taken on this matter.

ITEM 6: (File PK/202 PT 1)

CORRESPONDENT: UNIVERSITY OF WESTERN SYDNEY
HAWKESBURY

SUBJECT: CENTENARY CELEBRATIONS

Advising that a parade will be held through the streets of Richmond on Saturday March 16th, 1991, to celebrate the founding of Hawkesbury Agricultural College.

The parade is to commence at 10am in Richmond Park and terminate near Toxana Street at approximately 10.50am.

Committee's Recommendation

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

ITEM 7: (File 213/R)

CORRESPONDENT: MR A. & MRS E. CHAPMAN

SUBJECT: BRANDERS LANE, NORTH RICHMOND

Requesting installation of a mirror at the intersection of Branders Lane and Slopes Road.

Committee's Recommendation

That intersection warning signs be provided on both approaches to Branders Lane.

ITEM 8: (File 665-731)

CORRESPONDENT: NRMA

SUBJECT: PARKING SIGNS - GEORGE STREET, WINDSOR

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

Committee's Recommendation

That the present signs be amended so that all signs show parking rear to kerb 90°.

COMMITTEE'S RECOMMENDATION

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

Date of Next Meeting: 15th February, 1991

The meeting terminated at 11.15am.

COMMITTEE'S RECOMMENDATION

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

HAWKESBURY CITY COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATIONS

(Effective from 1st March, 1990)

Contributions

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

Engineering

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

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

Health and Building

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

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

Parking Access and Loading

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

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

Design and External Finishes

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

Landscaping

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

Industrial/Commercial Development

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

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

Amenity

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

Dogs

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

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.

HAWKESBURY CITY COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION UNDER SECTION 90

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

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

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

SECTION 2 - PLANNING AND DEVELOPMENT

Item 1:	(File DA 343/90)
Development Application:	Motor Vehicle Sales
Applicant:	C & A Roser
Owner:	C & A Roser
Land and Location:	Lot 5 DP 236349 Speets Road, Vineyard
Area:	2.042 hectares
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(c)
Advertising:	Not Required
Date Received:	9th November, 1990

REPORT (M.T.P.)

This application seeks consent to the establishment and conduct of a motor vehicle sales operation comprising three to four vehicles in an existing garage upon the land. The operation, if approved, would be conducted by the landowners with hours of operation between 9.00am and 5.00pm Mondays to Saturdays.

Statutory Situation

The land is zoned Rural 1(c) in accordance with the provisions of Hawkesbury Local Environmental Plan, 1989. The proposed use is defined as a "motor showroom" and is prohibited in land zoned Rural 1(c). The rationale for prohibition is that motor vehicle sales are considered incompatible with rural land uses and thus more appropriately located in Business 3(a) or 3(b) zones. The advice was discussed with the applicants who subsequently indicated their intention to proceed with the application.

The conduct of motor vehicle sales is prohibited in Rural 1(c) zoned land under the provisions of Hawkesbury Local Environmental Plan, 1989.

Recommendation

That the application be refused on the following grounds:-

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Item 2:	(File DA 373/90)
Development Application:	Takeaway/Seafood Restaurant Premises
Applicant:	H Harris
Owner:	George Perry Pty Ltd
Land and Location:	Pt Lot B, Section 7, DP 758881, No. 183-185 Windsor Street, Richmond
Area:	646m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Business (General) 3(a)
Advertising:	Building application notification to adjoining landowners with eight (8) submissions being received
Date Received:	7th December, 1990

REPORT (M.T.P.)

This application seeks approval for the conduct of a general takeaway/seafood restaurant business within the subject premises. The operation, if approved, will involve three employees with hours of operation being between 7.00am to 7.00pm, seven days a week. The business shall receive general deliveries once weekly by a medium-sized non-articulated pantech truck in addition to daily milk and bread deliveries.

Public Notification

The current building application was advertised and adjoining owners advised. During this notification period, eight submissions were received in relation to the proposed takeaway restaurant component of the proposal. The major point of objection was that the additional takeaway/seafood restaurant outlet would lead to an oversupply of takeaway/food outlet stores in Richmond. This in turn would lead to increased financial difficulties for existing food outlets by additional competition in the prevailing market.

Planning Assessment

The premises are currently zoned Business (General) 3(a), in accordance with the provisions of Hawkesbury Local Environmental Plan, 1989. The conduct of a commercial takeaway or seafood restaurant is permissible, subject to consent and is considered an appropriate use in premises zoned Business (General) 3(a). The objections based on competition are considered insufficient planning justification to warrant formal refusal of the application.

Recommendation

That the application be approved subject to the following conditions:

1. The use shall be confined to the premises in general accordance with the submitted application dated 7th December, 1990.
- 2-8. Standard conditions (DAs) 31, 32, 34, 37, 38, 85 and 100.

9. All loading and unloading shall take place at the rear of the premises.
10. The hours of operation shall be confined to between 7.00am and 7.00pm, seven (7) days a week.

✓ M/s.S.Mannell addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

WITHDRAWN

Item 3:	(File S90/222)
Development Application:	Subdivision - 3 lots
Applicant:	John Bowden and Company
Owner:	PJ, TM, CP and DL Leonard
Land and Location:	Lot 2, DP 228523, Corner Putty Road and Stannix Park Road, North Wilberforce
Area:	13.68 hectares
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(b)
Advertising:	Not required
Date Received:	18th October, 1990

REPORT (M.T.P.)

This application seeks consent for the creation of a 3 (three) lot Torrens Title subdivision comprising a slightly irregular shaped 1 (one) hectare lot, a 2 (two) hectare regular shaped lot and a 10.7 hectare battleaxe residue allotment. The existing 13.68 hectare lot is characterised by 2 existing dwelling houses and the remains of a previous post office/residence. If approved, the 3 lot subdivision would excise the 2 hectare lot incorporating the existing single storey brick dwelling and the 1 hectare lot would encompass the single storey fibro dwelling with the 10.7 hectare residue lot including the remains of the previous post office.

Statutory Situation/Planning Assessment

The land is currently zoned Rural 1(b), in accordance with the provisions of Hawkesbury Local Environmental Plan, 1989. The minimum lot subdivision size requirement for land zoned Rural 1(b) is 10 hectares (25 acres) whereas the subdivision proposal seeks the creation of 3 lots comprising 1 hectare, 2 hectares and 10.37 hectares respectively. This application was initially proposed on the basis of the provisions of Clause 11 (4) of Hawkesbury Local Environmental Plan, 1989, i.e. subdivision of land for the purpose of locating existing detached dwellings. The proposed 3 lot subdivision fails to comply with this provision, in that the old post office remains do not constitute an existing detached dwelling.

The application was supported by a SEPP No.1 objection seeking variation from the 10 hectare (25 acre) minimal lot size requirement for land zoned Rural 1(b). SEPP No.1 objection/variation was requested on the basis of the surrounding lot pattern and the lack of prime agricultural land upon the site.

Land surrounding the proposal is characterised by a varied lot pattern with lots ranging in size from 0.4 hectares (1 acre) up to 24.7 hectares. Towards the rear of the subject land some landholdings are in excess of the 10 hectare minimum.

In summary, the merits of the proposed subdivision are not considered sufficient to warrant support of the application. The land is, however, capable of a two lot subdivision on the basis of the existing two dwellings.

Recommendation

- A. That the applicant SEPP No.1 objection not be supported.
- B. That the application be refused, since the 3 (three) lot subdivision is not in compliance with the 10 (ten) hectare minimum lot subdivision requirement for land zoned Rural 1(b), in accordance with the provisions of Hawkesbury Local Environmental Plan, 1989.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Item 4: (File S90/268)
Development Application: Subdivision - 2 lots
Applicant: R K Cambridge and Co
Owner: C C Borrett
Land and Location: Lot 2181, DP 620393, 161 Stannix Park Road,
Wilberforce
Area: 18.87 hectares
Zoning: Hawkesbury Local Environmental Plan, 1989 -
Rural 1(b)
Advertising: Not required
Date Received: 27th December, 1990

REPORT (M.T.P.)

The application seeks approval for the creation of a two lot Torrens Title subdivision approximately comprised of a 8.87 hectare irregular shaped lot and a 10 hectare irregular shaped lot.

Statutory Situation/Planning Assessment

The land is currently zoned Rural 1(b) in accordance with the provisions of Hawkesbury Local Environmental Plan, 1989. The minimum subdivision lot size requirement for land zoned Rural 1(b) is 10 hectares (25 acres). This subdivision fails to comply with this requirement, however, is supported by a SEPP No.1 objection. The SEPP No.1 objection seeks variation from the 10 hectare lot minimum on the basis of surrounding lot pattern and in addition to topographical constraints of the land.

The land is currently characterised by a varied surrounding lot pattern with lots ranging between 8 hectares to 62.32 hectares with only two adjacent lots falling below the 10 hectare minimum lot size requirement.

The land fall within the area encompassed by draft Local Environmental Plan, 9/90 (East Kurrajong/Ebenezer), which seeks to permit a 4 hectare (10 acre) lot minimum subdivision requirement. Should this draft plan be gazetted, potential for a four (4) lot subdivision on the land would exist.

The current subdivision is considered premature at this stage and fails to demonstrate satisfactory merit to warrant approval. Additionally this subdivision, if approved, may place further pressures upon Council to approve similar subdivisions following such a precedent.

Recommendation

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Item 5:	(File DA 329/90)
Development Application:	Floodlit Golf Driving Range
Applicant:	Tunks Turf Supplies Pty Ltd
Owner:	Tunks Turf Supplies Pty Ltd and Mr C Nagle
Land and Location:	Lots 4 & 5 DP 802017 Cox Street, South Windsor
Area:	8.2 hectares
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(c)
Advertising:	Adjoining owners notified with five submissions received
Date Received:	31st October, 1990

REPORT (M.T.P.)

Background

The application was referred to Councils' meeting of 11th December, 1990, when it was resolved that the matter be deferred until the next General Purpose Committee Meeting to permit neighbouring objectors to address the Committee.

The planning report of the 11th December, 1990, has been reproduced below for Councils' information.

Proposal

The proposal involves the establishment and conduct of a floodlit golf driving range on Lots 4 and 5, DP 802017 Cox Street, South Windsor. The development involves 20 hitting pads, two 6.2 metre high floodlights, a storeroom and toilets and 20 car parking spaces located on-site.

The hitting area and lights are centrally located on the property and set back approximately 25 metres from Cox Street and golf balls will be hit downhill towards Rickabys Creek. Distance markers will be used to determine the length of the golfers' shot. Golf balls will be collected by hand during various periods of the day.

A brick building (20m²) will be constructed on the property and will contain a storeroom and two toilets. The building is set back 15 metres from Cox Street and situated between the lights and the car park.

Twenty car parking spaces will be available on-site and vehicular access provided via a one-way access road. The car park area will be set back 7.5 metres from Cox Street.

Operating hours are to be between 10.00am and 10.00pm, seven days a week. One person is to be employed for the operation.

Statutory Situation

The proposed development is defined as a "recreational establishment" and is permissible within Rural 1(c) zoned land with Council consent.

The majority of the property is below the 1 in 10 year flood frequency level, however, this does not preclude this type of development on the land.

Public Submissions

Adjoining owners were advised of the proposed floodlit golf driving range with five submissions being received. The grounds for objection are summarised as follows.

- "1. The tee-off area is too close to the road boundary and should be at least 75 metres from the boundary.
2. Position and back glare of floodlights are too close to homes.

3. State of roads is continually deteriorating and with considerably more traffic this situation will worsen.
4. Will the storage shed for golf balls stay as such or become a kiosk with extended buildings with a liquor licence?
5. There are two very large dams on blocks 3 and 4, are these going to be properly fenced off or remain a danger to young children?
6. Noise created by extra traffic and numbers of people using the facility till 10pm is unacceptable.
7. How long will it take to collect used golf balls before the lights are turned off? Midnight?
8. With hours from 10am to 10pm or later, 7 days a week, one person could not possibly manage this operation as suggested in the application.
9. Already there seems to be adequate facilities in the area.
10. Many will utilise the road for parking instead of allotted spaces creating further problems.
11. Not in keeping with the area which is a quiet residential area.
12. The proposed car park will interfere with local residents and in our opinion should be located off an extension of Ham Street.
13. The land is flood prone and we believe this should remain rural."

One submission was received giving support to the proposal.

Planning Assessment

The subject property is currently rural pasture and a dam is located on Lot 4. Available building areas, above the 1 in 20 year flood frequency level, exist for both allotments, adjacent to Cox Street.

The site lies on the outer western edge of the South Windsor residential area. The adjacent property to the north is the Windsor Golf Course, while flood prone rural-residential land exists to the south and west.

The floodlit golf driving range would be approximately 60 metres long and visible to residents opposite along Cox Street. However, the impact of such lighting is minimal as floodlights are directed away from residential dwellings and towards Rickabys Creek. The closest dwelling to the west of the property is located on the opposite side of Rickabys Creek greater than 500 metres from the proposed development.

From a traffic safety viewpoint the entrance drives must be redirected to allow vehicles to enter from the southern drive and leave via the northern drive. Also, the access road should cross the footway at right angles. These aspects can be covered as conditions of consent.

The development will increase the number of traffic movements in the area. However, due to the nature and scale of the proposal, it is considered that nearby residents will not be significantly affected by the relatively small increase in additional traffic.

The associated noise with this type of development is also considered to be minimal.

To further reduce any impact that the development may cause on adjoining properties, the car parking and access road should be set back 10 metres from the front property boundary. The provision of landscaping between the hitting pads and car parking area and Cox Street will assist to screen the development.

Due to the flood prone nature of the land and surrounding areas, and the fact that the adjacent land use is a golf course, the proposal is considered an appropriate development for the site.

To ensure the future amenity of the area is not adversely affected, development consent should be limited to an initial period of 18 months.

Discussion with Applicant

Subsequent to the previous General Purpose Committee, discussions were held with one of the applicants regarding the possibility of relocating the golf driving range and floodlights further from Cox Street to reduce any potential impact to residences opposite the site. The applicant has now agreed to relocate the golf driving range and flood lights a further 15 metres from Cox Street.

Conclusion

The applicant's proposal to relocate the golf driving range 40 metres from Cox Street is considered desirable and will reduce the potential impact to residences on Cox Street.

Recommendation

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

1. The development shall be carried out in accordance with the submitted plan dated 31st October, 1990, unless amended by conditions of consent.
2. The golf driving range and flood lights shall be located 40 (forty) metres from the front property boundary.
- 3-11. Standard conditions (DAs) 31, 32, 33, 37, 39, 50 (20) (twenty), 100, 102 and 103.
12. The entrance drives shall be redirected to allow vehicles to enter from the southern drive and leave via the northern drive.
13. The access drives shall be redirected so as to cross the footway at right angles.

14. The access road serving the car parking spaces shall be set back 10 (ten) metres from the front property boundary.
15. The construction of sealed rural type vehicular crossings extending to the edge of seal in Cox Street to suit each vehicular access to the site shall be provided.
16. The property shall be fenced and when not attended gates shall be locked.
17. The proposed storage shed shall not be used for the sale of refreshments.
18. Details of signs indicating the distance which golfers hit shall be submitted and approved by the Manager of Town Planning prior to the opening of the operation.
19. All car parking associated with the development to be supplied on-site.
20. 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 opening of the operation.
21. Landscaping shall be maintained to Council's satisfaction.
22. Operating hours shall be limited to 10am to 10pm 7 (seven) days a week. Any alteration of these hours will require Council consent.
23. No fill material or reshaping of the land shall occur on Lots 4 and 5, DP 802017 Cox Street, South Windsor.
24. This approval is limited to the use of a floodlit golf driving range on Lots 4 and 5 DP 802017 Cox Street, South Windsor, for a period of 18 (eighteen) months from the date of opening. Should the applicant wish to extend this period a further application must be lodged for Council's determination prior to the expiration of the original development consent.

Mrs. Betty Wrigley addressed the Committee.

COMMITTEE'S RECOMMENDATION

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

*Deferred
to date
report*

Item 6:
Development Application:
Applicant:
Owner:

(File DA 358/90)
Overnight cabins for horse riding patrons
Mrs E Bacic
Mrs E Bacic

Land and Location:	Lot 10, DP 740634, Grose Vale Road, Grose Vale
Area:	51.84 hectares
Zoning:	Deferred Area Hawkesbury Local Environmental Plan, 1984 - Rural 1(b1)
Advertising:	Adjoining owners notified with two objections received.
Date Received:	29th November, 1990

REPORT (M.T.P.)

Background

At its Ordinary Meeting of 8th March, 1983, Council resolved to approve a recreation establishment incorporating horse trail riding and associated amenities on the subject land.

Approval was also given by Council on the 8th March, 1989, for the erection of a restaurant and amenities building on the property. Work has recently started on the restaurant.

Proposal

This application seeks Councils' consent to erect six overnight cabins for horse riding patrons on the subject land. The cabins have a floor area of 13m² and are constructed from red cedar with a corrugated iron roof. Each cabin will have a small wash basin.

The existing toilet and shower block will be used by guests staying in the overnight cabins.

Public Submissions

Adjoining landowners were notified of the proposed development. Two letters have been received and the following matters were raised;

- . The proposal is not considered to be a compatible use of the land.
- . Extra patronage during the night would surely increase this unpleasant and unneighbourly onslaught to the senses.
- . The entrance road into the property should be totally completed.
- . We believe the original consent for the riding school was given subject to an access road being provided on the North Richmond side of the property and away from the existing houses.

Planning Assessment

The proposal is an extension of the existing recreational establishment which involves horse trail riding and associated amenities. The erection of six overnight cabins for horse riding patrons is permissible on the property with Council consent.

The cabins will be grouped together and are located 200 metres from Grose Vale Road. They will be visible from two dwellings situated on Grose Vale Road and will be at a lower topographical position. Scattered vegetation exists between the dwellings and the proposed cabins. One cabin has already been erected on the site.

Although the proposed cabins will be visible from adjoining dwellings, they will have a minimal impact on adjoining dwellings, given their size, construction materials and distance. Additional tree planting around the cabins and painting of the corrugated iron roofing with a dark toned non-reflective material will further reduce any visual impact caused by the development.

The existing male and female toilet and shower are considered adequate for the proposal and existing horse trail riding.

The original approval for the recreation establishment required a carpark to be constructed on the eastern property boundary. However, the carpark for the horse riding patrons is located in the north western corner of the property and access to the carpark is via a right of way from Grose Vale Road. The current location of the carpark is considered to be satisfactory as existing stables and tack room are located nearby. To reduce any impact on adjoining residences the access road to the carpark should be sealed for the first 80 metres and compacted rock pavement used for the remainder of the access road to the carpark.

Recommendation

That the application be approved subject to the following conditions:

1. The proposed development shall be carried out in accordance with the plans submitted with the application, unless amended by conditions of consent.
- 2-6. Standard Conditions (Development) - 31, 33, 35, 100 and 102.
7. The corrugated iron roofing of the proposed structures shall be painted or treated with a dark toned non-reflective material in such a manner so as to cause the structure to blend with the landscape of the site and its surrounds. Such painting or treatment to be completed to the satisfaction of the Manager of Environment and Building Services prior to occupation of the buildings.
8. Additional trees shall be provided between the proposed cabins and the dwellings which front Grose Vale Road. Such tree planting shall be carried out to the satisfaction of the Manager of Town Planning and is to be completed prior to the occupation of the buildings.

9. Construction of the existing access road from Grose Vale Road for 80 (eighty) metres with a sealed pavement. Details shall be submitted to and approved by the Manager of Engineering Services prior to the approval of the Building Application.
10. The balance of the existing access road to the carpark area shall be upgraded with a compacted rock pavement a minimum of 100mm (one hundred) thick.
11. Conditions 9 and 10 shall be complied with prior to commencement of construction of the cabins.

Mrs.Bacic addressed the Committee.

✓
COMMITTEE'S RECOMMENDATION

THAT THE APPLICATION be approved subject to the following conditions:

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

Item 7:	(File DA 351/90)
Development Application:	Two storey attached dual occupancy
Applicant:	Endeavour Homes Pty Ltd
Owner:	Endeavour Homes Pty Ltd
Land and Location:	Lot 778, DP 778220, No.25 Neptune Crescent, Bligh Park
Area:	784m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising:	Adjoining owners notified with three objections received.
Date Received:	14th November, 1990

REPORT (M.T.P.)

Background

Council at its Ordinary Meeting on the 8th August, 1989, resolved to refuse an application for the erection of a single storey attached dual occupancy on the subject site on the grounds that the design was not satisfactory in terms of permitting an adequate amount of sunlight.

Proposal

This application now seeks Council's consent to erect a two storey brick veneer building with a tiled roof on the land. Each unit comprises 3 bedrooms, lounge, dining and family room, kitchen, laundry, ensuite, bathroom, garage and a carport. Rear courtyards are also provided which have an area of approximately 130m².

Public Submissions

Adjoining owners were notified of the proposed dual occupancy with three submissions being received. Objections to the proposal are made on the following grounds:

- . The large number of duplexes already existing in Neptune Crescent.
- . Increased traffic and parking on the roadway.
- . Lack of natural sunlight to the property.
- . Privacy being seriously affected.
- . A two storey duplex will be setting a precedence for any following stages of development in Bligh Park and future subdivisions in the City.

Statutory Situation

The site is zoned Residential 2(a) under the provisions of Hawkesbury Local Environmental Plan, 1989. In accordance with Sydney Regional Environmental Plan No.12, the proposal may be permitted with Councils' consent.

Planning Assessment

The subject property is located within a residential area where dwellings are predominantly of brick or brick veneer construction with tiled roofs. Although no two storey dwellings exist nearby, the proposed building, which is brick veneer with a tiled roof and similar in style to surrounding residential developments, is unlikely to adversely affect the amenity of the area. A dual occupancy has been approved and constructed adjacent to the site, however, this development is single storey and attached.

In Neptune Crescent, there have been seven dual occupancies approved, with two proposed and currently undetermined. Hence, the percentage of approved and proposed dual occupancies within Neptune Crescent is approximately 28%. This is not considered an unreasonable percentage given that 23 residential allotments, one medium density lot and a large recreation reserve exist along Neptune Crescent.

Shadow diagrams prepared under the guidelines of "Sunlight Indicators" (NSW Planning and Environment Commission) indicate that greater than 50% of the rear courtyards receive direct sunlight between 10am and 3pm, during mid-winter. The proposed courtyards comply with the standards of the Draft Dual Occupancy/Duplex Housing DCP.

The only adjoining property affected by overshadowing is Lot 779 which contains a dual occupancy development. One unit of the dual occupancy is partly overshadowed at 3.00pm, during mid winter. However, during the majority of the day the adjoining dwelling is not significantly overshadowed by the proposed development.

Further, the construction of a single storey dwelling in the same location as the proposal would result in overshadowing of the adjoining dual occupancy at 3.00pm during the winter months.

The northern and southern elevations of the building contain two small windows for the bathroom and ensuite and are located on the first floor of the development. The first floor rear elevation contains the second and third bedroom windows. The main living areas, including the kitchen, lounge, dining and family rooms, are located on the ground floor of the building. The proposed dual occupancy will be approximately 20 metres from the rear properties which front Speke Place. Consequently, the proposed development is unlikely to have a detrimental effect on the privacy of adjoining landowners.

The proposed two storey development allows for large useable rear courtyards and provides a desirable mix of architectural designs.

Landscaping shown on the submitted plans is not considered to be satisfactory for this type and scale of development, and additional plans will be required.

This development is in compliance with the provisions of Sydney Regional Environmental Plan No. 12.

Recommendation

That the application be approved subject to the following conditions:

1. The proposed two storey dual occupancy shall be carried out in accordance with the submitted plan dated 14th November, 1990, unless amended by conditions of consent.
- 2-8. Standard Conditions (Development) - 1 (\$3000) (three thousand), 31, 40, 62, 70, 73 and 104.
9. The dwelling to be kept clear of the drainage easement on the site. A surveyors certificate is to be submitted with the Building Application certifying that this is possible.
10. Construction of Council's standard footway vehicular crossing to suit the accesses to the site.

✓ COMMITTEE'S RECOMMENDATION

THAT THE APPLICATION be approved subject to the following conditions:

1. The proposed two storey dual occupancy shall be carried out in accordance with the submitted plan dated 14th November, 1990, unless amended by conditions of consent.
- 2-8. Standard Conditions (Development) - 1 (\$3000) (three thousand), 31, 40, 62, 70, 73 and 104.
9. The dwelling to be kept clear of the drainage easement on the site. A surveyors certificate is to be submitted with the Building Application certifying that this is possible.
10. Construction of Council's standard footway vehicular crossing to suit the accesses to the site.
11. Amended landscaping plans to be submitted.

Item 8:	(File DA 290/90)
Development Application:	Villa Units - 2
Applicant:	W & G-Parker <i>Parker</i>
Owner:	Mr & Mrs R Botting
Land and Location:	Lot X DP 412553, Woods Road, South Windsor
Area:	1132 square metres
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising:	Adjoining landowners notified.
Date Received:	12th October, 1990

REPORT (M.T.P.)

This application is for the erection of two 2-bedroom single storey villa units behind an existing dwelling upon the subject land.

The processing of this application was deferred pending final Council consideration of a possible Development Control Plan for lands bounded by Ham, Mileham, Macquarie and George Streets and Woods Road, South Windsor. Since Council has resolved not to pursue the South Windsor DCP, this application is now ready for final determination.

Statutory Situation

The land is zoned Residential 2(a) in accordance with the provisions of HLEP, 1989. The development of two additional villa units is permissible in land zoned Residential 2(a), subject to consent.

Public Notification

Adjoining owners were notified of the application in accordance with Council's advertising policy. During the exhibition period, submissions were received from Mr and Mrs Kirkness, Mr and Mrs Alcorn and Mr and Mrs Stevens. The major points of concern are as follows:

1. Drainage problems following water runoff from the subject property leading to localised flooding/ponding at Woods Road.
2. Potential excessive noise associated with the additional units and the location of the driveway and carport adjacent to the north-western side boundary.
3. Potential land value depreciation because of drainage and noise problems.

The submission made by Mr and Mrs Stevens primarily related to their lease agreement with the landowner regarding the existing fibro dwelling and the fact that the development would alter this agreement. However, this is considered a private matter between the two parties and is not relevant to Council's determination.

The submission made by Mr and Mrs Kirkness further suggests conditions which should be imposed in the event of Council approval, namely:-

1. The erection of an appropriate fence (preferably 8' [2.4m] high) at the developers' expense to help provide privacy from the adjacent proposed carports and driveway, particularly since the existing fence is in a poor condition and would not suffice.
2. The existing dilapidated garage should be demolished, particularly given its poor structural capabilities/soundness.
3. The development should attempt to ensure that site drainage is capable of catering for increased water runoff, given the proposed sealed driveway and car parking spaces.
4. The poor existing kerb and gutter stormwater drainage works should be rectified in order to alleviate the existing and potential added water runoff and ponding problems along Woods Road.

Planning Assessment

Relationship to Adjoining Landholdings

The two villas would be situated at the rear of the land with a 3 metre minimum setback from the rear boundary line, a 3 metre side setback from the north-eastern property boundary and a 7.4 metre setback from the north-western boundary. Notwithstanding this, the development makes provision for two carports directly adjacent to the north-western side boundary fenceline. The adjacent landowner on this property boundary (as reported in preceding Public Notification section) have requested that in the event of Council approval, a condition should be imposed requiring the provision of a 2.4m high fenceline to help mitigate against potential privacy and/or noise problems relating to the carports.

In general, the provision of common fencing is a private matter between adjoining landowners under the Dividing Fences Act, 1961, except in special situations where Council considers that a development may otherwise impose a potential privacy/amenity concern. In this regard, it is considered reasonable to impose a condition for a standard size 1.8 metre (6') high fenceline in order to guarantee adequate privacy/amenity to all adjacent landholdings.

The site is further located within an established residential property estate where development primarily comprises of single storey fibro/tile and brick/tile dwellings. Accordingly, this two villa unit single storey development is considered relatively compatible with the surrounding residential development pattern.

Car Parking

The provisions of Council's Medium Density Housing DCP, require the provision of five (5) covered car parking spaces in addition to one (1) visitor's car space (including the provision of one [1] covered car space for the existing fibro dwelling). The application makes provision for a total of six (6) covered car parking spaces comprising two (2) garages and four car parks and is in compliance with the Code.

Landscaping

The development guarantees the provision of landscaped open space well in excess of 50 square metres for the respective villa units, however, at this stage no complete landscape plan is available to help screen the development from adjacent landholdings and the Woods Road frontage. This landscape open space plan shall be required at the building application stage.

Drainage

The site falls within a portion of Woods Road which is apparently subject to drainage problems as a result of water runoff from landholdings into the existing kerb and gutter stormwater drainage system. Notwithstanding this, the development is anticipated not to lead to any noticeable increases in runoff.

Garbage

The individual garbage bins shall be stored or kept in the rear private courtyards and moved to the Woods Road frontage on garbage collection days.

This application is further in compliance with the provisions of the Medium Density DCP in terms of solar access to private courtyards, manoeuvring areas/accessways design considerations and minimum building line setback.

Recommendation

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

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

COMMITTEE'S RECOMMENDATION

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

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

Item 9:	(File DA2/91)
Development Application:	Accommodation for Aged and Disabled Persons - 27 units
Applicant:	Department of Housing
Owner:	Department of Housing
Land and Location:	Lot 77 DP 709025, Sirius Road, Bligh Park.
Area:	3400m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a).
Advertising:	Adjoining owners notified with no submissions received.
Date Received:	4th January, 1991.

REPORT (M.T.P.)

Proposal

Application has been made to erect 27 single bedroom units for aged and disabled persons on the subject land, together with associated car parking, landscaping and a

community room. The proposed units will be of brick and tile construction, with decorative timber lattice work, and will be grouped into five buildings, one and two storeys high.

Each self-contained unit is approximately 42m² in area and comprises a bedroom, living room, kitchen and combined bathroom/laundry. Individual units have access to an area of open space, which together with the main habitable rooms, have been orientated to overlook the common open space areas.

It is also proposed to provide a common room to fulfil the function of a community facility.

Statutory Situation

The subject land is zoned Residential 2(a) under the provisions of Hawkesbury LEP, 1989. The proposed development is permissible on the land, with the consent of Council. State Environmental Planning Policy No.5 - Housing for Aged and Disabled Persons also applies to the development and is discussed in detail below.

Section 91A of the Environmental Planning and Assessment Act, 1979 and Clause 9 of SEPP No.5 provide that Council shall not refuse nor impose any conditions of consent on an application made by the Crown, except with the written approval of the Minister or the applicant.

Public Notification

Adjoining owners were notified of the proposed development in accordance with Council's advertising policy, with no submissions being received. However, discussions have taken place with the landowners to the north east of the site regarding fencing and landscaping, with appropriate requests being made to the Department of Housing to overcome the landowners' concerns.

Planning Assessment

Provisions of any Environmental Planning Instrument

State Environmental Planning Policy No.5 applies to the proposal and aims to increase the availability and choice of residential accommodation for both aged and disabled persons. The Policy permits housing for aged and disabled persons generally wherever dwellings or medium density housing is permitted, and includes a number of design considerations relating to building height, density, landscaped area, car parking and provision for wheelchair access. The proposal complies in all respects with the requirements of SEPP No.5 and, in particular, provides four parking spaces in excess of that required under the Policy.

Clause 11 of the Policy requires that prior to granting consent, Council should establish that "adequate support services for aged persons or disabled persons are or will be available within a reasonable time, and are or will be able to meet the needs of the aged or disabled residents". Although Clause 12 then states that this clause does not apply to the Department of Housing, Council can be reasonably assured that adequate support services will be available.

The site is located within walking distance of the Bligh Park shopping centre (which includes a doctor's surgery) and the Neighbourhood Centre, with wheelchair access from the site to both facilities. Whilst some assistance can be provided through the community workers at the Neighbourhood Centre, consideration should be given to involving residents in joint management of the use of the proposed community room and in developing services to meet their needs. Some provision could be made for an interview room within this common space. A meeting between departmental officers and local service providers is desirable prior to completion of the development.

Bus services will be the main mode of public transport and in this regard a covered area facing Sirius Road would be an advantage for residents waiting for a bus.

As residents will be pensioners with income paid fortnightly into bank accounts, it would be desirable if some form of banking facilities were within range. The nearest facility is at South Windsor.

Character/Design Quality/Amenity

The site is generally located within a residential area where dwellings are predominantly of brick and tile construction. The scale and external appearance of the proposed development will be compatible with surrounding development and is unlikely to adversely affect the character of the area.

Buildings have been designed and sited to minimise the impacts of overlooking and overshadowing, with appropriate landscaping also assisting in maintaining the privacy of adjoining residents.

Flooding

The northern corner of the site is subject to the 1:100 year flood (16.0m AHD); however all habitable floors will be above this level.

Access/Parking

Although adequate parking has been provided on the site in accordance with the provisions of SEPP No.5, it would be desirable to have some of these spaces covered.

The aisle width should also be widened to a minimum of 6.7m for adequate manoeuvring.

Further, to ensure vehicles are not left to wait on Sirius Road for another vehicle leaving the site, it would be desirable that the driveway in front of the building line be widened to permit two vehicles to pass.

Landscaping

The siting of the proposed units on the land has had regard to the location of existing trees in an attempt to retain as many as possible on the site. All but two are intended to be retained including both of the more mature trees which will form features within the layout. Outdoor seating, however, is limited. Any facility which encourages interaction with other residents is considered desirable.

Landscaping and mounding adjacent to the garbage storage areas is also considered necessary to minimise the visual impact of these structures.

Other Concerns

Provision should be made for clothes dryers, with floor models essential for people in wheelchairs.

Stairways (12 steps) appear to have no resting platform half way, which may create problems for elderly people particularly returning with shopping. Units for people with disabilities should have appropriate door and cupboard handles and taps. Shower recesses should permit easy access. Bench height in kitchens should be suitable for wheelchairs.

The development generally caters for people living alone and security should be taken into account, particularly for ground floor units, which will probably be reserved for people with restricted mobility.

Conclusion

The construction of this public housing project will assist the Department of Housing in meeting the increasing demands for low/middle income housing for aged and disabled persons within Hawkesbury City. The development is unlikely to have any detrimental effect on adjoining properties and, given its location, should satisfy the needs of future residents.

Recommendation

- A. That Council write to the Department of Housing seeking its agreement to the following requirements:
1. Construction of Council's standard residential footway and layback vehicular crossing to suit the access to the site.
 2. The driveway in front of the building line is to be widened to allow two vehicles to pass.
 3. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments.
 4. Parking shall be provided for 9 (nine) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed, drained, sealed and marked. In particular, the aisle width is to be a minimum of 6.7 (six point seven) metres.
 5. As far as practicable all trees on the site are to be preserved and integrated with the plan of landscaping. Landscaping shall be maintained to Council's satisfaction at all times.

6. Appropriate landscaping and mounding adjacent to the garbage storage areas is to be provided to minimise the visual impact of these structures.
 7. Large trees are to be provided adjacent to units 24 and 25 to preserve the privacy of the landowners to the north east of the site.
 8. A covered area facing Sirius Road is to be provided for residents waiting for buses. Some seating under this structure is necessary.
 9. All habitable floor levels are to be at or above the 1:100 year flood frequency level of 16.0 (sixteen) metres (Australian Height Datum).
 10. The development is to comply in all respects with the requirements of Ordinance 70.
 11. All waste materials are to be stored and disposed of at regular intervals to the satisfaction of the Manager of Environment and Building Services.
 12. Compliance with any requirements of the Water Board in regard to the provision of water services to the site.
- B. That the Department be required to pay a sewer headworks contribution to Council of \$52,000 (fifty two thousand).
- C. That the Department also be requested to consider the following:
1. Provision of carports over some of the proposed parking spaces;
 2. Provision of outdoor seating;
 3. Involvement of residents in joint management of the use of the proposed community room and in developing services to meet their needs;
 4. Provision of an interview room within the proposed community room;
 5. Access to some form of banking facility;
 6. Provision of clothes dryers, with floor models essential for people in wheelchairs; and
 7. Provision of a resting platform halfway up to stairwells.
- Further, that a meeting between Departmental officers and local services providers be held prior to completion of the development.
- D. Upon receipt of the Department's agreement to the above requirements, as listed in part A of the recommendation, consent be granted generally in accordance with the plans and supporting documentation submitted with the application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File DA 328/90)

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

REPORT (M.T.P.)

Proposal

The application is made to obtain Council consent for the demolition of a late 1880 Victorian weatherboard cottage. The reason for demolition is the poor condition of the dwelling.

Statutory Situation

The weatherboard cottage is identified as an item of environmental heritage (No. 206) Schedule 1 of the provisions of Hawkesbury Local Environmental Plan, 1989. Clause 30 within the plan allows Council to grant consent for the demolition of heritage items subject to notification of the Heritage Council and withholding of consent for 28 days.

Public Exhibition

One submission was received from an adjoining owner who agreed to the demolishing of the heritage item.

Planning Assessment

The Windsor Streetscape Study, 1986, states that the building is:

"A late 1880 Victorian weatherboard cottage, symmetrical facade, hipped galvanised iron roof and concave verandah. Timber verandah supports with spindle work, valance and timber brackets. Original joinery, brick chimneys and caps, original remnant fence."

The cottage is located within the hospital precinct. The character of this historical colonial precinct is predominantly residential with a scattering of commercial development.

Adjacent to the cottage exists a 1910 Federation era brick corner house and a commercial development. A mix of Georgian, Victorian and early 20th Century Buildings exist on the other side of George Street.

A site inspection revealed that the weatherboard cottage has major white ant (termite) infestation and substantial structural failure. It is considered to be beyond economical repair since the entire building requires substantial expensive restoration works. Further, the building has been known to contain squatters and is considered a health and fire hazard and detracts from the visual amenity of the area.

Therefore, no objection is raised to the demolition of the cottage.

This application can be contrasted such that for demolition of a heritage building in Bosworth Street, Richmond, recently reported to Council in that there are a number of examples of 1880 Victorian Cottages of good repair in the locality whereas the Bosworth Street building was one of only two pre 1840 brick nog buildings in the City.

Recommendation

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

COMMITTEE'S RECOMMENDATION

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

ITEM 11: (File DA 309/90)

SUBJECT: DEMOLITION OF A SMALL WEATHERBOARD
COTTAGE AND ASSOCIATED BARN - LOT 2 DP 236597
GROSE VALE ROAD, GROSE VALE

REPORT (M.T.P.)

This application was reported to Council at its Ordinary Meeting dated 11th December, 1990, and recommended demolition of the cottage and associated barn. This recommendation was made on the basis that the buildings were in a poor dilapidated condition following substantial damage caused by white ant infestation.

At this meeting, Council resolved that:-

- "1. Council advise the Heritage Council of New South Wales that in view of the demolition of the cottage having already taken place, it proposes to approve in principle.
2. The demolition works shall be restricted to the small weatherboard cottage and attached barn in general accordance with the submitted application dated 31st August, 1990.
3. There be a report into the circumstances of the demolition of the cottage without consent having been obtained beforehand."

This report addresses part 3 of Council's resolution.

Following Council's resolution, site inspection was undertaken which revealed that no further deterioration in the condition of the cottage and barn had occurred. Discussions with the applicant further confirmed that no such demolition works have commenced.

In accordance with the provisions of Clause 30 (Heritage Advertisements and Notifications) of HLEP 1989, the Heritage Council of NSW was advised of Council's intention to approve demolition of the cottage and barn, following expiration of the required 28 day notification period. The Heritage Council has verbally indicated support for Council's issue of consent to allow demolition. Accordingly, it is recommended that Council approve the demolition of the small weatherboard cottage and attached barn, subject to conditions.

Recommendation

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

1. The demolition works shall be restricted to the small weatherboard cottage and attached barn in general accordance with the submitted application dated 31st August, 1990.
2. The applicants provide Council with photographs of the small weatherboard cottage and barn prior to demolition in order that photographic record is retained.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12: (File GT 80/1)

SUBJECT: DEPARTMENT OF LANDS - CROWN LAND FORESHORE
TENURES DRAFT POLICY (NON-COMMERCIAL
OCCUPATION) DECEMBER, 1990

REPORT (M.T.P.)

The Department of Lands has forwarded to Council a copy of the Crown Lands Foreshore Tenures Draft Policy (non-commercial occupation) December, 1990. This draft policy shall apply to all "non-commercial" waterfront occupations and/or structures (ie occupations for water-related domestic uses and/or recreation purposes) over Crown tidal lands (eg rivers, lakes and creeks) generally below mean high water mark and/or Crown foreshore lands generally reserved or above the mean high water mark.

The policy aims to support the existing land management principles and tenure provisions associated with the Crown Lands Act, 1989, in relation to tenure requirements for existing and new structures and/or occupations over Crown tidal lands or Crown foreshore lands. This policy restricts new occupations and/or structures from Crown tidal lands or Crown foreshore lands in order to allow increased public access linkage over Crown land.

The draft policy proposes to prohibit the following new structures in order to increase public access over Crown foreshore lands:

1. Reclamation and retaining walls (except where foreshore erosion requires correcting and where no alternative strategy, eg relocation, is possible or where a limit line of reclamation is identified and/or to conform with a smooth tidal flow created by adjacent reclamation works already constructed and/or approved).
2. Dwelling houses.
3. Private swimming enclosures.
4. Solid fill jetties (except as required for groyne foreshore works to help protect the foreshore from coastal or riverline erosional processes).
5. Elevated ramps and slipways.
6. Slipways for any type of boat storage on tidal or adjacent foreshore Crown lands.

The policy makes provision for licensing of existing unauthorised occupations over Crown land in situations where the occupation and/or associated structure complies with the policy and will not impose significant restrictions or obstruction over foreshore public access. Notwithstanding this, the policy will require removal of unauthorised occupations and/or structures which cannot be modified to comply with the policy or relocated to an adjoining freehold property.

The policy further makes provision for extractive industry operations and associated licensing agreements and restrictions. In this regard, the extraction of materials (eg sand, gravel and loam not being materials defined under the Mining Act 1973) for domestic/non-commercial purposes shall be prohibited unless the activity is part of an approved programme to improve local navigation or hydrological efficiency.

Conversely, the policy provides that the Department will only grant consent for commercial extractive industry operations and/or associated licences under stringent conditions covering the operation and final site rehabilitation works programmes in accordance with the statutory requirements of related government agencies.

Recommendation

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File DA 297/90 & DA 206/89)

SUBJECT: REQUESTS TO EXPAND HOURS OF OPERATION -
PLAYLAND FAMILY AMUSEMENT LEISURE CENTRE
(ANARE PTY LTD) - LOT 1 DP 544317, NO. 189 WINDSOR
STREET, RICHMOND, AND
TIME OUT FAMILY ENTERTAINMENT CENTRE - LOT
10 DP 715152, NO. 9 WEST MARKET STREET,
RICHMOND

REPORT (M.T.P.)

Development Application 297/90 was reported to Council at its Ordinary Meeting dated 9th October, 1990, at which time Council resolved to approve the establishment and conduct of a family amusement centre within No. 189 Windsor Street, Richmond, subject to various conditions, and in particular, condition No. 5 which stated that "The hours of operation shall be confined to between 3.30pm and midnight Mondays to Saturdays, and Sundays between 10.00am to 10.00pm."

This condition restricting hours of operation was imposed to allow consistency with other similar amusement centres in order to overcome potential truancy problems and/or undue noise levels at night.

The applicant has now tendered a formal request to amend the Development Consent No. 297/90 condition No. 5 in relation to the hours of operation, with a view towards expanded hours of operation, again between 9.00am to midnight Monday to Saturday and 10.00am to 10.00pm Sundays as originally requested at application stage. This request is made on the basis that the company has a policy that no school children are permitted in the amusement centre during school hours.

The request was further made on the basis of previous infringements or breaches of conditions of consent laid down in Development Consent No. 206/89 by the other competing "Time Out" leisure amusement centre operation in West Market Street which expanded its (unauthorised) hours of operation to between 9.00am to 9.00pm Mondays to Wednesdays, 9.00am to 10.00pm Thursdays, 9.00am to midnight Fridays and Saturdays and 10.00am to 10.00pm Sundays.

This infringement in terms of hours of operation was brought to the respective company's attention with a request to cease unauthorised expanded hours of operation in excess of the consent condition (which limited the hours of operation to not exceed 3.00pm to 9.00pm Mondays to Wednesdays 3.00pm to 10.00pm Thursdays to Fridays, 9.00am to 10.00pm Saturdays, 10.00am to 7.00pm Sundays and 10.00am to 10.00pm school holidays/public holidays) prior to a formal request to pursue expanded hours of operation otherwise legal proceedings may be initiated.

Accordingly, this company has now also requested a similar amendment to allow expanded hours of operation comprising of 9.00am to 10.00pm Monday to Wednesday, 9.00am to 11.00pm Thursdays, 9.00am to midnight Fridays and Saturdays and 10.00am to 10.00pm Sundays. This centre will also not permit school aged children into the premises during school hours.

The previous concern of potential truancy problems associated with extended hours of operation in conjunction with school hours remains, however, it is considered reasonable to allow a six (6) month trial period with consistent hours of operation between the two companies.

Recommendation

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

9.00am to 10.00pm Mondays to Wednesdays
9.00am to 11.00pm Thursdays
9.00am to 12 midnight Fridays and Saturdays
10.00am to 10.00pm Sundays
10.00am to 10.00pm school holidays/public holidays

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

✓ COMMITTEE'S RECOMMENDATION

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

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

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

ITEM 14: (File 3655W; 3871.1C)

SUBJECT: MUSHROOM COMPOSTING INDUSTRY

REPORT (M.E.B.S.)

The Notices served on Graham Price Pty Ltd and Mushroom Composters Pty Ltd to abate the emission of offensive odours from their premises, expire on 1st February, 1991.

Council's Solicitor has been kept informed in the matter and has advised that he wishes to give advice on Council's options after expiry of the Notices.

An appointment has been made with the Solicitor for early in February. A further report will be submitted to Council when the advice is to hand.

Recommendation

✓ The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 15: (File SA34/90; SA35/90)

SUBJECT: SULLY -v- HAWKESBURY CITY COUNCIL & BRACKEN
-v- HAWKESBURY CITY COUNCIL

REPORT (M.T.P.)

At its meeting of 14th August, 1990, Council refused development consents for subdivision of Lots 53 & 59 DP 248295 Robertson Street, Kurrajong, each into three lots due to the following:

1. Inadequate water supply;
2. Inadequate site area for disposal of effluent;
3. Not in the public interest.

Each applicant subsequently appealed to the Land and Environment Court.

The judgements upholding Council's decisions were handed down on 21st January, 1991.

A third appeal of Hupalo -v- Hawkesbury City Council is pending, having not yet been heard by the Court.

Recommendation

That the information on the decision of Sully -v- Hawkesbury City Council and Bracken -v- Hawkesbury City Council be received.

✓ COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 16: (File DA 285/90; DA 402/89)

SUBJECT: ARNDELL COLLEGE - THRELKELD DRIVE, CATTAL.

REPORT (M.T.P.)

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

The following letter has now been received.

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

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

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

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

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

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

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

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

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

Condition 16 is as follows:-

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

The options of Council are either to enforce conditions of its original consent which, in accordance with past experiences, is likely to take some six to eight months, or to

allow the school to continue operation but reserve Council's right to enforce the condition should it become apparent that the school is not operating satisfactorily without such compliance.

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

Recommendation

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

Mr.C.Laffin addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 17: (File LEP 18/90)

SUBJECT: REZONING OF LOT 10, DP 631286 MACQUARIE STREET,
WINDSOR - TO PERMIT TWO RESTAURANTS.
APPLICANT AND LANDOWNER - KEENCOT PTY. LTD.

REPORT (M.T.P.)

Proposal

Council is in receipt of an application to rezone land in Macquarie Street, Windsor to allow the erection of two restaurants with associated car parking and unloading facilities. The total floor area of the two restaurants is 667m² with restaurant one providing seating for 100 people and restaurant two, seating for 108 people. The building will take on a colonial theme, being of face brick construction with "colorbond" metal roofing. Six people are expected to be employed in each restaurant, with hours of operation being at least until midnight, seven days a week.

The site has an area of 2915m² and is presently vacant. Approximately half the land is above the 1:100 year flood frequency level (16.0m); about one quarter, above the 1:50 year flood level (15.0m); and the remaining one quarter, above the 1:20 year flood level (13.3m).

The site is surrounded by a car sales yard and workshop to the south; vacant land which is mainly flood liable to the east; and a dwelling and Prospect Electricity sub-station to the north. Properties opposite the site contain the Coles Supermarket car parking area and liquor outlet, the Pizza Hut restaurant and two dwellings.

Statutory Situation

The site is currently zoned Residential 2(c) under the provisions of Hawkesbury Local Environmental Plan, 1989. Restaurants, defined as "refreshment rooms" are prohibited within this zone; hence the request to rezone the land. Those clauses in the LEP which are relevant to the rezoning including clauses 18, 22, 25 and 37.

Clause 18 states that Council shall not consent to any development unless satisfactory arrangements have been made for the provision of water, sewerage, drainage and electricity services to the land.

Clause 22 applies to development adjoining main or arterial roads and requires that any development should be set back at such a distance having regard to:

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

Clause 25 of the LEP is concerned with the development of flood liable land. Under this clause, commercial development is permissible on land as low as the 1:10 year flood frequency level of 12.1 metres. Clause 37 relates to aircraft noise and requires that where commercial buildings are erected on land which is subject to aircraft noise at a level of 25 ANEF (Australian Noise Exposure Forecast) units or more, noise attenuation measures are to be incorporated in the development.

These issues of servicing, traffic, flooding and aircraft noise are discussed below.

The proposal also requires referral to the Local Traffic Committee in accordance with the provisions of State Environmental Policy No.11 - Traffic Generating Developments.

Planning Assessment

Services

Reticulated water and sewerage, electricity and telephone services are all available to the site and are not considered to be a major constraint to the proposed development. Further, drainage services could adequately be provided on the site to cater for the proposal.

Flooding

Although the property is subject to flooding, it is intended that the floor level of both restaurants will be above the 1:100 year flood frequency level, and thus, comply with the provisions of Clause 25 of the LEP. This is likely to involve some filling and elevating the floor level of restaurant two by a maximum of about one metre.

Aircraft Noise

The site is subject to aircraft noise at a level of approximately 20 ANEF. This level is acceptable by Department of Defence (Air Force office) standards for commercial buildings and is not considered to be a constraint to the proposed development.

Relationship to Adjoining Development

In October 1988, approval was issued for the erection of 40 townhouses on vacant land to the east of the site, the consent being extended until April 1991. Whilst the proposed rezoning would certainly have an impact on this development, the use of the subject property for commercial purposes is not unlike other uses in the immediate locality. Indeed, to minimise any noise generated by development of the site, it would be very likely that appropriate landscaping and fencing would be required along the eastern boundary in any subsequent application to Council.

Traffic/Access and Parking

In accordance with SEPP 11, the application was referred to the Local Traffic Committee. The proposal, however, was not supported by the Committee, particularly given that the application is for rezoning of the land, on the basis of traffic conflict from vehicles entering and leaving the site to and from a major road. Further, off-street parking was considered insufficient and may lead to the use of alternative car parks located on the other side of Macquarie Street and undesirable pedestrian movements across a main road.

Correspondence from the Roads and Traffic Authority has also been received on the matter which states in part as follows:-

"Following perusal of plans and information supplied by Council, the Authority raises no objection, in principle, to the proposed rezoning but is concerned that the proposed restaurants are not the best use possible for this land in respect to its affect on Macquarie Street traffic.

An analysis of likely traffic generation rates of the various development options available shows that the least impact on Macquarie Street would result from Single Dwelling or Medium Density residential development. The various trip rates are as follows and were derived from the Authority's guidelines:

Single Dwellings (6)	36 trips/day
Dwellings (6 Duplex)	72 " "
Medium Density (10 units)	40 " "
Flats (24 units)	96 " "
Restaurants (as proposed)	194 " "

Parking for the proposed development was calculated from the Authority's Guidelines at 69 spaces (1/3 seats). With an anticipated 4 employees for each restaurant this would bring the total allocation required to 74 spaces. There is a shortfall of 24 spaces as shown on the plan which may lead to an unacceptable parking situation on Macquarie Street. Given the limited space for parking in the current proposal, a scaling down of the restaurants' capacity will be required to satisfy parking demand onsite. This is considered essential to eliminate pedestrian movements across Macquarie Street to and from the parking facilities adjacent to Liquorland and Pizza Hut."

The applicant has indicated that advice was also sought from the Roads and Traffic Authority prior to submitting the application. No objection was raised to the development, provided "No Stopping" restrictions are extended over the whole frontage of the site.

There is a median strip constructed along the centre of Macquarie Street with turning gaps at Suffolk Street and Fitzgerald Street. The carriageway is three lanes wide on both sides of the median strip however the traffic lanes narrow to two lanes in front of the site to allow for a right hand turn lane to Suffolk Street. Whilst it is acknowledged that there would be a potential for traffic conflict from vehicles entering and leaving the site to and from a major road, it is considered that any development of the site would have the potential for this, whether it be residential or commercial development. The issue therefore, is believed to be one of scale and the need to provide adequate parking on site.

Council's Carparking Development Control Plan requires the provision of parking at the following rates:

- | | |
|-----------------------|--|
| Restaurant: | 1 space/10m ² of dining area plus 1 space/2 employees (45 spaces) |
| Fast Food Restaurant: | 1 space/6m ² of service area or 1 space/3 seats, whichever is the greatest plus 1 space/2 employees (75 spaces) |

With 50 parking spaces proposed on the site, adequate parking would not be provided should the buildings be used as fast food restaurants. Accordingly, a scaling down of the development would be required to satisfy parking demand on site.

Alternative Uses of the Site

The current Residential 2(c) zoning over the land generally encourages medium density development and would allow the erection of between 9-11 town houses/villa homes or 20-24 walk-up flats on the site. Medium density housing, however, is not considered to be the most desirable use of the site, given that the land has frontage to a main road with its associated traffic and noise problems, as well as the site's susceptibility to aircraft noise and flooding. Accordingly, no objection is raised to the land being rezoned to Special Business 3(b) (which would also allow offices, bulk goods showrooms, etc., but not shops). However, the applicant should be advised that if the restaurants are to be occupied as fast food restaurants, then on site parking would be deficient and the development would have to be scaled down.

Further, in line with Council's previous decisions regarding the rezoning of the Telecom site in Macquarie Street, Windsor, and the former Motor Registry site in Richmond; the development of the land for motor vehicle orientated uses should also be excluded.

Recommendation

- A. That Council prepare a draft local environmental plan to rezone the subject land from Residential 2(c) to Special Business 3(b), excluding motor vehicle orientated uses.
- B. That the applicant be advised that should the site be developed for the purposes of fast food restaurants, proposed on site parking would be deficient and the development would have to be scaled down.

Mr.R.Jones addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 18: (File DA 263/90)

SUBJECT: GARAGE/GAMES ROOM - G. & R. PAULL - FRANCIS STREET, RICHMOND.

REPORT (M.T.P.)

At its meeting of 11th December, 1990, Council approved of the subject development, subject to conditions.

Shadow diagrams were prepared on the basis of the architectural plans contained in the submission and, in particular, the north point that was indicated. The north point has subsequently found to be in error and revised shadow diagrams have been prepared using the correct north point and are on display at this meeting.

It will be seen that there is a negligible difference on the property to the south owned by Mr. & Mrs. Knott, however, there is now a shadow cast on the property to the east owned by Mr. Read. Mr. Read did not make an objection to the previous exhibition, however, as the correct shadow diagram does indicate an effect on his property, both he and Mr. Knott have been invited to make further submissions in respect of the development proposal.

The applicant, Mr. Paull, has been advised that the consent issued by Council cannot be actioned until the matter is further determined. It is expected that the matter will be presented to the General Purpose Committee Meeting in February.

It is noted that Council has previously approved of villa developments on Mr. Read's property and that the shadow cast would merely affect part of his carport and driveway area, but none of the dwellings or open space areas. Additionally, the position of the proposed development on Mr. Paull's property is constrained by the curtilage of the historic building "Josieville" and the gardens thereof. It is also noted that there is some existing shedding in the position of the proposed development.

Recommendation

That the information in relation to the revised shadow diagrams be received.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

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

COMMITTEE'S RECOMMENDATION

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

SECTION 3 - FINANCE

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

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

COMMITTEE'S RECOMMENDATION

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

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

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

COMMITTEE'S RECOMMENDATION

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

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

ITEM 3: (File B28/18)

SUBJECT: PROPOSED BUSHFIRE STATION AT UPPER COLO

REPORT (TC/GM)

Council at its meeting of 10th April, 1990 agreed to fund the building of a bushfire station at either Tennyson or Upper Colo. The high fire risk and limited

previously proposed by the Council Officers other than I was not prepared to pay \$35,504.00 to re-acquire that portion of land previously sold for a nominal \$1.00. I enclose a copy of that letter for your perusal.

My letter was answered on 13th September 1990 by the Town Clerk per medium of Mr R Cole.

Mr Stafford, at my request, replied to Council on 2nd October voicing my disappointment that my requests had been ignored and that assistance with Capital Gains Tax relief was being made conditional on my acceptance of what had been previously offered. I resented the "like it or lump it" tone of that letter. A copy of both these letters is enclosed.

Finally, a letter, again from Mr Cole, was received dated 30th October, 1990. A copy is attached.

When I received this letter I was both angry and disappointed. I requested a meeting with Mr Cole because I was not even sure what was now being offered. It seemed to me that I was being told that if I wanted the land at the rear so badly, then I could have it at no cost, provided I demolished my existing shop without compensation and developed the car parking facilities at my own personal expense.

It appears that Council Officers think that I am grabbing for dollars and that I will come out with some large financial profit as a result of this redevelopment proposed by Council.

Obviously, none of the persons concerned have been a small business person nor do they comprehend the costs of disruption to a business whilst redevelopment takes place nor do they understand how much it will cost to demolish and reconstruct the existing premises, let alone the costs of relocation of these facilities that can be re-used and the provision of new facilities for those that cannot.

I had a meeting with Mr Cole on Tuesday morning, 20th November 1990. He suggested that I make a request that the matter be placed before Council for a proper determination to be made of this matter.

I ask that the Council consider this matter in full and that I be permitted to address Council personally so that a full explanation can be given and any question asked at the time. All I want is a fair and just treatment if I am to be required to relocate my business to suit Council's change of mind in regard to its parking requirements and overall plans for the shopping area.

I would be more than happy to meet any of the Councillors who wish to be shown in person the land and the existing shop and the proposed re-alignment and how it will affect me personally. Similarly I am more than happy to answer any private questions of Councillors before the Council meeting to enable them to understand the matter fully.

Please help me to get this matter resolved quickly on a fair and morally proper basis."

Council acquired Lot 2 DP 568290 from Mr Apostolu in 1974 in accordance with a development plan for a centrally located parking area/access between Bells Line of Road and Riverview Street. This Lot 2 contains an area of 153.3m² with dimensions of 10.06m x 15.24m.

Since that time Council's development control plan for the area has been received and under Council's present development plan, it is proposed that Council dispose of part of Lot 2 measuring 7.06m x 15.24m with a 3m wide strip being added to the acquired 3m pedestrian walkway connecting the two shopping centres.

The front of Mr Apostolu's land is affected by a proposed access road, footpath, and parking spaces under the development plan which will link up the existing parking areas on either side of his land. The existing shop extends over this proposed access and parking area.

In October 1983 Council made the following offer to Mr Apostolu. That Council:-

- "1. *Consent to a two storey building over the residue of Lot 1 and Lot 23 in Section A and part of Lot 2 in DP 568290 (5m x 15m) adjoining Lot 1 in DP 568390 subject to an acceptable design with no contribution being required for off-street parking.*
2. *Construct the parking area, footpaving and landscaping for the full frontage of the two lots when the area is transferred to Council and the building encroachment removed.*
3. *Assist and authorise necessary action for any proposed development on the lot being connected for pedestrian access into the adjoining development to the west.*
4. *Construct the pedestrian area at the rear with suitable paving blocks and landscaping.*
5. *Demolish the existing structure.*
6. *Meet all reasonable legal and survey costs in relation to the transfer of the lands.*
7. *Pay Mr Apostolu \$18,000 compensation for the removal of his refrigerator.*
8. *Work out a time-table for the demolition and rebuilding so that Mr Apostolu will at all times have a suitable retail outlet."*

Following representations made by Mr Apostolu, the matter was reconsidered and by letter dated 7th August, 1989, the following offer was made to Mr Apostolu:-

- "(a) *You purchase part of Council's land, Lot 2 DP 568290, being 7.06m x 15.24, 107.59m² @ \$270 per square metre - \$29,050.48.*
- (b) *Council purchase Pt Lot 23 Sec A, 20m x 15.24m, 304.8m², \$270 per square metre - \$82,296.00.*

- (c) *Council purchase Pt Lot 1 DP 568290, 20m x 15.24m, 304.8m², \$270 per square metre, \$82,296.00.*
- (d) *Council construct the parking area on the acquired land to give approximately 12 parking spaces.*
- (e) *Council construct the rear pedestrian walkway when all land is acquired.*
- (f) *Council pay all survey costs and your reasonable legal costs with the purchases and sale.*
- (g) *You be responsible for the removal of the refrigerator and demolition of the existing shop where it encroaches onto the parking area and access."*

It is noted that at this time Peter Dunn and Co. was acting on behalf of Mr Apostolu and advised of this offer he indicated to Council staff that he considered the offer to be reasonable and would liaise with his client. However, agreement was not reached in respect of the above offer. Nevertheless, negotiations continued and having regard to the time that had lapsed since the previous valuation was submitted, Council's Consultant Valuer was requested to review his report. A fresh valuation was obtained and the value of the land increased from \$270 per m² to \$330 per m² giving the following figures:-

(a)	Council's land Lot 2 DP 568290 107.59m @ \$330 per m ²	\$35,504.00
(b)	Mr Apostolu's land Pt Lot 23, Section A 304.8m ² @ \$330 per m ²	\$100,584.00
(c)	Pt Lot 1 DP 568290 304.8m ² @ \$330 per m ²	\$100,584.00

Items (d) to (g) of Council's offer of August, 1989, were still applicable in the letter dated 27th July 1990 to Mr Apostolu. Stafford and Partners Services Pty Ltd, on behalf of Mr Apostolu, have detailed the capital gain implications for Mr Apostolu if he purchases Council's land and builds new shop premises. They have proposed the following in the letter dated 28th August, 1990:-

- "(1) *Council resolve to resume the land required for parking and by way of compensation:*
 - (a) *return the land (107.59m²) at the rear of Lot 2 at no cost to Mr Apostolu and that be merged with the residual of the land in Lot 23 after excising the portion at the front to be resumed*

Plus

- (b) *pay compensation as per your letter of 27th July 1990 namely:-*

\$100,584.00 re Pt Lot 23, Section A (304.8m²)

\$100,584.00 re Pt Lot 1 DP 568290 (304.8m²)

=====

\$201,168.00

=====

Plus

- (c) *pay all survey costs, accounting and legal costs and stamp duty applicable to the resumption/purchase/sale/merger of the said land and valuation costs related to the existing building to be demolished and replaced.*

As previously advised Mr Apostolu wishes to have Mr John Kershaw, Licensed Valuer, act on his behalf.

- (2) *Mr Apostolu would then at his cost construct a replacement building on the new [Lot 23 (Balance) + Lot 2 DP 568290] merged block.*

That building would hopefully gain relief under the provisions of Section 160ZZK of the Income Tax Act and be deemed to be a "replacement" building and thus deemed to be an asset owned prior to 19th September 1985 and thus not subject to the Capital Gains Tax Provisions.

- (3) *Council would as previously agreed:-*

- (a) *Construct the parking area on the land acquired to give approximately 12 parking spaces,*
- (b) *Construct the rear pedestrian walkway, and*
- (c) *Give a written undertaking that it will authorise access by way of fork-lift machine via the said rear pedestrian walkway to enable fruit and vegetables and other saleable goods to be transported to the "new" shops.*

By letter dated 13th September 1990, Council agreed to issue a notice in accordance with Section 160ZZK (7B) subclause (a) of the Income Tax Act in order to assist Mr Apostolu but adhered to its previous offer.

Stafford and Partners Services Pty Ltd, by letter dated 2nd October 1990, requested that Lot 2 be returned at no cost to Mr Apostolu since it was no longer required for parking as originally proposed.

In reply to that letter it was suggested by Council that if Lot 2 was returned to Mr Apostolu then the situation would return to a prior 1974 position and he would be required to provide parking and access in accordance with the development plan when he redeveloped his two lots, 1 and 23. It was also pointed out that there would be a time limit on the redevelopment of Lots 1 and 23, to enable the access and parking area link to be completed as soon as possible.

As will be seen, the matter has become very protracted without negotiated success to date. It is noted that this is the only outstanding property in terms of the necessary acquisitions to complete the development plan for this commercial area. The options available to Council to bring the matter to finality include the following:-

1. Adhere to its offer contained in its letter of 27th July 1990.
2. Return Part Lot 2 DP 568290, 107.59m², to Mr Apostolu for \$1.00 and adhere to the balance of the conditions in its letter of 27th July, 1990. (It is noted that KRM and PD Bennett have advised of their interest to purchase Lot 2 for \$36,000.00).
3. Leave the existing shop on Lot 1 DP 568290 Bells Line of Road with redevelopment to take place at a time suitable to the owners and sell Part Lot 2 DP 568390 on the open market.

It is considered that the Council's offer to Mr Apostolu, based on the most recent valuation, is fair and reasonable. Whilst it is clear that with Council's proposal Mr Apostolu will have to partly or fully relocate his existing business, he is compensated by the fact that Council is proposing to purchase the two (2) areas required from him, i.e. the area at the front of this existing development, having an area of 304.8m², and that from the front of the adjoining vacant allotment owned by Mr Apostolu, having an area of 304.8m², at current market value. This proposal, particularly in relation to the vacant block, is in lieu of requiring dedication of the required land, in conjunction with future development/redevelopment of the property. As Council is prepared to purchase at market value it is felt that the sale of Lot 2 should also be at market value.

It is further considered that the current proposal also facilitates a good development opportunity for Mr Apostolu in that any redevelopment of the properties can have dual frontages, i.e. to the car park off Bells Line of Road and the rear pedestrian way.

Recommendation

1. That Council adhere to its offer as follows:-
 - (a) Council sell Part Lot 2 DP 568290 to Mr J Apostolu 107.59m² (one hundred and seven point five nine) @ \$330 (three hundred and thirty) per m² for an amount of \$35,504.00 (thirty five thousand five hundred and four).
 - (b) Council purchase from Mr J Apostolu:
 - (i) Part Lot 23, Section A 304.8m² (three hundred and four point eight) @ \$330 (three hundred and thirty) per m² for an amount of \$100,584.00 (one hundred thousand, five hundred and eighty four).
 - (ii) Part Lot 1, DP 568290 304.8m² (three hundred and four point eight) @ \$330 (three hundred and thirty) per m² for an

amount of \$100,584.00 (one hundred thousand, five hundred and eighty four).

- (c) Council construct the parking area on the acquired land to give approximately 12 (twelve) parking spaces.
 - (d) Council construct the rear pedestrian walkway when all land is acquired.
 - (e) Council pay all survey costs and reasonable legal costs with the purchases and sale.
 - (f) Mr J Apostolu be responsible for the removal of the refrigerator and demolition of the existing shop where it encroaches onto the parking area and access.
2. That the above offer remain open to Mr J Apostolu for 30 (thirty) days and if not accepted then Part Lot 2 DP 568290 containing an area of 107.59m² (one hundred and seven point five nine) be offered for sale on the open market.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File C51,5208.24C)

SUBJECT: ACQUISITION OF PROPOSED CLOSED ROAD,
WOODLANDS ROAD, WILBERFORCE

REPORT (TC/GM)

In conjunction with the relocation of the 1st Wilberforce Scout Group from Hanover Street to Woodlands Road, Wilberforce, Council is proposing to close part of an undedicated Crown Road on two sides of a triangular parcel of land identified as Lot 27 DP 260028. Following the closure of the road, the area of closed road will be consolidated with Lot 27, DP 260028 and the subdivision can be finalised to allow a new scout hall to be built on part of the new allotment.

The Metropolitan Lands Office, as owner of the unused Crown Road, has had the proposed closed road area valued and has requested a purchase price of \$1000.00 for the 4860m² area contained in the road proposed to be closed.

With the road closure the new lot, having an area of 3046m², will be sold to the Scouts for \$55,000.00. There will be a residue lot having an area of 5580m² retained by Council for future use. Accordingly, it is considered that the valuation is reasonable in the circumstances and Council should accept the offer.

Recommendation

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File 625-118)

SUBJECT: APPLICATION FOR LEASE OF PUBLIC RESERVE -
LOT 30 DP 221835 RIVERSIDE DRIVE, YARRAMUNDI -
P & S REID

REPORT (TC/GM)

An application has been received from P & S Reid of Riverside Drive, Yarramundi to lease the area of public garden and recreation space which adjoins their property. The area of the proposed lease is 1.45 (one point four five) hectares and is indicated on the plan displayed at the meeting.

The applicants have indicated that they wish to fence the area for the purpose of grazing a few head of cattle.

The proposal to lease the reserve has been advertised and residents in the immediate area have been invited to comment.

Two letters supporting the application have been received from Mr and Mrs Adam and M Agnew.

Two letters and a petition containing 15 (fifteen) signatures have also been received. Details of objections are as follows:-

J A and W M Bowman

- The area is zoned "Open Space Existing Recreation 6(a)" which is being utilised.
- Should the area be used for grazing purposes it would be fenced off and cutting off the public right of way.
- The cows and cows manure would be a deterrent for those who choose to ignore the fence.

F Micallef

- Advising the family often use the area for walks and picnicking.
- Friends also enjoy the area when they come to visit.
- On weekends people often observed stopping and enjoying the beauty of the recreation area.

Signatories to the Petition

- The area is a popular recreational area for families in the area and the general public.

The reserve is presently maintained by Council's mowing contractor and a recent site inspection revealed the area to be well maintained. Considerable frontage is afforded to the Nepean River, although easy access to the river is generally not available. One track could be utilised by present/potential fishermen.

Having regard to the level of resident objection based on the apparent level of public usage of the reserve, leasing thereof at the present time is not supported.

Recommendation

The application to lease Public Reserve known as Lot 30 of DP 221835 be refused for the following reasons.

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

✓ COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File S.200/6)

SUBJECT: RESUMPTION FOR SEWAGE PUMPING STATION AND
ASSOCIATED WORK LOT 10 MULGRAVE ROAD,
MULGRAVE

REPORT (TC/GM)

Council resolved, at its meeting of 11th December, 1990, to resume Lot 10 DP 805904 Mulgrave Road, for a sewage pumping station and associated works.

The land, being 147.7 square metres in area, is Crown land and the Department of Lands and the State Crown Solicitors have been served the necessary notice under Clause 3 of Ordinance 77 and no objections have been received. The land is zoned Rural 1(a) and is below the 1:100 year flood level and would be valued accordingly.

Recommendation

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

✓ COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File G95/11)

SUBJECT: SPECIAL GRANTS 1990/91

REPORT (C.L.)

The Library Council of New South Wales has invited applications for Library Development Grants for 1991.

The funding formula has been changed, which has resulted in two new categories of grants:-

Service Development Grants
Capital Fund Grants

It is proposed to submit Special Grant applications for Hawkesbury for funding the following projects:

A. Capital Fund Grants.

1. To redesign the library's layout, replacing shelving and signage, in order to improve access and maximise usage.

Amount sought: \$20,000.00

B. Service Development Grants.

1. 2nd Stage Business Information Service. Commencement of a "value added" current awareness and information service to small business in the Hawkesbury.

Amount sought: \$9,340.00

2. To establish a basic ESL collection at the Central Library to support the local adult education classes being conducted for residents requiring classes in learning English.

Amount sought: \$5,000.00

Recommendation

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File C50/2)

SUBJECT: FURTHER DEVELOPMENT OF SPORTS COUNCIL

REPORT (TC/GM)

Council has adopted the principle of establishing Community Management Committees for the supervision, improvement and operation of community facilities, including public halls, parks and sporting complexes. The establishment of a Sports Council for the care, control and management of the active sporting complexes within the City is a further extension of this principle.

Active sports, such as cricket, athletics, football disciplines and other uses, which require a sporting arena or oval, frequently involve conflict with allocation of fields and specific preparation for the particular sport or season at the respective times when they are held. This management function is more difficult to supervise by a multi-purpose authority than a separately established organisation specifically set up for that purpose. Experience has shown that an organisation which consists of members who are actively involved in the respective sporting disciplines tends to manage and improve its facilities more effectively than an authority, such as a local council, which has far more diverse responsibilities than the single purpose function of supervising and improving sporting facilities.

The establishment of a Sports Council would enable active participation of the people of the City in the direct management and controlling of sporting venues. It would also provide the right vehicle to promote and develop sporting facilities in accordance with the requirements of the participants and should achieve greater voluntary and active support of each of the individual members of the sporting disciplines.

It is suggested that the aims and objectives of the Sports Council could include the following:

1. To provide an organisation structure which would have the care, control, management and improvement of the sporting facilities allocated to it by Hawkesbury City Council.
2. To foster and encourage the development of sporting facilities for all the residents of the City of Hawkesbury and promote the active participation of all residents in athletic sport.
3. To provide an administrative structure which will resolve disputes, misconduct, resource allocation and advise on the planning for the development of sport and sporting venues.
4. To maintain and improve facilities for sporting contests, including the marking out and preparation of venues as requested by financially affiliated athletic sporting bodies.
5. To employ staff to maintain, develop, work, manage, carry out or control any improvements to grounds under the Sports Council's control in conjunction with any affiliated sporting body and to contribute, subsidise, or otherwise assist in and/or to take part in the construction, improvement or working management.
6. To do all such other things as are incidental or conducive to the attainment of the above objects within the power given by Hawkesbury City Council.

The above aims and objectives are not exhaustive and would be developed in greater detail upon the establishment of the Sports Council.

It is envisaged that it will take some time for the Sports Council to become fully effective. During this time support would be given by existing staff, including administrative, engineering, planning and works staff as necessary. The staff will be able to provide technical support as well as assist with planning and resource allocation.

It is further proposed that the Sports Council would become incorporated under the Associations Incorporation Act, similar to other community management committees established by Council. Power to operate and manage Council-owned facilities would then be delegated under Section 530A of the Local Government Act in accordance with Council's requirements.

The costs for maintaining parks, gardens and reserves in 1990 amounted to approximately \$1,059,000. Further funds have been allocated to recreational

facilities amounting to \$813,000 for improvements and construction of new facilities. This includes not only the active sporting areas but also the passive areas.

The costs of the maintenance have been broken down as follows:

Services (Electricity, Rates, etc.)	\$ 67,000
Mowing and Gardening	252,000
Parks Cleaning	205,000
Building Trades M & R	61,000
Contract Mowing	74,000
Swimming Centres	186,000
Other Parks and Amenities	214,000
(mainly relates to maintenance of grounds, public buildings)	
TOTAL	\$1,059,000

It is to be noted that costs have not been collected on the basis of differentiating between active and passive sporting facilities, however, it is estimated that the costs associated with the active fields would approximate 60% of the total costs. In the event that the Sports Council became responsible for the care, control and management of the active sporting fields, then a more detailed assessment would be made of the current years costs. It would then be proposed that a block grant would be made to the Sports Council for the carrying out of its functions. An assessment of the plant requirements would also be made and allocated to the Sports Council as appropriate.

It is suggested that the membership of the Sports Council should consist of the following:

1. One Alderman of Hawkesbury City Council.
2. Two Members from each of the following sports disciplines:
 - . Cricket
 - . Athletics
 - . Soccer
 - . Basketball
 - . Netball
 - . Australian Rules Football
 - . Rugby League Football
 - . Rugby Union Football
3. One Member from each of the following groups:
 - . Each High School (total 5) (Public, Private)
 - . 5 representatives from Primary Schools (Public, Private)

- . Each of the Management Committees of Bowen Mountain Park, McMahon Park, Powell Park and North Richmond Park.
 - . Richmond Ex-Servicemen's Club
 - . North Richmond Sporting Club
(the two latter Clubs have made contributions to general sport)
4. An Associate Member from each of the following groups:
- . Equestrian Sports
 - . Tennis
 - . Boating
 - . Motor Cycling
 - . Target Shooting
 - . Water Polo
 - . Bowls
 - . Hot Rodding
 - . Golf
 - . Dog Training
 - . Other
5. Council's Youth Recreation Officer.
6. Council's Manager of Operations.

It is not seen appropriate that each sporting club or association should be represented on the Sports Council. It is important that each sporting discipline elects two members to represent that discipline. For example, the seven Cricket Clubs and the Cricket Association jointly have two representatives.

In relation to the Richmond Ex-Servicemen's Club and North Richmond Sporting Club, these have both made general contribution to sport and should be encouraged to continue. This could result in continued contributions, management expertise and other clubs becoming involved.

The Cricket and Football sporting disciplines utilise the active sporting fields by far the greatest in most circumstances except where the grounds are single purpose activities. It is, therefore, suggested that two members from each discipline is appropriate. However, all users should have the opportunity to have an active part in the management of the sporting facilities of the City and should be able to participate in the decision-making process. One member or associate member would seem appropriate representation from each of the other potential users as listed above.

In regard to the funding of the Sports Council, a budget of maintenance and improvements would be prepared each year. This would be done in time for submission to the City Council for its Budget considerations. The major source of funds would be the following:

- Block grant from Hawkesbury City Council (as above)
- Grants for improvements from Hawkesbury City Council
- Ground Fees
- Affiliation Fees

- Fund Raising by Members or Groups
- State Government Grants
- Donations and Contributions

Initially it is envisaged that the structure of the Sports Council would be one of a Management Committee consisting of all financial members, from which an Executive Committee would be elected, and a Grounds Committee which would be responsible for the day-to-day administration of the works to be undertaken. The actual constitution of each committee should be determined in conjunction with the preparation of the "Rules and Regulations".

During the latter part of 1990 representatives of the Council visited the Parkes Shire Council in Central New South Wales to inspect first hand the operations of an existing Sports Council. This Sports Council has been established since the early 1940s and has been operating very successfully in the past few years. According to the 1990 Annual Report of the Sports Council and Officers of both the Shire Council and Sports Council there have been some very major achievements in the Parkes area. These achievements include the further improvement of sporting facilities and the attraction of major sporting events. The Test Match between the French and Australian Rugby League teams was of considerable benefit to the promotion of the Parkes Shire and the success of the organisational abilities of the Sports Council. Many other major sporting events have also been held in Parkes through the efforts of the members of the Sports Council.

Achievement was also gained in the support from the Department of Sport, Recreation and Racing with further allocation of grants to the Sports Council. In 1989 the Department of Sport, Recreation and Racing carried out a major study into the "Future Directions" of recreational facilities in Parkes. This and the funding of grants indicates the recognition which the Sports Council has been given by the State Government and should be able to be achieved to a greater extent in the Hawkesbury City in the future.

Whilst it is appreciated that Council has already established a Sports Council, it is considered that the structure and objects of the proposal are essentially different in that it sets up a totally separate organisation principally of people who are already active in some sporting body and discipline, as well as being seen as representative of the sporting community.

It is felt that the success of the establishment of a Sports Council will largely depend on the support of a large number of sporting bodies. It seems, therefore, appropriate to advise all groups of the proposal in the first instance and evaluate the reaction before establishing the organisation.

The Department of Planning, through the Western Sydney Area Assistance Scheme (WSAAS), provided a grant in 1990/91 for the employment of a promotions officer to develop the basketball complex at Clarendon. The concept of a multi-purpose sporting complex, which has been adopted in principle by Council, will mean that this promotions officer would not be employed for some considerable time. These funds could be utilised to employ a co-ordinator for the setting up of the Sports Council and provide considerable benefit to the success of the proposal. Application would need to be made to the Department to vary the programme.

Recommendation

That:

1. Council adopt, in principle, the establishment of a Sports Council in terms of the report.
2. Invitations be sent to each of the sporting organisations advising them of the proposed establishment of a Sports Council and requesting that they indicate their willingness to participate in the proposal.
3. A further report be submitted on the results of the advice of the proposal to the sporting organisations.
4. Application be made to the Department of Planning to vary the WSAAS Programme for 1990/91 to enable the employment of a co-ordinator to establish the Sports Council.

COMMITTEE'S RECOMMENDATION

- A.
1. THAT THE EXISTING Sports Council be disbanded.
 2. Council adopt in principle the re-establishment of a Sports Council generally in terms of the report but with membership to be determined by the affiliated sporting bodies.
 3. An Alderman be appointed to act as Interim Convenor and to co-ordinate the following action :
 - a. Invitations to be sent to each sporting organisation advising the proposed re-establishment of a Sports Council and requesting they indicate their willingness to participate in the proposal.
 - b. Submission of a further report on the results of the advice of the proposal to the sporting organisations.
 - c. Application to the Department of Planning to vary the WSAAS Programme for 1990/91 to enable the employment of a Co-Ordinator to establish the Sports Council and to recommend to the affiliated sporting bodies concerning membership criteria for the actual Sports Council.
- B. ^{MAJOR} ~~Alderman Sheather~~ be appointed as Interim Convenor in setting up the Sports Council.

QUESTIONS WITHOUT NOTICE

Alderman Bazeley referred to the 1991 Meeting Dates and Special Events and asked if consideration could be given to the General Purpose Committee

Meeting being brought forward one week earlier in July, that is the 23rd July, to allow a two week period from the previous Ordinary Meeting and two weeks between that General Purpose Committee Meeting and the next Ordinary Meeting.

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

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

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

COMMITTEE'S RECOMMENDATION

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

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

The Mayor agreed to have the files made available.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Committee then adjourned to carry out inspections.

The meeting terminated at 3.45 p.m.

REPORTS FOR DETERMINATION

FINANCE AND ADMINISTRATION

1. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. R190-44, C51-7C, GC283/43

IT IS RECOMMENDED THAT the Seal of Council be affixed to the following documents:

Agreement	Agreement for Block Grant of Assistance to Council for proposed Regional Roads 1990/91 - Roads and Traffic Authority.
Deed of Assignment	Transfer of Lease for Shop 3 Glossodia Shopping Centre from B Fifield to R and V Langlands. Current annual rental \$8472.00 (eight thousand four hundred and seventy two) plus 25% (twenty five) of outgoings.
Deed of Agreement	Agreement with M Zervoudakis of Lot 141 Comleroy Road, East Kurrajong to maintain and supervise Upper Colo Reserve on behalf of Council for a period of twelve (12) months as reported to Council at its meeting on 11th December, 1990.
Road Opening	Application for the opening of a road under the Public Roads Act 1902 to allow construction of the proposed link road between the Bligh Park Estate and Windsor Downs Estate.
Sub Lease	Sub lease agreement with Mr B Pepper and Ms K Toovey in respect of Loder House, 126 George Street, Windsor, at a commencing annual rental of \$23,400 (twenty three thousand, four hundred). The term is for a period of 3 (three) years.

2. STAFF MATTERS - RESIGNATIONS. S1/8P

The following resignation has been received:

- Leslie Simmonds, Works Staff Engineering. Effective 18th January, 1991.

✓ IT IS RECOMMENDED THAT the resignation be received and a reference be issued under the Common Seal of Council.

3. RE-APPOINTMENT OF AUDITOR - L.G. MACDONALD AND CO. A8

Council has received a letter from Mr Leo Gordon MacDonald of L G MacDonald and Co. seeking re-appointment as Auditor of this Council in 1991 in accordance with Section 211 of the Local Government Act, 1919.

Mr MacDonald has served as Auditor to the Council since the amalgamation and his professional services have been satisfactory. Accordingly re-appointment for a further term is recommended.

✓ IT IS RECOMMENDED THAT Mr Leo Gordon MacDonald, Principal of L G MacDonald and Co., be re-appointed as Council's Auditor for 1991 in accordance with Section 211 of the Local Government Act, 1919 with the standard scale of charges to apply.

4. MANAGEMENT OF COMMUNITY FACILITIES AND SERVICES. GC130/5/PT1

Council has delegated the care, control and management of a number of community facilities and buildings, under Section 530A of the Local Government Act. Under the legislation this delegation may be to a person, a corporation or a committee.

A number of Committees, previously appointed under this section of the legislation, have become Incorporated Associations under the Associations Incorporation Act, 1984.

A few Committees, with limited budgets, have remained as Committees with individual membership recognised by Council.

These Incorporated Associations and Committees operate under Constitutions which meet Council's intentions regarding the use of these facilities. Delegation of authority to Act on behalf of Council must be specified to the particular managing body and should specifically prohibit any subdelegation of powers by the Incorporated Association in the Committee.

1. Child Care Centres

Under the agreement with the Commonwealth, Council is sponsor of six (6) Long Day Child Care Centres. All of the management committees have now become Incorporated Associates.

At the time of the start of each centre, committees entered into an agreement with Council to manage each centre in accordance with Council policy. This policy and their individual constitutions restrict powers of the Incorporated Associations to carrying out a Child Care Service within guidelines and regulations of the Commonwealth and meeting the requirements of the New South Wales Department of Family and Community Services, which is the licensing authority.

2. Pre-Schools

Three (3) Pre-Schools function in Council properties at Richmond, South Windsor and Wilberforce. Their constitutions and their agreements with Council enable them to use Council properties to carry out a Pre-School service with funding from the New South Wales Department of Family and Community Services, which again is the licensing authority.

3. Community/Neighbourhood Centres, Halls and Other Buildings

In terms of Council's policy on the use of community buildings, management committees have been appointed representing local residents and user organisations. They operate within approved guidelines and under constitutions which outline their responsibilities to use properties in providing services to local residents.

Some committees have become Incorporated Associations. This not only provides additional protection to individual members, but enables them to be eligible to receive funding subsidies from State and Commonwealth Authorities.

4. Parks and Recreation Areas

There has been significant community involvement in the development and operation of four (4) park Management Committees. Representation also involves user groups and sporting organisations.

It will be appreciated that the management of various Council facilities by committees/individuals has assisted Council enormously in terms of savings in resource allocation and has also benefited the community by allowing it direct participation in this regard. Those committees/persons referred to in this report

are currently undertaking the specified function in a satisfactory manner, and formal appointment pursuant to Section 530A of the Local Government Act is now recommended.

IT IS RECOMMENDED THAT:

Child Care Centres

1. Care, control and management of the following Long Day Child Care Centres be delegated to the individual Incorporated Associations, under Section 530A of the Local Government Act.

<u>North Richmond</u>	-	North Richmond Child Care Centre Inc.
<u>Greenhills</u>	-	Greenhills Child Care Centre Inc.
<u>Glossodia</u>	-	Golden Valley Child Care Centre Inc.
<u>Hobartville</u>	-	Hobartville Long Day Child Care Centre Inc.
<u>Wilberforce</u>	-	Wilberforce Child Care Centre Inc.
<u>McGraths Hill</u>	-	McGraths Hill Child Care Centre Inc.

2. The Incorporated Associations be advised that in terms of Section 530A of the Local Government Act, this delegation prohibits any subdelegation of these powers and that fees and charges are subject to Council approval.

Pre Schools

Care, control and management of Richmond, South Windsor and Wilberforce Pre Schools properties be delegated to the individual Management Committees.

Community/Neighbourhood Centres, Halls and Other Buildings

1. The care, control and management of the following buildings be delegated to the relevant Incorporated Associations under Section 530A of the Local Government Act.

<u>Bilpin Hall</u>	-	The Bilpin District Hall Inc.
<u>Bligh Park Neighbourhood Centre</u>	-	Bligh Park Neighbourhood Centre Inc.

<u>Glossodia Community Centre</u>	-	Glossodia Community Centre Inc.
<u>Ham Street Neighbourhood Centre</u>	-	Ham Street Neighbourhood Centre Inc.
<u>McGraths Hill Community Centre</u>	-	McGraths Hill Community Centre Management Committee Inc.
<u>North Richmond Community Centre</u>	-	North Richmond Community Centre Inc.
<u>Richmond Neighbourhood Centre</u>	-	Richmond Community Services Inc.
<u>Senior Citizens Centre</u>	-	Hawkesbury District Senior Citizens Centre Inc.

2. The care, control and management of the following buildings be delegated to the Committees, under Section 530A of the Local Government Act.

<u>Blaxland Ridge Community Centre</u>	-	Mr L Fraser Mr A Lockley Mr J Harris Mrs G Spicer Mrs N Tanner Mrs P Bonnici Mr R Scott
<u>St Albans School of Arts</u>	-	Mrs D Brownsberger Mrs J Westlake Ms R Hansen Mr B Sendt Mrs S Gilkes
<u>Maraylya Hall</u>	-	Maraylya Progress Association
<u>Stimulus Building</u> (On formal acceptance of the building)	-	Mrs D Sturdy Mrs D Boncardo Mrs L Gaiersen Mrs M Munus Mrs B Gardiner Mrs D McKenzie Alderman T Books

Bowman Cottage

- Alderman F Denne
Mr W Staples
Ms C Hogan
Mr D Crust

3. The associations and committees be advised that this delegation prohibits any subdelegation of these powers and that charges for use of Council property are subject to Council approval.

Parks

1. The following committees be delegated care, control and management of the respective parks under Section 530A of the Local Government Act.

North Richmond

Mr M Crane
Mr G Jones
Mr L Thompson

Mrs B Thompson
~~Mr G Stollery~~ L. S. HENNER
Mr A Baczynskyj

Mrs D Tait
Mr J Walsh
Mr G Speed

McMahon Park

Mr E Dorlin
Mr K Castains
Mr G Pattison

Mr G Pearson
Mrs L Coffill
Mr L Thompson

Mrs M McManus
Mr J Mole
Mr P Fisk

Bowen Mountain Park

Mr A Lathouris
Mrs C Gleason
Mr R Trappil
Mr E Brocken
Mrs C Hicking
Mr B Powell

Mr P Gleason
Mr C Chesterman
Mr J Holmes
Mr L Windsor
Mr B Owens

Mrs S Owens
Mr J Leahy
Mr D Briggs
Mr D Kelly
Mrs O Wells

Powell Park

Mr B Rennie
Mr B Atkinson
Mrs J Atkinson
Mrs M Vanderlight

Mr W Vanderlight
Mr J Wheeler
Mrs M Schuhmacher

Mr R Connelly
Mrs J Wheeler
Mr B Schuhmacher

2. The committees be advised that this delegation prohibits any subdelegation of these powers and that changes for the use of Council owned parks, playing fields and facilities are subject to Council approval.

5. WSROC'S MEMBERSHIP CONTRIBUTION FOR 1991. W275

Forwarding letter advising that WSROC has resolved to set the membership contribution in 1991 at \$25,000 per Council. This contribution represents an increase beyond the expected rate of inflation for 1990/91 or the rate pegging limit. In addition the increase exceeds the contribution adopted in Council's estimates of \$18,900 by \$6100.00.

The reasons given by WSROC for this increase are twofold; firstly, income must increase simply to cover existing operating costs, and secondly, the need to increase the Organisation's capacity to undertake work on behalf of the Councils and the people of Western Sydney.

Whilst the level of contribution represents a significant percentage increase it is felt that Council's ongoing membership is important particularly in regard to representation at the Federal and State levels of Government and accordingly payment of the membership for 1991 is recommended.

✓ IT IS RECOMMENDED THAT the 1991 membership contribution for WSROC set at \$25,000.00 (twenty five thousand dollars) be paid and that the additional funds required amounting to \$6,100.00 (six thousand one hundred dollars) be adjusted at the March Quarterly Review 1991.

6. ROAD CLOSURE AND PURCHASE APPLICATIONS - A POLICY REVIEW. GR80/7.

Council will recall its policy to be applied in dealing with road closure and purchase applications. Presently, Council processes all applications which are lodged with it, following payment of a prescribed fee of \$200 (two hundred). It is noted that two types of road can be involved. That is, those which are non public or Crown roads under control of the Metropolitan Lands Office (MLO), and public roads under control of Council.

This report concerns Council's policy involving the processing of applications involving non-public roads.

Applications may presently be lodged either at Council or at the MLO, whereas applications involving public roads may only be lodged at Council.

With regard to those applications lodged at Council, involving non-public roads, the present Council policy and the statutory requirements applied by the MLO under the Public Roads Act are causing a duplication of administrative tasks as well as a doubling of the applicant's fees and delay in final determination of the application.

The MLO has recently been informing applicants to lodge their application with Council prior to it executing the prescribed statutory requirements, thus exacerbating the problems alluded to in the previous paragraph.

In some instances, the MLO has accepted the application. In this scenario, the MLO advises Council it is considering a specific closure and purchase application and invites Council to comment within a prescribed period which usually coincides with the public advertising of the proposal. The period allowed for comments is usually 21 (twenty one) days. Utilising this time frame, a memorandum is forwarded to the Manager of Town Planning, Manager of Engineering Services and the Fire Control Officer with their comments forwarded to MLO, which considers Council's comments along with all others received prior to final determination of the application.

Given that the MLO is the Authority responsible for the statutory administrative procedures including advertising the proposal locally and further that monies derived from the sale of lands benefit the Crown and not Council, it is felt that all applications involving non-public roads should be lodged at the MLO and not at Council.

It is noted that monies derived from the sale of public roads benefits Council and not the Crown.

Thus, it can be seen that depending on where an application is lodged it can be subject to two different administrative procedures. In order that consistency in these matters be achieved, it is recommended that Council consider a review of its policy in dealing with applications involving road closure and purchase applications involving non-public roads. No changes are necessary for application involving public roads.

IT IS RECOMMENDED THAT;

1. Applicants be informed that applications involving non-public roads be forwarded to the Metropolitan Lands Office for lodgement.

2. That a letter be forwarded to the Metropolitan Lands Office advising of Council's revised policy requesting the Office not to refer applicants to Council for lodgement of their applications in future.

7. PROPOSED ESTABLISHMENT OF A TOURISM ZONE - CLARENDON. GT50/6 PT 1

As the Council will recall, at a Special Meeting on the 4th October, 1990 consideration was given to a report submitted in relation to a review of tourism facilities within the Hawkesbury City area.

The report highlighted the present situation where, as a result of the fragmented nature of tourist attractions in the area, it was becoming increasingly difficult to offer a marketable package for tourists/visitors. Further, the situation has evolved where the Hawkesbury appears to be recognised as more of a stopover for tourists/travellers on the way to other locations outside the City boundaries.

The report presented strategies for the establishment of a tourism focal point and the village of Clarendon was identified as being favoured as a site for such development. In this regard, the criteria considered in identifying Clarendon as a suitable location was the fact that there presently exists (and proposed) a number of important features. There is the racecourse and showground with a proposed multi-purpose sports/recreational centre adjacent thereto. The RAAF Base is in itself a major attraction and opposite is the Ham Common Bicentenary Park. In close proximity there also exists the University of Western Sydney, Hawkesbury Campus, a major resort and two golf courses.

Following consideration the Council resolved as follows:

That

1. The report concerning the review and rationalisation of tourism in Hawkesbury be received.
2. Council agree in principle to the proposed establishment of a major tourism development in the general area.
3. Detailed investigation, including cost analysis, design layouts etc. be prepared and further reported for Council's consideration.

4. Negotiations with relevant property owners be authorised at this stage and then further reported to Council.

As previously indicated the concept evolved as a consequence of discussions with the Executive Committee of Tourism Hawkesbury. When the proposal was first submitted to Council it was broad and addressed issues including the relocation of Australiana Pioneer Village and the Tourism Information Centre to Clarendon as well as introducing a number of other attractions having regard to market demand.

Discussions with the Executive Committee of Tourism Hawkesbury have continued in order to further develop the proposal and Council's Consultant Architect, Mr Robert Pont, has assisted in preparing further detailed plans demonstrating the integration of compatible and complementary uses on the site. A copy of this plan will be available at the meeting for perusal.

Notwithstanding the development of the concept to date, there clearly is a need for a high degree of expertise in terms of undertaking the necessary cost feasibility analysis and assessment of market demand.

To this end expressions of interest were invited from a number of organisations with a background in this area to assist Council in the assessment of what will be a multi-million dollar venture.

In response, written submissions have been received from two organisations, namely Environmental Partnerships Pty Ltd and Pannell Kerr Forster Consulting. The former mentioned company has a background in design of recreational facilities and uses the services of various consultants to prepare an overall assessment. Projects completed by them include: Fairfield Town Centre, Bankstown Plaza, Moore Park Plan of Management and a Tourism Study for Sutherland Shire Council. Pannell Kerr Forster (PKF) have an established reputation of providing assessments of tourism/leisure orientated developments and are well recognised nationally in this regard. The Company's recent experience in tourism attraction studies includes, The Australian Stockmans Hall of Fame and Outback Heritage Centre (Qld); Barcaldine Workers' Heritage Centre (Qld.); various components of Sea World (including an assessment of food and beverage revenues and a pre opening marketing plan for the Sea World Nara Hotel), the Great Barrier reef Marine Wonderland, the Australian Woolshed in Brisbane and the Day Visitor Centre currently under construction at Daydream Island. It is further noted that PKF were engaged as consultants in the assessments relating to the commissioning of the Lady Hawkesbury cruise vessel by Captain Cook Cruises Pty Ltd and the "Islands" Resort, Kurrajong.

In terms of the costs indicated by the two companies, the details as submitted are as follows:

Environmental Partnerships Pty. Ltd.

	\$
Review Existing Situation	4,750.00
Market Evaluation	9,250.00
Development Opportunities	8,000.00
Financial Feasibility	
Analysis	11,250.00
Final Report & Recommendations	
on Ongoing Works	<u>2,250.00</u>
	<u>\$35,500.00</u>

Pannell Kerr Forster

Consulting Fees - including revision and enhancement of concept; operational assessment; advice on maximising commercial success of operations; financial assessment and recommended operational scenario
Market Research Consultant
Out of Pocket Expenses

\$
20,000.00
7,000.00
500.00
27,500.00

(PKF have also indicated that the services of a quantity surveyor are available if required.)

Having regard to the significant high cost of the development proposal it is considered essential for Council to engage expertise in completing an overall assessment as to the feasibility of same. Representatives of the Company have visited the subject site as well as the Tourist Information Centre and Australiana Pioneer Village and have reconfirmed their interest and ability to undertake the study. To this end it is considered that PKF has the background and level of professionalism in the area of assessing major tourism/leisure facilities similar to the Clarendon proposal and is recommended accordingly.

With regard to the subject site, as reported to the Special Meeting on 4th October 1990, the land is at present in private ownership (two owners). At this stage preliminary discussions have taken place with the principal property owner who has indicated his strong interest in the proposal. The actual terms have not been pursued at length at this stage, pending the Consultants' report. However, the

owner has indicated his willingness to contribute towards the report and the meeting will be advised of the level. As the Council will appreciate, the site will require rezoning for the proposal to proceed.

It is further noted that PKF's submission will also address future options for Australiana Pioneer Village and the Tourism Information Centre should the Clarendon proposal not be supported.

As reported to Council in regard to possible funding strategies on the basis of the Clarendon proposal proceeding, the sale of the Tourism Information Centre site, the McDonald's site and Australiana Pioneer Village have been identified. Further, the Clarendon proposal includes provision for commercial leasing of property for family restaurant type developments which it is anticipated will yield a significant annual financial return. It is noted that a number of companies have already expressed an interest in this regard.

Funding for the consultancy services would be part of the future sales of the above sites. Until the sales actually take place, the amount would be funded from the Capital Works Programme.

✓ IT IS RECOMMENDED THAT Pannell Kerr Forster Consulting be appointed to undertake a cost feasibility and market analysis for the Clarendon Tourism Zone proposal generally in the terms outlined in this report and its submission dated 31st January 1991, with funding being provided from the sale of properties.

00.020,951 2

00.002,951 2

00.00

ENGINEERING1. INCREASED COMMONWEALTH FUNDING FOR NSW FLOOD MITIGATION 1991-92 - EXECUTIVE FLOOD MITIGATION AUTHORITIES. GR60/31 PT1

Forwarding letter again requesting members to make representations through the Federal Member for increased Commonwealth Government Funding for flood mitigation works in 1991/92. Advising allocations in recent years:-

1988-89	3.39 million
1989-90	3.9 million
1990-91	5.05 million

and that it is considered that an amount of \$10million is required for NSW in 1991/92.

Representations were made to the Federal Member, Mr A. Webster MP, on the matter in October, 1990, with advice given that he had contacted the Minister for Primary Industries and Energy, on Council's behalf.

✓ IT IS RECOMMENDED THAT the Member for Macquarie, Mr A. Webster MP, be again requested to make further representations on Council's behalf for increased funding for flood mitigation works in the 1991/92 federal budget.

To determine if the
flood works

2. CONSTRUCTION OF EXTENSIONS TO AMENITIES BUILDING - RICHMOND EX-SERVICEMEN'S SPORTING COMPLEX - BENSONS LANE. 625-220A

Council, at its meeting held on 13th November, 1990, resolved that tenders be invited for the construction of extensions to the amenities building in Richmond Ex-Servicemen's Sporting Complex, Bensons Lane. Tenders closed at 2pm on Wednesday, 16th January, 1991. A total of twelve (12) tenders have been received as follows:-

Colin Duncan Constructions	\$ 154,400.00
Steve Watt Constructions Pty Ltd	\$ 155,985.00
V.A. Gobbo Pty Ltd	\$ 160,000.00
R.J. Hunt & Co	\$ 168,000.00

. Hinchey & Cross Pty Ltd	\$ 179,950.00
. Winterton Constructions	\$ 199,890.00
. Avant Constructions Pty Ltd	\$ 204,000.00
. Land Con Constructions Pty Ltd	\$ 204,000.00
. J. & J. Mothersole Pty Ltd	\$ 224,390.00
. Reefton Pty Ltd	\$ 233,900.00
. Amacon Interiors Pty Ltd	\$ 241,190.00
. Domest Buildings Design Pty Ltd	\$ 261,785.00

The lowest tender in the amount of \$154,400.00 was submitted by Colin Duncan Constructions, 24 Boorea Street, Blaxland and practical completion within 16 weeks after the date of acceptance of this tender. Enquiries indicate that he should be able to carry out the work.

✓ Funding for the project has been provided from the sale of land in Castlereagh Road, Richmond.

IT IS RECOMMENDED THAT the tender of Colin Duncan Constructions in the sum of \$154,400.00 (one hundred and fifty four thousand four hundred dollars) for the construction of extensions at the Richmond Ex-Servicemens Sporting Complex, Bensons Lane be accepted.

3. ENERGY MANAGEMENT - AIR CONDITIONING UNITS. T230/10

With regard to improvement of the air conditioning system and introduction of energy management to provide cost savings, detailed are tenders received.

A. Energy Management

Tenders closed at 2pm on Friday, 30th November, 1990. A total of seven tenders have been received. The tenders have been evaluated and include the tender amount and cost of additional equipment and equipment to be purchased and/or supplied from other sources and to be arranged by Council.

Energy Engineering of Australia Pty Ltd -

Tender amount	\$ 49,976.00
Council equipment and drawings	<u>\$ 22,905.00</u>
Total Cost	\$ 72,881.00

Nanotech Pty Ltd -

Tender amount	\$ 63,330.00
Council equipment and drawings	<u>\$ 17,495.00</u>
Total Cost	\$ 80,825.00

Satchnell Control Systems -

Tender amount	\$ 59,866.00
Council equipment and drawings	<u>\$ 34,154.00</u>
Total Cost	\$ 94,020.00

Dexin Engineering -

Tender amount	\$ 68,930.00
Council equipment and drawings	<u>\$ 26,384.00</u>
Total Cost	\$ 95,314.00

Tour and Anderson -

Tender amount	\$ 66,000.00
Council equipment and drawings	<u>\$ 31,084.00</u>
Total Cost	\$ 97,084.00

Consulting Engineers, Gutteridge Haskins and Davey Pty Ltd, were also requested to evaluate the tenders, particularly in respect to the use of the equipment for other purposes within the Council organisation.

The aim of the tender is to efficiently manage the Council air conditioning, energy consumption and a system that will integrate with other Council control systems for, in particular, the sewerage treatment works at South Windsor and monitoring of sewerage pumping stations.

Design Principles

The Consultant advised that the system should be expandable for future application ie; control of park irrigation, future sewerage treatment works etc., and that the system should be configured where practical from readily available

software and hardware to minimise system design costs in the future, and is an important consideration in the choice made.

Summary

The majority of the tendered systems are specifically designed for the primary task of energy management of the main buildings. Consequently, these although programmable, are not suitable for the additional tasks required of an overall system to cover control monitoring in the near future. The tasks are South Windsor Sewerage Treatment Works (May 1991), monitoring of operation state of sixteen sewerage pumping stations (March 1991), automatic park watering etc., because of the proprietary design of the equipment.

The system tendered by Nanotech which is based on a universal monitoring and control software package (Citeck) and industry standard PLC would fulfil all specific requirements.

It was required that all components within the system are to be available for purchase off the shelf within the Sydney area and more than one supplier. Additionally, this system is used by the Water Board for various sewerage treatment plants and various other process control systems. The software will run on any IBM Compatible AT PC computer and is not restricted to only IBM PC, and has been designed and is supported by Citeck Pymble NSW.

An amount of \$110,000 has been provided in the 1991 Estimates for energy management. It is therefore proposed that the second lowest tender from Nanotech Pty Ltd be accepted as this fulfils the requirement of the Council with capability for further future requirements.

B. Air Conditioning Units

Tenders have been received for the modification to the air conditioning units in the following buildings:-

**Administration Building
Windsor Function Centre
Windsor Library**

Tenders closed at 2pm on Friday, 30th November, 1990. A total of four tenders for Part 'A' and five tenders for Part 'B' have been received as follows:-

Part 'A' - Design, Supply and Installation of Air Conditioning Duct Work and Fresh Air Inlet

Dexin Engineering Pty Ltd	\$ 36,800.00
Quitstar Pty Ltd	\$ 49,673.00
W. & G. Miggins Sheet Metal	\$ 55,000.00
R. & D. Air Supply Pty Ltd	\$ 59,500.00

The lowest tender in the amount of \$36,800.00 was submitted by Dexin Engineering Pty Ltd., Suite 406-407, 661 George Street, Sydney NSW 2000.

Part 'B' - Design, Supply and Installation of Equipment Replacement for Cooling Tower, Council Chambers

R. & D. Air Supply Pty Ltd	\$ 21,000.00
Texel Pty Ltd	\$ 22,470.00
Dexin Engineering Pty Ltd	\$ 26,880.00
W. & G. Miggins Sheet Metal	\$ 27,000.00
Quitstar Pty Ltd	\$ 51,222.00

The lowest tender in the amount of \$21,000.00 was submitted by R. & D. Air Supply Pty Ltd., Unit 5, 1A Gibbon Road, Baulkham Hills NSW 2158.

As a result of age, and the prolonged hot conditions this summer, there has been a failure of the air conditioning to the Windsor Library and urgent upgrading is required to units at the Windsor Function Centre and Council Chambers.

Quotations have been obtained as follows.

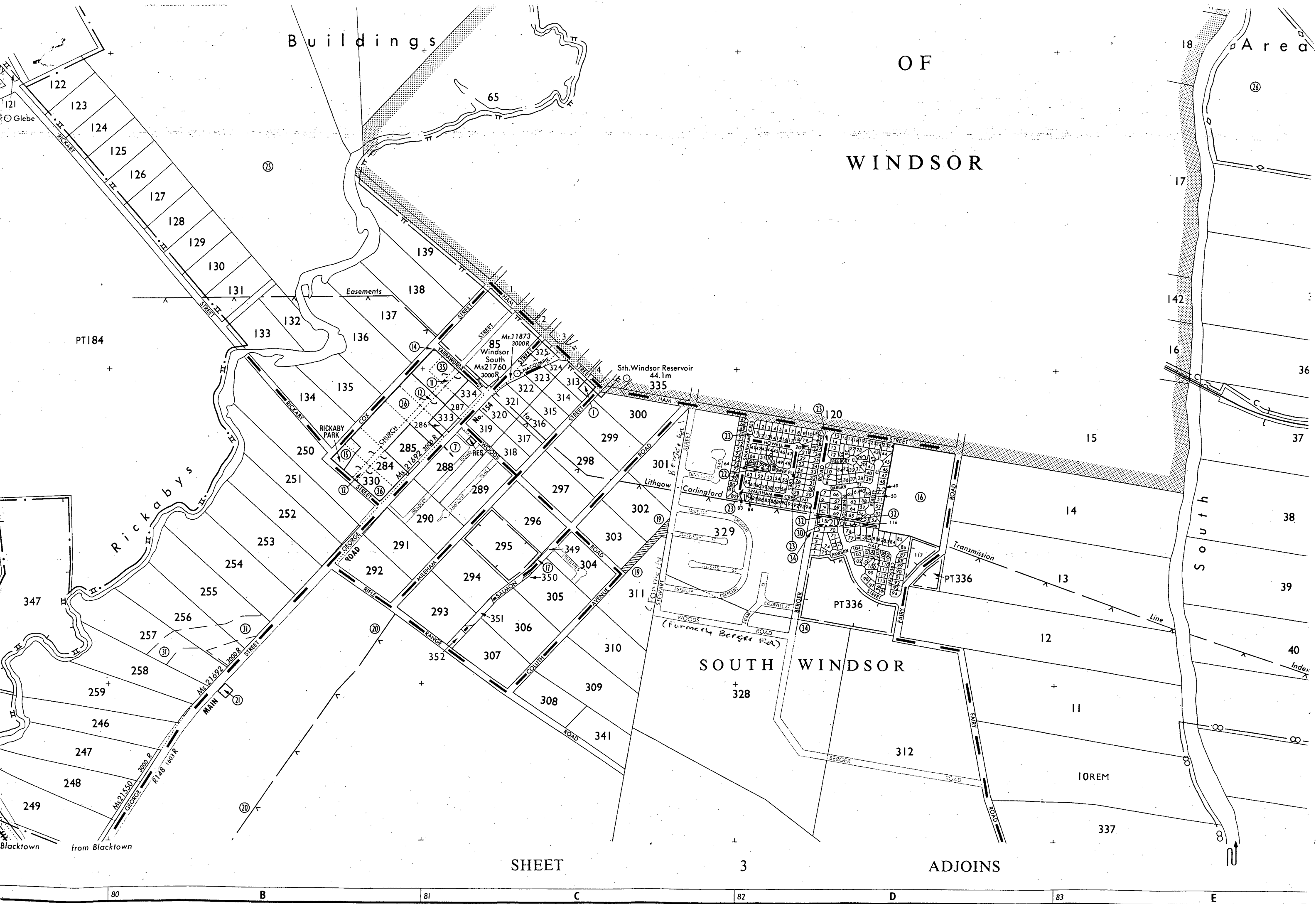
Replacement of cooling tower - Windsor Library	\$23,000
Repair and upgrading of the main chiller - Administrative Building and two cooling towers - Windsor Function Centre	\$14,415
Installation of units to treat scale build up in the units and improve bacterial control	\$14,400
Total Cost	\$51,815

On the basis that all the works are undertaken, it will be necessary to provide an additional amount of \$80,440 within the vote as a charge against the 1991/92 loan allocation for Building Maintenance and Repair.

IT IS RECOMMENDED THAT:

1. The tender of Nanotech Pty Ltd in the total sum of \$80,825.00 (eighty thousand eight hundred and twenty five dollars) for the installation of Energy Management System, Council Buildings be accepted.
2.
 - a. The tender of Dexin Engineering Pty Ltd, in the sum of \$36,800.00 (thirty six thousand eight hundred dollars) for Part 'A' - Design, Supply and Installation of Air Conditioning Duct Work and Fresh Air Inlets be accepted.
 - b. The tender of R. & D. Air Supply Pty Ltd, in the sum of \$21,000.00 (twenty one thousand dollars) for Part 'B' - Design, Supply and Installation of Equipment Replacement for Cooling Towers, Council Chambers be accepted.
3. Replacement and modification of the cooling tower systems, Windsor Library, Windsor Function Centre and Council Offices be undertaken at an estimated cost of \$51,815 (fifty one thousand eight hundred and fifteen).

Note item





PLANNING

1. FLOODLIT GOLF DRIVING RANGE - LOTS 4 AND 5, DP 802017 COX STREET, SOUTH WINDSOR, DA 329/90

At the General Purpose Committee Meeting dated 29th January, 1991 the following matters were requested to be addressed:

1. The possibility of the relocation of the property boundaries to allow the golf driving range to be located on one property.
2. Relocation of the hitting pads and lights.
3. Relocation of entry point and carpark off an extension of Ham Street.

Discussions were held with the applicant regarding the above and the applicant did not wish to relocate property boundaries, hitting pads, lights, the entry point or the carpark. Reasons are discussed below.

Currently the golf driving range and associated carpark are located on Lot 5, however, due to the location of the hitting pads, golfballs would be hit onto both Lot 4 and 5. The relocation of the internal boundary between Lots 4 and 5 is constrained due to location of the available building areas, existing lot shape and design and the minimum allotment size standard.

Relocation of the hitting pads and lights further away from Cox Street would mean that the driving range would be located on flat ground which is not desirable for a golf driving range. If relocated, the hitting area would need to be raised and fill material imported. This is not encouraged within the floodplain. Relocating the golf driving range to the north towards the golf course would result in golfballs from the driving range being hit onto the golf course. Again, this is not satisfactory.

Ham Street does not continue across Cox Street and the land is owned by the Windsor Country Club. The creation of an access road opposite Ham Street would form a four way intersection which is not desirable for traffic management and safety reasons.

The proposal, as amended by conditions of consent, allows for an economic use of flood liable land with minimum disruption to the amenity of the area.

*Ham St apparently does cross
Cox St.*

IT IS RECOMMENDED THAT the location of the proposed golf driving range not be altered and the application be recommended for approval, subject to conditions outlined in the original report (Item 5 - Planning and Development).

Deposed
Pending
road resolution

2. MANAGEMENT PLAN FOR SAND EXTRACTION - PITT TOWN. GT170/3 PT 1

Council at its Ordinary Meeting of the 11th December, 1990 resolved:-

"That a Special Meeting be convened in the New Year where representatives from the Department of Minerals and Energy, and representatives from the Department of Planning, be invited to explain the reason for the Plan of Management for the Pitt Town sand deposits and further, that landowners and residents in the area be invited to attend. That they submit, prior to the meeting any questions they may wish to have answered. That the landowners of the area where the deposits exist as one group, and the landowners and residents surrounding the area as another group be allowed, as a group, to address the meeting."

As a result of this resolution all parties have been notified. The Department of Minerals and Energy has responded to Council's invitation by indicating that it would be pleased to take part, however the relevant officers are not available to attend such a meeting until early April.

Telephone conversations with the two officers, who have compiled the information for the Management Plan and who are most familiar with sand mining imports in the Sydney Region, confirm that they are engaged in other tasks and cannot participate in the discussion for the next two months.

It is recommended that a list of all questions asked to be submitted to Council, be forwarded to both the Department of Mineral Resources and the Department of Planning. This will enable ample time for the relevant officers to be well briefed on the matter. A special meeting should be held early in April.

IT IS RECOMMENDED THAT representatives from the Department of Mineral Resources and the Department of Planning be forwarded a list of questions from all respondents and that a special meeting be held early April.

MM

**3. P. & M. VELLA - LOT 2 DP 518380 TIZZANA ROAD, EBENEZER -
OBJECTION TO CONDITION OF SUBDIVISION CONSENT. SA 129/90**

Council is referred to Item 2 of the Works Section of the General Purpose Committee in this business paper.

Subsequent to the Committee meeting, the applicants have discussed the proposal and the condition with the Mayor and the Manager of Town Planning. At the meeting it was explained by Mr. Vella that the proposed new lot was in the most sensible location in terms of maintaining farming viability of the bulk of the land and also as to maintaining optimum security over the land whereby the two dwellings would be at opposite ends. The reasoning offered is agreed to. Mr. Vella reiterated the local concern from other residents in Prentis Lane as to the effect of Council's condition and, in particular, three of the four landowners having written to Council requesting that the road not be sealed.

As the proposed subdivision could include a right of way from Tizzana Road thus obviating the need for the condition of roadworks, and as there are two houses existing on the land, there appears to be some rationale for a variance from Council's policy in the circumstances of this case. This is particularly so, due to other landowners using the road not requiring its reconstruction.

There is no further subdivision potential for land that would gain access to Prentis Lane, therefore, as this is a "one off" situation and on the merits of the case the condition is now recommended to be altered so that half road sealing is not required, however, that there be some pavement and drainage works.

IT IS RECOMMENDED THAT Condition 5 of development consent 129/90 be altered to now read as follows:

"The provision of a four and half metre (4½) wide compacted crushed rock pavement, ^{as required} including any necessary drainage to the satisfaction of the Manager of Engineering Services."

**4. G. PAULL - PROPOSED TWO STOREY GARAGE/GAMES ROOM -
CORNER OF FRANCIS & CHAPEL STREETS, RICHMOND. DA 263/90**

Council is referred to Item 18 in the Planning and Development Section of the General Purpose Committee.

The Committee's recommendation has been advised to Mr. Paull who has indicated that he would resist any such action for rescission of consent and, in respect of relocating the proposal, advised that the area where the existing carport spans is the only logical area, having regard to other improvements on his land including his driveway and garden.

However, in discussions with Mr. Paull he has indicated that he is prepared to obtain the services of Mr. Alex O'Grady, Architect, to prepare sympathetic plans of a single storey nature, albeit with a pitched roof, compatible to Josieville for Council's consideration but on the same site as that previously proposed.

The Manager of Town Planning advised the Committee at the site inspection that it was possible to rescind the consent and, whilst this is correct, on checking with Council's Solicitor, it can only take place where a development consent is inconsistent with a draft local environmental plan in the course of preparation which would have the effect of either prohibiting or modifying the effect of that consent. Alternatively, the consent may be voided if information contained in the application was relied upon by Council and the information was purposely provided to mislead the Council. It is doubtful whether the incorrect position of a north point would be sufficient, and as there is no draft local environmental plan in the course of preparation which would otherwise alter the consent, as previously mentioned, it is considered that Council should not rescind the previous consent but should negotiate a better settlement.

There has been a building application submitted in respect of the double storey development and Council does have an opportunity of refusing this building application on the grounds of overshadowing, etc.

It is considered that a single storey development, properly designed and sited where proposed, would have minimal effect in terms of overshadowing and it is considered that Mr. Paull should be encouraged to provide such an application.

✓ IT IS RECOMMENDED THAT Mr. Paull be advised that Council does not wish the double storey development to proceed on the basis of its adverse overshadowing effect on adjoining premises and request that he provide amended plans of a single storey design.

slightly amended

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

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

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

An adjoining owner, Mr. Lees, has raised a further complaint about the operation of the school and to allow him to convey his concerns, it is felt that the matter should not be determined, but presented to the next General Purpose Committee with an invitation to Mr. Laffin and Mr. Lees to address the Committee.

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

LIBRARY1. WESTERN SYDNEY CHIEF LIBRARIANS' COMMITTEE - LIBRARY DEVELOPMENT GRANTS 1991. GG21/2 PT1

It is proposed to apply to the Library Council of NSW for two (2) Library Development Grants. The projects to be funded are as follows, and the participating Councils are:-

Auburn	Hawkesbury
Baulkham Hills	Holroyd
Blacktown	Liverpool
Blue Mountains	Parramatta
Fairfield	Penrith

1. Adult Reference Resources to be shared co-operatively within the region via conventional methods and by utilising facsimile transmission.

Amount: \$50,000

2. Photographic Laser Disc Project, whereby the photographic collections of the region's public libraries could be indexed and recorded on 1 disc which could be made available at each library for public access. This project would be developed in conjunction with the "Images Now" project of the State Library, and by liaison with Granville May, Executive Officer, who formally worked for the Government Printing Office and developed the project whereby all of their photographs, glass slides, etc., were recorded on laser disc.

Also, the University of Western Sydney, Hawkesbury has agreed to participate in this project. The Resources Centre has a full audio-visual production department with photographers on staff. In addition, the University has an archivist on campus.

It is also proposed to liaise with the South Eastern Chief Librarians' Committee in utilising the same disc so as to reduce cost.

This project would require 2 stages/years of funding.

Stage 1: \$50,000

✓ IT IS RECOMMENDED THAT the Application to the Library Council of NSW by Western Sydney Chief Librarian's Committee be endorsed for the funding of two (2) projects under the Library Development Grants namely Adult Reference Resources (fifty thousand dollars) \$50,000 and the Photographic Laser Disc Project (fifty thousand dollars) \$50,000.

2. COLLECTION DEVELOPMENT POLICY. GL20/12 PT1

The Draft Policy was presented to Council on 13th November, 1990 and placed on exhibition for public comment until the end of 1990.

Apart from some minor omissions which have been added no significant amendments have been suggested by either members of the public or institutions.

✓ IT IS RECOMMENDED THAT the Library's Collection Development Policy, January 1991, be adopted.

3. FEES AND CHARGES. GP110/3 PT1

It is proposed to offer bulk purchases of the Council publication, "Who, What and Where", at reduced rates in order to encourage a wider distribution of the publication throughout the Hawkesbury. Present charges are:-

<u>1990</u>	<u>1991</u>
\$5.00 per copy	\$6.00 per copy
\$4.50 per copy for	\$5.00 per copy for
20 or more	20 or more for 1991 edition

Proposed charges for bulk copies are \$3.50 per copy for 25 or more for 1990 edition and \$4.50 per copy for 25 or more for 1991 edition. Individual copies remain at \$5.00 for 1990 edition and \$6.00 for 1991 edition.

✓ IT IS RECOMMENDED THAT bulk purchases of 25 (twenty five) or more of Council's publication "Who What & Where" be sold for \$3.50 (three dollars and fifty cents) per copy for 1990 edition and \$4.50 (four dollars and fifty cents) for 1991 edition.

REPORTS FOR INFORMATION

1. BUILDING APPLICATIONS. B25

The following is a summary of Building Applications received during the month of December, 1990. Applications received during December, 1989, shown in brackets.

<u>No.</u>		<u>Type of Building</u>	<u>Estimated Value</u>	
42	(21)	New Dwellings	\$4,668,393	(\$2,492,454)
60	(35)	Additions to Dwellings	906,588	(314,302)
-	(1)	Residential Flat Buildings	-	(930,000)
3	(5)	New Buildings Other Than Residential	748,100	(1,220,000)
5	(4)	Additions to Buildings Other Than Residential	558,150	(104,300)
20	(4)	Swimming Pools	151,170	(51,905)
7	(1)	Additions to Dwelling - Dual Occupancy Unit	698,635	(12,000)
<u>137</u>	<u>(71)</u>		<u>\$7,731,036</u>	<u>(\$5,124,961)</u>

Building Applications received up to the end of December, 1990. Approvals for the corresponding period during December, 1989, shown in brackets.

<u>No.</u>		<u>Type of Building</u>	<u>Estimated Value</u>	
590	(612)	New Dwellings	\$49,747,793	(\$56,133,122)
732	(810)	Additions to Dwellings	9,411,964	(9,772,878)
19	(10)	Residential Flat Buildings	8,604,700	(3,502,005)
38	(79)	New Buildings Other Than Residential	14,315,100	(27,063,748)
55	(51)	Additions to Buildings Other Than Residential	4,813,373	(3,260,420)

Town Clerk/General Manager's Report

Ord. 12/2/91

137	(149)	Swimming Pools	1,559,274	(1,947,836)
82	(74)	Additions to Dwellings - Dual Occupancy Unit	8,590,357	(7,551,289)
<u>1,653</u>	<u>(1,785)</u>		<u>\$97,042,561</u>	<u>(\$109,231,298)</u>

2. BUILDING APPLICATIONS. B25

The following is a summary of Building Applications received during the month of January, 1991. Applications received during January, 1990, shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
24	(20) New Dwellings	\$2,291,633	(\$2,260,085)
42	(35) Additions to Dwellings	519,940	(322,292)
-	(-) Residential Flat Buildings	-	(-)
-	(1) New Buildings Other Than Residential	-	(250,000)
-	(4) Additions to Buildings Other Than Residential	-	(74,000)
22	(9) Swimming Pools	258,534	(116,271)
6	(4) Additions to Dwelling - Dual Occupancy Unit	700,000	(447,760)
<u>94</u>	<u>(73)</u>	<u>\$3,770,107</u>	<u>(\$3,470,408)</u>

3. DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED
AUTHORITY. P160/33

The following is a list of development applications which were approved under delegated authority subject to conditions.

Applicant/Land	Type of Development	Date Received	Date Approved
Terrence M Clark Lots 14 and 15 DP 977298 Section 3 24 and 26 Wolseley Road McGraths Hill	5 lot Subdivision S90/212	28/8/90	4/12/90
Bennett Real Estate Lot 11 DP 751629 1665 Bells Line of Road Kurrajong Heights	2 lot Subdivision S90/235	7/11/90	11/12/90
Bennett Real Estate Lot 111 DP 627613 150 East Kurrajong Road East Kurrajong	3 lot Subdivision S90/216	5/10/90	7/12/90
M Freeburn Lot 17 Section 30 9 Bowman Street Richmond	2 lot Subdivision S90/234	7/11/90	7/12/90
N Machon Lots 1 and 2 DP 551745 Walmsley Road Wisemans Ferry	2 lot Subdivision S90/241	12/11/90	7/12/90
Mr David Bennett Shop 1 DP 154628 and Lot A & B DP 335179 340 Windsor Street Richmond	Change of use from Motor Bike Shop to Real Estate Agent DA 347/90	12/11/90	7/12/90
Endeavour Homes P/L Lot 1021 DP 788674 59 Rifle Range Road Bligh Park	2 lot Strata Subdivision S90/228	30/10/90	7/12/90

Town Clerk/General Manager's Report

Ord. 12/2/91

A V Jennings Lot 1310 DP 802879 6 Deane Place Bligh Park	Subdivision to create two Torrens Title Lots S90/198	13/9/90	7/12/90
Anavak Pty Ltd Lot 859 DP 789701 Ann Place Bligh Park	Detached Dual Occupancy DA 323/90	18/10/90	11/12/90
Anavak Pty Ltd Lot 598 DP 775033 Hosier Place Bligh Park	Detached Dual Occupancy DA 326/90	26/10/90	11/12/90
C Eckford Lot 29 DP 212623 Greens Road Lower Portland	Erection of Ramp & Pontoon DA 335/90	5/11/90	19/12/90
N Peek Lot 3 DP 248890 Greenfield Place Maraylya	Dual Occupancy & Ancillary Garage DA 346/90	31/10/90	11/12/90
G Attard Lot 8 DP 249442 Murrays Road Tennyson	Dual Occupancy DA 348/90	13/11/90	11/12/90
S Peare Lot 1 DP 74436 Level Crossing Road Vineyard	Erection of Rural Workers Dwelling DA 321/90	17/10/90	11/12/90
John J Paine Ross & Co Lot 4 DP 777650 Hawkesbury Road Yarramundi	2 lot Subdivision S90/233	6/11/90	11/12/90

Town Clerk/General Manager's Report

Ord. 12/2/91

Marsim/Castlereagh Corporation P/L Lot 1 DP 5698843 Castlereagh Road Richmond	Road Opening S90/237	5/11/90	7/12/90
W Demarco Lot 233 DP 752061 Mulgrave Road Mulgrave	Filling of Land DA 320/90	10/10/90	19/12/90
J Read Lot 3 DP 38738 158 Francis Street Richmond	2 lot Subdivision S90/230	31/10/90	20/12/90
C P St Julian P/L Lot 1 DP 717896 11 Hannabus Place Mulgrave	2 lot subdivision S90/231	1/11/90	20/12/90
M Hohlweck Lot 9 DP 582877 Spinks Road Glossodia	Dual Occupancy DA 352/90	15/11/90	12/12/90
B J Byrnes and W C D & V A Moore Lot 3 DP 785736 5A Liverpool Street Pitt Town	2 lot Strata Subdivision S90/246	20/11/90	11/12/90
M & A Hoekzema & G & W Woldhurs Lot 71 DP 739082 East Kurrajong Road East Kurrajong	Erection of Farm Machinery Shed DA 350/90	13/11/90	20/12/90
G Stockton Lot 2 DP 703967 Cabbage Tree Road Grose Vale	Erection of a Storage Shed for Scout Assoc. DA 354/90	19/11/90	11/12/90

Town Clerk/General Manager's Report

Ord. 12/2/91

J Cumming Lot 1 DP 59145 Level Crossing Road Vineyard	Erection of a Rural Workers Dwelling DA 331/90	1/11/90	11/12/90
North Western Surveys Lot 1 DP 518642 Windsor Road Vineyard	3 lot Subdivision S89/156	22/6/90	17/12/90
P S Graham & Assoc. Lot 1 DP 554654 Cnr Mileham and Drummond Streets South Windsor	6 lot subdivision S90/47	21/11/90	20/12/90
Mr G Amos Lot 1245 DP 800323 Cnr Porpoise and Neilson Crescent Bligh Park	Attached Dual Occupancy DA 349/90	13/11/90	20/12/90
Mr T M Clark Lot 4 Section 3 Plimsoll Street McGraths Hill	2 lot Subdivision S90/224	26/10/90	20/12/90
Mr G and Mrs C Batt Lot 1 DP 542325 College Street Richmond	Dual Occupancy Dwelling DA 332/90	2/11/90	20/12/90
Airlite Windows P/L Lot 1 DP 736929 Drummond Street South Windsor	Erection of Warehouse DA 363/90	3/12/90	28/12/90
Endeavour Homes P/L Lot 994 DP 788674 Colonial Drive Bligh Park	Dual Occupancy DA 361/90	29/11/90	27/12/90

Town Clerk/General Manager's Report

Ord. 12/2/91

R K Cambridge & Co Part Lots 1 and 2 DP 2844 Bells Line of Road Kurrajong	Subdivision S90/203	27/9/90	28/12/90
Hawkesbury City Council Lot 27 DP 260028 and closed road Woodlands Road Wilberforce	2 lot Subdivision and consolidation of closed road with those lots S90/232	6/11/90	27/12/90
N & J Newton Lot 749 DP 777657 Alexander Street Bligh Park	Attached Dual Occupancy DA 342/90	7/11/90	28/12/90
R & E Wheeler Lot 254 DP 752061 703 George Street Windsor	2 lot Subdivision S90/238	9/11/90	27/12/90
Hawkesbury City Council Lots 107-118 DP 217499 & Lot 1 DP 820367 Macquarie Place Boomerang Drive and Spinks Road Glossodia	5 lot Subdivision S90/221	24/10/90	27/12/90
Mrs L L Petersen Lot 1 DP 701111 Kurmond Road and Lot 3 DP 701111 Crooked Lane North Richmond	Common boundary adjustment S90/248	26/11/90	31/12/90
John Bowden and Co Lot 12 DP 805457 Weatherboard Ridge Rd Kurrajong	3 lot Subdivision S90/242	12/11/90	28/12/90

C Reeve B Walker Mr and Mrs P Trahar Lots 2 and 4 DP 39306 Lot 4 DP 789808 Bells Line of Road and Powells Road, Bilpin	3 lot boundary adjustment S90/215	5/10/90	27/12/90
J F and P Lyons Lot 12 DP 805702 East Kurrajong Road East Kurrajong	2 lot Subdivision S90/252	4/12/90	7/1/91
Hawkesbury Race Club Lot 1 DP 724336 Lot 1 DP 725222 Racecourse Road Clarendon	Extensions to existing dining room DA 345/90	8/11/90	27/12/90
Rakau Pty Ltd Lot 9 DP 13446 Mahons Creek Road Yarramundi	Erection of a Rural Workers Dwelling DA 369/90	5/12/90	7/1/91

4. AREA ASSISTANCE SCHEME. GC/130/4

The Minister has announced the second list of projects to be funded under the 1990/91 Area Assistance Scheme. In addition to the six (6) projects announced in the first list; two (2) additional services have been funded as recurrent projects.

1. The North Richmond Child Care Centre

In association with other children's services in Hawkesbury City, is to receive an annual grant, in 1991 of \$23,589.00. The funding is to employ a part time special education teacher to carry out an integration programme for children with disabilities or learning difficulties.

2. The Women's Cottage

Is offered \$10,400.00 per annum for rental subsidy to allow the service to operate from a central and accessible location.

With the projects previously announced, there are eight (8) successful submissions with a total of \$137,875.00 offered in funding. It is anticipated that four (4) recurrent projects will continue to receive funding from the Department of Family and Community Services, following the 2 year Area Assistance Scheme subsidy period. These four projects are:-

North Richmond Child Care Centre;
Bligh Park Neighbourhood Centre;
Hawkesbury Co-operative Society; and
The Women's Cottage.

5. FINANCIAL INSTITUTIONS DUTY. T215

The Office of State Revenue has acknowledged Council's letter enclosing a cheque for \$47,875.41 being full settlement of Financial Institutions Duty for the period 1st May, 1987 to 1st August, 1990.

Further Council was informed by the Commonwealth Bank on 17th December, 1990, that the Office of State Revenue has made a request on them for payment of \$76,547.66 in relation to uncollected Financial Institutions Duty on Council's General and Trust Fund Accounts from the inception of the duty on 1st December, 1982 to 30th April, 1987. The Bank has advised that at this stage it does not intend to make immediate payment and has requested any available information relevant to this issue.

The Commonwealth Bank has been advised of Council's current situation in relation to Financial Institutions Duty and the appropriate information has been forwarded.

6. BUILDING APPLICATION FEES. (B25)

Council will recall that following the last flood when significant damage was caused, building application fees were waived for applications to repair or replace flood damaged buildings. A similar concession has been allowed with building applications relating to the repair or replacement of buildings damaged or lost in the recent bushfires.

Waste Depot tipping fees have also been waived when depositing bushfire debris.

7. PUBLIC LIABILITY CLAIM (WESTPOOL) - A L BARBA - ALLEGED ACCIDENT - 9 DECEMBER, 1989 - HAWKESBURY RIVER. I112-4-1203390

A Statement of Claim has been received from McClelland Solicitors on behalf of Andre Lee Barba where it is alleged that on Saturday, 9th December, 1989, whilst water skiing on the Hawkesbury River Mr Barba pulled into a recreation area on the eastern side of the river near Windsor which contains a parking area, boat launching area, parklands and other recreational facilities for use by members of the public.

It is alleged that Mr Barba decided to swim in the river immediately adjacent to the recreation area and waded a few feet into the water then dived in striking his head on a submerged log, sustaining severe injuries (Quadriplegia).

Westpool has appointed Solicitors, Philip Fox to attend to defence of the proceedings and once additional information is known a further report will be submitted to Council.

8. AUSTRALIANA PIONEER VILLAGE. GP20/13

Set out below are the financial details relating to the operations of the Australiana Pioneer Village for the months of December 1990 and January 1991. The financial details for the 1990 year are also set out.

Details for December 1990.

Income

Gate Takings	8724.50
Other (Including rental and filming activities	1113.92
	<u>9838.42</u>
Less costs providing income	4566.59
Total Net Income	<u>5271.83</u>

Overheads

Grounds Maintenance	5316.00
Attendants Wages	2981.00
Animal Feed/Hire	1250.00
Service and Admin Costs	1541.00
Promotions	3592.00
Printing and Stationery	450.00
Train Maintenance	125.00
	15255.00

Net Loss (9983.17)

During December the Village was visited by a number of groups, several social groups also booking their annual Christmas parties at the Village, these included Nestles and McDonalds.

Details of these groups are:-

12 schools containing 1630 children and 19 adults;
 5 social groups containing 146 children, 226 adults and 17 families;
 2 Lady Hawkesbury Tours containing 35 adults; and
 5 Special Groups containing 36 children and 56 pensioners.

Total attendances for December were:

Families	171
Adults	890
Children	2340
Pensioners	118

The total attendance figure for December is 1310 more than for December 1989, with the most significant increase being in the number of children attending the special school days. The increase can be attributed to the mailout promotional campaign conducted at the beginning of the fourth school term.

Details for 1990Income

Gate Takings	110, 643.70
Other (including rental and filming activities)	12,609.43
	<u>123,253.13</u>
Less costs providing income	64,007.51
Total Net Income	<u>59,245.62</u>

Overheads

Grounds Maintenance	73,970.60
Attendants Wages	36,261.12
Animal Feed/Hire	19,994.89
Service and Admin Costs	13,960.91
Promotions	45,188.44
Printing and Stationery	4,301.54
Train Maintenance	15,330.14
	<u>209,007.64</u>

Net Loss (149,762.02)

Total Attendances for 1990:

Adults	12,222
Children	16,256
Pensioners	4,081

Total attendance for 1990 was 32,559. This represents an increase of 63% over the 1989 figure of 20,038. It is felt that the continuing promotional activities are having the desired effect of increasing the public awareness of the Village.

It is noted that 95% of budgeted income was realised for the 1990 year.

Although attendances represent an improvement over the 1989 figure, extra funds were required to repair damage caused by the August flood. Notably, commitments were made to Building/Grounds M & R and maintenance works on the train.

Throughout 1990, the Friends of the Australiana Pioneer Village assisted in many ways with promotional activities, and works around the Village grounds, most notably the transition of the old machinery shed into the Bush Theatre.

As Council will be aware, the 1991 budget has been significantly reduced in several areas, including demonstrations/entertainment, promotion and staff costs. The projected reduction is \$128,000 less than the 1990 operational costs. The marketing/promotional emphasis has now shifted to promoting the Village as a recreational park whilst promotion as an educational facility will continue to the schools.

As a goodwill gesture, the spinning ladies have agreed to continue their demonstrations at the Village on selected regular days on a voluntary basis, sheep shearing will also continue on a voluntary basis.

Details for January 1991

Income

Gate Takings	10,670.00
Other (including rental and filming activities)	1,001.14
	11,671.14
Less costs providing income	750.00
Total Net Income	10,921.14

Overheads

Grounds Maintenance	4,125.00
Attendants Wages	2,800.00
Animal Feed	1,083.00
Service and Admin Costs	1,000.00

Promotions	1,667.00
Printing and Stationery	417.00
Train Maintenance	250.00

11,342.00

Net Loss 420.86

During January the following groups visited the Village:

- 7 Vacation Care Centre groups containing 168 people;
- 1 Social Club group containing 80 adults and 36 children;
- 1 Nursing Home group containing 14 pensioners;
- 4 Special Groups containing 60 pensioners; and
- 1 Lady Hawkesbury tour containing 23 adults.

Due to the rationalisation of the days of operation in 1991, Lady Hawkesbury passengers will no longer be visiting the Village. It is however, felt that the benefits from the rationalisation exceed the loss of patronage from the Lady Hawkesbury.

In addition 19 family promotional passes were returned from previous shopping centre promotions.

As Council will be aware, a free ratepayer's pass was included in the distribution of the 1991 rate notices. In the last week of the month, some 109 ratepayer passes have been utilised.

Celebrations on Australia Day helped to increase the January attendance figures. On the day, some 60 items of machinery were displayed and two teams of horses participated in ploughing displays. Again, the assistance given by the Friends of the Village both in promotional activities prior to the Day and assistance on the day is acknowledged. Total attendances for January were:-

Adults	1712
Children	1150
Pensioners	175

3037

9. COMMUNITY SERVICES REPORT - JANUARY. GC 140/1 PT1A. CO-ORDINATOR'S REPORTFunding of Services

Funding of services by the NSW Department of Family and Community Services has been increased by 4.5% from the beginning of 1991. This increase had been anticipated and allowances were made in preparing 1991 budgets. It is expected that there will be a review of the Department's funding programmes in the second half of the year. Once the terms of reference are announced, Council will be advised in time for a submission to be prepared.

Area Assistance Scheme

Indications are that there was a positive evaluation of the Area Assistance Scheme and that a recommendation has been made to continue for a further three year period. Further recommendations regarding the timing of funding announcements have resulted in bringing the whole process forward to allow the Minister to announce all successful projects by the end of November each year. It is anticipated that the Minister will announce this year's Scheme on 15th April with applications closing on 17th May.

Community Involvement

Community involvement continues in the operation of neighbourhood centres, pre-schools, long day centres and park management committees. The participation of members of the public ensures services are appropriate and that Council facilities meet the needs of local communities.

B. COMMUNITY ARTS OFFICER'S REPORTAustralia Day, 26th January

The Australia Day festivities were again held at Australiana Pioneer Village. Paid attendance figures were - 127 families (including 50 rate payers' passes), 382 adults, 21 children, 33 pensioners, 22 disabled - a total of 966. A feature of the day was the Farm Machinery and Steam Engine Field Day, with working engines and a ploughing demonstration.

The Billy Cart Race and Great Australian Dunny Race attracted many entrants, and is proving to be a great drawcard. This was organised by St Johns'

Ambulance and Macquarie Towns Festival Committee. A bush band, demonstrations, coach and dray rides added to the attractions for the day.

Macquarie Towns Festival Committee

The Committee meeting was held on 23rd January. Mr I Honnery of Aerospace International and Mr J Milne, convenor of Centenary Celebrations at the University of Western Sydney, Hawkesbury addressed the meeting to speak on their respective activities for 1991.

It was resolved that the new Festival dates will be 19 - 27 October with the Battle of the Bands on Friday, 25th and the parade and Open Air Fair on 26th October.

The Annual General Meeting of the Festival Committee will be held on 27th February and books of account are being audited.

Friends of the Hawkesbury Art Collection Committee.

The Annual General Meeting of the Committee will be held on February 28th. Books of account are being audited and the Committee is in the process of becoming incorporated.

Macquarie Towns Acquisitive Art Exhibition

Mr Colin Parker, F.R.A.S. will be this year's judge. Dates of the exhibition will be 19-25th July. Rothmans Cultural Foundation has indicated that it will again sponsor the Local Artists Section for \$1000.00.

C. YOUTH RECREATION OFFICER'S REPORT

Christmas Vacation Care Centres

Three centres operated during the Christmas holiday period: North Richmond, Richmond and South Windsor. A total of 160 children attended the centres throughout the break. A number of activities were organised, including excursions to Warragamba Dam, Richmond Theatre and Featherdale Wildlife Park.

These centres provide a much-needed service for working parents in the area.

10. RECYCLING TENDERS. GT20/4 PT1

Tenders for the proposed recycling scheme closed on 11th January, 1991, with three tenders being received. Two of the tenders are very competitive, with one in particular proposing a new concept in recycling which shows considerable merit.

A thorough investigation of tenders is required, which has not been completed to date.

A further report will be submitted upon completion of investigations.

11. SUBMISSION BY THE LIBRARY COUNCIL OF NEW SOUTH WALES TO THE TASK FORCE ON LOCAL GOVERNMENT RATING - OAKES REPORT. GL20/27 PT1

A copy of the Submission by the Library Council of New South Wales to the Task Force on Local Government Rating examining the report of the Committee into Local Government Rating (Oakes Report) was received recently from the State Library of New South Wales.

The Executive Summary states:

"The Library Council of NSW urges the Task Force on Local Government Rating to reject the recommendation of the Committee of Inquiry into Local Government Rating (Oakes Report) for levying of membership fees for library services on the following grounds.

1. Public libraries are a "public good" and are appropriately financed from government revenue, including rate revenue.
2. The Library Council of NSW has already adopted a "user pays" approach in its proposals for free core and chargeable value-added library services.
3. Proposals for future allocation of State Government financial assistance for public libraries in NSW already take into account the needs of disadvantaged local government areas.
4. The membership fee recommended by the Committee will not result in the level of revenue predicted. Overseas evidence demonstrates clearly that membership renewals fall by up to 70% with an average of 30%, where fees are levied. Such fees are therefore not cost effective.

5. The Committee's recommendations run counter to the carefully considered proposals of the Library Council for core and value-added services and for allocation of the available State Government funding for public libraries. All these proposals have been developed in consultation with local government and have been approved by the Minister for the Arts.
6. Membership fees will discriminate against large sections of the public library's clientele, particularly children, the aged, people with disabilities, people with low literacy levels and those of non-English-speaking background.
7. Membership fees will also discourage use by students at all levels. At a time when Australia is being urged to become a "clever country", we would want to ensure that students have ready access to information resources.
8. It is not clear whether the proposed membership fee is for borrowing from the library or access to the library. Any fee presents a barrier to the first time and casual user and negates the libraries' efforts to widen their market. Councils' investment in their library service would as a result be under-utilised."

12. DEMOLITION OF WEATHERBOARD COTTAGE - 270 GEORGE STREET, WINDSOR. DA 328/90

Council is referred to Item 10 in the Planning and Development section of the General Purpose Committee. At the Committee meeting it was requested that information be provided as to the location of other Victorian cottages in the vicinity of the subject land.

There are a number of cottages across the street which are of Victorian era and form a cohesive group despite variations in style, size, form and use of building materials. The cottages within the group include Nos. 271, 275, 279, 285 & 307 George Street, all of which are listed in Schedule 1 of Hawkesbury Local Environmental Plan, 1989, as items of heritage.

13. CALSIL PTY. LTD. (SCHAFER CORPORATION/AWANAKE PTY LTD.) - USE OF CRUSHING PLANT, EAST KURRAJONG ROAD, SECTION 2, EAST KURRAJONG. (68A/268/72)

At its meeting of 11th December, 1990, Council was advised that correspondence had been received from adjoining property owners, Misses Egan, attaching their legal advice and that Council's Solicitors had been requested to advise in respect of that advice.

The advice from Council's Solicitors is now to hand which, whilst disagreeing with the legal principles which led to the opinion of Egan's Solicitors that the crushing plant was unauthorised, reaches the same conclusion.

Council's Solicitors differ from that of the Egans insofar as the likelihood of success of any action that Council may initiate and indicate as follows, "we would opine, however, that in view of the fact that the crushing has been carried out on site since 1980, the Land & Environment Court, in its discretion, would not order the owners to cease operation".

This would particularly appear to be the case as the development was conditioned to expire on 28th August, 1973, and also because there is a development application with Council, yet to be determined, which seeks to extend the life of the quarry. The difference in expiry dates was caused as a result of there being two resolutions by Council, one being in 1972, which approved in principle, with the further and formal resolution being on 28th August, 1973, which granted the formal approval for twenty years.

Recommendation
It is felt that the opinion of Council's Solicitors concerning the unauthorised use of a crushing plant on the premises, the unlikelihood of success in action against the unauthorised use and the date of expiry of development consent, being 28th August, 1973, should be received.

14. TREE PRESERVATION ORDER APPLICATIONS. P160/30

The following determinations have been made under application of Tree Preservation Orders.

Can using quarry for crushing + screening

Applicant	Reason/Request	Determination
Mr G Weller 91 Slopes Road North Richmond	Remove miscellaneous trees - danger to house and shed 29.10.90 - 12.12.90	Approved
Mr M Smit 3 Tim Whiffler Place Hobartville	Remove 6 Poplar trees - roots damaging pipes 31.10.90 - 18.12.90	Approved
Richmond High School Lennox Street Richmond	Remove 1 dead Ironbark tree 13.11.90 - 18.12.90	Approved
Mrs S Seymour 19 Boomerang Drive Glossodia	Remove miscellaneous Ironbark trees for safety reasons 15.11.90 - 18.12.90	Approved
Mr S Shearer and Mesdames K Penney & T Fitzsimmons 16 Porpoise Crescent Bligh Park	Lop branches of 1 tree leaning over house 16.11.90 - 19.12.90	Approved to lop by $\frac{1}{2}$
Mr. R & Mrs M Ellis 250A Macquarie Street Windsor	Remove 1 Gum tree - for safety reasons 14.11.90 - 19.12.90	Approved
Mr J McMahon Lot 6 Tennyson Road North Richmond	Remove 3 trees damaging pool fence. 20.11.90 - 19.12.90	Approved
Souths Jrs Tourist Hotel Greens Road Lower Portland	Remove 4 trees - safety to powerlines 20.11.90 - 18.12.90	Approved to lop by 1/3 only.
North Western Surveys Hermitage Road Kurrajong	Remove miscellaneous Black wattle and undergrowth - Prosp. Elec. requirements 22.11.90 - 17.12.90	Approved subject to conditions

Richmond Golf Club Bourke Street Richmond	Remove 1 Eucalyptus tree termite infested 22.11.90 - 18.12.90	Approved
State Rail Authority Richmond Station East Market Street Richmond	Remove Washington Palm to be removed and replanted in Richmond Park 26.11.90 - 18.12.90	Approved
Mr M Holloway 21 Wattle Street Bowen Mountain	Remove several Wattle trees - white ant infested 26.11.90 - 18.12.90	Approved
Mrs D Miller 43 George Street Windsor	Remove 1 dead Silky Oak tree 27.11.90 - 19.12.90	Approved
Mrs A Voysey 99 George Road Wilberforce	Lop 1 Gum tree 29.11.90 - 19.12.90	Approved
Mr R & Mrs J Robinson Lot 232 Lt. Bowen Drive Bowen Mountain	Remove several Eucalyptus and Acacia trees - dead and diseased 29.11.90 - 18.12.90	Approved
Mr C & Mrs L O'Neill 9 Patya Place North Richmond	Remove 1 dead tree and 1 too close to house 29.11.90 - 19.12.90	Approved
Mr J. Apostolu Lot 3 Inalls Lane Richmond	Remove 1 Peppercorn tree for driveway const. 30.11.90 - 4.1.91	Approved
Mr E Challis Lot 7 Silks Road Kurmond	Remove 1 tree and prune several others 5.12.90 - 21.12.90	Approved

Mr R Bourke 57 Faithfull Street Richmond	Remove 1 Eucalyptus tree too close to dwelling 6.12.90 - 9.1.91	Approved
Mr R Liso 8 Youl Place Bligh Park	Remove 3 trees too close to dwelling 7.12.90 - 9.1.91	Approved
Mr P Brown 10 Leila Avenue Freemans Reach	Remove 1 large Gum tree safety to house and power lines 7.12.90 - 21.12.90	Approved
Ms J Cody 67 Elizabeth Street North Richmond	Lop dead branches of 2 large Eucalyptus trees 5.12.90 - 9.1.91	Approved
Ms C Vance 16 Greenway Crescent Windsor	Remove 1 diseased Gum tree and lop 1 other 11.12.90 - 21.12.90	Approved
Mr A Roberts 2 Ignatius Avenue North Richmond	Remove 2 Pine trees - borer infested 13.12.90 - 7.1.91	Approved
Mr & Mrs M Brown 37 Dorothy Street Freemans Reach	Remove 2 dead trees - Ironbark and Grey Gum 18.12.90 - 7.1.91	Approved
Mr R Gurr 17 Little Church Street Windsor	Prune dead branches of White Cedar tree 21.12.90 - 7.1.91	Approved
Mr & Mrs P Trahar Por 3 Powells Road Bilpin	Remove and replant Conifer - obstructs view on right of way 21.12.90 - 7.1.91	Approved
Mr K & Mrs J Feaver 14 Moray Street Richmond	Remove 1 dead Silky Oak tree 28.12.90 - 7.1.91	Approved

Mr K & Mrs J. Drury 25 Stephen Street North Richmond	Remove 2 Gum trees for various reasons 2.1.91 - 14.1.91	Not approved - no apparent damage to trees
Mr R Pope Lot 47 Kurmond Road Freemans Reach	Remove 1 dead Gum tree 9.1.91 - 14.1.91	Approved
Mr D Innes 33 Chestnut Drive Glossodia	Remove 1 Eucalyptus tree - dangerous in high winds 27.12.90 - 16.1.91	Approved to trim tree only
Mr A Muir Lot 372 Hanlons Road Bilpin	Remove 2 Radiata Pine trees to increase size of orchard 28.12.90 - 18.1.91	Not approved
Mr P Wright Lot 3 Tennyson Road Tennyson	Lop trees in vicinity of dwelling - danger in high winds 2.1.91 - 16.1.91	Approved
Mesdames Duncan & Moloney 45 Marsden Crescent Bligh Park	Remove 1 tree and lop 2 others 4.1.91 - 16.1.91	Approved to lop branches only
Mr R & Mrs S MacDonald Lot 105 Tennyson Road North Richmond	Remove 1 tree too close to house 4.1.91 - 16.1.91	Approved
Mr A Blundell 309 Lt Bowen Drive Bowen Mountain	Remove several Pine trees safety to power lines 7.1.91 - 16.1.91	Approved to lop branches only
Mr W & Mrs J Fitzsimons 36 Pitt Street Richmond	Remove dead limbs and surplus roots 10.1.91 - 16.1.91	Approved subject to conditions

Nepean Stud Farm Grose Vale Road North Richmond	Remove 1 dead tree and lop 2 others 10.1.91 - 14.1.91	Approved subject to conditions
Ms N Knott 27 Bourke Street Richmond	Remove 2 Gum trees - damaged in storm 15.1.91 - 18.1.91	Approved to remove 1 tree and lop other
Mr D Stewart 4 Morton Street North Richmond	Remove 1 dead tree 15.1.91 - 18.1.91	Approved
Mrs M Kelleher 330 Macquarie Street Windsor	Remove 2 trees - danger to dwelling 18.1.91 - 30.1.91	Approved to trim by 1/3 only
Mr V Irlam 21 Hughes Avenue Richmond	Remove 1 Liquidamber tree - danger of falling in high winds 18.1.91 - 29.1.91	Approved to trim only
Mr J Korde 8 Davis Place Bligh Park	Remove 1 dead Gum tree 18.1.91 - 30.1.91	Approved
Mr G Marchant 53 Kurmond Road Wilberforce	Remove 1 damaged Ironbark tree and 1 dead Box tree 18.1.91 - 29.1.91	Approved
Prospect Electricity Greggs Road Kurrajong	Remove 2 Gum trees for safety to power lines 9.1.91 - 29.1.91	Approved subject to conditions
Mr K & Mrs R Cobcroft 72 Cox Street Windsor	Lop 2 Gum trees for safety in high winds 10.1.91 - 25.1.91	Not approved - no damage to trees

Mr B Anthony Lot 48 Lt. Bowen Drive Bowen Mountain	Remove miscellaneous trees and underscrub for dwelling const. 10.1.91 - 29.1.91	Approved
Mr J & Mrs W Van Oosterum 22 Pecks Road North Richmond	Lop 4 trees 10.1.91 - 29.1.91	Approved
Mr J Edmunds 10 Windsor Road Clarendon	Remove several Pine trees - borer infested 10.1.91 - 29.1.91	Approved to trim tops by 500mm only
Mr M Jackson 39 Powell Street Richmond	Remove 1 large Pine - safety to power lines 15.1.91 - 18.1.91	Approved to remove damaged sections only
Mrs K Stephenson 7 Moore Place Bligh Park	Remove 1 Gum tree - borer infested and burnt 15.1.91 - 17.1.91	Approved
Mr A & Mrs G Godwin 29 Garfield Street McGraths Hill	Remove 1 Eucalyptus tree - insect damage 15.1.91 - 29.1.91	Approved
Ms D Perkins 62 Pebbly Hill Road Maraylya	Remove 5 dead Gum trees safety to power lines 17.1.91 - 29.1.91	Approved
Mr F Low 590 George Street South Windsor	Remove 1 dead Pine tree 17.1.91 - 29.1.91	Approved
Mr N Myers 450 George Street Windsor	Lop branches of Elm tree - danger of falling 17.1.91 - 25.1.91	Approved
Mr E Hawkins 195 Macquarie Street Windsor	Remove 1 Willow tree - infested with Willow grubs 17.1.91 - 29.1.91	Approved to trim branches by 1 ½m only

Mr D Chin 61 Francis Street Richmond	Remove 2 Pencil Pines too close to dwelling 17.1.91 - 29.1.91	Approved to prune only
Mrs P Wilson Lot 19 Flinders Place North Richmond	Remove 2 Gum trees for dwelling construction 4.1.91 - 30.1.91	Approved

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

Council is referred to Item 11 in the Planning and Development section of the General Purpose Committee within this business paper, and to the confusion that is apparent as to the current status of the buildings proposed to be demolished.

It was indicated that the buildings in question were on the left-hand side of Grose Vale Road proceeding towards Bowen Mountain, however, unfortunately the property in question is actually that known as "Cooraba", which is on the right-hand side approximately 300 metres from the intersection of Bowen Mountain Road.

The property on the opposite side of the road and near Bells Lane, where the stone chimney is standing and where the building has recently been demolished, is not a heritage item within Council's LEP, however, was identified by Howard Tanner in his North West Sector Heritage Study report but specifically deleted by Council as having heritage significance at its meeting of 28th April, 1987.

The property the subject of the application contains an old historical homestead plus a small second weatherboard cottage and attached barn.

The proposal is recommended for approval, as previously indicated.

16. PUBLIC WORKS. S205/3/A

For the Month of December, 1990.

ROAD RECONSTRUCTION

Chestnut Drive, Glossodia

Work continued with placement of kerb and gutter along western side.

Castlereagh Road, Richmond

Reconstruction of the road shoulder southern side between Long Street and Southee Road with application of the bitumen seal.

ROAD RESEALING

Bocks Road, Oakville, Stahls Road to Hanckel Road.

Blackwood Road, Vineyard.

Tennyson Road at North Richmond end.

Griffins Road, Tennyson.

Uwora Road, East Kurrajong.

Howes Road, East Kurrajong.

DRAINAGE

Johnston Street, Pitt Town. Installation of drainage pipe at junction with Hawkesbury Street.

KERB & GUTTER AND FOOTPATH WORK

Work has commenced on the footpath/cycleway between Windsor and McGraths Hill with construction of a retaining wall at the McGraths Hill end.

OTHER WORKS

North Richmond Shops. Construction of the footpath to connect the two centres.

Installation of awning over entry and maintenance painting at 139 March Street, Richmond (GIO).

Overhaul of Lower Portland Ferry continued.

Replacement of the bus shelter, Windsor Street, Richmond.

Attention to piers under St. Albans Hall.

Supply of stage for "Carols by Candlelight" functions.

FLOOD DAMAGE

West Portland Road. Reconstruction of two short sections of pavement by cement stabilisation.

PARKS AND GARDENS

Topdressing of playing fields Woodlands Park and Tamplin Field.

Placement of pavers and drainage improvement around Richmond grandstand.

Upgrading of the irrigation system on the oval and installation of subsoil drainage McQuade Park is proceeding.

Hawkesbury Tennis Centre.

Installation of the artificial surface on nine courts.

SEWERAGE

McGraths Hill Waste Water Plant

Average Daily Flow, December - 1,933 kl/day

An amount of 56,808 kl has been recycled by land irrigation onto the silviculture project with output above flow on some days.

South Windsor Waste Water Plant

Average Daily Flow, December - 1,502 kl/day

Pump Stations

Relocation of the transformer at Pump Station "C" off Macquarie Street to a higher level.

Replacement of the fence at Pump Station "O", Greenway Crescent.

Installation of lighting conductors at Station "O", Greenway Crescent and Station "Q", Mulgrave Road.

Station "Q" serving the Mulgrave Industrial Area is operational.

Sewers

Attention to six mainline chokes.

Delivery of the new "sewers" maintenance truck.

South Windsor Waste Water Plant Stage II - Construction.

Placement of the base of the biological reactor.

Placement of the small central cone for the clarifier tank.

For the Month of January, 1991.

ROAD RESEALING

West Portland Road. About 3.5km at Sackville end.

KERB & GUTTER AND FOOTPATH

Preparation of the subgrade for the footpath/cycleway between Windsor and McGraths Hill.

FLOOD DAMAGE

Attention to slips and gravel replacement on MR 181 St. Albans Road, Upper Colo Road, Lower Colo Road, Comleroy Road and Cordners Lane.

MAINTENANCE

In addition to patching of town areas, attention was given to grading and gravel patching.

Joshua Road, McKinnons Road and Geakes Road, Freemans Reach, The Driftway.

PARKS AND GARDENS

Work has commenced on resurfacing the Windsor Tennis Courts while placement of pavers has been undertaken in the shelter and around a seat in Bowen Mountain Park.

Installation of the subsoil drainage and upgrading of the watering system for the oval at McQuade Park has reached operational stage.

SEWERAGE

McGraths Hill Waste Water Plant

Average Daily Flow, January - 1,950 kl/day

An amount of 42,273 kl was discharged by irrigation with approximately 60% fed into the silviculture project.

South Windsor Waste Water Plant

Average Daily Flow, January - 1,454 kl/day

Sewers

Attention to seven mainline chokes, with a small section of main replaced at 30-32 Church Street, where collapsed by tree roots.

South Windsor Waste Water Plant Stage II - construction

Inlet Works - Construction commenced with pier holes being formed and concrete placed.

Primary sedimentation tank. Gravel base and concrete blinding layer placed.

Biological Reactor. Placement of steelwork and wall formwork is proceeding.

Clarifier. External perimeter of floor poured. Preparation for centre slab proceeding.

Maturation Pond. Construction complete.

Electrical trenches are being excavated with work commenced on the fermenter and works pump station.

17. BUSH FIRE EMERGENCY - 23/12/90 TO 28/12/90. GF 10/23 PT1

The current summer has seen the worst bush fire season in the Hawkesbury area for over 10 years. The bush fire service has attended to numerous fires and assisted recently in storm damage work in the Northern Suburbs of Sydney. In the days immediately prior to Christmas, a state of emergency was declared as a result of a fire starting in the Blaxlands Ridge area, and the following is the report of the Fire Control Officer in this regard.

Report of Fire Control Officer.

"On Sunday, 23rd December, 1990, at approximately 12.20pm, Kurrajong Heights Brigade whilst attending a fire in Mountain View Close, reported smoke in the general area of Cedar Ridge Road.

On investigation, it was found that a fire had started on the eastern side of Comleroy Road between Blaxlands Ridge Road and Warrigal Road.

Deteriorating weather conditions caused the fire to quickly spread and threaten homes in Jacaranda Road, Weatherboard Ridge, Kentoleen Road and the northern side of Blaxlands Ridge Road before crossing to the southern side of Blaxlands Ridge Road, 400 metres east of Kentoleen Road. The fire then ran almost parallel with the Blaxlands Ridge Road and threatened more homes to the east.

At the height of the fire, 17 Hawkesbury brigades with 35 firefighting units were committed either to extinguishing a number of homes that had caught alight or protecting others at risk.

The threat to life and property on a number of occasions cannot be overstated and brigades are to be congratulated on their efforts and success in minimising losses as indicated at the end of this report.

The potential for the fire to have spread further to the west, south and east is recognised and it was fortunate that the wind during the early part of the afternoon did not appreciably vary in its direction.

The fifteen other fires within the City on this day placed an additional burden on Hawkesbury brigades, and it was necessary for additional resources to be called in from neighbouring Local Government areas of Baulkham Hills, Blue Mountains and Penrith as well as several units from the NSWFB (New South Wales Fire Brigades) and NPWS (National Parks and Wildlife Service) to assist.

During the mid afternoon the fire spotted across Roberts Creek and threatened homes near the junction of East Kurrajong Road, Section 2 and the Putty Road and into the Morilla Road area.

Further spotting occurred in the area south of the "Mad Mile" but this offered no immediate threat to property.

Because of the seriousness of the situation it was necessary for the Hawkesbury District Bushfire Protection Committee Executive to be called together to consider the appointment of an Emergency Controller as defined under Section 41F of the Bushfires Act.

Such a meeting took place between the Mayor, Town Clerk/General Manager, New South Wales Fire Brigades District Officer Ron Murphy and the Fire Control Officer. It was agreed that the Chief Co-ordinator be asked to appoint Council's Fire Control Officer as Emergency Controller.

Appointment of the Fire Control Officer took effect from 7.30pm with District Officer Mr R. Murphy of the NSWFB appointed to assist the Controller.

After aerial reconnaissance of the fire area by a NPWS helicopter, the fire was mapped out by the Controller in conjunction with Group Captains Brian McKinlay, William Bean, District Officer Murphy and Superintendent Manson of the NPWS in order that a concentrated effort could be made to contain the fire during the evening hours between the area broadly described as Comleroy Road to the west, Boggy Wheeny to the north, East Kurrajong Road Section 1 to the south and Morilla Road and a bulldozed track, running from the Mad Mile to Roberts Creek to the east.

These plans were put into effect during the evening of the 23rd December and the early morning of the 24th December and were successful in containing the fire from spreading any further to the south/south east.

It was however, necessary for brigades to continue to mop up and patrol the entire area over the next several days. For this reason as well as the continuing hot dry weather conditions, the emergency appointment was extended until 6pm on 28th December, 1990.

Council would be aware that at approximately 3.45pm on 23rd December, 1990, Ebenezer tanker with a crew of nine was overrun by fire resulting in six of the crew suffering burns to the face, ears and hands. These members have recovered from their injuries and have attended several stress debriefings arranged through the Wentworth Area Health Centre.

During the period of the emergency two other major fires i.e.

- i. Rush Creek approximately 6km north of Colo Heights covering an area of 4,200 hectares and
- ii. Mogo Creek north of St Albans covering an area of 130 hectares

were contained after extensive efforts involving the NPWS, Bushfire Brigades and the NSWFB. The Mogo Creek fire in particular was a difficult fire to contain due to personnel working in rough terrain and it was necessary for the NPWS to employ helicopters with water buckets over many days to bring the fire under control.

Brigades have asked that appreciation be extended to neighbouring Local Government areas, NSWFB personnel, Police, Salvation Army, Bushfire catering personnel, Ladies Auxiliary, water carters, Prospect Electricity, Telecom, Daryl Mund for his valuable bulldozing work and Council officers and staff who willingly assisted in the Control Room or with mechanical repairs or fuelling of trucks.

BLAXLAND RIDGE/EAST KURRAJONG FIRE - 23.12.90

Area burnt	5,900 hectares	
Brigade involvement	Hawkesbury	17 brigades
	"	35 firefighting units
	"	7879 manhours

Other involvement	Baulkham Hills	6 brigades- firefighting units
	Blue Mountains	3 " " "
	Penrith	5 " " "
	NSWFB	4 " " "
	NPWS	4 slip on units

Losses	Persons injured
	Houses destroyed
	Houses damaged
	Sheds destroyed
	Sheds damaged
	Motor vehicles destroyed
	Motor vehicles damaged
	Caravans destroyed
	Trailers destroyed
	Boats destroyed

Initial assessment of property damage valued at \$970,000.00. There was also substantial damage to telephone and power lines and private fencing.

Weather - 23rd December, 1990

TIME	TEMP	RH	WIND(kph)
1000	29	58	ENE 6
1100	35	28	NE 22
1200	40	13	W 26
1300	40	10	W 60
1400	42	7	W/WSW 45
1500	39	10	W/WNW 45
1600	37	14	SW 28
1700	36	10	WSW 28
1800	35	10	W 28

Soil Dryness Index - 152
Drought Index - 108"

Since that time, there have been a number of meetings with Fire Control staff and a meeting at which the Mayor and myself were present with Brigade Captains, Group Captains and Fire Control staff. Concern was expressed at that stage, by some of the members, as to the current standard of equipment and expenditure by the Council.

There have been a number of significant improvements over the last 10 years in equipment in the Bush Fire Service, and this has involved the purchase of 14 vehicles, installation of a separate radio network with radio communication in all vehicles, increase in the Fire Control office staff and a 24-hour monitoring service, provision of a new 5-band radio system, and increased funding for clothing and equipment.

At the same time, the role of the Fire Service has changed quite dramatically with the creation of large areas of National Park and State Recreation Area and changed community attitudes towards fire prevention. This has placed a greater emphasis on fire suppression. In the last two years there has been discussion with Bush Fire Service personnel regarding the need to reassess capital equipment based on the changed role. This is taking place and the Fire Control Officer has indicated a list of priorities. These all need to be balanced with the amount of capital equipment, the human resources available to man that equipment and at what times, the cost of maintenance, all compared to the likely risks and consequences for providing various levels of service. It is noted from the Blaxlands Ridge fire that those homes that were built and maintained in accordance with the Council's adopted Bush Fire Policy were left in far different circumstances to those that were not and/or where there was inadequate clearing around the homes. In those circumstances it is certainly questionable as to whether the fire fighters should be required at all to protect those premises from fires in extreme conditions. The following are the last figures available indicating expenditure in various Local Government areas on a per property and per population basis.

EXPENDITURE ON A PER PROPERTY BASIS AND
PER POPULATION BASIS FOR 1989

	<u>Per Property</u>	<u>Per Population</u>
	\$	\$
Baulkham Hills	22.57	6.76
Blacktown	4.87	1.44

Blue Mountains	48.49	23.83 <i>Special Levy Applies</i>
Gosford	10.69	4.81
Hawkesbury	21.81	8.08
Hornsby	18.07	6.34
Lithgow	20.85	9.16
Liverpool	8.83	2.75
Penrith	8.51	2.63
Singleton	23.00	12.98
Sutherland	10.43	3.74
Wingecarribee	19.11	14.05
Wollondilly	24.18	9.16

To raise the amount of funding sought by the Captains at the recent meeting, would require the Council to either obtain a separate grant from the State Government, increase rates in one year by 15%, increase rates by a lesser percentage but over a number of years (these requiring the Minister's approval), or decreasing expenditure in other areas by an equivalent amount. The matter is separately addressed in a minute from the Mayor.

**18. BUSH FIRE BRIGADE INVOLVEMENT DURING STORM DAMAGE
EMERGENCY CLEAN UP IN THE NORTHERN SUBURBS OF SYDNEY.
GC180/2 PT1**

A number of Hawkesbury Bushfire Brigades were called upon to assist in the clean up after the devastating storm on 21st January, 1991 affecting the northern suburbs of Sydney.

Seven Hawkesbury brigades were involved and spent 804 man hours over the period 22nd January to 26th January assisting in such tasks as:

- i) spreading tarpaulins over damaged roof areas
- ii) removing trees from buildings
- iii) cutting and removing trees from power and phone lines
- iv) " " " " obstructing roads and driveways

The input by the volunteer organisation was extensive over the week long period and in the early stages of the operation over 80 bushfire vehicles and 500 personnel were involved. Bushfire personnel from as far away as Dubbo, Orange, Wingecarribee and Hunter districts volunteered their time.

19. SOUTH CREEK. GR60/6 PT1

Trainee Health and Building Surveyor Wayne O'Connor undertook a major study on the "Potential Toxic and Biological Effects of Sewage Effluent on Fish Populations in South Creek" as part of his final year at University of Western Sydney, Hawkesbury.

Following is a summary of the report, copies of which are available for Aldermen, if desired, and also for sale.

*"This study was based on the survival rates of fish populations *Salmo gairdneri* (Rainbow Trout) (high oxygen demand) and *Carassius auratus* (Goldfish) (low oxygen demand) in South Creek water. The fish species chosen were indicative of natural occurring species such as perch and carp which are protected in Australia.*

The water was chemically tested which revealed significantly high levels of nitrates and ammonia and low levels of dissolved oxygen during low tide.

South Creek during low tide, receives mainly waste water from some six (6) sewage treatment plants, which contributes highly to its flow.

The waste effluent is the result of tertiary treatment at most of the plants. The results ascertained by this study revealed that the current water status would not favour all fish populations. A 95% mortality rate and 0% mortality rate were recorded for Rainbow Trout and Goldfish respectively, indicating that the creek would be selective to supporting more resistant aquatic fauna.

The three sites biologically examined in South Creek revealed similar biological and chemical patterns, however, some fluctuations showed that continued monitoring of the creek water quality is highly recommended.

The results gained brought new insights into the chemical patterns of the creek which arise as a result of waste water disposal from STP's.

Stormwater and agricultural runoff too, contribute to the high levels of phosphates and nitrates. The other important factor was that of dissolved oxygen which is greatly influential to fish survival. The lowest level recorded was approximately 100 metres from a discharge point from a STP.

As identified by this report, water pollution is clearly undesirable for many reasons:-

- 1. Contamination of water supply*
- 2. Restriction on recreational uses*
- 3. Affect on fish and aquatic life*
- 4. Creation of environmental nuisances*

It is important to examine all aspects related to a dilapidated aquatic ecosystem and no individual factor should be held as the causative agent.

Conclusions

- (a) The survival of fish species in the South Creek - Hawkesbury River System is significantly affected by the current quality of disposed effluent discharged.*
- (b) The levels of nitrates and ammonia are critical with respect to fish tolerance and survival in South Creek especially during low tides. However, the levels of phosphates during the winter months do not pose a problem to fish survival.*
- (c) The high levels of ammonia recorded would significantly reduce the survival chance of most fish species in waters receiving effluent from STP's. Whether this ammonia was in the unionised toxic form remains unknown.*
- (d) The levels of dissolved oxygen currently in South Creek are significant in terms of fish survival. The low levels recorded suggests, that the more tolerant aquatic organisms (including some fish) can survive.*
- (e) The quality of water in the Hawkesbury River - South Creek system could be hazardous to human recreational and irrigational use. The use of the water for irrigation would not pose a major problem but could increase the rate of eutrophication. The use of South Creek as a recreational*

water is highly undesirable. The current high levels of ammonia at low tide indicates that faecal contaminants are present.

- (f) There are two avenues that could be utilised to help protect South Creek from further degradation. The first is based on prevention of high nutrient loaded effluent being discharged into South Creek. It is impossible to prevent all waste water entering the creek, however, the quality of water should be maintained, this is best achieved at the Sewage Treatment Plants themselves.*
- (g) The other avenue to control the quality of water in South Creek would revolve around a comprehensive Water Quality Management Plan. This would involve detailed sampling, analysis and evaluation of the water with reference to chemical, microbial and physical parameters."*

The report is being forwarded to various State Authorities for comment.

20. SCHAFFER CORPORATION - PROPOSED QUARRY, EAST KURRAJONG ROAD, SECTION 2, EAST KURRAJONG. DA 117/90

In relation to the first application by Schaffer Corporation which was refused, Council inspected the site on 4th October, 1990. At this inspection a petition and a number of letters objecting to the proposal were tabled, however, were not mentioned in the minutes of that meeting. It is to be noted that the petition and letter were received.

21. VACATION ACTIVITY CENTRES - JANUARY. GC 120/5

Due to a change in policy by the Department of Sport, Recreation and Racing, a new structure was adopted for the organisation of Vacation Activity Centres.

Bookings are now required and there is a cost of \$3 per child, per day. All bookings had to be made through the Parramatta Office of the Department. As a result of these changes, numbers were well down on past holidays. However, by the end of the three week holiday, numbers had increased slightly. A total of 65 children attended the centres. The Activity Centres cater for children who are looking for alternative and extra activities during their holidays. Pre-enrolment is

a commitment which is not always suitable for all families. The children who have attended these centres in the past have not always done so on a regular basis.

Many children who have attended in the past were unable to attend the activity centres, apparently due to this change in procedure.

The Department of Sport, Recreation and Racing has been informed of the problems which occurred as a result of its policy change.

22. PUBLIC LIBRARY STATISTICS 1989. GL20/27 PT1

The Public Libraries Branch of the State Library produces annual comparative statistics for public libraries within New South Wales.

The statistics are quantitative and imply no comment upon quality of service, there is also the distortions that can be caused by extremities in population size, capital expenditure or special programmes in any one year. A state average and median is given for each of the tables as well as a metropolitan and country average and median.

Below is a listing of some of the key indicators of library service represented in the report with Hawkesbury compared to both the metropolitan and state-wide statistics.

			Hawkesbury	Metropolitan Median	Metropolitan Average	NSW Median	NSW Average
Table 1	Expenditure & Subsidy per capita voted for 1990		\$12.38	\$17.80	\$12.19	\$15.10	\$17.37
Table 2A	Circulation of all materials 1989		270,962	494,411	611,188	312,270	432,374
Table 3d	Acquisitions & Discards 1989	Acq. Disc.	3,977 1,276	14,385 8,161	17,518 15,572	7,097 11,539	3,715 9,579
Table 4a	Registered Borrowers 1989		22,673	31,360	41,711	14,920	27,521
Table 4b	Service Points 1989	Hrs open Branches Mobiles Deposit Stations	44.5hrs 1 - 6	52.5hrs 2 1 4	52.1hrs 3 1 3	47hrs 3 1 3	46.5hrs 4 1 4

Town Clerk/General Manager's Report

Ord. 12/2/91

Table 4c	Staff (Full-time Equivalent) 1989	13.9	32.9	33.6	15.2	21.8
Table 7	Population 1989	48,700	69,100	93,091	44,380	65,096
Table 8	Total Expenditure 1989	\$523,537	\$1,353,903	\$1,527,478	\$625,622	\$960,757
Table 8a	Expenditure per capita 1989	\$10.75	\$15.29	\$17.78	\$12.66	\$14.52
Table 8b	Expenditure on salaries per capita 1989	\$6.35	\$8.32	\$9.13	\$7.20	\$7.67
Table 8c	Expenditure on material per capita	\$2.40	\$3.01	\$3.53	\$2.61	\$2.87
Table 9	Library Material (Total Collection)	93,002	146,272	179,389	99,401	126,795
Table 9a	Library Material per capita	1.91	1.99	2.14	2.09	2.19
Table 12a	Circulation per capita 1989					
	Loans	5.56	6.80	6.97	6.53	6.84
Table 12b	Turnover of Stock - from Loans	2.91	3.11	3.36	3.02	3.19
Table 12c	Circulation per staff member	17,494	17,626	18,699	20,544	21,678

23. REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 12TH FEBRUARY, 1991. C50-1

File Rep Date	Referred To	Subject	Comment
11 Oct 88	Boundaries TC/GM	Possible changes	Report when investigations completed
13 Jun 89	Transfer of Lands TC/GM	Financial aspects of proposed transfer of lands - Dunsford Investments Pty Ltd	Report when definite plan is prepared
12 Sep 89	Tree Planting Programme MES	Planned areas, storage and maintenance	Report March GPC
14 Nov 89	Proposed Sewerage Treatment Plant Rouse Hill MEBS	Report on Development	EIS on Exhibition
13 Mar 90	Clause AS2021 MTP	Clarification of use	Report when information received from Department of Planning
10 Apr 90	Regional Sporting Facilities MES	Clarendon area including project for Richmond Swimming Centre and use of adjoining university area	Report April GPC
8 May 90	Windsor Town Centre MTP	Proposed Development Plan - feasibility including methods of financing	Under investigation

File Rep Date	Subject Referred To		Comment
14 Aug 90	Amendment to Dog Code MTP	To provide for an appropriate buffer between kennels and residential or rural/residential localities	Under investigation
14 Aug 90	Hilltop Road MES	Upgrading Creek crossing	Report February GPC
14 Aug 90	Bridge Priorities MES	Overall bridge priorities	Report 1991
11 Sept 90	The Ivy Inn, Bilpin MTP	Existing use rights	Awaiting advice on owner's legal opinions
11 Sept 90	Library Performance Measures CLIB	Likely costs	Under Investigation
9 Oct 90	Temporary Location MTP	2 Historic Cannons	Awaiting advice from D.O.P.
13 Nov 90	Greenway Crescent	Traffic control measures relocation of sand pit	Report March GPC
11 Dec 90	Boat Ramps MTP	Ramps in existence in area without approval	Under investigation

IT IS RECOMMENDED THAT the reports in this section be received.

REPORTS OF COMMITTEES

MUSHROOM COMPOSTING INDUSTRY COMMITTEE MEETING
held on 5th December, 1990

AUSTRALIA DAY AWARDS COMMITTEE MEETING
held on 6th December, 1990

MINUTES OF MUSHROOM COMPOSTING INDUSTRY COMMITTEE
MEETING HELD AT 5.00P.M. ON 5TH DECEMBER 1990 AT GRAHAM
PRICE PTY LTD, 100 PITT TOWN ROAD, MCGRATHS HILL

Present: Alderman W Sledge - Chairperson, Aldermen R Rotherham, R Benson, Messrs G Price, D Heley, J Miller, K Symonds, C Wilson, S Durrington, J Bradwell, A Kennedy, G Falson, R Clifford, R Tolson, J Hincks, C Longworth, P Foster.

Apologies: RESOLVED on the motion of Messrs Longworth/Miller that the apology of Alderman E Books be accepted.

The Chairperson welcomed Mr S Durrington of State Pollution Control Commission, who will replace Mr J Bradwell and Mr A Kennedy of NSW Agriculture and Fisheries who has replaced Mr R Bowen.

Confirmation of Minutes

RESOLVED on the motion of Messrs Falson/Longworth that the Minutes of the meeting held on 15th August, 1990, be confirmed.

General Business

- 1) Mr Falson submitted a report recommending that Council alter its Local Environmental Plan to define mushroom composting as "designated development".

Moved on the motion of Mr Falson/Alderman Rotherham that the recommendation be adopted.

An AMENDMENT was moved on the motion of Messrs Miller/Price that the matter be deferred to the next meeting.

On being put the amendment was carried.

The amendment then became the motion which was put and carried.

- 2) A report was submitted on complaints received by Council regarding mushroom composting premises.

In the period 1st August, 1990, to 4th December, 1990, the following complaints were received:-

- a) Mushroom Composters Pty Ltd - Three complaints received from one person.

Number of days complained about - 5.

Number of days in period - 126.

Number of days per complaint - 25.2.

Two letters were received regarding ongoing odour problems.

Number of days per complaint - 25.2.

Two letters were received regarding ongoing odour problems.

Complaints in previous periods.

4th October, 1989 - 19th March, 1990 - Nil complaints.

20th March, 1990 - 31st July, 1990 - Nil complaints.

- b) Graham Price Pty Ltd - Eleven complaints received from five persons, the distribution being 6-2-1-1-1.

Number of days complained about - 12.

Number of days in period - 126.

Number of days per complaint - 10.5.

Seventy Two letters were received regarding ongoing odour problems.

Complaints in previous periods.

4th October, 1989 - 19th March, 1990 - Ten complaints received from three persons, the distribution being 7-2-1.

Number of days complained about - 12.

Number of days in period - 166.

Number of days per complaint - 13.8.

20th March, 1990 - 31st July, 1990 - Ten complaints received from three persons the distribution being 8-1-1.

Number of days complained about - 13.

Number of days in period - 135.

Number of days per complaint - 10.4.

RESOLVED on the motion of Messrs Tolson/Miller that the report be received.

Mr Wilson advised that according to their records, 77 letters of complaint have been submitted by him to Council. The Chairperson advised that the matter would be looked into.

Mr Symonds advised that he had kept a log for 104 days, of which the odour was present on 95 days up to 3 times a day.

- 3) An inspection was conducted of the Accelerated Assisted Composting process of Graham Price Pty Ltd.

Mr Wilson asked when a development application would be submitted to convert production to tunnels, Mr Price advised that he needed twelve months' production on his own farm prior to release to clients. A development application will be submitted for tunnels early next year.

Mr Price advised that the S.P.C.C. had carried out air monitoring in his tunnel.

Mr Bradwell stated that 24 hour sampling was carried out over 8 days for ammonia. Concentrations were high, however, ammonia is quickly dissipated in the atmosphere and is also very easily removed. These concentrations of ammonia indicated aerobic conditions present. The presence of other gases was not tested, as from S.P.C.C. experience, ammonia is the most significant gas present. An expenditure of at least \$10,000 would be necessary for further chemical analysis, depending on number of gases, and concentration limits, required.

Mr Hincks expressed concern that ammonia may mask other odours and removal of ammonia may not abate the odour problem.

Moved on the motion of Mr Hincks/Alderman Benson that the exhausted gases from the tunnel be analysed and predictions prepared of what levels would be present for tunnels of various production tonnages, further that the mushroom composting industry be asked to fund this work and a request be made to the S.P.C.C. and appropriate Ministers to assist funding and local Members of Parliament be requested to support the request to S.P.C.C. and Ministers.

An **AMENDMENT** was moved on the motion of Alderman Rotherham/Mr Price that the exhausted gases from the tunnel be analysed and predictions prepared of what levels would be present for tunnels of various production tonnages. Further that the mushroom composting industry be asked to fund this work and a request be made to S.P.C.C. and appropriate Ministers to assist funding and local Members of Parliament be requested to support the request to S.P.C.C. and Ministers. Further that Council be requested to assist in financing the analysis.

On being put the amendment was carried.

The amendment then became the motion which was put and carried

- 4) Alderman Rotherham requested that future reports on complaints be listed in phone, pro forma letters, and letter categories.
- 5) Mr Foster asked if the S.P.C.C. had made an attempt to investigate whether the new plant at Mushroom Composters Pty Ltd was to reduce odours or increase production.

Mr Bradwell stated that there was no need for Mushroom Composters Pty Ltd to obtain approval from S.P.C.C. and, therefore, no need to investigate. Mr Bradwell added that he has attended the site and that the new plant is working effectively and there is a definite improvement in odour.

Mr Heley stated that the new plant has been operating for 3 weeks and fine tuning is still taking place in the whole process. Mr Foster stated that the smell seems to be far worse than before the machinery was installed.

Mr Tolson stated that he lives in the same community and other people are not saying the same as Mr Foster.

- 6) The Chairperson thanked John Bradwell for his contribution not only to this Committee, but to the Hawkesbury in total.

RESOLVED on the motion of Alderman Rotherham/Mr Clifford that Mr Bradwell be thanked in writing.

Next Meeting

Resolved on the motion of Alderman Rotherham/Mr Clifford that the next meeting be held at Mushroom Composters Pty Ltd on a date and time to be determined by the Chairperson.

The meeting terminated at 6.45p.m.

Minutes of the Meeting of the Australia Day Awards Committee held in the Mayor's Office on Thursday, 6th December, 1990 commencing at 4.00 p.m.

PRESENT : Alderman W.J.Sledge, Mayor, Alderman W.J.Mackay, Deputy Mayor, and Mesdames J.Peare and M.Overmyer and Messrs.J.Milne, B.Brown, D.Bowd and G.McCully.

CONSIDERATION OF NOMINATIONS RECEIVED FOR AUSTRALIA DAY AWARDS AND DETERMINATION OF SUCCESSFUL RECIPIENTS. A9/3

MOVED by J.Peare seconded by M.Overmyer that the late applications be not accepted. Carried.

MOVED by D.Bowd seconded by M.Overmyer that Council request that the Australia Day Awards Committee consider all Australia Day Awards, including the name to be placed on the Commemorative Plaque for development of the Shire/City. Carried.

MOVED by B.Brown seconded by D.Bowd that information and nomination notices for Citizens Awards be sent out with rate notices, an article/s be included in the Civic News and the Hawkesbury Gazette be requested to do an Editorial on Citizens Awards. Carried.

MOVED by J.Peare seconded by B.Brown that Peter James Minturn be awarded the 1991 Citizen Award. Carried.

MOVED by Alderman Mackay seconded by J.Milne that Miss Elizabeth Ellis be awarded the 1991 Young Citizen Award. Carried.

MOVED by B.Brown seconded by J.Peare that Miss Cathy Gardiner be awarded the 1991 Sports Award. Carried.

The meeting terminated at 5.00 p.m.

CORRESPONDENCE FOR INFORMATION

1. MINISTER FOR TRANSPORT NEW SOUTH WALES -
ELECTRIFICATION OF THE RIVERSTONE/RICHMOND LINE. R185-8

"The Minister for Transport has asked me to reply to your letter regarding the electrification of the Riverstone - Richmond line.

Council's support for the "Save Our Rail Action Committee" has been noted. The comments of the Committee on this subject are much appreciated and I would like to address each of the topics in turn.

TRACK

I am assured that the track design will accommodate electric rolling stock. The laying of concrete sleepers is not planned during this stage of electrification.

The existing sidings used for crossing trains at Clarendon and Windsor are programmed for removal during the upgrading as they will not be required. Trains will be timetabled to cross at Mulgrave and Quakers Hill. This will eliminate the current inefficient practice of reversing in and out of sidings.

LEVEL CROSSINGS

The level crossings mentioned in the Committee's report will be retained and there are no plans for additional level crossings. As with all level crossings, it is desirable that bells and flashing lights be provided as an added safety precaution. CityRail will pass on the Committee's safety concerns to the Roads and Traffic Authority, which is the organisation primarily responsible for level crossing safety.

SAFE WORKING PRACTICE UPGRADING

As stated previously, the number of sidings will be rationalised and the new crossing stations will be Mulgrave and Quakers Hill.

The installation of new signalling and equipment will not occur as part of the electrification programme. This will be progressed as part of the CityRail resignalling programme and other sectors within the Metropolitan area currently have higher priority. However, during the electrification programme new signal cabling will be laid to facilitate later upgrading of the system.

TRAINS

I am informed that there is no intention to utilise "red rattlers" on the services to Richmond. However, CityRail has asked me to mention to the Committee that it

is in the process of replacing the old "rattlers" with modern Tangaras and is also about to embark on the refurbishing of the older carriages of the double deck fleet. This modern rolling stock will be available to users of the Richmond Line. It is agreed that peak hour services should provide limited stop 'express' journeys to the CBD.

TIMETABLING

Stage one of the electrification will see a shuttle service provided between Riverstone and Richmond during peak hours. In the off-peak and at weekends a shuttle service will operate between Richmond and Blacktown. The operation of through services will be implemented in later stages of the project. Services will equal passenger demand.

BRIDGES

The bridges crossing George and Macquarie Streets will be replaced and the new bridges designed for a minimum road to bridge height of 3.5 metres.

STATIONS

All stations on the Richmond to Riverstone section will be upgraded as part of the electrification project. Upgrading will be to high standards. The individual issues the Committee has raised are being addressed as different stages are planned. All stations on the Richmond line will remain open.

COMPLETION DATE

During the last 12 months improvements totalling more than \$1 million have been carried out along the Richmond line and electrification between Riverstone and Richmond will be completed by August next year.

Approximately \$8 million will be expended in 1990/91 on the project and a further \$4 million will be allocated in 1991/92.

Despite the constraints to CityRail's Capital Works Program, caused by cutbacks in Federal funding to the States, which have slowed the project, electric trains will run to Richmond in the latter half of next year.

I would like to personally thank the Committee for the interest it has shown in the future of the Richmond line. CityRail officers will continue the co-operation the Committee has experienced in the past.

I trust the information given is helpful. Would you also ask the Committee to accept this response as a reply to its direct approach to me."

(TC/GM - The letter from the Minister is dated 11th December, 1990.)

2. AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION - ANNUAL CONFERENCE. W/E 281290-5, C48-3.

Advising that the Australian Local Government Women's Association New South Wales Branch's Annual Conference will be held at Inverell in April 1991. Also inviting applications from interested Council's to host the 1992 Annual Conference.

3. HON. K ROZZOLI, M.P. - FLOOD PLAIN ACCESS AND CONTROL. F84-17

Acknowledging Council's letter of 3rd December, 1990, regarding flood plain access and control, and advising that he will make the necessary arrangements in the New Year for a deputation to the Water Board regarding water capacity of Warragamba Dam.

4. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - SHIRES ASSOCIATION OF N.S.W. - 53/90 SPECIAL CIRCULAR. C44-2

Forwarding a Special Circular on the Commonwealth Grants Commission Inquiry into the Distribution of General Purpose Grants for Local Government.

The Commonwealth Government has referred to the Commission an Inquiry into the interstate distribution of general purpose grants (Financial Assistance Grants) for Local Government. Following the Self Inquiry, the interstate distribution has been phased in to a per capita basis. The terms of reference of the Inquiry required the Commission to apply fiscal equalisation principles to the interstate distribution, just as those principles are now applied to the intrastate distribution. The applications of fiscal equalisation principles to the interstate distribution of Local government Financial Assistance Grants poses a significant threat to the pool for distribution in New South Wales. That pool would be substantially reduced if the basis for assessment of revenue-raising capacity is property values.

Giving details of the Associations' original submission to the Inquiry and advising that the Associations recommended that "the Commonwealth Grants Commission Inquiry reject a fiscal equalisation basis for the distribution of Commonwealth general-purpose revenue to Local Government and retain an equal per-capita basis for that distribution". Enclosing a copy of the Associations' Rejoinder Submission to the Commission. In their submission the Associations express their strong opposition to absorption of Local Government Financial Assistance Grants into State Government Financial Assistance Grants.

A further issue for Local Government nationally has arisen since the Special Premiers' Conference at the end of October which agreed to untie Commonwealth Local Roads fund and to pay them via general purpose grants. The Associations' policy on road funding is that "the special place of Local Government in relation to provision of facilities and services of national importance, particularly the maintenance and construction of roads, should be recognised through a system of specific purpose grants". The Associations oppose full absorption of Commonwealth local road funds. The submission identifies options to deal with full or partial absorption.

5. A R BLUETT MEMORIAL TRUST - ANNUAL AWARD. A9/1

Council has been invited to enter the 1990 A R Bluett Memorial Award. The annual Award is presented to the Council considered by the Trustees to have made during the preceding twelve months, the greatest relative progress in the field of local government.

(T.C. - The award focuses on physical achievements rather than organisational achievements and thus it is not intended to make an entry for 1990).

6. ROBERT WEBSTER, MP - MINISTER FOR FAMILY AND COMMUNITY SERVICES AND MINISTER FOR ADMINISTRATIVE SERVICES. I90/4475

A grant has been approved under the Community Services Grants Programme for the period 1st January, 1991 to 30th June, 1991, as a contribution towards the operating costs of Richmond Occasional Child Care Centre. The approved grant is equivalent to half of a full year's grant of \$6,546.00, and includes a cost supplementation of 4.5%.

7. LEETON SHIRE COUNCIL - BUY AUSTRALIAN CAMPAIGN.
GO 50/1 PT1.

Leeton Shire Council is seeking the support of Council in a 'grass roots' version of the Buy Australian campaign.

They are seeking from Government, clearer and bolder labelling of the country of origin on both domestic and imported products.

Also contact will be made with supermarket distribution chains and local supermarkets with a request to stock and sell Australian grown and produced products and to only use imported products where an Australian equivalent is not available.

8. PAUL GIBSON, M.P., STATE MEMBER FOR LONDONDERRY.
GF16/6 PT1

Referring to Council's letter concerning amendments to the Financial Institutions Duty and advising that he has made personal representations on behalf of Council to the Hon. D A Hay, MP, Minister for Local Government and Minister for Planning and that as soon as a reply is to hand he will contact Council.

9. HAWKESBURY HOSPITAL - AUXILIARY. GP90/6 PT1

Expressing appreciation for Council's donation of \$100.00 to the 1990 Annual October Appeal.

10. LOCAL GOVERNMENT BORROWING PROGRAM 1990/91. GF14/4

The Department of Local Government in General Circular 91/4 dated 4th January, 1991, requested that Council review its determined borrowing program in order to ascertain whether any part of its program will not be taken up due to changed priorities or the deferment of any of the programmed works. The intention being that any part of a borrowing limit not being taken up will be reallocated to another Council seeking an increase for urgent works the due date for the return of this review being 25th January, 1991.

(TC/GM - The Department was advised that the borrowing program for Hawkesbury Council as finalised at \$900,000 for the 1990/91 period should remain unaltered.)

11. GOVERNMENT GAZETTE NOTIFICATION - EXEMPTION FROM PROVISIONS OF SECTION 131A (2) (B). GR10/3 PT1

The Minister for Local Government Mr David Hay has, by publication in New South Wales Government Gazette No. 174, formally acknowledged and approved Council's request for exemption from the provisions of Section 131A(2) (b) of the Local Government Act in respect of its making of rates for the 1991 rating year.

12. LOCAL GOVERNMENTS AND SHIRES ASSOCIATIONS - GENERAL CIRCULAR NO.1/1991. GC70/4 PT1

1. Healthy Hearts Local Councils Award.
2. Local Government and Social Planning.
3. Audit Fees.
4. Tenders for Banking Services.
5. Land Tax.
6. Establishment of a Local Government Commission.
7. National Awards for Innovation in Local Government.
8. Telecom Code of Engineering Practice.
9. Council Controlled Parking Areas.
10. Deregulation of Telecom.
11. The Corporations Act 1989.
12. Control of Bus Routes.
13. Developments on, and activities within, National Parks and Wildlife Service Property.
14. Registration of Title to Beaches in New South Wales.
15. Procedure for the Assessment of Applications for Feedlot Developments.
16. Publishers National Environment Bureau Funding Allocation for NSW.
17. Heritage Week 1991 - 'Save the Bush'.
18. Training for the New Award.
19. Transport Industry - Sanitary and Garbage (State) Award.
20. Motion 103 - 1990 Local Government Conference.

13. LOCAL GOVERNMENTS AND SHIRES ASSOCIATIONS - GENERAL CIRCULAR NO.17/1990. C44-2

1. Healthy Hearts Local Councils Award.
2. Public Health Units.
3. Audit Fees.
4. Fees for Inspection.
5. AGCOST - Annual Report of Rural Costs Analysis Unit of NSW.
6. Associations' 1991 Subscriptions.
7. Public Liability - Glasheen-v-Waverley Municipal Council
8. Local Government (Street Drinking) Amendment Bill 1990.
9. Environmental Offences and Penalties (Amendment) Bill 1990.
10. Developments on, and activities within, National Parks and Wildlife Service Property.
11. Catchment Management Newsletter.
12. Better Skills for Local Government.
13. Literacy Training - The key to long-term productivity.
14. Associations' Policy Regarding Employment and Industrial Relations.
15. Award Restructuring - Skills Audit Report.
16. Occupational Health and Safety (Confined Spaces) Regulation 1990.
17. Occupational Health and Safety (Floors, Passageways and Stairs) Regulation 1990.
18. Construction Safety Act - Regulation 84 A - J Construction Work Involving Asbestos and Asbestos Cement.
19. Municipal and Shire Council Wages Staff Award - Tool Allowance.
20. Local Government Salaried Officers' Award - Child Care Staff.

14. OLDTIMERS DANCE COMMITTEE, WILBERFORCE - APPRECIATION. GP90/6 PT 1.

Expressing appreciation for the donation of \$100.00.

15. THE COUNCIL OF THE CITY OF HOLROYD - PROCLAMATION. G40/2 PT 1.

Advising that pursuant to Section 11 of the Local Government Act, 1919, the Governor of New South Wales proclaimed the Municipality of Holroyd as the City of Holroyd, effective from 1st January, 1991.

16. ANNUAL CLOSURE OF DIGHT STREET, RICHMOND - RAAF. R190/33

Advising Council that Dight Street, Richmond, owned by the Commonwealth of Australia, was to be closed for a period of 24 hours from midnight 26th December, 1990, to midnight 27th December, 1990, to maintain Commonwealth ownership of the road.

17. LOT 6 DP634414 WINDSOR ROAD, MULGRAVE - DYING EUCALYPT TREE - WINFORD MOTORS PTY LTD. P160/30

At the Council meeting of 11th December, 1990, it was resolved that the Manager of Engineering Services investigate the dying of the Eucalypt tree in front of the present sign, ie; the pylon display sign at the subject property.

The matter has been investigated and it is reported that there is no apparent recent physical or mechanical damage to the tree. Minor wood borer infestation is evident, consistent with similar native growth.

Although a dry period, the water table in the area surrounding the tree was extremely high, above a clay base. Some minor new branch growth is evident, however, is not re-establishing satisfactorily under the ground conditions.

It is considered that the tree is dying as a result of the high water table that has been established in the area with regrowth burning off under hot winds.

Subsequent advice has been received from Winford Motors, stating that in the period of approximately thirty days, the Gum tree adjacent to the advertising sign at the front of the property has gone from a healthy tree to what would appear dead. In trying to achieve the best lawns and gardens in the district, it appears that the amount of water needed for this purpose has "drowned" the tree. Further advising that three Plane trees planted at the front have also died from a similar cause.

An offer to spend up to \$500.00 to ascertain the cause of the sudden change in the tree was also made.

On this basis Winford Motors has been requested to utilise the \$500.00 offered to carry out further tree planting of an appropriate species in the area.

18. FLOOD MITIGATION AUTHORITIES OF NSW - CLARENCE RIVER COUNTY COUNCIL. F84/7

Forwarding the Minutes of the meeting of the Executive of the Flood Mitigation Authorities of NSW held on Wednesday 21st November, 1990, in the Australian Airlines Building, Sydney.

19. PEDESTRIAN BRIDGE, WINDSOR ROAD, MCGRATHS HILL - ROADS & TRAFFIC AUTHORITY. C57, B24, 2342/R

Replying to Council's letter regarding the proposal by Mr. R. Meziniec of MEZ-Build Pty Ltd to construct a privately funded pedestrian bridge over Windsor Road at McGraths Hill.

Advising that arrangements are in hand to engage consultants to carry out investigations into the suitability of the location in terms of the current and future need of pedestrians, the physical suitability of the site and whether the site should form part of the city-wide initiative to fund overbridges through advertising.

Also advising that should a decision be made to proceed, then public tenders would be called and Mr. Meziniec invited to submit a tender at the appropriate time.

20. "NYNGAN APRIL 1990 FLOOD INVESTIGATION" - DEPARTMENT OF WATER RESOURCES. F84

Forwarding a copy of the report "Nyngan April 1990 Flood Investigation - Summary Report".

21. IMPROVEMENTS TO INTERSECTION OF PUTTY, KURMOND AND OLD SACKVILLE ROADS, WILBERFORCE - ROADS & TRAFFIC AUTHORITY. 1927/R, 2312/R, 1901/R

Replying to Council's request regarding details of the Authority's proposals for the upgrading of the subject intersection, advising that work to provide turning bays is

currently programmed for commencement in the 1991/92 Road Safety and Traffic Flow Programme. Also advising that improvements to lighting will be assessed at the design stage and that Council may be requested to contribute to the cost of this work.

22. 85TH ANNUAL CONFERENCE - L.G.E.A. OF NSW. C48/5

Advising that the 1991 Local Government Engineers' Association of NSW Annual Conference will be held from Monday, 18th March to Friday, 22nd March, 1991, at Penrith and inviting attendance at the Conference and Field Days, by Engineers and Elected Members.

23. 1991 AIR SHOW - AEROSPACE FOUNDATION OF AUSTRALIA LTD. GP90/9 PT1

Advising that the RAAF 70th Anniversary Show will take place at the RAAF Base, Richmond on Friday, Saturday and Sunday - 11th/13th October, 1991.

24. LIGHTING CHARGES FOR 1991 - PROSPECT ELECTRICITY. GE10/3 PT1

Forwarding the Schedule of Lighting Charges for 1991, and advising that the increase is 4% over 1990 charges.

Typical Rates	-	40 watt pole mounted fluorescent	\$ 99.48
		120 watt pole mounted sodium	
		high pressure	\$173.68
		250 watt pole mounted mercury	
		fluorescent	\$264.68

IT IS RECOMMENDED THAT the correspondence in this section be received and appropriate replies be forwarded where necessary.

**THE SECRETARIAT WOULD LIKE TO WISH YOU A
MERRY CHRISTMAS AND A PROSPEROUS NEW YEAR**

WSROC ANNUAL GENERAL MEETING, 1990

HELD AT 7.00 P.M. ON FRIDAY, 7TH DECEMBER, 1990
AT THE HOLROYD CENTRE, MILLER STREET, MERRYLANDS

MINUTES

Present:

Cllr J Worthington (Baulkham Hills) Chairman)
Cllr A Bolitho (Baulkham Hills)
Ald R Dickens (Blacktown)
Ald J Bryant (Blacktown)
Ald R Williams (Blue Mountains)
Ald J Anderson (Blue Mountains)
Ald S Barone (Fairfield)
Ald L Sheather (Hawkesbury)
Ald W Mackay (Hawkesbury)
Ald R Downing (Holroyd)
Ald J Brodie (Holroyd)
Ald K Morrisey (Holroyd)
Ald D Brock (Liverpool)
Ald M Latham (Liverpool)
Ald A Hyam (Parramatta)
Ald J Books, MP (Parramatta)
Ald A Aquilina, MP (Penrith)
Ald R Kluin (Penrith)
Ald D Beamer (Penrith)
Ald D Syme (Prospect)
Ald K Dwyer (Prospect)

Mr R Fabris (Baulkham Hills)
Mr D Johnson (Blacktown)
Mr T Barnes (Fairfield)
Mr G McCully (Hawkesbury)
Mr P Tuxford (Holroyd)
Mr D Mead (Liverpool)
Mr R Muddle (Parramatta)
Mr C Haynes (Penrith)
Mr R Thorn (Prospect)
Mr P Elliott, MP (Federal Member for Parramatta)
Mr S Alchin (WSROC)
Ms A Spizzo (WSROC)
Ms E Evans (WSROC)
Mr R Dwyer (Westbiz Services)
Ms J Green (Western Sydney ITeC)
Ms J Newby (Westir)
Mrs Bolitho
Mrs Sheather
Mrs Morrisey
Mrs Dwyer
Mrs Brodie
Mrs Books
Ms MacFarlane

Mr Paul Elliott, MP, Federal Member for Parramatta, thanked WSROC for the opportunity to attend the Annual General Meeting. He said it was worth reflecting upon the challenges confronting local government and the importance for organisations like WSROC to collectively review local government activity to ensure ongoing success.

He said that at the Special Premiers' Conference, local government issues were well recognised. Similarly, at the special Planning and Housing Ministers' Conference, local government had equal representation. He said the issue of flooding was a problem confronting a great majority of constituent councils.

1991 will be another strong and vibrant year for the organisation. Mr Elliott concluded by saying that he and other parliamentary colleagues would continue to be of help and support in the coming year.

Ald Bob Downing, Mayor of Holroyd, welcomed delegates and guests to Holroyd and said it was good to see some delegates' partners present at the meeting. Holroyd Council believes that WSROC is an important part of Western Sydney and its aim should be encouraged. WSROC over the years has become a real force for Western Sydney. Ald Downing concluded by saying that Holroyd Council officers and staff wished WSROC well in the future.

1. APOLOGIES

MOVED that apologies be received from Cllr P Womersley (Baulkham Hills), Ald R Ingram (Fairfield), Ald R Gregory (Parramatta), Ald L Jessimer (Parramatta), Mr R Fennell (Blue Mountains).

Ald J Books, MP/Ald A Hyam
CARRIED

2. CONFIRMATION OF MINUTES OF MEETING HELD ON 5TH OCTOBER, 1990

MOVED that the minutes of the meeting held on 5th October, 1990 be received and adopted.

Ald A Hyam/Ald J Books, MP
CARRIED

3. BUSINESS ARISING FROM THE MINUTES

There was no business arising from the minutes of the last meeting.

4. PROJECT ITEMS

4.1 SELECTION OF WSROC PROJECTS FOR 1991

MOVED that WSROC adopt the new project proposals recommended by the secretariat, with the exception that the project entitled *Resource Sharing* be retitled *Resource and Services Sharing*.

Cllr A Bolitho/Ald R Downing

Cllr Bolitho argued that councils could benefit from sharing services, or by providing services on a shared basis. A feasibility study of resource sharing among councils would allow us to look into tourism, technology etc.

Ald Latham said that the selection of 1991 projects should be guided by the views of member councils. One of the priorities for WSROC must be to give the councils a feeling

WSROC Annual General Meeting: Minutes : 7/12/90

Page 3

of ownership. "Police servicing" has only been given priority by one council, Fairfield. Environmental issues have been given a priority by four member councils, yet there is no place in our priorities on environmental issues. Those issues that receive a priority listing by member councils should be pursued by WSROC. This is consistent with the recommendations made by the consultant, Alan Lee.

Ald Latham said that if resources were available at the end of projects on joint training, road funding, public transport, and environmental issues, then the priority listing should be resource sharing, infrastructure in new release areas, local government finance, economic development strategy in Western Sydney.

Ald Brodie said that joint training would have the highest priority. However, he argued that some councils had nominated more than six projects, thus complicating comparisons between projects.

Ald Bryant said that he felt the major issue for WSROC was assistance to councils from State and Federal Governments. This does not seem to be a major issue. He said a second issue should be forward planning in general.

The Chairman said that when talking about funding from State and Federal Governments, one has to decide what the funding is for. That is why the issues have been broken into various areas.

The Executive Director said that there is an allocation in the proposed budget of \$15,000 for work on financial assistance grants.

Ald Books, MP, said that this is the first time WSROC has attempted a program budget and this is a fair attempt. Parramatta Council was surprised "flooding" was not one of the recommended projects. He said that WSROC should get on with the job. Perhaps next year, WSROC can say that there will be 4-5 projects instead of 7-8 projects.

The Executive Director said that there were some commitments WSROC had taken in 1990, which would flow over into 1991. One of these was on flooding. Others may also be of interest to a number of member councils. The budget allocates \$8,000 to do work on flooding in the region. The new projects need to be assessed with the existing commitments, as they really cannot be divorced.

Ald Barone said that WSROC was there to serve member councils. WSROC should make a decision on 4-5 major projects within the budget. The way to determine which ones are pursued is to gain a consensus at this meeting.

Ald Kluin noted that Mr Elliot mentioned micro-economic reform in his welcome address. It should be one of the issues we pursue. A whole range of issues would go under this banner. Ald Kluin said he would like to move that that one of the most important projects be micro-economic reform.

The Chairman said that if we adopt what we have in the agenda we could get a further report to the next meeting to prioritise these projects.

Ald Latham said that if we wait till the next meeting, WSROC would lose two months. WSROC should try to concentrate on staff resources and funding. The fair way to select new projects would be to look at member councils' preferences.

AMENDMENT MOVED that, according to the recommendations of Alan Lee, and according to the project submissions of member councils, WSROC adopt four leading priorities for 1991, general training of staff, road funding, public transport and environmental issues and, if and when those projects are completed, a further report on additional projects be prepared for WSROC's consideration.

Ald M Latham/Ald D Brock

Ald Bryant said that he agreed with Ald Latham, except on priorities. He said Western Sydney was not getting any money and should demand a fair share of taxation.

Ald Williams asked the Chairman and Executive Director to advise whether there is adequate resources to get a reasonable result.

The Executive Director said the budget is based on the secretariat's best estimates of the number of staff hours and resources required to bring each project to completion. However, in the absence of records showing how long it takes to complete various tasks, one must be aware that the estimates may be wrong. He said that WSROC would have to closely monitor the projects.

Ald Kluin said that councils did not really have a chance to rank these issues.

The Executive Director said that member councils were invited on 12th September, 1990 to recommend projects to be undertaken by WSROC in 1991.

Ald Kluin said that if WSROC was to obtain a further report as had been suggested earlier, it may be a good idea for member councils to rank these issues.

The Executive Director noted that this process would drag the matter on to 1991. He said that, to a large degree, councils have already stated their priorities.

Ald Aquilina, MP, argued that the decisions councils made in ranking preferences were made from a local council's point of view and WSROC should be looking at it from a regional point of view. WSROC should look at the essence of the problem. One has to look at what the region has to do and what we as delegates have to do for Western Sydney. There are major problems confronting local government. Financial matters and rating would be the number one priority.

Ald Syme argued in favour of Ald Latham's proposition.

Cllr Bolitho referred to page 4 of the budget document. He said that the budget dealt with 11 new projects providing we get the \$44,000 grant. Those twenty are the ones carried out and if the funds do not come through, we then prioritise the projects. The other thing is that we are here to attract funds from State and Federal Governments.

AMENDMENT MOVED that, according to the recommendations of Alan Lee, and according to the project submissions of member councils, WSROC adopt four leading priorities for 1991, general training of staff, road funding, public transport and environmental issues and, if and when those projects are completed, a further report be prepared for WSROC's consideration.

Ald M Latham/Ald D Brock
LOST

MOVED that WSROC adopt the projects proposals recommended by the secretariat, with the exception that the project entitled *Resource Sharing* be retitled *Resource and Services Sharing*.

Cllr A Bolitho/Ald R Downing
CARRIED

4.2 LGDP PROJECT APPLICATIONS FOR 1991

(03/15)

MOVED that WSROC endorses the proposals for the above LGDP projects and that a submission be made to the Office of Local Government for funds in 1991.

Ald J Books, MP/Ald R Dickens
CARRIED

4.3 CONTRIBUTIONS LEVIED PURSUANT TO S.94 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (017/43)

MOVED that WSROC adopt the draft submission attached to the agenda as its response to the Department of Planning's discussion paper.

Ald J Books, MP/Ald R Dickens
CARRIED

4.4 REGIONAL ORGANISATIONS OF COUNCILS' ROLE IN RESPONDING TO THE OUTCOMES OF THE SPECIAL PREMIERS' CONFERENCE ON INTER-GOVERNMENTAL RELATIONS (021/6)

MOVED that:

- (1) WSROC write to the Australian Local Government Association offering to assist, where possible, the Association in its role of representing local government on the working parties established by the Special Premiers' Conference on Inter-governmental Relations; and
- (2) a copy of the letter be forward to the Local Government Association of NSW.

Ald J Books, MP/Ald A Hyam
CARRIED

4.5 SEMINAR ON LOCAL GOVERNMENT CODE OF CONDUCT (023/18)

MOVED that:

- (1) WSROC organise a seminar to be held in late February or early March, 1991 to discuss various issues in relation to the Department of Local Government's Code of Conduct; and
- (2) WSROC advise Fairfield City Council of its decision in this matter.

Ald R Kluin/Ald L Sheather
CARRIED

4.6 LOCATION OF THE OFFICES OF THE DEPARTMENT OF LOCAL GOVERNMENT (017/8)

MOVED that WSROC write to the Leader of the Opposition, Mr Bob Carr, MP, and the Shadow Minister for Local Government, Mr Ernie Page, MP, in the terms of the above report.

Ald J Books, MP/Ald A Hyam
CARRIED

4.7 F4 TOLLWAY

(023/14)

MOVED that WSROC:

- (1) produce and distribute the stickers to its member councils for wider distribution; and
- (2) seek a deputation with the Premier, the Hon Nick Greiner, MP, to discuss the adverse financial and traffic implications of the tollway and its replacement or abolition.

Ald R Kluin/Ald A Aquilina, MP

Ald Kluin spoke in favour of the recommendation. He said that WSROC should continue to protest. He said that the people of Western Sydney are being forced to pay for construction of roads on the North Shore and that Western Sydney residents were being asked to subsidise other areas of Sydney. He felt that WSROC had done well in pushing this issue.

AMENDMENT MOVED that WSROC seek a deputation with the Premier, the Hon Nick Greiner, MP, to discuss the adverse financial and traffic implications of the tollway, and the placement of tollbooths.

Ald J Books, MP/Ald A Hyam

Ald Books argued that WSROC would lose credibility if it persisted in the direction of the motion.

Ald Barone said he supported Ald Books's amendment. He noted that the freeway was inadequate. He felt that WSROC must act responsibly on this issue.

Ald Syme supported Ald Kluin's views. He felt that WSROC should stand and fight for our rights and that WSROC should be fighting for freeways not tollways.

Ald Mackay supported the amendment, arguing that it was no longer credible for WSROC to argue against the tollway. The location of the tollbooths is the real issue.

Ald Bryant supported the motion in the business paper and shared the views of Ald Kluin and Ald Syme. He said that if WSROC did not get the amount of money back from the Federal Government through the tax system, we would never get the infrastructure system needed in Western Sydney. Ald Bryant argued that a toll would be a form of double taxation.

Ald Latham supported Ald Books' views and the amendment to the motion.

Ald Aquilina said he agreed with Ald Bryant that Western Sydney was paying at least 3 cents per litre through taxes on petrol. He also argued that the people of the west have to spend more money on petrol than people elsewhere in Sydney and that they do not have the advantage of government buses.

Cllr Bolitho supported the amendment. He said that either we give the people of the west roads or we leave them with an inadequate road system.

Ald Downing said that Holroyd opposed the tollway completely but he believed that no matter what, Western Sydney will get the tollway. However, Holroyd Council believed the tollbooths should be on the new section and not at Mays Hills.

A division was called for.

WSROC Annual General Meeting: Minutes : 7/12/90**Page 7**

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FOR

Cllr A Bolitho
Ald S Barone
Ald W Mackay
Ald M Latham
Ald R Williams
Ald A Hyam
Ald J Books, MP
Ald L Sheather
Cllr J Worthington

AGAINST

Ald R Dickens
Ald J Bryant
Ald R Downing
Ald J Brodie
Ald D Brock
Ald D Syme
Ald J Anderson
Ald A Aquilina, MP
Ald K Dwyer
Ald R Kluin

MOVED that WSROC:

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FOR

Ald R Dickens
Ald J Bryant
Ald R Downing
Ald J Brodie
Ald D Brock
Ald D Syme
Ald J Anderson
Ald A Aquilina, MP
Ald K Dwyer
Ald R Kluin

AGAINST

Cllr A Bolitho
Ald S Barone
Ald W Mackay
Ald M Latham
Ald R Williams
Ald A Hyam
Ald J Books, MP
Ald L Sheather
Cllr J Worthington

CARRIED

Ald Books, MP, lodged notice of the following rescission motion:

We move that the motion carried under Item 4.7 at the WSROC Annual General Meeting of 7th December, 1990, be and is hereby rescinded.

Ald J Books, MP/Ald A Hyam/Cllr A Bolitho

5. ADMINISTRATIVE ITEMS**5.1 CHAIRMAN'S ALLOWANCE****(N62)**

Ald Barone queried whether the Chairman's allowance was fully expended in 1990.

The Chairman replied that it was not fully expended.

MOVED that the Chairman's allowance in 1991 be \$3,500.

Ald R Downing/Ald R Dickens

AMENDMENT MOVED that the Chairman's allowance be increased in accordance with inflation.

Ald R Kluin/Ald J Anderson

Ald Barone felt that if the Chairman was able to cope with the amount of money allocated last year, there should be no reason to raise the allowance for 1991. He felt that the money raised here could be spent on other projects.

AMENDMENT MOVED that the Chairman's allowance be increased in accordance with inflation.

Ald R Kluin/Ald J Anderson
LOST

MOVED that the Chairman's allowance in 1991 be \$3,500.

Ald R Downing/Ald R Dickens
CARRIED

5.2 PROCEDURES FOR ELECTION OF OFFICE BEARERS (N64)

MOVED that the election of WSROC's office bearers, i.e. the Chairman, Vice Chairman and Treasurer, be carried out in accordance with Ordinance 2 of the Local Government Act, and that the Chairman or Vice Chairman of the Administrative Committee act as returning officer.

Ald J Books, MP/Ald A Hyam
CARRIED

5.3 ELECTION OF OFFICE BEARERS (N64)

MOVED that the election of Chairman be carried out by preferential ballot.

Ald J Brodie/Ald R Downing
CARRIED

Four nominations for the position of Chairman were received. They were Cllr J Worthington, Ald J Books, MP, Ald J Bryant and Ald K Dwyer. Ald Books declined the nomination.

Cllr John Worthington was elected as Chairman of WSROC.

MOVED that the election of Vice Chairman be carried out by ordinary ballot.

Ald J Books, MP/Ald J Hyam
CARRIED

Two nominations for the position of Vice Chairman were received. They were Ald R Downing and Ald J Bryant.

Ald Bob Downing was elected as Vice Chairman of WSROC.

MOVED that the election of Treasurer be carried out by preferential ballot.

Ald J Brodie/Ald R Downing
CARRIED

Four nominations were received for Treasurer. They were Ald M Latham, Ald J Bryant, Ald K Dwyer and Ald D Syme. Ald M Latham declined the nomination.

Ald Dom Syme was elected as Treasurer of WSROC.

5.4 MEETING ALLOWANCE FOR DELEGATES

MOVED that no further action be taken.

Ald J Books, MP/Ald A Hyam
CARRIED

5.5 SALARIES FOR SECRETARIAT STAFF

(N80)

MOVED that a report on staff salaries be included in the agenda for the next region meeting.

Ald J Books, MP/Ald A Hyam
CARRIED

5.6 OFFICE LEASE

(N26)

MOVED that WSROC write to the lessor and request to exercise its option on the lease for a period of one (1) year. Should this not be accepted, that WSROC relocate to new premises in the Blacktown CBD area.

Ald J Books, MP/Ald R Downing
CARRIED

5.7 WSROC BUDGET FOR 1991

(N06)

MOVED that WSROC adopt the budget enclosed with the agenda.

Ald J Books, MP/Ald A Hyam
CARRIED

5.8 DELEGATIONS SCHEDULE

(N64)

Ald Books, MP, and Ald Bryant argued that the Executive Director should not be speaking with the media. Ald Kluin and Ald Aquilina, MP, said that it was important for the Executive Director to have the power to speak to the media, in line with endorsed WSROC policy.

Ald Latham noted that, given the decision on Item 5.5, any decision on the delegation of authority relating to salaries administration should be deferred until the February, 1991 meeting.

Page 10

WSROC Annual General Meeting: Minutes : 7/12/90

MOVED that, with the deletion of the delegations dealing with salaries and speaking on behalf of the organisation, the delegations and authorisations schedules be adopted.

Ald J Books, MP/Ald J Bryant
CARRIED

(N27)

5.9 **INCORPORATION**

MOVED that a further report on this matter be presented to WSROC's next meeting.

Ald J Books, MP/Ald A Hyam
CARRIED

5.10 **WSROC MEETING SCHEDULE FOR 1991**

MOVED that:

- (1) WSROC adopt the 1991 meeting schedule stated in the report; and
- (2) the following venues be noted for the 1991 meetings.

Friday, 15th February :
Friday, 5th April :
Friday, 7th June :
Friday, 2nd August :
Friday, 18th October :
Friday, 6th December :

Baulkham Hills Council
Parramatta Council
Liverpool Council
Prospect Council
Fairfield Council
Hawkesbury Council

Ald D Brock/Ald A Hyam
CARRIED

6. INFORMATION ITEMS

6.1 **LAUNCH OF NEIGHBOURHOOD ROAD SAFETY AND AMENITY AND CONSOLIDATING FOR PEOPLE STUDIES**

MOVED that the information be received and noted.

Ald J Books, MP/Ald A Hyam
CARRIED

6.2 **FUNDING OF LOCAL GOVERNMENT ARTS POSITIONS**

(03/2)

MOVED that the information be received and noted.

Ald J Books, MP/Ald R Dickens
CARRIED

6.3 **REGIONAL RECYCLING SCHEME**

(06/13)

MOVED that completion of this project be undertaken in 1991.

Ald A Hyam/Ald J Books, MP
CARRIED

6.4 **EDUCATIONAL ACHIEVEMENTS AND POLICY IN WESTERN SYDNEY**
(014/10; 019/12)

Ald Kluin argued that WSROC receive a further report on this matter.

Cllr Bolitho said that if a further report was to be prepared, WSROC would have to identify an item to be "chopped out" of the budget.

MOVED that the information be received and noted.

Ald J Books, MP/Ald A Hyam
CARRIED

6.5 **WESTERN SYDNEY INFORMATION TECHNOLOGY CENTRE** (05/46)

MOVED that the information be received and noted.

Ald R Dickens/Cllr A Bolitho
CARRIED

6.6 **WSROC GROUP APPRENTICES** (05/15)

MOVED that the information be received and noted.

Ald R Downing/Ald R Dickens
CARRIED

6.7 **WESTIR** (03/15)

Ms Jan Newby, Director of WESTIR, said that WESTIR had had a successful year. The Service had launched nine publications and has undertaken an organisation review. She thanked WSROC for its support during the year.

MOVED that the information be received and noted.

Ald J Books, MP/Ald A Hyam
CARRIED

6.8 **PRESS COVERAGE**

MOVED that the information be received and noted.

Ald R Downing/Ald A Hyam
CARRIED

7. OTHER BUSINESS

Ald Hyam advised delegates that at a recent meeting of Mayors at Campbelltown (held to discuss health services) representatives from Campbelltown and Bankstown Councils expressed interest in joining WSROC.

Page 12

WSROC Annual General Meeting: Minutes : 7/12/90

The Chairman advised the meeting that Auburn, and, to a lesser degree, Ryde Council, had also expressed interest. He felt it would be good for delegates to think further about this matter and see whether we do want other councils to join WSROC and if so what benefits could be gained from this.

8. NEXT MEETING

MOVED that the next meeting be held at 7.00 p.m., on Friday, 15th February, 1991 at Baulkham Hills Shire Council.

Stephen Alchin
Executive Director

Cllr John Worthington
Chairman

Minutes of the Macquarie Towns Festival Inc., Meeting held on 23rd January, 1991, at 8pm in the Aldermen's Room, Council Chambers, Windsor.

PRESENT: Alderman R. Stubbs, in Chair; Alderman G. Michael; Mrs H. Garrick and Mrs L. Drover, St. Monica's Art & Craft Show; Mr. J. Milne, University of Western Sydney Centenary Celebrations; Mr. C. Daley; Mr. B. Hardiman; Mrs J. Dewhurst; Flt. Lt. G. Stevens; Mrs A. Kersivien; Mr. D. McGovern, Hawkesbury Newspapers; Ms E. Manning. Mr. I. Honnery arrived at 9pm.

APOLOGIES: Ms F. Childs; Mr. A. Hendrikson; Mrs P. Gardner; Alderman W. Mackay. Mr. I. Honnery telephoned prior to the meeting and advised of his late arrival.

Apologies were accepted on a motion of C. Daley, seconded B. Hardiman.

The standard meeting procedure was suspended to allow guests to address the meeting.

Mr. J. Milne, organiser of Centenary Celebrations for the University of Western Sydney - Hawkesbury, distributed programmes and addressed the meeting. Discussions will be held at a later date with Mr. Milne regarding the University's participation in the Festival Parade.

Mrs Drover and Mrs Garrick spoke of the dates set for St. Monica's Art & Craft Show, and it is proposed to hold the show on November 1st, 2nd and 3rd. Discussions ensued on the benefits of being within the Festival programme and a final decision will be made within 8 days.

Meeting procedure then resumed.

Minutes of the previous meeting were adopted on a motion of Alderman Michael, seconded J. Dewhurst.

Correspondence

To: Mr. I. Honnery, Mr. J. Milne, Hawkesbury Cricket Club, Committee members' notices.

In: Pagoda Spacecovers, Aerospace Foundation.

The correspondence was accepted on a motion of C. Daley, seconded Alderman Michael.

Treasurer's Report

Books have been completed for auditor and the audit is being carried out.

The spacecover has been purchased at a cost of \$5,051.00 and demonstrated. This can be used for shelter and a focal point for official information, sales, lost property and children, presentation of awards or small entertainment groups.

The Treasurer's Report was adopted on a motion of Alderman Michael, seconded C. Daley.

General Business

1. New Dates for Festival -

October 19 - Food & Wine Fair and Music in the Park
October 20 - Ars Nova Concert
October 26 - Parade and Open Air Fair
October 27 - Battle of the Bands

2. Secretary of Windsor Chamber of Commerce rang to inform the Committee that they wished to have their market day in conjunction with the Food & Wine Fair. The letter confirming this has not been received and the Chamber's representative on the Committee has no knowledge. It is agreed that this would be most inappropriate. B. Hardiman has drafted a letter to prospective stallholders which is awaiting quotations for cost of stalls, gas bottles and regulators and trestles. St. Monica's School stalls will be inspected for suitability.

Mr. David Sommerlad is organising a conference at the Rum Corps Barracks over the weekend of 19/20 October and information regarding the weekend's events will be supplied to him.

2UW is sending a representative to meet with the Executive Officer and others to discuss the "Battle of the Bands" project on 4 February. The possibility of hiring the Bini Shell on Friday night, 25 October, instead of Sunday afternoon 27, will be investigated. It was suggested that we include music groups from local youth clubs.

It was reported that the Parade banner project will be carried out by Yvonne Line, textile artist. She will work with groups participating in the Parade to produce simple banners to carry or for floats. These will be stored for use in future Parades. The banners will add colour and cohesion to the Parade and allow maximum community participation.

Strategies Public Relations, who are promoting Windsor Downs Estate have expressed interest in sponsoring the Music in the Park performance of the Toowoomba Balinese Gamelan Orchestra.

The Committee endorsed decisions made at the November meeting as follows:-

Approval for Banner project, Toowoomba Balinese Gamelan visit, Ars Nova Orchestra concert included in their subscription series.

The meeting closed at 8.55pm and re-opened again at 9am when Mr. I. Honnery arrived.

Mr. Honnery addressed the meeting, informing them of the proposed Air Show on 11, 12 and 13 October. Discussion followed as to co-operation between both organisations. Suggestions included - space during the Air Show for Festival and general promotions of the area, Air Show organisers' participation in the Parade and Open Air Fair, possibility of share resources and equipment.

The Festival Committee expressed its willingness to co-operate with the Air Show.

The meeting closed at 9.30pm.

Date of the next meeting will be 27 February, when the Annual General Meeting will be held, followed by the monthly meeting.