

Alenise T.P.

Hawkesbury City Council

BUSINESS PAPER

Ordinary Meeting

12 MAR 1991

HAWKESBURY CITY COUNCIL

MISSION STATEMENT:

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

*file
copy for your info*

MOTION

That the "Status Quo" of the Terrace remain.

DEBATE

It is some time now since Council decided that The Terrace should be re-opened. In the processes that have followed however, it is clear that there is not consensus from the various authorities that there should be a re-opening, or if there is, on what basis. The community is also divided on the issue.

There does not appear to be any traffic disruption as a result of the current situation nor can there be any proof of affect of the closure on the businesses in Windsor. In fact, the businesses would be better served with the money being spent on additional parking.

In the current economic climate it is better to leave the "status quo" and keep the options open for opening the Terrace to a later time when funds might be more readily available. To spend the money at this stage when there are obviously more important items for expenditure is not in the community interest.

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.

PROPOSED G.P.C. REPORTS - 26 MARCH 1991

<u>DA No.</u>	<u>Applicant</u>	<u>Location</u>	<u>Development</u>
DA 393/89	Aurora Meander	Mountain Avenue Yarramundi	Permanent Classroom
DA 38/91	G. White	Windsor Road Wilberforce	Professional Chambers
DA 21/91	J. Robinson	Anscha Crescent Windsor	Professional Chambers
S 90/253	Town & Country Planning	Old Bells Line of Road Kurrajong	4 lot subdivision
DA 43/91	Cavasinni Devs	Langley & Ivory Place Richmond	5 villa units
SA 7/91	John Bowden & Co	Tizzana Road Ebenezer	2 lot subdivision
DA 206/89	Time Out Family Entertainment Centres	9 West Market Street Richmond	Amusement Centre (hours of operation)
DA 134/90	Pickworth & Godsell	Mileham Street South Windsor	10 villa units
DA 35/91	G & J Horswell & Sons	Singleton Road Wilberforce	Truck Depot
DA 4/91	R. Whelan	Cnr Grainger & Fulton Place North Richmond	Integrated Housing Development Comprising of 10 Dwelling Houses
DA 19/91	Elgas Ltd	Bells Line of Road Kurmond	Installation of Above Ground Gas Tank & Dispenser
DA 33/91	M. Hartley	116-120 Lieutenant Bowen Road Bowen Mountain	Tourist Facility - Tea Room & Craft Studio
DA 192/85	Birdon Contracting P/L (Tinda Creek)	Singleton Road Colo Heights	Extension of Consent

?

*Is it still
valid?*

SA 11/91	Colin Baird	Hanlons Road Bilpin	2 lot subdivision

Reports

Heritage Assistance Program 1991

Housing Policy DCP's

49-51 Bosworth Street, Richmond

Gen - Copy for your info

DA 76/90; BA1155/90;GF/dr

12th March, 1991.

Memo to: Alderman L.C. Sheather

Approved Nursery fronting Windsor Road and Old Hawkesbury Road, Vineyard.

I refer to your enquiry today and advise that an inspection reveals that the trench being excavated is part of engineering works associated with the realignment of the watercourse traversing the land and the construction of a dam, both of which are in accordance with the consent of Council.

The condition concerning relinquishment of the building permit is still required as a condition of consent, however, the building material on site is not that associated with the building permit for the house but, in fact, material to be utilised in the construction of the nursery building which also has been approved by Council.

G. Falson,
Manager of Town Planning.

MAYORAL MINUTE

ORDINARY MEETING - 12TH MARCH, 1991

Aldermen :

1. SUBMISSION TO THE ELECTORAL COMMISSION. GE1/5PT1

Recently I have become aware of a hearing before the Electoral Commissioners regarding the State seats in the district. Representatives of both major political parties advised that they were making submissions to the Commission including matters of what they considered were "area of community of interest". Some of these submissions were apparently indicating that there was little community of interest between Richmond and Windsor areas and that there was some common interest in the area between Penrith and Richmond.

I have written to the Commission indicating that the original european settlement of the area was based on Windsor and Richmond and there was a most identifiable community of interest in what exists as the Local Government area of Hawkesbury, this being a unifying factor in social terms for the area. Further, that if community of interest was a consideration then this position should be considered. This approach has been consistent with the Council's previous approach to the Boundaries Commission. I am sure a number of members received representations following the last redistribution where Richmond, North Richmond and part of the Grose Vale/ Grose Wold area were separated from the rest of Hawkesbury.

The submission made to the Commissioners by the Council, and provided to both local Members was purely on the basis that if the Commissioners consider that community of interest is a factor in determining State electoral boundaries, then they should consider the area that comprises the City of Hawkesbury as an area of long-standing "Community of Interest".

Alderman Wendy Sledge
Mayor

REPORTS FOR INFORMATION13. VARIATION TO TRADING HOURS - FITZROY HOTEL, GEORGE STREET, WINDSOR. 1492(W)

Council is referred to Item 8 - Section 4 - Pages 22 and 23 in the Planning Section of the Ordinary Meeting in this business paper.

Further letters of objection have been received from the following:-

David Merrington
Edgar Small
Hordern Brothers Pty. Limited

with the original objection as indicated being from Mr. John D. Paine.

The additional objections relate to disruption of amenity in addition to those already indicated.

14. FLOODLIT GOLF DRIVING RANGE - LOTS 4 AND 5, DP 802017 COX STREET, SOUTH WINDSOR. DA 329/90

Council is referred to Item 2 - Section 4 - Pages 16-18 of the Ordinary Meeting in this business paper.

It was indicated in the report that the Department of Lands raised no objection to access off Ham Street. However, Mr. Peter Cusack of the Department telephoned late today indicating that it now has an objection if the proposed access off Ham Street required construction of the street, in that it would require further assessment by the Department and various advertising procedures in accordance with its Act. It was indicated that this would likely take some six months to resolve.

Whilst the recommendation in the business paper is not to have access off Ham Street, should it still be Council's requirement for a Ham Street access, then it is recommended that the application again be deferred to enable the Department of Lands to undertake its statutory responsibilities.

Deferred to next GPC for report and site inspection

This is Page of the Minutes of the ORDINARY NO. 2 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 12th March, 1991.

Town Clerk/General Manager

Mayor

sewerage effluent), public acceptance of re-use of treated effluent (and in fact, legislation to permit this to take place), continued acceptability of urban development in Western Sydney, the ultimate size and growth rate within the catchment, the overall strategy (regional or otherwise) to be used for metropolitan sewerage disposal. Therefore, consideration should be given to these factors in the stage construction of a plant, to permit flexibility.

Consideration should be given to re-evaluating the option of pumping the treated effluent to an ocean discharge in view of the size of the development area and including the import into the catchment of significant effluent from outside areas. The statement proposes a plant that will cater for the 300,000 equivalent persons. Of this only around 200,000 equivalent persons are within the Rouse Hill catchment.

The final discharge to the Hawkesbury River is on the basis that the plant will have zero impact, particularly as measured by nutrient loads and concentrations. The calculations are presented based on present day flow. Over the period of the development of the plant in the area, there are a number of other factors that could affect the quality, in particular, the operational management guidelines to be adopted for the water supply dams located on the Nepean/Hawkesbury system that substantially redirect flow to the metropolitan area; the continued effects of urbanisation on stormwater flows (including quality) and the impact of other quality issues relating to the Nepean/Hawkesbury River flow.

The total catchment management approach to the development of the area is to be commended and in evaluating the Environmental Impact Statement it is considered that the issues raised here should be carefully considered.

IT IS RECOMMENDED THAT this report be forwarded to the Water Board as the Council's comment on the Environmental Impact Statement for the Rouse Hill Sewerage Treatment Plant.

and the third in 2002. The cost of the plant in 1991 is \$119 million.

The treatment plant is to be the cornerstone of an integrated water, drainage and waste water management strategy for the Rouse Hill Development area. Key elements of this strategy are - re-use of effluent from the treatment plant to irrigate nearby open space land, and, if feasible, for industrial uses such as cooling and dust suppression - establishment of dual water supply systems in which treated effluent is used for domestic non potable uses such as toilet flushing and garden watering.

The main impact is proposed to be reduced by re-using treated effluent and, in later stages, establishing up to 100 hectares of wetlands along Second Ponds Creek. These measures would further help reduce pollutants from the treated effluent. The wetlands would be designed to enhance the area's ecological and recreational value and would be integrated with the stormwater drainage system. The overall effect of these measures would be to preserve current water quality in the Hawkesbury River. An area around the treatment plant site is to be used for light industrial, and this should provide an adequate buffer between future residential areas and the proposed treatment plant.

In proposing the plant, alternatives were looked at, including, use of existing plants, effluent to irrigate rural areas and pumping effluent to the ocean. The Consultants concluded that none of these matched the current proposal in terms of environmental and economic considerations.

It is acknowledged that the proposed treatment plant would have some impact on water quality, air quality, plant and animals and visual quality, and that appropriate measures would need to be taken to ensure these impacts could be reduced to an acceptable level. In particular impacts on water quality in Cattai Creek and the Hawkesbury River would need to be minimised by implementing an efficient effluent, re-use and pollution control strategy.

Comment

The Environmental Impact Statement considers development that will be occurring for a period of up to thirty years, with the sewerage treatment plant developed in stages over a similar period of time. A number of assumptions therefore, within the statement will affect the final requirements for any treatment system. On this basis it is important that there be some flexibility within the original proposal to allow changes to occur. The assumptions made include the following - future technology changes (possible better quality of

TOWN CLERK/GENERAL MANAGER'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 12TH MARCH, 1991.

FINANCE AND ADMINISTRATION

9. ROUSE HILL SEWERAGE TREATMENT PLANT - PROPOSED. GS41/1 PT1

The Water Board is proposing to construct a new Sewerage Treatment Plant at Rouse Hill on a 28 hectare site located off Mile End Road. While the Water Board has proposed the project, its design and construction are the responsibility of the Rouse Hill Infrastructure Consortium which comprises both public and private sector organisations.

The Consortium engaged consultants to assess the likely environmental impact of the proposed Treatment Plant resulting in an Environmental Impact Statement and public exhibition.

The following is a summary of the Environmental Impact Statement.

Over the next 25 years Sydney's population is forecast to grow by over one million people. The New South Wales Government has selected the Rouse Hill Development area as the next area to be developed to accommodate this population growth. The need for a treatment plant stems from the planned urbanisation and inability of existing sewerage services in the area. Of particular concern is the need to maintain or improve water quality in the Nepean/Hawkesbury River System, which includes creeks in the study area.

The proposed treatment plant would use biological and physical processes. It has been designed to produce higher quality effluent than any other sewerage treatment plant operating in Australia. After treatment and chlorination, as much treated effluent as possible will be pumped to specifically designed areas to be re-used. The rest would be allowed to discharge into Second Ponds Creek, from where it would flow into Cattai Creek and the Hawkesbury River.

The treatment plant is to be built in six stages, each serving about 50,000 people, with the fully operational plant serving about 300,000 people. It is envisaged that the first stage would be operating in 1992, the second in 1996

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Town Clerk/General Manager

Mayor

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...

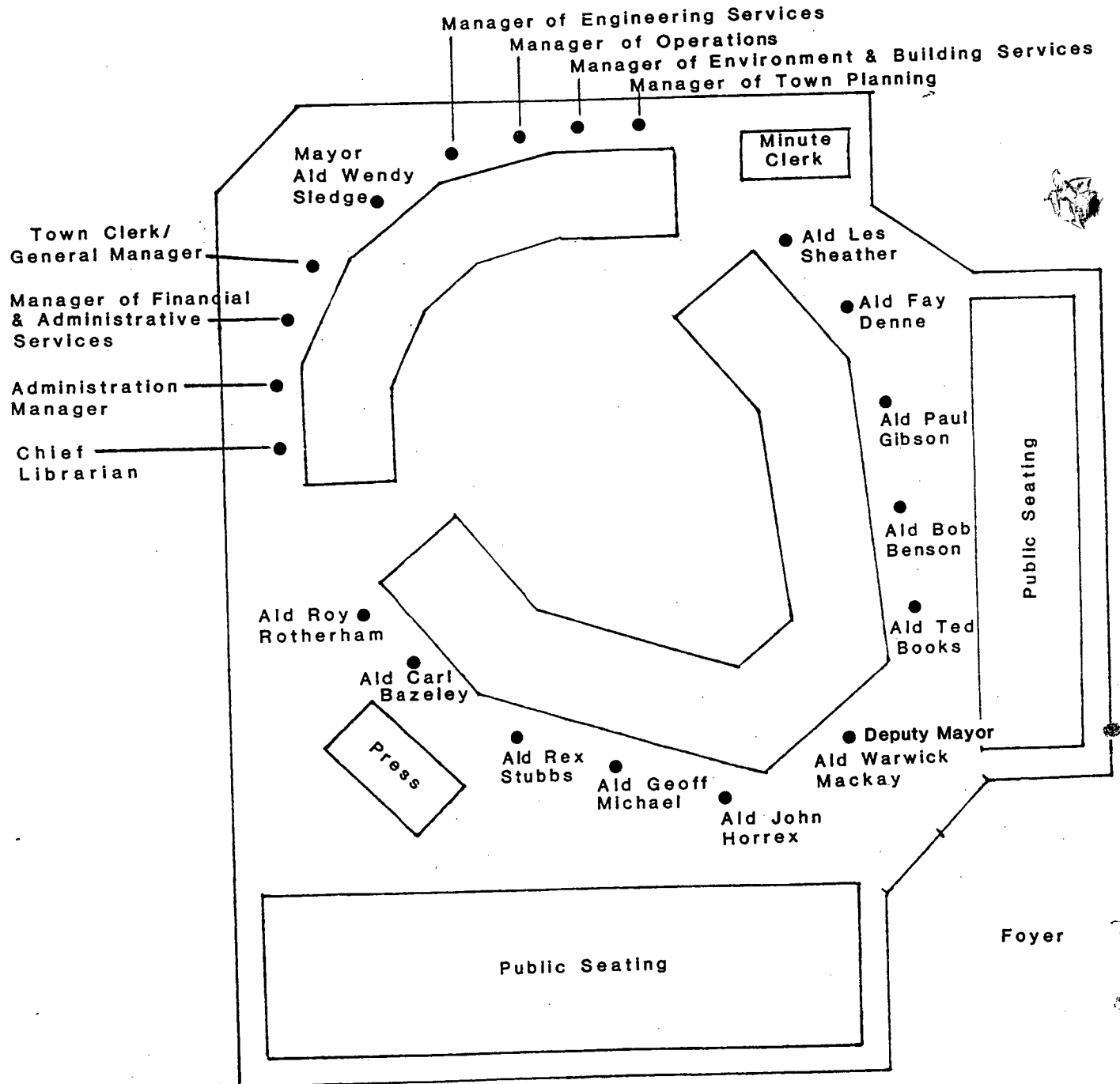
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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



MINUTES OF MEETINGS

ORDINARY MEETING - 12TH FEBRUARY, 1991

SECTION 1

Minutes of the Meeting of the Council of the City of Hawkesbury held in the Council Chambers, Windsor, on 12th February, 1991 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, P.E. Gibson, J.J. Horrex, W.J. Mackay, G.G. Michael, R.F. Rotherham, L.C. Sheather, and R.P. Stubbs.

Alderman Mackay arrived at the meeting at 7.41 p.m.

The Reverend Arthur Williams of the Anglican Church, Pitt Town, representing the Hawkesbury Ministers Fraternal read the opening prayer at the commencement of the meeting.

- 1 RESOLVED on the motion of Alderman Gibson seconded by Alderman Bazeley that Standing Orders be suspended to permit the presentation of the 1990 International Literacy Award to Mr. Phil Kinsella for his outstanding contribution to adult literacy in the Hawkesbury.

The Mayor then presented the Award to Mr. Kinsella.

- 2 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Books that Standing Orders be resumed.

SECTION 1 - MINUTES OF MEETINGS

CONFIRMATION OF MINUTES

- 3 RESOLVED on the motion of Alderman Bazeley seconded by Alderman Gibson that the Minutes of the Ordinary Meeting of Council held on 11th December, 1990 having been circulated amongst the members of Council, be confirmed.
- 4 RESOLVED on the motion of Alderman Sheather seconded by Alderman Stubbs that the Minutes of the Special Meeting of Council held on 11th December, 1990 having been circulated amongst the members of Council, be confirmed.
- 5 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Bazeley that the Minutes of the Special Meeting of Council held on 13th December, 1990 having been circulated amongst the members of Council, be confirmed.

This is Page of the Minutes of the ORDINARY NO. 1 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 12TH FEBRUARY, 1991.

Town Clerk/General Manager

Mayor

Alderman Mackay arrived at the meeting at this stage, the time being 7.41 p.m.

MAYORAL MINUTES

1. AUSTRALIAN BONE MARROW DONOR REGISTRY. A103

- 6 RESOLVED on the motion of Alderman Sledge seconded by Alderman Stubbs that Council adopt a similar policy to that adopted by Cessnock City Council in the support of the Australian Bone Marrow Donor Registry.

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

- 7 RESOLVED on the motion of Alderman Sledge seconded by Alderman Stubbs 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 to an appropriate commemorative certificate recognising this bestowal.

3. BUSH FIRE EXPENDITURE. GF10/44 Pt.1

- 8 RESOLVED on the motion of Alderman Sledge seconded by Alderman Rotherham that 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.

SECTION 2 - NOTICE OF MOTION

Moved by Alderman Rotherham seconded by Alderman Sheather that Council enter into a "Trees Below Power Lines Policy Agreement with Prospect County Council" and that the matter not be further delayed.

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- 9 AN AMENDMENT was moved by Alderman Rotherham seconded by Alderman Gibson that Council agree in principle to enter into a "Trees Below Power Lines Policy Agreement with Prospect County Council". Further that Council contact Prospect County Council without delay for discussions in order to formulate a mutually acceptable policy agreement.

The amendment was carried.

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

Alderman Bazeley left the meeting at this stage.

SECTION 3 - REPORT OF GENERAL PURPOSE COMMITTEE

SECTION 1 - WORKS

ITEM 2 - OBJECTION TO CONDITION OF CONSENT - SUBDIVISION LOT 2 DP 518380 TIZZANA ROAD, EBENEZER - APPLICANT W O & B L WILSON FOR P & M VELLA. SA 129/90

See Item 3 - Section 4 - Reports for Determination - Planning Section
- Minute No. 25.

SECTION 2 - PLANNING & DEVELOPMENT

ITEM 3 - SUBDIVISION 3 LOTS - JOHN BOWDEN & COMPANY - LOT 2 DP 228523, CORNER PUTTY ROAD AND STANNIX PARK ROAD, NORTH WILBERFORCE. S90/222

The Mayor advised that the applicant had requested that this item be withdrawn.

- 10 RESOLVED on the motion of Alderman Michael seconded by Alderman Mackay that the item be withdrawn.

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ITEM 5 - FLOODLIT GOLF DRIVING RANGE - TUNKS TURF
SUPPLIES PTY LTD - LOTS 4 & 5 DP 802017 COX STREET
SOUTH WINDSOR DA 329/90

See Item 1 - Section 4 - Reports for Determination - Planning Section
- Minute No. 23.

ITEM 11 - DEMOLITION OF A SMALL WEATHERBOARD
COTTAGE AND ASSOCIATED BARN - LOT 2 DP 236597
GROSE VALE ROAD, GROSE VALE. DA 309/90

See Item 15 - Section 5 - Reports for Information - Minute No. 33.

ITEM 16 - ARNDELL COLLEGE - THRELKELD DRIVE
CATTAL DA 285/90; DA 402/89

See Item 5 - Section 4 - Reports for Determination - Planning Section
- Minute No. 27.

ITEM 18 - GARAGE/GAMES ROOM - G & R PAULL -
FRANCIS STREET RICHMOND. DA 263/90

See Item 4 - Section 4 - Reports for Determination - Planning Section
- Minute No. 26.

SECTION 3 - FINANCE

ITEM 9 - FURTHER DEVELOPMENT OF SPORTS COUNCIL.
C50/2

Alderman Bazeley returned to the meeting at this stage, the time
being 8.53 p.m.

11 **MOVED** by Alderman Michael seconded by Alderman Books :

- 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.

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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. The Mayor, Alderman Sledge, be appointed as Interim Convenor in setting up the Sports Council.

An amendment was moved by Alderman Rotherham seconded by Alderman Benson :

- 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.

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- 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. Alderman Sheather be appointed as Interim Convenor in setting up the Sports Council.

The amendment was lost.

The motion was then put and carried.

12 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Denne that the Report of the General Purpose Committee Meeting held on 29th January, 1991 as recorded on Pages 1 to 22 of the Minutes of the General Purpose Committee Meeting, be adopted with the exception of :

Section 1 - Works

Item 2 - Objection to Condition of Consent -
Subdivision Lot 2 DP 518380 Tizzana Road, Ebenezer -
Applicant W O & B L Wilson for P & M Vella
SA 129/90

Section 2 - Planning & Development

Item 3 - Subdivision 3 lots - John Bowden & Company
Lot 2 DP 228523, Corner Putty Road and Stannix Park
Road, North Wilberforce S90/222

Item 5 - Floodlit Golf Driving Range - Tunks Turf
Supplies Pty Ltd - Lots 4 & 5 DP 802017 Cox Street
South Windsor DA 329/90

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Item 16 - Arndell College - Threlkeld Drive
Cattai DA 285/90; DA 402/89

Item 18 - Garage/Games Room - G & R Paull -
Francis Street, Richmond. DA 263/90

Section 3 - Finance

Item 9 - Further Development of Sports Council
C50/2

which have already been considered by Council - See Minutes Nos. 25, 10, 23, 27, 26 and 11.

SECTION 4 - REPORTS FOR DETERMINATION

FINANCE AND ADMINISTRATION

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

- 13 RESOLVED on the motion of Alderman Mackay seconded by Alderman Stubbs 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.

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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

- 14 RESOLVED on the motion of Alderman Mackay seconded by Alderman Stubbs 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

- 15 RESOLVED on the motion of Alderman Horrex seconded by Alderman Michael 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.

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Town Clerk/General Manager

Mayor

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

Alderman Sheather advised that there is a change in the North Richmond Park Committee in that he had replaced Mr.G.Stollery and Alderman Sheather then declared an interest in this section of the recommendation.

- 16 RESOLVED on the motion of Alderman Michael seconded by Alderman Stubbs 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.

North Richmond - North Richmond Child Care Centre Inc.

Greenhills - Greenhills Child Care Centre Inc.

Glossodia - Golden Valley Child Care Centre Inc.

Hobartville - Hobartville Long Day Child Care Centre Inc.

Wilberforce - Wilberforce Child Care Centre Inc.

McGraths Hill - 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.

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<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

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Stimulus Building
(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	Mrs B Thompson	Mrs D Tait
Mr G Jones	Ald L C Sheather	Mr J Walsh
Mr L Thompson	Mr A Baczynskyj	Mr G Speed

McMahon Park

Mr E Dorlin	Mr G Pearson	Mrs M McManus
Mr K Castains	Mrs L Coffill	Mr J Mole
Mr G Pattison	Mr L Thompson	Mr P Fisk

Bowen Mountain Park

Mr A Lathouris	Mr P Gleason	Mrs S Owens
Mrs C Gleason	Mr C Chesterman	Mr J Leahy
Mr R Trappil	Mr J Holmes	Mr D Briggs
Mr E Brocken	Mr L Windsor	Mr D Kelly
Mrs C Hicking	Mr B Owens	Mrs O Wells
Mr B Powell		

Powell Park

Mr B Rennic	Mr W Vanderlight	Mr R Connelly
Mr B Atkinson	Mr J Wheeler	Mrs J Wheeler
Mrs J Atkinson	Mrs M Schuhmacher	Mr B Schuhmacher
Mrs M Vanderlight		

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

- 17 **MOVED** on the motion of Alderman Stubbs seconded by Alderman Sheather 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. Further that this Council expresses concern at the percentage increase and it hopes that such an increase is not likely to be continued in forthcoming years.

An amendment was moved by Alderman Rotherham seconded by Alderman Benson that the 1991 membership contribution for WSROC be deferred until the next General Purpose Committee Meeting, that it be further reported, and that an executive representative of WSROC be invited to that meeting to justify the increase.

The amendment was lost.

The motion was then put and carried.

6. ROAD CLOSURE AND PURCHASE APPLICATIONS - A POLICY REVIEW. GR80/7.

- 18 **RESOLVED** on the motion of Alderman Stubbs seconded by Alderman Benson that:

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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

- 19 RESOLVED on the motion of Alderman Gibson seconded by Alderman Benson that Pannell Kerr Forster Consulting be appointed to undertake a cost feasibility and market analysis at a maximum cost of \$27,500 (twenty seven thousand five hundred) as indicated in their submission, 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.

ENGINEERING

1. INCREASED COMMONWEALTH FUNDING FOR NSW FLOOD MITIGATION 1991-92 - EXECUTIVE FLOOD MITIGATION AUTHORITIES. GR60/31 PT1

- 20 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs 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.

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

Item No. 5 of the Supplementary Report - Reports for Determination - Finance & Administration - was considered in conjunction with Item 2 above.

- 21 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs 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.

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

Item No. 6 of the Supplementary Report - Reports for Determination - Finance & Administration - was considered in conjunction with Item 3 above.

- 22 RESOLVED on the motion of Alderman Gibson seconded by Alderman Benson 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).
 4. The Seal of Council be affixed to the necessary documents.

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PLANNING**1. FLOODLIT GOLF DRIVING RANGE - LOTS 4 AND 5, DP 802017 COX STREET, SOUTH WINDSOR. DA 329/90**

Moved by Alderman Gibson seconded by Alderman Michael 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).

- 23 AN AMENDMENT was moved by Alderman Mackay seconded by Alderman Books that action be undertaken to the Department of Lands in regard to the road across Cox Street and then reconsideration be given to this matter.

The amendment was carried.

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

2. MANAGEMENT PLAN FOR SAND EXTRACTION - PITT TOWN. GT170/3 PT 1

Alderman Stubbs declared an interest in this matter.

- 24 RESOLVED on the motion of Alderman Gibson seconded by Alderman Books 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.

3. P. & M. VELLA - LOT 2 DP 518380 TIZZANA ROAD, EBENEZER - OBJECTION TO CONDITION OF SUBDIVISION CONSENT. SA 129/90

- 25 MOVED by Alderman Sheather seconded by Alderman Bazeley 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 the necessary drainage to the satisfaction of the Manager of Engineering Services."

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An amendment was moved by Alderman Rotherham seconded by Alderman Bazeley that Condition 5 of development consent 129/90 be altered to now read as follows:

"The road be regraded to four point five (4.5) metres wide and minor drainage works be effected where necessary to the satisfaction of the Manager of Engineering Services."

Alderman Michael foreshadowed a further amendment

The amendment was lost.

A foreshadowed amendment was moved by Alderman Michael seconded by Alderman Horrex 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 over the frontage of the lots to Prentis Lane including any necessary drainage to the satisfaction of the Manager of Engineering Services."

The foreshadowed amendment was lost.

The motion was then put and carried.

4. G. PAULL - PROPOSED TWO STOREY GARAGE/GAMES ROOM - CORNER OF FRANCIS & CHAPEL STREETS, RICHMOND. DA 263/90

Moved by Alderman Sheather seconded by Alderman Rotherham :

- 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.

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- 26 AN AMENDMENT was moved by Alderman Mackay seconded by Alderman Books 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 but that Council would consider amended plans of a single storey design.

The amendment was carried.

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

5. ARNDELL COLLEGE, THRELKELD DRIVE, CATTAL. DA 285/90; DA 402/89

- 27 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs 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.

LIBRARY

1. WESTERN SYDNEY CHIEF LIBRARIANS' COMMITTEE - LIBRARY DEVELOPMENT GRANTS 1991. GG21/2 PT1

- 28 RESOLVED on the motion of Alderman Gibson seconded by Alderman Denne 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

- 29 RESOLVED on the motion of Alderman Horrex seconded by Alderman Gibson that the Library's Collection Development Policy, January 1991, be adopted.

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3. FEES AND CHARGES. GP110/3 PT1

- 30 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs 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.

SECTION 5 - REPORTS FOR INFORMATION

1. BUILDING APPLICATIONS DECEMBER 1990. B25
2. BUILDING APPLICATIONS- JANUARY 1991. B25
3. DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY. P160/33

Alderman Sheather declared an interest in Page No. 6 Item No. 7.

4. AREA ASSISTANCE SCHEME. GC/130/4
5. FINANCIAL INSTITUTIONS DUTY. T215
6. BUILDING APPLICATION FEES. (B25)
7. PUBLIC LIABILITY CLAIM (WESTPOOL) - A L BARBA - ALLEGED ACCIDENT - 9 DECEMBER, 1989 - HAWKESBURY RIVER. I112-4-1203390
8. AUSTRALIANA PIONEER VILLAGE. GP20/13
9. COMMUNITY SERVICES REPORT - JANUARY. GC 140/1 PT1
10. RECYCLING TENDERS. GT20/4 PT1
11. SUBMISSION BY THE LIBRARY COUNCIL OF NEW SOUTH WALES TO THE TASK FORCE ON LOCAL GOVERNMENT RATING - OAKES REPORT. GL20/27 PT1
12. DEMOLITION OF WEATHERBOARD COTTAGE - 270 GEORGE STREET, WINDSOR. DA 328/90
13. C A L S I L P T Y . L T D . (S C H A F F E R CORPORATION/AWANAKE PTY LTD.) - USE OF CRUSHING PLANT, EAST KURRAJONG ROAD, SECTION 2, EAST KURRAJONG. (68A/268/72)

Moved by Alderman Bazeley seconded by Alderman Stubbs that Council advise the Schaffer Corporation and its operator to:

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1. Cease using its quarry being Portions 106 and 107 of Parish Meehan for the purposes of crushing and screening operations.
2. Cease any work being conducted in breach of the conditions of consent granted on the 28th August, 1973 including work carried outside of permitted hours of operation, area quarried at any one time, restoration and blasting.
3. Provide a written undertaking to Council or its Solicitors within fourteen (14) days of the date of the letter of demand that the Company will comply with (1) and (2).
4. In the event that the demands are not met, Council's Solicitors should be instructed to seek a Court Order restraining the Company from carrying out any further unauthorised work.

- 31 AN AMENDMENT was moved by Alderman Michael seconded by Alderman Gibson that in view of the opinion, the matter be received and that no further discussion on the subject take place until a report is provided to this Council at a Special Meeting to be held on a date to be determined.

The amendment was carried.

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

14. TREE PRESERVATION ORDER APPLICATIONS. P160/30

- 32 RESOLVED on the motion of Alderman Rotherham seconded by Alderman Sheather that a half day seminar be held concerning Council's Tree Preservation Order, the programme to include an inspection tour of some of the controversial applications and a review of policy.

That the Tree Preservation Order Applications' report be received with the exception of the item relating to the application by Mr A Muir, Lot 372 Hanlons Road, Bilpin, for the removal of 2 Radiata Pine trees to increase the size of the orchard as shown on Page 23 of the report and this item be the subject of a further report.

15. DEMOLITION OF SMALL WEATHERBOARD COTTAGE AND ASSOCIATED BARN - LOT 2 DP 236597 GROSE VALE ROAD, GROSE VALE. DA 309/90
16. PUBLIC WORKS. S205/3/A
17. BUSH FIRE EMERGENCY - 23/12/90 TO 28/12/90. GF 10/23 PT1

Item 24 of the Supplementary Report was dealt with in conjunction with Item 17 above.

18. BUSH FIRE BRIGADE INVOLVEMENT DURING STORM DAMAGE EMERGENCY CLEAN UP IN THE NORTHERN SUBURBS OF SYDNEY. GC180/2 PT1
19. SOUTH CREEK. GR60/6 PT1
20. SCHAFER CORPORATION - PROPOSED QUARRY, EAST KURRAJONG ROAD, SECTION 2, EAST KURRAJONG. DA 117/90
21. VACATION ACTIVITY CENTRES - JANUARY. GC 120/5
22. PUBLIC LIBRARY STATISTICS 1989. GL20/27 PT1
23. REPORTS REQUESTED BY COUNCIL - STATUS AS AT 12TH FEBRUARY, 1991. C50-1
24. BUSH FIRE EMERGENCY - 23/12/90 TO 28/12/90 GF 10/23 PT 1

- 33 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Mackay that the reports in this section be received with the exception of Item 14 - See Minute No. 32.

SECTION 6 - REPORTS OF COMMITTEES

MUSHROOM COMPOSTING INDUSTRY COMMITTEE MEETING - 5TH DECEMBER, 1990

- 34 RESOLVED on the motion of Alderman Gibson seconded by Alderman Sheather that the Minutes of the Mushroom Composting Industry Committee Meeting held on 5th December, 1990 as recorded on Pages 1 to 4 of the Minutes of the Meeting, be adopted.

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Town Clerk/General Manager

Mayor

AUSTRALIA DAY AWARDS COMMITTEE MEETING - 6TH DECEMBER, 1990

- 35 RESOLVED on the motion of Alderman Books seconded by Alderman Stubbs that the Minutes of the Australia Day Awards Committee Meeting held on 6th December, 1990 as recorded on Page 1 of the Minutes of the Meeting, be adopted with the exception of Paragraph 2 - "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."

SECTION 7 - CORRESPONDENCE FOR INFORMATION

1. MINISTER FOR TRANSPORT NEW SOUTH WALES - ELECTRIFICATION OF THE RIVERSTONE/RICHMOND LINE. R185-8
2. AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION - ANNUAL CONFERENCE. W/E 281290-5, C48-3.
3. HON. K ROZZOLI, M.P. - FLOOD PLAIN ACCESS AND CONTROL. F84-17
4. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - SHIRES ASSOCIATION OF N.S.W. - 53/90 SPECIAL CIRCULAR. C44-2
5. A R BLUETT MEMORIAL TRUST - ANNUAL AWARD. A9/1
6. ROBERT WEBSTER, MP - MINISTER FOR FAMILY AND COMMUNITY SERVICES AND MINISTER FOR ADMINISTRATIVE SERVICES. I90/4475
7. LEETON SHIRE COUNCIL - BUY AUSTRALIAN CAMPAIGN. GO 50/1 PT1
8. PAUL GIBSON, M.P., STATE MEMBER FOR LONDONDERRY. GF16/6 PT1
9. HAWKESBURY HOSPITAL - AUXILIARY. GP90/6 PT1
10. LOCAL GOVERNMENT BORROWING PROGRAM 1990/91. GF14/4
11. GOVERNMENT GAZETTE NOTIFICATION - EXEMPTION FROM PROVISIONS OF SECTION 131A (2) (B). GR10/3 PT1

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12. LOCAL GOVERNMENTS AND SHIRES ASSOCIATIONS - GENERAL CIRCULAR NO.1/1991. GC70/4 PT1
13. LOCAL GOVERNMENTS AND SHIRES ASSOCIATIONS - GENERAL CIRCULAR NO.17/1990. C44-2
14. OLDTIMERS DANCE COMMITTEE, WILBERFORCE - APPRECIATION. GP90/6 PT 1.
15. THE COUNCIL OF THE CITY OF HOLROYD - PROCLAMATION. G40/2 PT 1.
16. ANNUAL CLOSURE OF DIGHT STREET, RICHMOND - RAAF. R190/33
17. LOT 6 DP634414 WINDSOR ROAD, MULGRAVE - DYING EUCALYPT TREE - WINFORD MOTORS PTY LTD. P160/30
18. FLOOD MITIGATION AUTHORITIES OF NSW - CLARENCE RIVER COUNTY COUNCIL. F84/7
19. PEDESTRIAN BRIDGE, WINDSOR ROAD, MCGRATHS HILL - ROADS & TRAFFIC AUTHORITY. C57, B24, 2342/R
20. "NYNGAN APRIL 1990 FLOOD INVESTIGATION" - DEPARTMENT OF WATER RESOURCES. F84
21. IMPROVEMENTS TO INTERSECTION OF PUTTY, KURMOND AND OLD SACKVILLE ROADS, WILBERFORCE - ROADS & TRAFFIC AUTHORITY. 1927/R, 2312/R, 1901/R
22. 85TH ANNUAL CONFERENCE - L.G.E.A. OF NSW. C48/5
23. 1991 AIR SHOW - AEROSPACE FOUNDATION OF AUSTRALIA LTD. GP90/9 PT1
24. LIGHTING CHARGES FOR 1991 - PROSPECT ELECTRICITY. GE10/3 PT1

- 36 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that the correspondence in this section be received and appropriate replies be forwarded where necessary.

SECTION 8 - OTHER REPORTS

- 37 RESOLVED on the motion of Alderman Gibson seconded by Alderman Sheather the Other Reports be received.

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SECTION 9 - SUPPLEMENTARY REPORTS

FINANCE AND ADMINISTRATION

1. SULLAGE REMOVAL SERVICE. \$195/5

- 38 RESOLVED on the motion of Alderman Gibson seconded by Alderman Benson that the pensioner rebate of \$270 (two hundred and seventy 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.

Further that the sullage collection charges for 1991 be as follows:

Fortnightly service	\$544.44 per annum
(Five Hundred & Forty Four dollars & Forty Four cents)	
Additional Service	\$20.94
(Twenty dollars & Ninety Four cents)	
Emergency Service (After Hours)	\$63.46
(Sixty Three dollars & Forty Six cents)	
Commercial (per 1000 (one thousand) litres)	\$10.15
(Ten dollars & Fifteen cents)	
Routine Maintenance	\$114.23
(One hundred and Fourteen dollars & Twenty Three cents)	
Final Clean Out	\$107.82
(One Hundred & Seven dollars & Eighty Two cents)	

2. SULLAGE REMOVAL CONTRACT. \$195/5

- 39 MOVED by Alderman Mackay seconded by Alderman Michael 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.

An amendment was moved by Alderman Bazeley seconded by Alderman Rotherham that a further report justifying the increases retrospectively be made by the Contractor.

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Town Clerk/General Manager

Mayor

The amendment was lost.

The motion was then put and carried.

ENGINEERING

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

- 40 RESOLVED on the motion of Alderman Gibson seconded by Alderman Sheather 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.

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

See Minute No. 21.

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

See Minute No. 22

7. DELEGATION OF AUTHORITY. TREE PRESERVATION ORDERS. P1260/30

- 41 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Mackay 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.

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Mayor

REPORTS FOR INFORMATION

24. BUSH FIRE EMERGENCY - 23/12/90 TO 28/12/90.
GF 10/23 Pt. 1

See Minute No. 33.

QUESTIONS WITHOUT NOTICE

Alderman Rotherham referred to the toilet block at Lower Colo Road and Putty Road, where the roof lifted off during the flood and asked if this was going to be fixed when the grant money is received.

The Manager of Operations advised that Council is waiting on the availability of funds.

Alderman Rotherham referred to the dumping of boxes of bottles near the Scout Hall at Wilberforce which are overflowing and vermin infested and asked if a report could be prepared on how Council can prevent this nuisance.

Alderman Bazeley referred to the rapid deterioration of Riverview Street, North Richmond in spite of the dry weather and stated that urgent work is now needed on this road. He pointed out that this road takes all the traffic from the North Richmond Shopping Centre and most of the traffic from the plaza and all the other shops along Riverview Street. He asked for a further report to see if the priority order can be reviewed to allow for some work to be carried out on this street during this calendar year.

Alderman Stubbs asked if Council had had any reply on its application for flood and stormwater damage from the August flood.

The Manager of Operations advised that in respect to the roadworks Council had received all its funding but Council has not yet been advised regarding the building and river damage from Public Works.

Alderman Stubbs stated that he has had correspondence from the Pitt Town Tennis Club regarding maintenance of Memorial Park and asked if Council is able to help in this regard.

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Mayor

The Manager of Engineering Services stated that a letter has been received and appropriate action will be taken and discussions held with the Club.

Alderman Michael referred to the big holes in the road on the corner of Grose Vale Road and Riverview Street and stated that this is a dangerous corner. Alderman Michael asked if a report could be submitted on what can be done and when can work be carried out on improving this area.

Alderman Horrex stated that he had received a complaint about the need for people to go to Penrith to have certain aspects of motor vehicles checked and asked if representations could be made to Mr. Rozzoli because of the time aspect in people having to go to Penrith.

The Mayor advised that this would be done.

Alderman Books asked what is the present progress on the opening of The Terrace.

The Manager of Engineering Services stated that all matters have been put together and forwarded to go before the Regional Traffic Committee. Advice has not been received as to the date of that meeting.

Alderman Books stated that last Saturday he was travelling to Sydney and witnessed concrete being dumped at Vineyard behind the Trees Service Station by a blue bogey tipper. He pointed out that that area is becoming a real country tip on both sides of the property and asked if something could be done about it.

Alderman Books stated that during the last couple of weeks he has noticed a chemical smell as you leave Richmond heading towards Pughs Lagoon where the white posts are on the road. He stated that it is there early in the morning and it is noticeable early in the evening just on dark. He asked if this could be investigated.

Alderman Books referred to his previous request for a report on the road shoulder programme and asked when would this be forthcoming.

The Mayor advised that it had been indicated earlier that this report would be coming before the next General Purpose Committee meeting.

Alderman Books asked if it is possible to have a better time limit on Aldermen speaking at the meetings.

The Mayor stated that there is a five minute time limit on all Aldermen, however, extensions of time are given.

Alderman Denne stated that she had received complaints from a couple of people concerning sore throats caused, she understands, from inhalation of vapour emanating from D & R Henderson's factory in Ham Street South Windsor and suggested that this be monitored and the conditions of consent examined.

Alderman Denne stated that the part of the footpath in Riverview Street referred to by Alderman Sheather has been put in as part of the conditions of consent of the Centre that is there. In the future those houses will go and the footpath will then be done. However if it is done before that period of time it will mean cement wastage, and she could not see any point whatsoever in having that cement slab going right through to Pitt Lane because of what is happening.

Alderman Denne referred to the docking at the Centre and stated that there has been a lot of damage done by the size of the trucks as it is too narrow. She stated that the "No Exit" sign has been pushed over and it is also going right across the pavement and asked if this could be investigated.

Alderman Sheather referred to the development at the Trees Service Station and stated that Council had approved a nursery at this location and that one of the conditions of consent was building approval for that piece of land. Just recently there have been piers put down on the foundations that had been poured there and asked if that condition been adhered to. He stated that on that same block of land there is construction material dumped at the back and further around behind the tractor/machinery farm there is similar dumping being carried out - concrete and building materials dumped there and covered over with soil. He referred to the access way towards the motel that looks as though there has been five or ten acres of trees pushed over and asked if Council had any knowledge in this regard.

The Manager of Operations stated that this is for market gardening purposes.

Alderman Michael asked for and was granted permission to move a motion regarding the erection of signs on the approaches to the Hawkesbury.

- 42 RESOLVED on the motion of Alderman Michael seconded by Alderman Stubbs that a report be submitted with a view to costing regarding the erection of signs on the major entry points and roads to the City advising that "You are entering the City of Hawkesbury - a University City".

QUESTIONS FROM THE GALLERY

The Mayor then invited Questions from the Gallery.

Mrs. Jan Barkley referred to the height clearance of the Macquarie Street and George Street viaducts and asked if Council could ascertain the minimum height required for modern tour coaches and buses and advise the Minister for Transport that the 3.5 metres recommended is not suitable.

The Town Clerk/General Manager stated that discussions have been held over many years with the State Rail Authority and the Consultants regarding this matter. The Macquarie Street underpass cannot be lowered because of drainage reasons, the George Street overpass cannot be raised because of the maximum grade on which trains can operate and if the gradient was raised there would be a problem with the existing Windsor Station and the heritage nature of the station in that the station would have to be altered considerably.

Mrs. Jan Booth referred to the pavement in the Orange Grove Mall outside the Neighbourhood Centre and the overhanging trees.

Mrs. Booth referred to the proposed construction of units for disabled in Bligh Park and asked how is it anticipated that these will be serviced by way of bus transport.

The Mayor stated that the proposal has only been adopted to-night and contact would not be made with the developers until after this evening.

Mr. Geoff Farrance referred to a previous request regarding the lighting in Deerubbun Park. He stated that since that time he had noticed that the lights had been removed and he had been given to understand that the lights were there for security purposes for the toilet block. He asked what provision has been made for lights to be put there.

The Manager of Engineering Services stated that the toilet block was damaged in the flood and is part of an application to the Department of Public Works for a grant for repairs. To date Council has not been advised in this regard. The lighting was provided to assist the Macquarie Towns All Breeds Dog Training organisation in its night time exhibition. That organisation found that it was unsatisfactory and action was taken to remove the lights. Investigations are being undertaken concerning alternative forms of lighting.

Mr. Geoff Farrance referred to the Planning Reports - Item 2 in the matter of Plan of Management for Sand Extraction. The Pitt Town Progress Association has written and asked twelve questions in regard to this matter. He asked Council to give some serious consideration not only to the questions to be put forward to the Department of Mineral Resources and the Department of Planning but also the questions as raised by the Association because the Department of Mineral Resources and Department of Planning could not answer all the questions. The Association's main concern is that the issue of sand mining is contentious and its aim is to try and get an answer one way or another on the effect on Pitt Town in order that there is a final solution. If these matters could be given implementation when the Special Meeting is called so that all questions can be thoroughly and properly answered.

Mr. P. Foster spoke on the Mushroom Composting Industry Committee Meeting's report to this meeting and asked why did the Council accept the minutes when they have not been considered by the Committee.

Mr. Foster asked when the next Committee Meeting is to be held.

The Mayor stated that a date has not been set as yet and that Mr. Foster would be advised when this has been done.

The Mayor stated that Alderman Horrex has applied for leave of absence from the February General Purpose Committee Meeting and the March Ordinary Meeting as he will be overseas.

- 43 RESOLVED on the motion of Alderman Michael seconded by Alderman Books that leave of absence be granted to Alderman Horrex for these meetings.

The meeting terminated at 11.58 p.m.

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

..... Mayor

This is Page of the Minutes of the ORDINARY NO. 1 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 12TH FEBRUARY, 1991.

Town Clerk/General Manager

Mayor

REPORT OF GENERAL PURPOSE COMMITTEE

SECTION 3

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 26th February, 1991, commencing at 9.30am.

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

Apologies for absence were received from Aldermen R.C. Bazeley and P.E. Gibson and were accepted.

SECTION 1 - WORKS

ITEM 1: WORKS COST STATEMENT

COMMITTEE'S RECOMMENDATION

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

ITEM 2: (File PK/2 PT1)

SUBJECT: NAVUA RESERVE - ABUSE BY TRAIL BIKES AND
FOUR WHEEL DRIVE VEHICLES - MR F BRUCE,
GROSE WOLD

REPORT (M.E.S.)

Mr. F. Bruce has forwarded a petition containing 19 signatures (17 representatives of the area and 2 visitors to the reserve), requesting that Windsor Police and Hawkesbury City Council take action to preserve the peace and tranquillity of this area and that the reserve be developed for its original purpose of providing passive recreation for residents and visitors to this scenic part of the Hawkesbury River.

Reference is made to the current abuse by trail bike riders and four wheel drive owners of the Reserve and surrounds.

The petition follows earlier representations by Mr. Bruce.

Mr. Bruce was advised that a plan of management for the area was adopted by Council at the December 1990 meeting and that the guidelines and recommendations in the report were based on reducing the environmental damage being caused by the operators of these types of vehicles and that Council had voted an amount of \$12,000 towards the Stage 1 implementation of the plan of management.

Action is being taken to arrange for erection of appropriate signs at an early date.

Recommendation

That Mr. Bruce be again advised that the aim of further development of the Reserve is to reduce the environmental damage to the area from the operation of recreational vehicles and that signposting will be erected in the Reserve in the near future.

COMMITTEE'S RECOMMENDATION

THAT MR. BRUCE be again advised that the aim of further development of the Reserve is to reduce the environmental damage to the area from the operation of recreational vehicles and that signposting will be erected in the Reserve in the near future and that the Police be requested to monitor the Reserve by making frequent irregular visits to the area.

ITEM 3: (File 265/R)

SUBJECT: STREET LIGHTING - BRIDGE STREET NEAR
WINDSOR WHARF - PROSPECT ELECTRICITY.

REPORT (M.E.S.)

Forwarding a plan to provide for the replacement of four 125 watt mercury fluorescent lanterns, with two 400 watt sodium high pressure floodlights. The change is required due to damage by floodwaters to the existing installation.

Advising that the proposal provides for a total annual decrease of \$497.12 in charges.

Recommendation

That the proposed re-arrangement of lights in Bridge Street near Windsor wharf be approved.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File 262/R, 1511/R, 1515/R, 361/R)

SUBJECT: STREET LIGHTING - BRENNANS DAM AND OLD
STOCK ROUTE ROADS - PROSPECT ELECTRICITY

REPORT (M.E.S.)

Forwarding a plan to provide for the erection of three (3) 40 watt fluorescent lights in Brennans Dam Road, Old Stock Route Road and Commercial Road, Vineyard at an increased annual charge of \$299.52. A capital contribution of \$940 is required.

The proposal was requested by Council, particularly in respect to the need for improvement of the area following flooding across the small causeway at this location and during periods of heavy rain.

Funding has not been provided in the vote for additional street lighting in the City area, other than that required for new residential areas and Council should not proceed with this proposal at this stage.

Recommendation

That Prospect Electricity be advised that Council does not wish to proceed with the lighting scheme for the Brennans Dam/Old Stock Route Road area.

COMMITTEE'S RECOMMENDATION

THAT PROSPECT ELECTRICITY be advised that Council does not wish to proceed with the lighting scheme for the Brennans Dam/Old Stock Route Road area.

FURTHER THE INSTALLATION of reflective signs on guide posts be investigated.

ITEM 5: (File R190)

SUBJECT: ROAD SHOULDER IMPROVEMENT PROGRAMME,
1989

REPORT (M.E.S.)

The funds provided (\$217,664) under the programme were utilised in strengthening of the shoulders along sections of the following roads. Bowen Mountain Road, Creek Ridge Road, Spinks Road, Freemans Reach Road, Grose Vale Road, Scheyville Road, Oakville Road, Wolseley Road and Terrace Road.

These roads are subject to a significant volume of traffic with the work undertaken to improve the road shoulders, particularly to provide support to the bitumen edge and therefore, increase safety for traffic.

Following completion of the programme, there was heavy rain in the first two thirds of 1990, which resulted in flooding and inundation of sections of Freemans Reach Road and Wolseley Road, with the loss of gravel where floodwater scoured the shoulders.

Significant improvement is still evident along sections of Freemans Reach Road, Creek Ridge Road, Spinks Road, Scheyville Road, Bowen Mountain Road and Terrace Road, with support being provided to the pavement with the exception of Spinks Road, where pavement failure has occurred along the outside wheel path on the northern lane and at a crest opposite Jacaranda Stud.

Scouring of the shoulders is a continual occurrence along Bowen Mountain Road, due to the steep grades with the need at the time of inspection, for shoulder grading to bring the material back in against the sealed pavement. An instruction has been issued to have this work undertaken.

Currently, arrangements are made for the supply of a small quantity of gravel when shoulder grading is undertaken. There is still the need for funding as provided in 1989 to allow for a continuous programme of building up and strengthening of the road shoulders to provide for traffic.

Recommendation

That the report on the Road Shoulder Improvement Programme be received with consideration to be given in the 1992 Estimates of an allocation of funds for a further programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File 311/R, 306/R)

SUBJECT: STREET LIGHTING - CLERGY ROAD AND
CASTLEREAGH STREET, WILBERFORCE - PROSPECT
ELECTRICITY

REPORT (M.E.S.)

Forwarding a proposal providing for the installation of three 40 watt fluorescent lights, two in Clergy Road, one at "Clergy" laneway and one in Castlereagh Street, between Clergy Road and Macquarie Street, representing a total annual charge increase of \$299.52 and requiring a capital contribution of \$170.

Funding is considered not available within the 1991 street lighting vote. Further, it is considered that the matter should not proceed prior to construction of the laneway where works may require alteration to the pole at the laneway entrance.

Recommendation

That Prospect Electricity be advised that Council does not wish to proceed with the proposal at this stage.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File 2019/R)

SUBJECT: STREET LIGHTING - THE TERRACE, WINDSOR -
PROSPECT ELECTRICITY

REPORT (M.E.S.)

Forwarding a proposal for upgrading of street lighting in The Terrace by installation of one 125 watt mercury fluorescent lantern at the corner of The Terrace and Catherine Street with removal of one 20 watt fluorescent lantern from the adjacent pole. The increase in annual charges is \$33.28.

The proposal was requested following representations from Mrs B. Ezzy, 84 The Terrace, regarding lighting improvements in this area.

Although the increase in charges is minimal, there is only a small provision within this year's vote for additional lighting and the proposal is not supported. Upgrading of the lighting at the corner of Moses Street and Greenway Crescent is still to be achieved as requested by St. Matthews Anglican Church.

It is also pointed out that there are other areas of high priority where lights are still to be erected, such as Kurmond, Windsor Industrial Area, Ascot Place and "Clergy" Lane, Wilberforce, which would be of a high priority.

Recommendation

That Prospect Electricity be advised that Council does not wish to proceed with the proposal at this stage.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File 1513/R)

SUBJECT: STREET LIGHTING - OLD PITT TOWN ROAD, PITT
TOWN - PROSPECT ELECTRICITY

REPORT (M.E.S.)

Forwarding a plan to provide for the erection of two 125 watt mercury fluorescent lights in the vicinity of the bend in front of the Pitt Town Sports Club at an increased annual charge of \$266.24. A capital contribution of \$290 is required.

The proposal has been provided in response to a request from this Council on the need for lighting in the vicinity of the Sports Club.

Funding has not been provided in the vote for additional street lighting in the City area, other than that required for new residential areas.

Recommendation

That Prospect Electricity be advised that Council does not wish to proceed with the lighting scheme for Old Pitt Town Road, Pitt Town.

COMMITTEE'S RECOMMENDATION

THE PROPOSAL BE accepted.

ITEM 9: (File 2757-1W)

SUBJECT: OPEN DRAIN - WINDSOR COUNTRY GOLF CLUB LTD

REPORT (M.E.S.)

The Windsor Country Golf Club has forwarded further representations concerning the open drain along the southern boundary of the golf course which carries stormwater from part of the town area, and requesting that the drain be cleared from a point opposite the Club's 4th green, for a distance of 140 metres through to the Rickaby Chain of Ponds creek.

The drain referred to provides for the discharge of a significant area in the South Windsor residential area and has been cleared out by Council over past years through to near the 4th green on the golf course. The drain then discharges into a low lying swampy area where, during wet weather, water discharges around the 4th green leaving the area very wet and sloppy.

The Golf Club contends that the drain has been cleared out by the Council, but if so this was many years ago. It is estimated that the work could involve approximately 16 hours, utilising a crawler excavator at a cost of about \$1,500.

Although the stormwater has been discharged down to the environs of the creek, in view of the inconvenience being caused to the Club, Council may wish to form a channel through the swampland to improve drainage in the vicinity of the golf course 4th green. The work would be a charge against the Drainage M&R vote.

Recommendation

That Windsor Golf Club be advised that Council is prepared to form a drain along their southern boundary between the 4th green and Rickaby Chain of Ponds, at a cost of approximately \$1,500 (one thousand five hundred). Funds to be forwarded from the Drainage M&R vote.

COMMITTEE'S RECOMMENDATION

THAT THE WINDSOR GOLF Club be advised that Council is prepared to form a drain along their southern boundary between the 4th green and Rickaby Chain of Ponds, at a cost of approximately \$1,500 (one thousand five hundred). Funds to be provided from the Drainage M&R vote.

Further that the Manager of Engineering Services bring a report forward on the cost and the possibility of removing any restrictions between the Richmond Road Bridge and the Cornwallis Bridge along Rickaby Creek to assist the drainage from the upper reaches.

ITEM 10: (File 665-1810)

SUBJECT: RIVERVIEW STREET, NORTH RICHMOND

REPORT (M.E.S.)

At the Ordinary Meeting of Council held on 12th February, 1991, a report was requested concerning the deterioration of the pavement in Riverview Street, North Richmond, with reference made to the traffic to and from the North Richmond Shopping Centre, the condition of the pavement at the Grose Vale Road intersection and that there is no need for a footpath to the east of the main shopping centre and further, that large vehicles are experiencing difficulties using the docking area. Reference was also made to work that may be required in Pitt Lane.

An amount of \$10,800 has been provided for footpath works along the northern side of the street on the section to the west of the main shopping centre.

The road pavement in the two streets has been constructed, it could be said, piecemeal, over the years, with the most recent work being half width road construction adjacent to the Matthew Flinders Estate in Pitt Lane.

There is a very evident pavement failure in Grose Vale Road, adjacent to the concrete dish gutter. It is proposed that an area of 28m by 3m be reconstructed at a cost of \$4,000 with this work undertaken from within the maintenance vote.

The pavement in Riverview Street has been extensively patched, in particular opposite the shopping centre, with sections of crocodile cracking evident. Ageing of the bitumen is evident with poor riding qualities or roughness index as a result of the patching of the pavement undertaken over the years. In many instances, the prime cause of the potholes is loss of the surface seal.

To overcome this problem, it would be necessary to reconstruct the pavement in Riverview Street, an area of 3625m², at an estimated cost of approximately \$140,000. Final cost would be subject to a detailed evaluation of the pavement with allowance made for an asphaltic concrete final surface. Any work in Pitt Lane would be additional.

Council has indicated the programme for the 1991/92 Local Roads funding, and it therefore would be necessary to delete works within existing programmes to have this work undertaken. Such action is not proposed.

As an alternative, consideration should be given to the rejuvenation of the bitumen surface. This could be undertaken by a patching programme using the asphalt machine as demonstrated at the last Local Government Conference, to

patch the surface followed by a two coat hot bitumen reseal. This work is estimated at a cost of \$13,000 and could extend the pavement life by five years. Riding quality would not be improved, however, subject to the above treatment overcoming the loss of surface material, the work could be followed by the placement of a thin asphaltic concrete surface funded within the 1992 works programme at a further cost of \$20,000.

In view of the concern shown by the Aldermen, it would appear that to proceed on this basis, with the cost a charge against the 1992 roadworks vote, may be acceptable.

Recommendation

1. That the pavement failure in Grose Vale Road at Riverview Street be repaired.
2. That a 2 (two) coat flush bitumen reseal be undertaken in Riverview Street, North Richmond at an estimated cost of \$13,000 (thirteen thousand dollars) with the work a charge against the 1992 Roadworks Programme.

COMMITTEE'S RECOMMENDATION

1. THAT THE PAVEMENT failure in Grose Vale Road at Riverview Street be repaired.
2. That a 2 (two) coat flush bitumen reseal and asphaltic concrete surface be undertaken in Riverview Street, North Richmond at an estimated cost of \$33,000 (thirty three thousand dollars).

ITEM 11: (File GR30/7 PT1, 665-2343, S89/9, 665-1810)

SUBJECT: ROADWORKS PROGRAMME - 1991

REPORT (M.E.S.)

At the Ordinary Meeting held on 11th December, 1990, Council adopted a roadworks programme for 1991 utilising the funds provided under the 1990/91 loan programme.

During 1990, in consideration of the provision of funds from the Roads & Traffic Authority for the cycleway between McGraths Hill and Windsor and upgrading of the footpaths in the commercial centre of Richmond in conjunction with reinstatement of the pathway following installation of gas mains, it was resolved that the works proceed on the basis of funding of the works in the 1990/91 loan programme. The programme submitted did not allow for this funding.

In conjunction with the preparation of financial statements for 1990, reconciliation for the loan borrowing programmes are undertaken. Due to the main savings through construction of pavements by cement stabilisation there are overall savings within the 1988/89 Loan Works Roadworks Programme.

An example is the work undertaken on Yarramundi Lane, where it was possible to stabilise the insitu material without the need to import additional road gravel for the pavement.

It is proposed that the funds be utilised as Council's contribution for the Windsor/McGraths Hill cycleway and the footpath works in Richmond.

In respect to the works at Richmond, the contractor has not responded to a request to return and continue with the works. The matter will be further reported to Council on the basis of termination of the contractor with the work to be completed by another contractor. Funds are being withheld from payment due to the accepted tender to cover penalties as a result of non compliance.

With regard to the subdivision of the land at the rear of the Senior Citizens Centre, March Street, Richmond, the Water Board, in providing the Section 27 subdivision certificate, required the extensions of the sewer main to serve the land.

The extension is required from the main in the carriageway March Street through the driveway entrance to the existing units operated by the Hawkesbury Community RSL Homes Trust.

With due regard to the complexity of the work and advice from the Water Board that payment of an amount of \$51,400 was required for the project. A scheme was prepared on the basis of Council undertaking the work using the services of a plumber, licensed to undertake extension of the Board's mains and Council's day labour staff at an estimated cost of \$30,000 and significant saving.

It is currently proposed that these works commence on Monday 4 March, 1991. Subject to approval at the meeting and with due regard to the state of advancement of the hospital, the works will proceed.

Funding of this work was arranged to be at Council's cost as part of the transfer of the land to Hawkesbury Community RSL Homes Trust. Provision of funding is required and it is proposed that this work be included in the programme utilising the unexpended funds from the 1988/89 and 1989/90 Loan Programme.

A saving of \$143,000 is anticipated and in addition to the above works, it is possible to include the funds required for Riverview Street, North Richmond for the reseal and subject to satisfactory performance, the placement of the asphaltic concrete overlay.

Funds available	1988/89 Loan Programme	\$ 99,475
	1989/90 Loan Programme	<u>\$ 43,560</u>
	Total	\$143,035

Works Programme -

Cycleway/footpath - Windsor/McGraths Hill	\$ 44,150
Footpath reconstruction Windsor Street, Richmond	\$ 33,250
Sewer extension - Hawkesbury Community RSL Homes Trust	\$ 30,000
Riverview Street, North Richmond - reseal and A.C. surface	<u>\$ 33,000</u>
Total	\$140,400

Recommendation

That the following programme of works be funded from the savings in the 1988/89 and 1989/90 Loan Programme -

Cycleway/footpath - Windsor/McGraths Hill	\$ 44,150
(forty four thousand one hundred and fifty dollars)	
Footpath reconstruction Windsor Street, Richmond	\$ 33,250
(thirty three thousand two hundred and fifty dollars)	
Sewer extension - Hawkesbury Community RSL Homes Trust	\$ 30,000
(thirty thousand dollars)	
Riverview Street, North Richmond - reseal and A.C. surface	\$ 33,000
(thirty three thousand dollars)	
Total	\$140,400
(one hundred and forty thousand four hundred dollars)	

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Report of the Local Traffic Committee Meeting held on Friday 15th February, 1991, in the Council Chambers at 10am.

PRESENT:

Members - Sgt. G. Thompson, NSW Police Department
 Mr. G. Smith, Roads & Traffic Authority
 Mr. R. Searle, Office of K.R. Rozzoli MP

Also Present - Mr. R. Gilmore, Manager of Engineering Services
 Mr. K. Berzins, Executive Town Planner

APOLOGIES: Alderman H.J.M. Books

CONFIRMATION OF MINUTES:

Moved by G. Smith, seconded by G. Thompson that the Minutes of the previous meeting held on 18th January, 1991, be confirmed.

CORRESPONDENCE

ITEM 1: (File R190)

CORRESPONDENT: ROAD SAFETY 2000

SUBJECT: DRAFT STRATEGIC PLAN FOR PUBLIC
 COMMENT

Meeting held on 5th February, 1991.

The document indicates the following strategic approach.

"The fundamental strategy of Road Safety 2000 is to develop and co-ordinate the participation of every sector of the NSW community in an integrated approach to road safety that will continue to reduce the number and severity of road crashes and injuries.

This strategy is based on four interlocking elements, being the major issues arising from consultations with major stakeholders in the development of the plan, viz:

- A. Community ownership and participation in road safety.
- B. Road safety as a major priority in the management of transport and mobility in the community.
- C. Road safety management - road user, road & environment and vehicle & equipment programmes and research.
- D. An integrated framework for road safety planning and action.

The research and analysis underpinning this report suggests that the Road Safety 2000 Strategy can, by the year 2000, reduce the number of traffic fatalities and serious injuries to about 25% below their present level.

Given the expected increase in traffic, this is an ambitious but achievable goal. Realising it will depend on consolidating the above elements in future action plans."

The summary of Strategic Issues and Objectives are as follows:-

- A. Develop community ownership and participation in Road Safety.
 - . Increase:
 - i) community awareness of road safety
 - ii) the priority road safety has in the community.
 - . Achieve a measurable shift in community attitudes against unsafe behaviour on roads.
- B. Develop road safety as a major priority in the management of transport and mobility in the community.
 - . Ensure that the development of the road network proceeds with safety as a fundamental consideration as mobility and amenity.
 - . Manage road use at minimum cost, while maintaining personal and freight mobility and access, by shifting road use to other transport modes.
- C. Road safety management - road user, road & environment and vehicle & equipment programmes and research.
 - . Reduce road crashes and casualties by improving road user behaviour.
 - . Reduce crashes and casualties by improving road engineering, road environment and the management of traffic.
 - . Reduce casualties by improving the crash avoidance capabilities and crash protection afforded by vehicles and other safety equipment.
- D. Develop an integrated framework for road safety planning and action.
 - . Establish a framework for joint planning, decision making and action on road safety, aided by good inter-corporate communication.
 - . Ensure that comprehensive, complete and compatible data exists for use in planning in relation to road safety.
 - . Establish common standards, methodology and guidelines related to road safety.
 - . Develop a framework to achieve resource allocation for road safety, to meet road safety objectives.

Build on the synergy available from the interfaces between public health and road safety.

Committee's Recommendation

That the information be received.

ITEM 2: (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.

This matter was submitted to the Ordinary Meeting of Council held on 12th February, 1991, where in consideration to the recommendation of the Local Traffic Committee, "That the present signs be amended so that all signs show parking rear to kerb 90°" it was resolved that the 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.

Committee's Recommendation

That all signs be amended to show 90° (ninety) angle parking.

ITEM 3: (File 665-265, 665-1341)

CORRESPONDENT: NSW POLICE DEPARTMENT

SUBJECT: PEDESTRIAN CROSSING - INTERSECTION
OF BRIDGE & MACQUARIE STREETS,
WINDSOR

Requesting that lighting be provided at the first section between the Hotel and the traffic lights for the safety of pedestrians.

Committee's Recommendation

That Council obtain a lighting proposal from Prospect Electricity to improve the lighting at the pedestrian crossing and that the RTA be requested to renew the line markings at this location.

ITEM 4: (File 665-1408)

CORRESPONDENT: NSW POLICE DEPARTMENT

SUBJECT: POST OFFICE - NEW STREET, WINDSOR

Requesting amendment of the parking restrictions in New Street to provide for a 15 minute parking restriction to allow people to conduct business.

Committee's Recommendation

That the parking zone on the northern side of New Street be amended to provide for 15 (fifteen) minute parking for 3-4 (three to four) vehicles and that the parking zone in Fitzgerald Street, opposite the old Post Office site revert to 1 (one) hour parking.

ITEM 5: (File 665-243)

CORRESPONDENT: ROADS & TRAFFIC AUTHORITY

SUBJECT: KURMOND PUBLIC SCHOOL, BELLS LINE
OF ROAD

Submitting an amended plan at the School crossing which provides for kerb and guttering to define the boundaries of the carriageway and a squeeze point for traffic with elimination of the proposed pedestrian refuge. The representative of the RTA advised that that amended proposal gave a better cost benefit. The plan will be displayed at the meeting.

Committee's Recommendation

The Committee considers that the proposal is acceptable.

Date of Next Meeting: 15th March, 1991

The meeting terminated at 10.50am

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations be adopted.

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.

PLANNING AND DEVELOPMENT

Item 1: (File DA 12/91)
Development Application: Carpark extension
Applicant: Windsor Gospel Church
Owner: Windsor Gospel Church
Land and Location: Lot 1, DP 608959, 193 - 195 Mileham Street, Windsor
Area: 8976 square metres
Zoning: Hawkesbury Local Environmental Plan, 1989 - Part Residential 2 (a) and Part Open Space 6(b) (Proposed Recreation)
Advertising: Adjoining landowners notified with no submissions being received
Date Received: 24th January, 1991

wp. 13/3/91.
✓ Ran 15/3

REPORT (M.T.P.)

This application is made to formalise the unauthorised partial construction of a 48 space carpark extension to the Windsor Gospel Church site. The additional carparking area is required to overcome the current shortfall in on-site parking to cater for the increased patronage of the Church in the order of up to 400 people.

Statutory Situation

The land is zoned Part Residential 2(a) and Part Open Space 6(B) (Proposed Recreation). The additional car parking area is to be situated upon a portion of the land zoned Residential 2(a). Carparking ancillary to a Church is permissible in land zoned Residential 2(a).

Planning Assessment

The Carparking Development Control Plan requires the provision of 1 carparking space per 10 seats for churches or church halls. The 48 additional spaces are to be amalgamated with 52 existing carparking spaces to provide 100 total carparking spaces with an approximate carparking rate of 1 car space per 4 Church members/patrons. This additional on-site parking will lower or alleviate the kerbside parking overflow problems currently experienced along Mileham Street on special Church days.

The land is relatively flat in topography with minor slopes varying between 0 - 4% and is also characterised by a minor drainage fall towards the north western portion of the site. The sealed car parking area should be constructed with drainage provision into an existing stormwater drainage easement/system (previously obtained by the Church over two adjoining private landholdings) in order to satisfactorily cater for overland stormwater run-off into the Woods Road stormwater drainage system. To assist drainage from the site the applicant will be required to provide landscaped earth mound around the perimeter of the site.

Recommendation

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

1. The carparking area extension be constructed in accordance with the submitted plans and accompanying documentation dated the 24th January, 1991 except where amended by conditions of consent.
2. The carpark extension cater for 48 (forty eight) car parking spaces and be sealed, drained and marked to the satisfaction of the Manager of Engineering Services within 6 (six) months from the date of this consent.
3. The provision of a landscaped earthmound bund wall of a minimum height of 400mm (four hundred) be provided along all the property boundary lines downstream of the park in order to help assist stormwater run-off into the stormwater drainage system. In this regard a landscape plan be provided within 1 (one) month of the consent date with all landscaping/earthmounding works to be completed within 6 (six) months from the date of consent.
4. The creation of drainage easements free of cost to Council over the pipeline through downstream properties where not already provided.
5. Full design calculations being submitted for the drainage system and the upgrading of the system where shown to be necessary.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Item 2:	(File DA 5/91)
Development Application:	Home Activity - Office for a water cartage business
Applicant:	J and M Cauchi
Owner:	J and M Cauchi
Land and Location:	Lot 161, DP 751637, 839 Kurmond Road, Kurmond
Area:	14.97 ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(b)
Advertising:	Adjoining owners notified with no submissions being received
Date Received:	14th January, 1991

Handwritten: 7/12/91 15/3
WP 13/13
✓

REPORT (M.T.P.)

Proposal

The applicant seeks Council's consent to utilise part of the existing dwelling on the subject land, as an office for a water cartage business. The proposal will only involve the storage of one truck on the site, with hours of operation being from 7.00am to 5.00pm Mondays to Fridays and 8.00am to 5.00pm Saturdays and Sundays.

Planning Assessment

The site is zoned Rural 1(b) under the provisions of HLEP, 1989. The proposal may be defined as a "home activity", which is permissible on the land with the consent of Council.

Given the minor nature of the proposal and the size of the property, it is considered that the use will not adversely affect the amenity of the area, provided the use complies with the requirements of a home activity.

The water cartage truck has been inspected by an officer of Council's Environment and Building Services Department and is satisfactory.

Recommendation

That the application be approved generally in accordance with the supporting documentation, subject to the following conditions:-

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

"the activity or pursuit does not -

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

2. Only 1 (one) truck is to be stored on the site.

3. Operating hours shall be limited to 7.00am to 5.00pm, Mondays to Fridays and 8.00am to 5.00pm, Saturdays and Sundays. Any alteration of these hours will require Council's consent.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Item 3: (File DA 3/91)
Development Application: Home Activity - Making and repair of horse rugs and canvas goods.
Applicant: Ms D Sherrington
Owner: Mr R S and Mrs D E Sherrington
Land and Location: Pt Portion 95, Parish of Wilberforce, "Cold Comfort Farm", Hibberts Lane, Freemans Reach
Area: 8089 squares metres
Zoning: Hawkesbury Local Environmental Plan, 1989 - Environmental Protection (Scenic) 7(d1)
Advertising: Adjoining owners notified with two submissions being received
Date Received: 7th January 1991

Phil 13/3/91
WP 13/3/91

REPORT (M.T.P.)

Proposal

The proposed home activity involves the making and repair of horse rugs and canvas goods within an existing shed which is partly located on Burgess Road. This section of Burgess Road is no longer used for public traffic.

Lease or sale of the land by Council to the applicant is not critical to the proposal but would be desirable.

This operation requires the provision of three sewing machines, riveter, cutter, benches and racks.

Statutory Situation

This application is defined as a "home activity" in accordance with the provisions of HLEP, 1989. This use is permissible in land zoned Environmental Protection (Scenic) 7(d1), subject to Council consent.

Public Notification

Objection was raised to the purchasing of Burgess Lane as it would be injurious to the adjacent property. They would prefer this part of Burgess Lane to be leased from Council.

No objection was raised to the home activity being carried out on the property.

Planning Assessment

The proposed home activity will generate minimal noise and it is unlikely to have any detrimental effect on the amenity of the area.

The existing corrugated iron shed encroaches 1.0 metre onto Burgess Road. It is estimated that the shed was constructed in the 1960's. Access along Burgess Road currently terminates at the subject property, however, the road reserve does continue to the south and joins with Hibberts Lane. This section of Burgess Road is steep and overgrown and only pedestrian access is currently possible. It is the applicant's intention to request a lease of this section of Burgess Road not only for the shed encroachment but to maintain this land and reduce the bushfire risk.

This application is recommended for approval, subject to conditions.

Recommendation

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

- A. 1-4 Standard Conditions (DA): 32, 33, 52 and 102.
5. Compliance with the following requirements of "Home Activity" defined in HLEP, 1989:-
- "the activity shall not -*
- (i) interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;*
 - (ii) involve exposure to view from any public place of any unsightly matter;*
 - (iii) require the provision of any essential service main of a greater capacity than that generally available in the locality;*
 - (iv) involve the employment of persons other than residents of the dwelling house or dwelling; or*
 - (v) involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (one) metre by 0.6 (zero point six) metres exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof)."*
6. Submission of a building application, plans and specifications complying with Ordinance 70, should any alterations be required to the existing shed.

- B. The applicant be requested to liaise with the Administration Manager concerning the appropriateness of an application for lease of part of Burgess Road.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Row B3/
✓ 13/3/91

Item 4:	(File DA 360/90)
Development Application:	Dual occupancy - 2 detached dwellings
Applicant:	Endeavour Homes Pty Ltd
Owner:	Department of Housing
Land and Location:	Lot 1462 DP 805098, 1 Dawes Place, Bligh Park
Area:	631.2 square metres
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising:	Not required
Date Received:	29th November, 1990

REPORT (M.T.P.)

Proposal

The subject property is a corner allotment having frontage to both Dawes Place and Therry Street in the Bligh Park residential area.

This application proposes to erect 2 dwelling houses, to be finished in brick with tiled roofs. One off-street car parking space is provided for each dwelling in the form of a single car port.

Statutory Situation

The site is zoned Residential 2(a) in accordance with the provisions of HLEP, 1989. This application is permissible within this zone, subject to Council's consent.

Planning Comments

It is proposed to erect 2 dwellings with each containing 3 bedrooms, dining/living room, bathroom, kitchen and laundry.

The application complies with the provisions of SREP No 12 - Dual Occupancy in terms of minimum site area, floor space ratio and maximum height of the second dwelling.

Notwithstanding this, Clause 12(b) of SREP 12 requires Council to consider the provision of natural sunlight to the proposed dual occupancy and its curtilage. A courtyard is provided adjacent to the southern elevation of each dwelling.

Shadow diagrams prepared under the guidelines of the University of NSW, Faculty of Architecture indicates that inadequate sunlight is available for the courtyard areas. In this regard, at 12.00 noon during the winter solstice, approximately half of the courtyard associated with dwelling 2, and approximately 75% of dwelling 1 courtyard is in shade. This is unsatisfactory, particularly when considering the small courtyard proposed.

By virtue of the orientation of the subject site, and the design and location of the development, it is considered that the proposal is unacceptable and consequently, it is recommended that this application be refused.

Recommendation

That the development application for 2 (two) detached dwellings be refused on the grounds that:

1. The design of the proposal is unsatisfactory in terms of permitting an adequate amount of sunlight to the proposed dwellings and their curtilages.
2. The proposal is not in the public interest.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

✓ W 14/3/91

Item 5:	(File DA 10/91)
Development Application:	Home Activity - Wholesale Pastry Cooking
Applicant:	J and L R Voncina
Owner:	J and L R Voncina
Land and Location:	Lot 1, DP 740479, 1176 East Kurrajong Road, East Kurrajong
Area:	5.19 ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(c1)
Advertising:	Adjoining owners notified with two objections being received: Mr J and Mrs E Gracie, 1213 East Kurrajong Road; and Mr C Taylor, 1185 East Kurrajong Road
Date Received:	23rd January 1991

REPORT (M.T.P.)

Proposal

Application has been made to establish a "home activity" on the subject land involving the use of an existing shed for wholesale pastry cooking. The shed, constructed of corrugated iron, has a total floor area of 50 square metres and is located almost on the front boundary. Two people (husband and wife) are

proposed to be employed in the business, with hours of operation being from 3.00am to 9.00am and from 12.00 noon to 9.00pm, Mondays to Fridays. There will be little extra traffic generated by the proposal, as the applicant generally delivers the goods to his customers and then collects the necessary ingredients before returning to the site.

Statutory Situation

The subject land is zoned Rural 1(c1) under the provisions of HLEP, 1989. The proposed development may be defined as a "home activity" and as such, is permissible on the site with Council's consent.

Public Submissions

Adjoining owners were notified of the proposal with two objections being received. The grounds for objection are as follows:-

1. The application is incorrect because the applicant does not state that he has been conducting pastry cooking at the premises for over two years without approval.
2. There is no mention of how liquid and solid wastes are to be disposed of.
3. The hours of operation ie starting at 3.00am or 4.00am, 5 days a week will cause my family stress as the shed used for pastry cooking is directly opposite my house.
4. The statement that only one vehicle will be used for deliveries is incorrect. Presently several vehicles call at the premises to collect pastries. Often these vehicles arrive before daylight.
5. The statement that the business is wholesale only is incorrect as several persons known to me have purchased pastries direct from the bakery.
6. The area is zoned rural and the establishment of this type of industry could lead to further applications for similar industries by other present or future residents with a consequent deterioration of present lifestyle.
7. This business has operated on at least 2 nights a week, so one can only assume if they secure approval as a commercial bakery they will progress toward a 7 day and night a week business. This is an entirely unsuitable business to be allowed to proceed in a rural area.
8. If the Council allows this development to proceed and then further developments, how then will the environment cope with the sanitation, garbage and pollution created. Will this unmarked narrow road be expected to support the increase in traffic flow.

Planning Assessment

Unauthorised Use

Discussions were held with the applicant regarding the unauthorised use of the shed. The applicant indicated that the shed had been used for the purposes of pastry cooking, generally about twice a week, for approximately 12 months, and until recently he was not aware that formal consent was required. It was due to the desire to take on pastry cooking full time that led to the submission of a development application.

Rural Character/Amenity

As the proposal does not involve the use of any electrical machinery/appliances other than refrigerators and a stove, there is unlikely to be any noise associated with the use which will adversely affect neighbouring property owners. Hence no objection is seen to the proposed hours of operation.

The applicant has indicated that goods are generally loaded into the delivery van at about 8.00am and consequently, any noise associated with this activity, should not be intrusive. This activity can be conditioned however to ensure that vehicle lights do not affect nearby houses.

To improve the overall appearance of the shed, it is desirable that the external walls be painted.

Traffic

As deliveries will only be carried out a maximum of once a day, traffic generated by the use will not be significant and can be accommodated on East Kurrajong Road. To minimise vehicle movements, it is considered necessary to prohibit any retailing of goods from the site. Access should also be restricted to the existing driveway.

Although the building is located near the front boundary of the site, the shed does not distract drivers using the road nor reduce sight distances.

Waste Disposal

The disposal of solid and liquid waste is not likely to present a problem and can be carried out to the satisfaction of the Manager of Environment and Building Services.

Recommendation

That the application be approved generally in accordance with the plan submitted, subject to compliance with the following conditions:

1. Compliance with the following requirements of a "home activity" as defined under HLEP, 1989.

"the activity shall not -

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

2. No retailing is to be carried out from the site.
3. Operating hours shall be limited to 3.00am to 9.00am and 12.00 noon to 9.00pm, Mondays to Fridays. Any alteration of these hours will require Council consent.
4. All deliveries are to be carried out after 7.30am.
5. The external walls of the shed are to be painted to ensure the building blends with the landscape of the site and its surroundings.
6. Access to the site shall be restricted to the existing driveway.
- 7-9 Standard Conditions (DA): 33, 38, 102.

Mr.J.Voncina, the applicant, addressed the Committee.

Mr.C.Taylor addressed the Committee as an objector.

COMMITTEE'S RECOMMENDATION

✓

THAT THE APPLICATION be approved generally in accordance with the plan submitted, subject to compliance with the following conditions:

1. Compliance with the following requirements of a "home activity" as defined under HLEP, 1989.

"the activity shall not -

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

- (iv) *involve the employment of persons other than residents of the dwelling house or dwelling; or*
 - (v) *involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (one) metre by 0.6 (zero point six) metres exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof)."*
2. No retailing is to be carried out from the site.
 3. Operating hours shall be limited to 3.00am to 9.00am and 12.00 noon to 9.00pm, Mondays to Fridays. Any alteration of these hours will require Council consent.
 4. All deliveries, with the exception of 1 (one) only departure on Tuesdays, are to be carried out after 7.30am.
 5. The external walls of the shed are to be painted to ensure the building blends with the landscape of the site and its surroundings.
 6. Access to the site shall be restricted to the existing driveway.
- 7-9 Standard Conditions (DA): 33, 38, 102.

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Item 6:	(File DA 13/91)
Development Application:	Hotel/Motel Extensions
Applicant:	Town and Country Planning
Owner:	Dyleeso Pty Ltd
Land and Location:	Lot 2, DP 624109, 1349 Bells Line of Road, Kurrajong Heights
Area:	8.347 square metres
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Part Special Business 3(b) and Part Residential 2(a)
Advertising:	Adjoining owners were notified with five submissions being received: Objections: Mr and Mrs F Werle, 2 Pinedale Place Mr W and Mrs S Rice, 3 Pinedale Place No Objections: Mrs J Castro, 1 Vesta Place Mr R K and Mrs I C Best, 28 Dabage Place Mr and Mrs S S Ring, 17 Pecks Road
Date Received:	25th January, 1991

REPORT (M.T.P.)

Proposal

Application has been made to replace the existing covered beer garden with a brick/masonry building, which will be attached to, but capable of isolation from, the existing hotel on the subject land. The extension will be used as an entertainment/function room, and will cater for approximately the same number of patrons presently served by the beer garden. The design and exterior finish of the extension will be similar to that of the existing building on the site.

Statutory Situation

The site is currently zoned part Special Business 3(b) and part Residential 2(a) under the provisions of HLEP, 1989. The proposed extension will be located on that land zoned 3(b) and as such is permissible with Council's consent.

Clause 22 of the LEP applies to the proposal, as the site fronts a main road. The extension however will not affect drivers using the road, given the topography of the site.

Public Submissions

Adjoining owners were advised of the proposal with five submissions being received (two objections and three raising no objection). The reasons for objection include increased noise and pollution.

The three landowners who raised no objection however have a number of concerns including:

1. Noise created by rock bands.
2. No street lighting.
3. Inadequate lighting in the car park and entry/exit driveways.
4. Inadequate drainage in driveway.
5. Fire hazard along back fence.
6. Untidy grounds.
7. Inability of Windsor Police to patrol the area.
8. Extension to hours of operation.
9. Cars doing "wheel spins" in the car park.
10. Inability of the pumpout system to cope with existing patrons.

These concerns and objections are discussed below.

Planning Assessment

Character/Design Quality/Amenity

The proposed extension has been designed to blend with the existing hotel building on the site in terms of external appearance, height and materials. The extension will confine the existing open air activities within a building designed and constructed so as to minimise the emission of noise and light, thus lessening

the overall impact of the development. As there is no intention to vary existing trading hours, it is considered that the amenity of the area is likely to improve.

The extension to the building will also require appropriate licensing by the Liquor Administration Board.

Additional planting is proposed along the western boundary of the site, together with a brushwood (or similar) fence to the north and west perimeter of the car park. This landscaping and screen fence will enhance the site and reduce the impact of vehicular lights on adjoining residences.

Access/Parking/Traffic

Adequate area is already available on the site to cater for the parking needs of the hotel/motel complex, including that generated by the beer garden. As the proposed extension will replace the existing beer garden, and thus cater for a similar number of patrons, no additional parking is considered necessary.

The access roads and carpark fronting the hotel building are adequately sealed but not marked. The carpark to the south east of the development is lightly gravelled but not sealed. The upper carpark serving the motel units is substantially unconstructed and with a water tank in the middle of the parking area is only able to cater for about six cars. The water tank however is flush with the ground surface and can be strengthened to accept traffic loads. Given that the development generates a considerable amount of traffic, it is desirable that the parking area be upgraded. Lighting of the parking areas is also desirable and should be pursued.

Disposal of Wastes

Since there will be no significant increase in the number of patrons, the existing septic pumpout system is considered adequate. It may however be necessary to increase the number of services per week. Advice from the relevant contractor indicates that this additional service could be provided if required.

Recommendation

A. That the application be approved generally in accordance with the plans submitted, subject to compliance with the following conditions:-

1. Submission of a building application, plans and specifications complying with Ordinance 70. A geotechnical report is to accompany the building application.
- 2-9 Standard Conditions (DA): 32, 33, 37, 61, 70, 100, 101, 102.
10. Parking shall be provided for 77 (seventy seven) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessway and aisle width to conform to Council's specifications and to be constructed, drained and sealed where not

already sealed and marked. Full details of works including any necessary strengthening of the existing water tank shall be submitted for approval with the building application.

11. 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.
12. The external finish of the extension shall be similar to that of the existing hotel building.
13. Compliance with the requirements of Part 27 of Ordinance 70 relating to fire fighting facilities. Details to be submitted with the building application.
14. The extension is to be licensed in accordance with the requirements of the Liquor Administration Board.
15. A separate application for Council's approval for the use of the extension as a place of public entertainment shall be lodged prior to such use.
16. The provision of appropriate lighting in the car parking areas to the satisfaction of the Manager of Environment and Building Services.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Item 7:	(File DA 387/90)
Development Application:	Tyre Storage
Applicant:	R and S Carroll
Owner:	R and S Carroll
Land and Location:	Lot 19, DP 259650, 18 Threlkeld Drive, Cattai
Area:	2.06 ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(c)
Advertising:	Adjoining landowners notified with one submission being received
Date Received:	24th December, 1990

Handwritten notes:
Randy 18/3/91
W 14/3/91
✓

REPORT (M.T.P.)

This application is as a result of inspection of the property in respect to complaints concerning tyre stock piles on the land and an associated tyre retreading operation being carried out within the storage/machinery shed. The

application is made to formalise an unauthorised tyre storage operation within the existing storage shed situated upon a middle portion of the land. The tyre retreading component is not part of the application.

The application involves the minor extension of the existing storage/machinery shed to facilitate the proposed use.

The Proposal

Following are extracts from the applicants' submission:-

"The proposed development is solely the storage of tyres wholly contained within the buildings (both existing and proposed) and apart from the benefits to the environment in general from the recycling of used tyres, no detrimental effects to the environment are possible i.e. the proposed development will not create any noise, air pollution, dust, smoke or visual pollution.

The building is generally of rectangular shape and is of a scale proportionate to the surrounding development. Overall area is proposed to be 368 square metres of which 80 square metres will be a new addition. External finishes are proposed to match the existing gold coloured colourbond steel walls with zincalume finish to the roof.

It will be noted that part of the building is used as a horse stable/tack room and part as a hobby and workshop area.

The proposed development is surrounded by cleared, grassed land, with selected screen and decorative plantings and is not subject to any risk of bushfire. The land is above the 16m level and therefore unaffected by flooding or other risks.

On average, on days of operation, each vehicle leaves and returns to the premises once only. This results in four vehicle movements on days of operation.

The nature of the development is one of recycling used tyres and as a result reduces the amount of waste produced by motor vehicles. The alternative for used tyres is to be dumped in MWDA tips which causes environmentally and economically undesirable results. We feel that recycling in this form is of benefit to the community and therefore in the public interest".

Publication Notification

The application was advised to adjoining landowners. Following the exhibition period 4 submissions were received from Mr and Mrs Barber, Mr and Mrs Lees, Mr S Sarantinos (objectors) and Mr and Mrs Eyles (non objector). The main points of objection regarding the operation follow:-

1. The tyre operation is in fact a tyre retreading use. This application if approved, for the storage of tyres may revert back into an unauthorised retreading operation.

2. The current tyre retreading operation comprises of 3 retreading machines and is operated 6 days a week on average. This full time operation results in frequent transporting of old tyres and associated loading up of new retreads and as such is a traffic generating development.
3. The tyre retreading/storage operation is considered an industrial use and is better suited in premises zoned Industrial.
4. The use is inconsistent with the objectives of the Rural 1(c) zone.
5. The approval of the tyre operation may lead to further long term expansion of the use.
6. The tyre retreading use produces offensive/obnoxious odours. The open stockpiling of tyres in periods of high temperature further causes offensive rubber odours.
7. The tyre stockpiling and affiliated uses will impose amenity problems and in addition may lead to property devaluation on adjacent landholdings.

Statutory Situation/Planning Assessment

The conduct of a tyre retreading operation is prohibited in land zoned Rural 1(c) whereas the stockpiling or warehousing of tyres is permissible subject to consent.

The conduct of a tyre storage operation is considered incompatible with the rural residential lifestyle objectives of the Rural 1(c) zone given the scale of development (ie high volume of tyres to be warehoused) and amenity problems associated with the storage and frequent transportation of tyres upon the adjacent landholdings.

The proposal will exacerbate road damage of Threlkeld Drive. Accordingly, the operation would be better suited in industrial premises to mitigate against potential amenity problems.

Recommendation

That the application be refused due to the following reasons:-

1. The use is inconsistent with the rural residential lifestyle objectives of the Rural 1(c) zone.
2. The proposal is unacceptable in terms of traffic impact on Threlkeld Drive and would change the local amenity by the introduction of commercial truck traffic.
3. Not in the public interest.-

Mr.A.Carroll addressed the Committee.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

The Committee inspected the site at 1.30 p.m. Aldermen present at the inspection were Aldermen W.J.Sledge, R.S.Benson, H.J.M.Books, F.Y.Denne, W.J.Mackay, R.F.Rotherham, L.C.Sheather and R.P.Stubbs.

COMMITTEE'S RECOMMENDATION

THAT A REPORT be presented to the Ordinary Meeting on conditions that should be imposed should consent be given and that such conditions include a limit on the storage area of tyres and an initial time limit of 12 (twelve) months.

ITEM 8: (File 2697(W)) ✓

Khuram 14/3/

SUBJECT: VARIATION TO TRADING HOURS - RICHMOND INN HOTEL MOTEL, CORNER OF MARCH AND EAST MARKET STREETS, RICHMOND

cc Records

REPORT (M.T.P.)

Council has received correspondence from the owners of Richmond Inn Hotel Motel requesting a variation to the present trading hours. The current hours of operation are from 5.00am to 12.00 midnight, Monday to Saturday, and it is intended to extend these hours from 5.00am to 3.00am on these days, with Sunday trading to remain the same.

The extended trading hours will not apply to the drive-in bottle shop, which will continue to trade under present restrictions (10.00am to 12.00 midnight, Monday to Saturday).

The owners' submission reads in part as follows:

"There is a demand from my patrons for an extension of trading hours. The Royal Hotel located a short distance away has a 3.00am licence and I have found that the vast majority of patrons proceed immediately to the Royal after I am forced to close. My regular patrons are unhappy with this situation and would much prefer to stay at the Richmond Inn.

If the extension is granted there would be a more orderly and quiet exiting from the Hotel as the patrons would leave at their leisure in small numbers instead of the mass evacuation at midnight. Finally, I feel that to continue to satisfy my patrons, and to be able to compete on equal terms with the opposition Hotels, it is necessary to have the opportunity to be open similar hours."

Adjoining owners were advised of the proposed trading hours with one objection and three letters of support being received. The contents of two of these letters is reproduced, in part, below:

"I wish to lend my support to the extended trading hours for Richmond Inn Hotel Motel . . .

I am not only the adjoining property owner, I am by far the closest neighbour to the hotel. We have lived next door to the Hotel for 10 years and see no reason why the extension of trading hours should not be recommended, nor should it present a problem to the surrounding area.

The Licensee Vonnie Reeks has sought me out on a number of occasions to inquire as to any complaints about the way she conducts the hotel.

In all these years I have never had a single reason to complain to the Licensee, the Police or any other authority regarding noise from hotel patrons leaving on foot or by car."

Similar reasons for support are expressed in the other two letters received.

"I wish to object . . . because of the noise, wrecked gardens, fences, letter boxes, etc. plus the filthy language. Longer hours would only make things worse."

Under the provisions of Hawkesbury LEP, 1989, the site is zoned Residential 2(a). The property is surrounded by residential development to the south west and south east, the Richmond Railway station and carpark to the north east, Richmond Park to the north and a service station to the north west. Further, approval for a 24 hour convenience store was granted on the service station site in September, 1990.

Accordingly, given Council's previous decision on the 24 hour convenience store, the surrounding land uses, and the fact that immediate landowners have raised no objection, it is considered that the proposed variation to the trading hours be supported.

Recommendation

That the applicant be advised that Council raises no objection to the proposed hours of operation being:-

from 5.00am to 3.00am, Mondays to Saturdays;
from 10.00am to 10.00pm, Sundays; and
from 10.00am to 12.00 midnight Mondays to Saturdays for the drive-in bottle shop;

subject to obtaining the necessary licence from the Liquor Administration Board.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File H105-12)

SUBJECT: HERITAGE ASSISTANCE PROGRAMME - 1990

✓ ALICE
14/3/91
cc. Records

REPORT (M.T.P.)

Council at its Ordinary Meeting on the 12th June, 1990, resolved to apply for funding under the 1990 Heritage Assistance Programme for the following items listed in order of priority:

1. Video tape - Development of Architectural Styles in the Hawkesbury.
2. Archive Copying Project.
3. Kurrajong Heights precinct plan.
4. Conservation works - Richmond Park Grandstand - Stage 2.
5. Hawkesbury Cemetery Study - Stage 2.
6. Hawkesbury Museum.

Correspondence has now been received from the Department of Planning advising that Council was successful in obtaining funding for the Stage 2 Conservation Works at Richmond Park Grandstand. The Stage 2 Grandstand works relate to repair and replacement of damaged structural timbers, restumping of timber columns, repair of brick pillars, repair of balustrading and flooring. These works are estimated to cost a total of \$32,000.00 (thirty two thousand dollars) with funding being offered on a dollar for dollar basis.

Given that provision was made within the Estimates for Council's contribution towards the works, a submission has been forwarded to the Department accepting the funding offer.

Council was not successful with the other applications.

The Department further advises that applications for the 1991 Heritage Assistance Programme will close on the 29th March, 1991. Possible funding application items are currently being investigated and will be the subject of a report to the March Ordinary Meeting of Council.

Recommendation

That information relating to the 1990 Heritage Assistance Programme be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File P160-80)

Alice
14/3
cc. Records

SUBJECT: HOUSING POLICY AND ASSOCIATED DOCUMENTS

REPORT (M.T.P.)

Introduction

The Housing Policy and associated documents (Amendments to Medium Density Housing Development Control Plan, Draft Development Control Plan Dual Occupancy/Duplex Housing and Draft Development Control Plan - Detached Housing) was presented to Council at its Special Meeting on the 13th December, 1990. Council resolved that the proposed amendments to the existing Development Control Plan for Medium Density Housing and Draft Development Control Plans relating to Dual Occupancy/Duplex Housing and Detached Housing be exhibited in accordance with the requirements of the Environmental Planning and Assessment Regulations 1980. The documents constituting Council's Housing Policy were advertised in the Hawkesbury Gazette for a period of 3 weeks commencing the 23rd January, 1991.

Public Submissions

As a consequence of the exhibition only one submission was received being from Mr G Edds of Graham Edds and Associates, Conservation Architects. This submission states the following:

"As this office specialises in the conservation of heritage items and sites we have restricted our comments to those clauses of the Development Control Plan obtaining to the same that is amendments to the Development Control Plan - Medium Density Housing.

Although we wholeheartedly agree with objectives and standards indicated in Section 11 (Development Where a Heritage Item Exists on the Land) of the plan we cannot agree to limiting developing around a heritage item.

As Council will agree, to conserve a heritage item can be a most expensive task. To further limit the sites density may have an adverse effect on developers looking for concessions to offset such costs.

It is considered appropriate then if Council could consider compatible commercial uses or other than residential use for such items.

Each site containing a heritage item should be dealt with separately and consideration be given to resourcefulness of designers to meet the objectives and standards by not stipulating site density.

To restrict development may well work against what Council is endeavouring to achieve that is conserving heritage items and sites without compromising the cultural significance."

Response

Section 11 of the Development Control Plan for Medium Density Housing (Development Where A Heritage Item Exists On The Land) incorporates objectives and standards to guide developers where proposals involve redevelopment of lands on which a heritage item or items exist. Whilst standards have been specified for developers these standards serve to guide developers as to what is acceptable to Council. Section 11 of the plan further incorporates statements to the effect that in some instances it may not be possible for a developer to achieve the same density of Medium Density Housing on that particular block of land where the heritage item not to exist. Achievement of the usual density may in some instances be precluded by the need to establish and maintain an adequate curtilage around the item. Where proposals are considered to be an over development of the site or the redevelopment impinges on the heritage item's curtilage a lesser density would be recommended to applicants together with an explanation of why this was necessary. Thus applications proposing redevelopment of lands on which a heritage item exists, will under the provisions of the Development Control Plan for Medium Density Housing, be assessed using an individual merit based approach.

Planning Comment

During the exhibition period the documents were further reviewed and a number of amendments are suggested. The majority of amendments made to the documents are minor in nature and substantially improve the readability of the documents for the public.

The amended documents also incorporate amendments which have been taken following review of State Government Policy and Council staff discussion. Amendments resulting from this include:

- * Deletion of requirements of Draft Development Control Plan - Dual Occupancy/Duplex Housing which do not accord with Sydney Regional Environmental Plan No.12 - Dual Occupancy. The Environmental Planning and Assessment Act provides that Development Control Plans must generally conform with provisions of the relevant Regional Environmental Plan.
- * Insertion of a statement in Draft Development Control Plan Dual Occupancy/Duplex Housing which indicates that applications proposing Dual Occupancy/Duplex Housing on vacant lands which are flood liable will generally not receive Council's support. Proposals for Dual Occupancy/Duplex Development may however be supported in circumstances where a dwelling already exists on the land. Such proposals would thus be assessed on their individual merits.
- * Changing the title of the Draft Development Control Plan - Detached Housing to Cluster Housing as this is the actual type of development the Development Control Plan was formulated to control.

During the review of the Draft Development Control Plan for Dual Occupancy/Duplex Housing advice was sought from the Department of Planning as to the acceptability of incorporating requirements greater than those specified in Sydney Regional Environmental Plan No 12 - Dual Occupancy within Council's own Dual Occupancy/Duplex Development Control Plan. Advice obtained from the Department indicated that Council may only incorporate requirements which do not conform with those included within the Sydney Regional Environmental Plan No.12 in circumstances where an amending Local Environmental Plan is gazetted or alternatively the Minister for Planning grants variation to the relevant direction issued under Section 117 of the Environmental Planning and Assessment Act. Advice was specifically sought from the Department in relation to Sydney Regional Environmental Plan No 12 - Dual Occupancy because under the current provisions of the plan Council is unable to levy Section 94 contribution charge on dual occupancy development within the City. Notwithstanding this the current take up rate for dual occupancy in an area such as Bligh Park is 26% leaving Council to solely fund the services and facilities required by occupants of dual occupancy in that area.

Given the above it is considered appropriate that submission be forwarded by Council to the Minister for Planning seeking variation of the provisions of Section 94A of the Environmental Planning and Assessment Act. If granted by the Minister such variation will enable Council to levy a Section 94 contribution charge for dual occupancy development at the actual time of construction. This contrasts with the current practice of only being able to levy such a charge if and when a developer subdivides that dual occupancy vis-a-vis strata title or torrens title. Should the exemption be granted by the Minister it would then be appropriate to remove duplex development from being an allowable use in residential zones. This would have the effect of ensuring that all Dual Occupancy/Duplex Development was subsequently controlled by the provisions of Sydney Regional Environmental Plan - No 12 (Dual Occupancy) avoiding much confusion.

Clause 24 of the Environmental Planning and Assessment Regulations provides that Development Control Plans only come into force on the date that public notice of their approval by Council is given in a local newspaper. The Regulations further provide that a certified copy of any Development Control Plan must be furnished to the Secretary of the Department of Planning.

Conclusion

It is considered that the amendments outlined in the above paragraphs should be supported as they generally improve the readability of the Development Control Plans for the general public and also facilitate Council's enforcement of such.

Recommendation

1. That Council adopt the Development Control Plan - Medium Density Housing as exhibited.

2. That Council adopt the Draft Development Control Plans for Dual Occupancy/Duplex Housing and Cluster Housing with minor amendments to the drafting of the documents concerning S.R.E.P. No 12 and flooding provisions.
3. That the adoption of amendments to the Development Control Plan for Medium Density Housing and the Development Control Plans for Dual Occupancy/Duplex Housing and Cluster Housing be advertised in the Hawkesbury Gazette in accordance with the regulations.
4. That a certified copy of the amended Development Control Plan for Medium Density Housing and the Development Control Plans for Dual Occupancy/Duplex Housing and Cluster Housing be forwarded to the Secretary of the Department of Planning.
5. That variation be sought from the Minister for Planning to the provisions of Section 94A of the Environmental Planning and Assessment Act to enable Council to levy Section 94 Contribution Charge on Dual Occupancy Development when constructed in the City of Hawkesbury.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ELIZABETH
✓ 18/3/91
?

ITEM 11: (File DA 287/88, DA 393/89)

SUBJECT: AURORA MEANDER SCHOOL - LOT 1, DP 204940,
MOUNTAIN AVENUE, YARRAMUNDI

REPORT (M.T.P.)

In February, 1990, development consent was issued for the enclosure of an existing weather pavilion on the subject land to provide for a temporary classroom. Condition No 4 of the consent stated that:

"The existing weather pavilion shall only be used as a temporary classroom for a period of 12 months."

Approval for the temporary classroom was issued on the understanding that a new classroom would be constructed during this 12 month period. The 12 month period however is due to expire shortly and there is still no evidence to suggest that the new classroom or any of the other buildings proposed in the original application for the school are to be built. Further, landscaping, required as part of the approval for the temporary classroom, has not been satisfactorily completed.

It is also understood that the school has continued to take new enrolments for the 1991 school year.

As the development is a continuous source of complaint, a written request has been forwarded to the School seeking details on its intentions for the future development of the site, following which, the matter will then be reported to Council.

Recommendation

That the information on the status of Aurora Meander School be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12: (File DA 285/90, DA 402/89)

SUBJECT: ARNDELL COLLEGE - THRELKELD DRIVE, CATTAI

REPORT (M.T.P.)

The following two reports were deferred from the Ordinary Meeting of 12th February, 1991 to enable Mr Lees and Mr Laffin to address Council:

Report to General Purpose Committee Meeting - 29th January, 1991

"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	Construction of a sealed access drive.
No.18	Surfacing the turning circle.
No.19	Payment of a contribution.

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 abovementioned 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."

Report to Ordinary Meeting - 12th February, 1991.

"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."

The recommendation to the General Purpose Committee of not requiring compliance with certain conditions but reserving the right of enforcement was made on the assumption that the additional demountable classrooms were not already on site. As mentioned in the previous report there appears to have been a misunderstanding between Mr Laffin and the Manager of Town Planning concerning placement of the classrooms on site.

Notwithstanding however, the original School approval was in relation to 50 pupils and as there is now 100 including a doubling of the teacher numbers, it is not unreasonable to expect an increase in traffic. It is felt, therefore, that conditions 14, 18 and 19 which relate to traffic should be required and that a reasonable time be given for such compliance.

The report to Council's meeting of 13th November, 1990, recommended approval subject to conditions and as the development then proposed is now existing, the outstanding development application should be determined.

Recommendation

✓ That development consent to establish 3 (three) additional portable classrooms be approved subject to:

1. The compliance with Conditions 14 & 18 of Development Consent No. 402/89, by the 31st July, 1991.
2. The compliance with Condition No 19 of Development Consent No 402/89, by 31st April, 1991 (ie, payment of an amount of \$1094) (one thousand and ninety four).
- 3-5 Standard Conditions (Das) 31, 100 and 102.
6. Further landscaping is to be carried out along the southern and western sides of the proposed portable classrooms. Such landscaping is to include advanced, quick growing trees and shrubs. Details to be submitted with the building application. Such landscaping is to be completed prior to the occupation of the building.
7. Standard Condition (Das) 73.
8. Provision of additional on-site water storage to the requirements of the Manager of Environment and Building Services. In this regard, an additional capacity of 40,000 (forty thousand) litres is to be provided.
9. The floor levels of the portable classrooms to be at or above 15.2 (fifteen point two) metres, Australian Height Datum.
10. The school is to cease operation and all temporary buildings etc. are to be removed from the site by 1st February, 1993.
11. Payment of a contribution of \$1,165 (one thousand one hundred and sixty five) towards the maintenance of the access road from Cattai Road as from 28th February, 1991 and payable by 31st April, 1991.

Mr.C.Laffin, Principal of Arndell College addressed the Committee.

Mr.G.Lees, addressed the Committee, as an objector.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

The Committee inspected the site at 2.10 p.m. Aldermen present at the inspection were Aldermen W.J.Sledge, R.S.Benson, H.J.M.Books, F.Y.Denne, W.J.Mackay, R.F.Rotherham, L.C.Sheather and R.P.Stubbs.

COMMITTEE'S RECOMMENDATION

THAT DEVELOPMENT CONSENT to establish 3 (three) additional portable classrooms be approved subject to:

1. The compliance with Conditions 14 & 18 of Development Consent No. 402/89, by the 31st December, 1991.
2. The compliance with Condition No 19 of Development Consent No 402/89, by 31st April, 1991 (ie, payment of an amount of \$1094) (one thousand and ninety four).
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9. The floor levels of the portable classrooms to be at or above 15.2 (fifteen point two) metres, Australian Height Datum.
10. The school is to cease operation and all temporary buildings etc. are to be removed from the site by 1st February, 1993.
11. Payment of a contribution of \$1,165 (one thousand one hundred and sixty five) towards the maintenance of the access road from Cattai Road as from 28th February, 1991 and payable by 31st April, 1991.

FURTHER THAT THE Manager of Engineering Services report to the Ordinary Meeting on suitable dust suppression measures of the access driveway and that the applicant take immediate steps to implement such suppression.

General Purpose Committee
Planning & Development - 26/2/91

ITEM 13: (File LEP 1/91)

SUBJECT: REVIEW AND AMENDMENT OF HAWKESBURY
LOCAL ENVIRONMENTAL PLAN 1989

29

*Phice Sect 54
Ord. 12/3/91
14/3/91
21 days*

REPORT (M.T.P.)

Introduction

Over the past twelve months, the control of different types of land uses has been adequately covered by Hawkesbury Local Environmental Plan, 1989 (HLEP 1989). In fact the structure and brevity of this planning instrument, in comparison to other local environmental plans in other local government areas, has assisted lay people and professionals alike in assessing rules for what can or cannot be done on a parcel of land.

The first twelve months of using HLEP 1989 has also shown that there are anomalies and omissions in the wording of the instrument as well as opportunities to improve the planning instrument.

This report recommends changes to the wording of HLEP 1989 as well as recommending that the zoning on a number of parcels of land be amended to reflect their current or potential use (ie spot rezonings).

Amendments to wording of Instrument

Additional Prohibited Development

Warehouses are currently permissible in all the Rural and Environmental Protection zones. By definition warehouses store goods pending distribution to the retail trade. They are more appropriately located in industrial areas where roads and fire fighting services are better equipped to handle such uses. Warehouses also have the potential to be bulky and to detract from the rural character of an area. Sheds for agricultural uses (eg orcharding, turf farming) would not be affected by this prohibition as they are ancillary to the agricultural use of the land.

Numerous complaints have also been received from residents in the St Albans area regarding the application of fertiliser on the common which is zoned Environmental Protection (Wetlands). Initial discussions with environmental scientists in the Water Board and the Department of Planning confirm that the application of fertilisers such as superphosphate can be harmful to the ecology to the wetlands. Further expert information needs to be obtained in this regard and the exhibition of this prohibition in a draft plan will assist in eliciting expert and public opinion.

Abattoirs and stock and saleyards are permissible in the General Industrial 4(a) zone. Recent experience with these types of uses has shown that they are more appropriately located in rural environs where environmental impacts can be better assimilated.

Subdivision

HLEP 1989 contains a clause which allows subdivision by "adjustment" of boundaries. Recent legal opinion has indicated that the word "adjustment" is restrictive and that to meet Council's aims to promote better subdivision layout it is recommended that the clause be altered to read "adjustment and relocation". Council has previously resolved to do this.

Development adjoining main or arterial roads

Clause 22 of HLEP 1989 prohibits a number of uses on main or arterial roads on the grounds of traffic volume and safety. It is recommended that warehouses be added to the list of prohibited uses.

Development of flood liable land

Clause 25 of HLEP 1989 contains an inconsistency in that, in one part of the clause, buildings cannot be erected on any land below the 1 in 10 year flood level. Yet in a later part of the clause, buildings apart from dwellings and residential flat buildings, are permissible. Given the recent frequent incidences of flooding and subsequent damage it is not in the community's interest to allow the erection of building on highly flood prone land.

Aircraft noise

The current clause is worded in such a way that Council cannot approve development unless it is satisfied that the design of the development complies with Australian Standard 2021. This clause was inserted into HLEP 1989 at the behest of the Department of Planning. This constraint in the way the clause is worded means that developers need to supply detailed drawings at the development application stage which show noise amelioration measures in accordance with Australian Standard 2021. At times an acoustic consultant's report is required. In some cases, this "up front" expense deters developments especially those of a small scale such as villas and townhouses from proceeding, given that there is no certainty that the proposal will be approved by Council on merit considerations.

This clause also causes discrepancies in development standards in the City's residential zones. That is, development consent for dwelling houses is not required in Richmond, Windsor, North Richmond and McGraths Hill. The noise mitigation measures are enforced at building application stage and are based on the practical application of Australian Standard 2021 rather than a statutory interpretation. Again, this shows that those developments requiring development consent have a higher expenditure up front than those developments that do not require development consent. This situation is resented in the development industry and places pressure on Council to use State Environmental Planning Policy No 1 to circumvent the mandatory requirements of Clause 37. The continued enforcement of Clause 37 has the potential to undermine Council's Urban Consolidation Initiatives in all of the City's residential zones which are affected by aircraft noise.

The Department of Planning was advised of Council's concerns and has responded by stating that it does not favour removal of the development standard but does require that any consent in the noise affected area be conditioned so that a building application for any building erected on the land demonstrates that the indoor noise levels shall comply with Australian Standard 2021.

Again this is inconsistent with Council's approach for dwelling houses where it is left to the discretion of the Manager of Environment and Building Services for the level of noise mitigation required. It is recommended that the Department of Planning be requested to review its advice as it is only shifting the problems further down the development pipeline and that the current clause be amended to read as follows:

"Council shall take into consideration Australian Standard 2021 (Acoustics - Aircraft Noise Intrusion - Building Siting and Construction) prior to determining development applications for those sites which are subject to aircraft noise as defined on the maps supplied by the Department of Administrative Services".

Heritage Items

There are 460 heritage items identified in the City. Some of the property descriptions are incorrect on these heritage items. It is recommended that where necessary property descriptions for heritage items be corrected.

Spot Rezoning

(1) *Mitchell Park*

Advice has been received from the National Parks and Wildlife Service that Mitchell Park is now a State recreation area. Accordingly it is recommended that the zoning be changed from Open Space - Existing Recreation 6(a) to Nature Reserve 8(a).

(2) *Part Portions 84, 85, 86 Corner of Hobart and Windsor Streets, Richmond*

A request has been received from the Metropolitan Lands Office to rezone the above land from Residential 2(a) to Light Industrial 4(b). The land is adjacent to other Light Industrial land and is severely affected by aircraft noise. A development control plan for part portions 84, 85, 86 as well as for adjoining land would have to be prepared as there are drainage and access problems in the area.

(3) *Mileham Street, Windsor - Part Lot 1, DP 561271, Lots 6 and 7, Section A, and Lot 1 DP 534653*

These lots are currently zoned Residential 2(a) however land behind them is zoned for Light Industrial purposes. Two of these lots are already

developed for industrial purposes (Monaghans Building Supplies) and the remainder have a decreased residential amenity as a result of the proximity of industrially zoned land.

(4) *Road Widening - Corner Forbes and Macquarie Streets, Windsor*

The Roads and Traffic Authority have advised Council that they have purchased part of Lot 2 DP 412467 for the purpose of future roundabout.

(5) *Macquarie Street, Windsor - Lots 1 and 2 DP 194242 and part Lot D, DP 748779*

These three lots are currently zoned Residential 2(c). They are included in the redevelopment plan for the new Hawkesbury Hospital.

(6) *Hawkesbury Showground*

Reported elsewhere in this business paper is the likelihood of National Livestock Brokers transferring their operation to part of the showground land.

Recommendation

That Hawkesbury Local Environmental Plan, 1989 be amended as follows:

- A. Warehouses be prohibited in rural and environmental protection zones.
- B. The application of fertiliser be prohibited in the Environmental Protection (Wetlands) zone.
- C. Stock and saleyards and abattoirs be prohibited in the General Industrial 4(a) zone.
- D. The adjustment of boundaries clause be altered to read "adjustment and relocation".
- E. Warehouses be added to the list of prohibited uses on main and arterial roads.
- F. The erection of buildings below the 1 in 10 year flood level be prohibited.
- G. The Department of Planning be requested to review its advice in relation to AS2021 and the current clause be amended to read as follows:

"Council shall take into consideration Australian Standard 2021 (Acoustics -Aircraft Noise Intrusion - Building Siting and Construction) prior to determining development applications for those sites which are subject to aircraft noise as defined on the maps supplied by the Department of Administrative Services".

- H. Where necessary property descriptions for heritage items be corrected.
- I. (1) The zoning of Mitchell Park be changed from Open Space - Existing Recreation 6(a) to Nature Reserve 8(a).
- (2) The zoning for Part Portions 84, 85 and 86, Corner of Hobart and Windsor Streets, Richmond be changed from Residential 2(a) to Light Industrial 4(b).
- (3) Land being part Lot 1, DP 561271, Lots 6 and 7, Section A, and Lot 1 DP 534653 Mileham Street, Windsor, be rezoned from Residential 2(a) to Light Industrial 4(b).
- (4) The road widening at the Corner of Forbes and Macquarie Streets, Windsor, be shown on the appropriate position on the lot.
- (5) The zoning of Lots 1 and 2, DP 194242 and Part Lot D, DP 748779 Macquarie Street, Windsor be changed from Residential 2(c) to Special Uses 5(a) - Hospital.
- (6) Part of the land at Hawkesbury Showground be appropriately zoned to allow the use for stock and saleyards.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 14: (File DA 285/90, DA 402/89)

SUBJECT: ARNDELL COLLEGE - THRELKELD DRIVE, CATTAL.

REPORT (M.T.P.)

A letter has been received from Liyabi Pty. Ltd., owners of the land upon which the College is situated, and reads as follows:

"I understand that Council is suggesting that Arndell College be required to seal the driveway at 'Macquarie Retreat' (16 Threlkeld Drive, Cattai.)

As the owners of this property we would respectfully request that this requirement not be enforced, for the following reasons:

1. *'Macquarie Retreat' has been in our family for many generations and has always had an unsealed driveway, which has always proved quite satisfactory and fits well with the rural atmosphere of the property.*
2. *We are in the process of beautifying the driveway by developing mown verges and planting rows of native trees and shrubs. Any widening of the driveway would interfere with this beautification process.*

3. *We understand that if Arndell College is forced into this extra expenditure they may not be able to vacate the property at the end of their three-year lease. This would create a problem for us as we are eager to regain full occupancy of the property by the end of 1992.*

We would ask Council to give careful consideration to this submission when deciding this matter.

(Sgd.) Rev. R. Seton Arndell (Director)"

The original condition concerning sealing of the driveway was imposed so as to satisfactorily contain traffic associated with the development and also to overcome any dust nuisance to adjoining premises, which was raised as an objection at the time of the original proposal.

It is believed that the condition should stand, however, if there is to be any relaxation of the condition, there should at least be a requirement for a crushed sandstone driveway and any necessary drainage.

Recommendation

That the letter from Liyabi Pty. Ltd. requesting deletion of the condition concerning driveway construction be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Alderman Stubbs left at this stage, the time being 2.45 p.m.

INSPECTION OF MUSHROOM COMPOSTING OPERATIONS.

The Committee inspected the mushroom composting operations of Mr.G.Price at McGraths Hill and Mushroom Composters Pty.Ltd. at Ebenezer. Aldermen present at the inspections were Aldermen W.J.Sledge, R.S.Benson, H.J.M.Books, F.Y.Denne, W.J.Mackay, R.F.Rotherham and L.C.Sheather.

The inspections concluded at 3.50 p.m.

SECTION 3 - FINANCE

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

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.	93656 - 94000, 1 - 70	\$5,797,089.97
Trust Fund Nos.	8237 - 8263	\$399,756.11
FID General Fund	469007 - 469022	\$3,436,745.21
98P General Fund	640527 - 640536	\$3,900,000.00
FID Trust Fund	425401 - 425402	\$1,000,000.00
98P Trust Fund	25401 - 25403	<u>\$88,004.68</u>
		<u>\$14,621,595.97</u>

ITEM 2: (File GC 283/19)

SUBJECT: LEASE OF FARMLAND - WINDSOR PENINSULA

REPORT (T.C./G.M.)

Council at its Ordinary Meeting of 11th December, 1990 approved of the recommendation to lease 33 (thirty three) acres of farmland on Windsor Peninsula to Mr Robert Merritt.

Mr Merritt has subsequently advised that he is unable to accept Council's offer.

The land has been readvertised with an application being received from Mr Allen Ord of A A Turf. Given that the land is to be used for agricultural purposes, with the inherent problem of the time lag between sowing and harvesting of crops, it is considered appropriate to increase the term of the lease from one to two years with six months' written notice to terminate the agreement.

Recommendation

1. The lease of Lots X and Y, DP 162477 Pitt Street, Windsor be granted to Mr Allen Ord for a term of 2 (two) years with 6 (six) months' written notice by either party required to terminate the agreement. Following expiration of the term, tenancy will be reviewed biannually (ie every 6 (six) months).

2. Payment of monthly rental, determined in the first year of the term at \$255.00 (two hundred and fifty five) per calendar month, payable monthly in advance. The rental will be reviewed each annual anniversary in line with movements in the Sydney All Groups Consumer Price Index.
3. The lessee to pay Council rates plus all other public utility charges levied on the property.
4. The lease to rest on correspondence.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File GT40/1 Pt1)

SUBJECT: LICENSING OF THEATRES AND PUBLIC HALLS

REPORT (M.E.B.S.)

The Local Government (Theatres and Public Halls) Amendment Act, 1989, has transferred the licensing functions of the majority of places of public entertainment (e.g. clubs, hotels, theatres, restaurants, community halls, amusement parlours and the like) from the Minister for Local Government to Council.

This Act requires Council to approve and inspect places of public entertainment and for this purpose the Local Government and Shires Associations of New South Wales have recommended a schedule of fees based upon the number of persons approved to be accommodated on the premises.

The recommended scale of fees is:-

Licensed Capacity	Fee
Up to 250 persons	\$120.00
251 - 500 "	\$150.00
501 - 750 "	\$225.00
751 - 1,000 "	\$300.00

Plus \$75 for each additional 1,000 persons or part thereof.

Recommendation

That Council adopt the abovementioned scale of fees for places of public entertainment for 1991 with such fees to be reviewed annually.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File GC 284/6 PT1)

SUBJECT: COMPENSATION - LOT 123 DP 774812, RIVERVIEW STREET, NORTH RICHMOND - D E UPTON AND A D MEACHIN

REPORT (T.C./G.M.)

Resumption of the subject land by Council was completed February 1990. Since that time negotiations have continued in relation to the compensation payable for the land.

The former owners of Lot 123 have advised through their solicitors, Ashton Stedman, to accept Council's valuation of \$23,000.00 as compensation for the resumption of Lot 123, containing an area of 124.4 square metres. The lot forms part of the Council's pedestrian mall proposal in the North Richmond Commercial Area.

Recommendation

1. That Council pay \$23,000.00 (twenty three thousand) as compensation for the resumption of Lot 123 DP 774812 Riverview Street, North Richmond to D E Upton and A D Meachin.
2. That Council pay the reasonable legal fees of the former owners in relation to the payment of the compensation and the completion of the necessary agreement.
3. That Council erect a 1.8m (one point eight) high timber paling fence along the common boundary between Lots 123 and 124 when required by the owners of Lot 124 or when Council requires Lot 123 for its purposes.
4. That all necessary documents be executed under Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File GL20/29 PT1)

SUBJECT: LIBRARY - LONG OVERDUES

REPORT (C.L.)

The Library's Annual Report 1989 indicated that long overdue and procedures for their recovery would be the subject of a report to Council.

The Library Act provides for legal action to be taken in the case of recovery of long overdue but this must be balanced against costs.

All patrons with long overdue items are automatically "blocked" by the computer system and prevented from further borrowing. Any notices returned to the library because a patron has moved are checked by the Rates Section and occasionally a further follow-up can be made if a new address is found.

The table below outlines losses for the period 1986 to 1990 :

YEAR	NO BORROWERS	NO ITEMS	TOTAL ITEM COST
1986-87	404	954	\$7,228
1988	415	955	\$8,649
1989-90	395	922	\$8,607
	TOTALS	2,831	\$24,484

To relate these losses to the library collection they can be measured either as a % of acquisitions for a given year or as a % of total stock.

For example the 1988 figure of 955 items represents 11% of the acquisitions for that year (8,272 items were acquired), but was 1% of the total library's collection.

The 1989/90 figures of 922 items represents 21% of 4,353 items acquired or 0.96% of the total collection.

It is not proposed to implement legal procedures at this time but to commence a systematic telephoning (when possible) of patrons with long overdue and to provide Council with a further report on the results of this process in 3 months. It is also proposed to seek advice concerning the listing of such patrons in Council's business paper.

The Metropolitan Chief Librarians' Committee (NSW) Sub-Committee on Defaulting Borrowers is currently investigating this problem and will be conducting a Statewide survey of public libraries in NSW in 1991 in order to ascertain the extent of the problem and the range of procedures in place to recover long overdue items.

Recommendation

The report on long overdue and proposed changes in procedure be adopted and that a further report on this matter be brought forward in 3 (three) months.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File GM1/8 PT1)

SUBJECT: PLAIN ENGLISH IN COUNCIL DOCUMENTS

REPORT (C.L.)

Council received a Special Grant 1989/90 of \$13,000 for two projects from the State Government. \$10,000 had been indicated in the budget. The projects include:-

Information Service for Small Business	\$7,000
Adult Literacy Resources	\$6,000

Of the latter project, \$1,000 (one thousand) has been set aside, with permission from the Director, Public Libraries Branch & Extension Services, State Library, to fund a pilot project into the use of "Plain English" in Council's documents.

Professor Eagleson, University of Sydney, who is considered Australia's expert in this field, has agreed to assess some of Council's documents, and propose changes that will make them easier for the public to use.

The results of this pilot project will be the subject of a further report to Council.

Recommendation

That \$1,000 (one thousand) of the Special Grant 1989/90 be allocated to a pilot project into the use of "Plain English" in Council documents.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File GP110/10 PT1)

SUBJECT: LIBRARY'S ANNUAL REPORT 1990

REPORT (C.L.)

The Annual Report 1990 is distributed with this Business Paper. It includes the new organisational structure of the library and the format of this Annual Report has been altered to reflect this change.

1990 was a busy year for re-assessing the service and its direction and included the following:-

- Stocktake of Richmond Branch Library
- Users Survey
- Periodical Survey and culling of collection
- New organisational structure approved November 1990
- Draft Collection Development Policy developed and placed on public exhibition November to December 1990
- Performance Measures further refined
- FOHL (Friends of Hawkesbury Library established in February at a public meeting. FOHL raised over \$1,100 which will be used to purchase door counters to record the number of persons using the libraries. This will enable one of the performance measures adopted to be implemented.

Major projects for 1991 include:-

- Stocktake of the Central Library
- Group instruction for the use of the CD ROM and promotion to the public
- Major weed of the adult lending collection
- Develop guidelines for the operation of the Business Information Service and submit to Council for adoption
- Conduct a workshop for training volunteers to assist the Local Studies Librarian to index the resources in Local Studies, such as the photographic collection

Recommendation

The Annual Report for 1990 be adopted and that the guidelines for operating the Business Information Service be the subject of a further report.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: GT50/6PT1

SUBJECT: RECREATION AND SHOWGROUND FACILITIES -
CLARENDON

REPORT (TC/GM)

Over recent months there have been discussions with the executive of the Hawkesbury District Agricultural Association regarding development plans for the land at Clarendon. The Council has a thirty year lease on the land with a ten year option from the State Government approved by the Minister for Natural Resources.

The Metropolitan Lands Office representing the Minister advised some time ago when considering a proposed lease between the Council and the Agricultural Association that the area had been set aside for showground *and* public recreation with the Council as trustee for care, control and management. In this regard the area was to be developed and managed by the Council as a multi-use recreation facility and showground and that the Office was not prepared in any circumstances to recommend and approve on behalf of the Minister any exclusive lease of the whole of the area to the Agricultural Society.

Following the Council's consideration of the possible location of the saleyards in part of the Showground there was a meeting with the Regional Director of the Department of Lands in late December. The Department subsequently wrote indicating that for it to give the matter further consideration it requested from the Council:

- Further details of the proposal, including a revised concept plan for the showground incorporating the site for the National Livestock Brokers. Also a more detailed statement to show how such a commercial-type operation could be seen to integrate/complement other activities on the showground site.
- A revised staging/development cost programme for the next five to ten years so as to demonstrate the financial feasibility of the revised concept plan of the showground

The Department further advised that public comment would be sought at advertising stages in respect of both proposals being the Development Application stage and the Lease Agreement.

The Development Plan now proposed for the Council's approval varies from that originally adopted. Major changes have been the relocation of dressage areas due to the configuration required for that use, to a more central area adjacent to the show arena. The show arena itself, which is quite large, was originally proposed for ground sports during non Show times. There is some difficulty in having ground sports on areas used by animals. The Association indicates that the Show arena in the size currently established is that required for Show periods.

Judging and display areas are generally in accordance with the original plan although the major exhibit building that was to act as the basketball stadium during non Show periods has been relocated as previously approved to the railway end of the land. Provision has been made for nine touch football fields in two locations where these could also comprise three full size football fields if required. There have been representations from the Touch Football Associations for a ground, as they currently play on land belonging to the North Richmond Sporting Club.

Approximately 60% of the area has been regraded at considerable cost and subject to development. The remainder of the area presents a problem in development costs due to it being particularly flat. Part of this area is proposed to be utilised by the National Livestock Brokers who are not concerned about the site problems that they consider can be overcome. This will leave an area capable of providing a further six full size football fields if required. These could be considered as the demand arises and a comparison can be made of developing in this location as compared to others (Bensons Lane and North Richmond) on a location and cost basis.

In terms of future development, the Agricultural Association has indicated that additional display buildings, a possible grandstand and stable block could be provided as well as internal sealing of roads and providing hard surface parking as funds become available.

Should the Committee adopt the plan in principle, then discussions will be held with the National Livestock Brokers prior to the Ordinary Meeting and a further report submitted regarding the financial basis of their use.

Recommendation

That the plan for the proposed development of the area at Clarendon for recreation, showground and animal sales be approved.

Alderman Sheather declared an interest in this matter and advised that he wished to address the Committee.

Alderman Sheather addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: PK/136

SUBJECT: SPORTING CLUB - PROPOSED - WILBERFORCE

REPORT (T.C./G.M.)

Correspondence has been received from Mr Bruce Brown of Freemans Reach indicating that in October last year a public meeting was held at Wilberforce to judge the interest that could be shown towards the establishment of a Wilberforce and District Sports Club. The meeting was attended by 105 persons and represented a number of sports. As a result it was resolved to establish a sporting/recreation club in the Woodlands Park area for the residents of Wilberforce, Glossodia, Freemans Reach, Ebenezer and Sackville, with the club financially supporting existing sport played in the district (purchase of equipment, supply of uniforms, travel and coaching) that would encourage and assist in the development of other sporting codes in the area, eventually establishing tennis courts and a bowling green and, when financially possible, to take over the maintenance of the sporting complex at Woodlands Park.

A committee was elected as follows: Chairman - Bruce Brown, Vice Chairman - John Day, Treasurer - Willa Day, Secretary - Robert Hawkins, Publicity Officer - Michael Lydon, members - Angus McDonald, Robert Shepherd, John Stubbs, Bob Webb, Pauline McHenry, John Pickard and Gordon Taylor.

The committee wishes to establish club premises in the Woodlands Park area with visibility of the playing fields. An area was indicated to several of the members, adjoining that proposed to be utilised for the Scouts. They have indicated that this is a suitable location and they have requested that Council indicate if it would be prepared to look at a long term lease to enable their facilities to be established. In the event of failure of the club at any time, the lease and all improvements on the site would revert back to the Council.

The Committee has also requested architectural assistance to design the club facilities and in preparing submissions for Government grants.

It is indicated that a proposed constitution of the club is being prepared and will be submitted to the Council when it is completed.

The concept outlined is similar to other clubs in the area and physically could fit on the area nominated. The proposal also fits in with the Council's objectives of establishing a sports council where there is increased responsibility including financial on the various sporting bodies. At this time it is recommended that the Council advise of its agreement in principle to the proposed establishment of the club on the land at Wilberforce subject to details of the subsequent constitution including a financial plan and that Council would assist with the design of a club and in preparing submissions for grants.

Recommendation

That Mr Bruce Brown be advised regarding the proposed sporting club at Wilberforce that Council concurs with the proposed principle and would be prepared to lease the required land subject to a satisfactory constitution and financial plan and that Council will assist with the design of the club and in preparing submissions for grants.

COMMITTEE'S RECOMMENDATION

THAT MR BRUCE BROWN be advised regarding the proposed Sporting Club at Wilberforce that Council concurs with the proposed principle and would be prepared to lease the required land subject to a satisfactory constitution and financial plan and that Council will assist with the design of the Club premises and in preparing submissions for grants.

ITEM 10: GT130/1 PT1

SUBJECT: ACQUISITION OF LAND - PROPOSED - BLIGH
PARK

REPORT (T.C./G.M.)

There is a proposed second commercial and community use site in the last stages of Bligh Park currently being completed. The total site is 2.42 hectares with 7,700.70 sq. metres required for community purposes and 1.643 hectares for commercial.

It would be proposed to integrate the physical design to ensure the best joint use of carparking and open space, with the community use to include those for youth, senior citizens and child care. The extent and scale of the commercial facilities depends entirely on whether the area to the north of Bligh Park proceeds. It does not appear at this stage that the matter of the area proceeding for urban development will be decided by the State Government for some time due to the current discussions taking place regarding the flood levels. In these circumstances the Valuer has placed a valuation on the land of a highest and best use of residential. The total valuation of land is \$448,000.00 of which \$144,000.00 relates to the community use area and \$304,000.00 to the commercial area.

It is recommended that the Council approach the Department of Housing for agreement to it purchasing the whole of the site for \$304,000.00. The \$144,000.00 would form part of the Section 94 contribution from the joint venture.

The overall plan could then be prepared for the site with the community facilities proceeding as funds become available, and the commercial development proceeding at some future time should this be a viable proposition, alternatively, the Council would hold an area suitable for medium density housing that would return the funds expended.

It is proposed that the acquisition come from the profits of the Bligh Park estate.

Recommendation

That Council request the Department of Housing to agree to a sale of the total site, to be provided for community use and commercial purposes, in Precinct 16 of the Bligh Park Estate, based on an overall integrated approach to its development with the sale price being \$304,000.00 (three hundred and four thousand). These funds being provided from the Bligh Park Estate income.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE

Alderman Rotherham sought advice on the current position regarding the bus shelter at Kurrajong Heights.

The Manager of Engineering Services advised that the shelter has been purchased and erection is proceeding.

Alderman Stubbs stated that it had been suggested to him that Australia Post might be considering removal of the historic post box in Windsor Mall, partly because it is too small. He asked if Council could convey its opinion to the Manager of the local Post Office of the heritage value of that post box and suggest that if they require an increased size they might instal a second box perhaps at the other end of the Mall.

The Manager of Engineering Services advised that representations have been received to instal a second post box and approval has been given. If Council so desires a letter could be forwarded to ensure that the heritage post box remains in the Mall.

The Mayor asked that a letter be written in this regard.

Alderman Stubbs asked if the synchronisation of traffic lights in Macquarie Street had been implemented as yet and if not does Council have any idea when it will be done.

The Manager of Engineering Services advised that it has not been implemented as yet and at this stage it is not known when it will be done.

Alderman Mackay stated that he had received a letter from the Captain of one of the Bush Fire Brigades and asked if Council had any idea on what the initial cost for the fire protection facilities may be.

The Town Clerk/General Manager stated that the cost varies depending upon the vehicle. Some of the vehicles have already been provided, some can be provided where they are easily adaptable for around \$3,000/\$5,000, some of the others are far more expensive. The \$3,000/\$5,000 is half cab protection with full cab protection around \$20,000. The Town Clerk/General Manager undertook to ascertain the total figure for the fleet.

Alderman Books stated that he had received a request by a staff member that Council look at doing away with the 2-hour parking in the Council carpark near the Council Chambers. He stated that the Council staff car parking is running into conflict with the Bowling Club on its busy days.

The Town Clerk/General Manager stated that he had refused the request of the staff to amend the 2-hour parking on the basis that that is where the Council customers park and if the 2-hour parking is removed the staff will park there and the customers will be forced to park over the road or up the street.

Alderman Benson referred to his previous request for information on water and sewerage rates at Pitt Town.

The Manager of Financial and Administrative Services stated that the request has been received and there is some information being gathered in terms of the time period of the loan. He hoped to have the information available within the next day or so.

Alderman Benson asked if Council had a conclusive period for the ending of the subsidy on the water for Glossodia.

The Manager of Financial and Administrative Services stated that from recollection, 1992 will be the last year on which a rate will be levied for the Glossodia Water Scheme and the North Richmond Sewerage Scheme.

Alderman Benson referred to the kerbing and guttering that has been constructed in Buckingham Street. He stated that it has terminated on Bathurst Street right on the circle, and appears to him to be a dangerous situation for traffic coming up from the northern side of Bathurst Street.

The Manager of Engineering Services stated that the work is being done in conjunction with a subdivision development. Plans have been approved and the matter raised will be examined and reviewed.

Alderman Denne referred to a car just opposite the school in Francis Street, which has been there for quite some time, and expressed concern because the children are getting into the car. She sought removal of the car.

Alderman Denne referred to the Flinders development some years back and stated that there was a condition on that development that there would be no turning from the west, which did not allow entry into Pitt Lane. The Traffic Committee, on site, felt that it was very dangerous and should not be allowed to happen. It is understood from information given that the only way to cope with this, is to have a median strip down along Bells Line of Road. She also referred to the three 'Right Hand' turns almost within a couple of metres of each other where the shopping area is - that is the larger shopping area, Apostolu's and the State Bank. Alderman Denne suggested that the matter be taken up with the Roads & Traffic Authority with a view to getting something done as soon as possible and in the best possible way, from past the hotel back up to the traffic lights to North Richmond. Alderman Denne stated that it is now becoming very difficult for pedestrians in Pitt Lane.

The Manager of Engineering Services stated that if Council is in agreement a letter will be forwarded to the Roads & Traffic Authority requesting that a median be constructed in North Richmond, possibly within the area between the traffic lights and somewhere down past the hotel.

COMMITTEE'S RECOMMENDATION

THAT A LETTER be forwarded to the Roads & Traffic Authority requesting that a median be constructed in North Richmond, possibly within the area between the traffic lights and somewhere down past the hotel.

Alderman Sheather referred to the installation of covers over street lights in some other areas to stop glare and asked if Council had had any discussions at all in relation to street light covers. Alderman Sheather referred to lights on the escarpment and stated that the telescopes at Tebbutts Observatory do not operate properly where there are street lights.

The Manager of Engineering Services stated that he felt that this matter had come up before and Prospect Council had stated that it did not provide such a service. He undertook to ascertain the present position.

Alderman Sheather pointed out that Stones Road and Port Erringhi Road are only very narrow and need some roadwork carried out as the roads have broken up.

Alderman Sheather again referred to the locking of the Post Office carpark on Saturdays and asked the present position now that the shops have been sold. He asked if carparks are provided for the tenants.

The Manager of Town Planning stated that discussions have taken place and letters have been written to the Post Office concerning the locking of the carpark after normal shopping hours, because their hours do not extend beyond the normal range of the shopping hours. It was a condition of the consent that that carpark remain open. As they are the main tenant they are saying they have to control, in so far as the key is concerned, the locking of the carpark. The matter is still being pursued but to date not resolved. He undertook to submit a report to Council if it is a matter of concern.

Alderman Sheather referred to the carpark for the shops adjacent to the Post Office, and advised that the tenants are stating that it is their carpark and it is not for public use.

The Manager of Town Planning stated that the only carpark that he is aware of that has been specifically allocated has been for Australia Post in order that they can lock their vans in after hours. When it was first indicated that they were to become a tenant and when development consent was granted, there was a discussion at that time and it was stated that they wanted the carpark to remain open. They indicated that they wanted some secure parking and they were advised that Council did not object to their having specifically allocated carparking area and perhaps they should look at having some individual locking up of those carparks, but not at the main gate. He stated that there is no specific allocation other than a couple of spots for Australia Post after hours.

Alderman Sheather stated that the tenants of some of the shops that adjoin onto that complex are certainly under the belief that those carparking areas are theirs.

The Mayor stated that they should contact Council to ascertain the position.

The Manager of Town Planning stated that from recollection he did not think that Council had a condition precluding it and the difficulty is, is that it is on private land. He stated that he would submit a report on the matter.

Alderman Books stated that Mr. George Turnbull in George Street, Windsor near the antique shop, had asked him if there is any assistance from the Heritage Branch towards payment of rates. Apparently his home has now been classed as "commercial" and his house is an heritage item. His rates have gone up over \$1200.

The Manager of Financial & Administrative Services stated that by application to the Valuer General they can have their property, which has a heritage value, valued on such a basis. There is no provision through Local Government to assist in this regard.

Alderman Books stated that the Muffler Exhaust Centre building in New Street that backs on to a few houses is infested with rats, creating a problem.

Alderman Mackay asked if any advice had been received regarding Council's representations regarding the bushfire situation.

The Mayor advised that letters have been forwarded and discussions have taken place. No report has been forthcoming as yet.

The meeting terminated at 3.50 p.m.

REPORTS FOR DETERMINATION

FINANCE AND ADMINISTRATION1. PENSIONER REBATES. R186-3

In accordance with the Local Government Act, Council's Auditor has certified that the total reductions shown below were granted to eligible pensioners under Section 160AA of the Local Government Act. In all cases, the reductions claimed are supported by confirmation from the Department of Social Security, Department of Veterans Affairs and signed declarations made by pensioners. Details of the reductions are listed below.

	<u>Write Off</u>	<u>Subsidy Claim</u>
Claim No. 3 - 1990	\$ 20,329.22	\$ 10,164.61
Claim No. 1 - 1991	\$ 239,207.55	\$ 119,603.78

IT IS RECOMMENDED THAT application be made for subsidy in respect of rates owing by pensioners, written off or reduced in 1990/1991 and previous years, and that an undertaking be made under the Seal of Council in respect of the writing off or the reducing of rates owing by pensioners in pursuance of Section 160AA of the Local Government Act and that proceedings shall not be taken for their recovery.

2. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. GW 1/3 PT1, 3104-1C, GC 283/48 PT1, GC 283/52 PT1

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

Lease	24 Stewarts Lane, Wilberforce to Mr J T Clements and Mrs S A Clements for a period of 6 (six) months and continuing on a month to month basis thereafter. Commencing rental \$175 (one hundred and seventy five) per week.
Lease	45 Berger Road, South Windsor to Mr A & Mrs L Eather for a period of 6 (six) months and continuing on a month to month basis thereafter. Commencing rental \$150 (one hundred and fifty) per week.

Lease	Lease of Lot 192 DP 729625 The Driftway (South Windsor Waste Depot site) from the University of Western Sydney at an annual rental of \$500.00 (five hundred) plus a tipping levy of \$1.00 (one) per tonne. Term of the lease is fifteen (15) years or until the depot is filled, if earlier.
Caveat	Removal of caveat relating to provisions of road widening and closure of road no longer required - Lot 1 Lower Colo Road, Colo - A B & L C Coates

3. STAFF MATTERS - RESIGNATIONS. S1/8P

The following resignations have been received:

- Sue Rockell, Word Processing, Administration. Effective 8th March, 1991.
- Christine Bush, Library. Effective 24th February, 1991.

IT IS RECOMMENDED THAT the resignations be received and references be issued under the Common Seal of Council.

4. LOCAL GOVERNMENT ASSOCIATION ANNUAL CONFERENCE - 1991 GP 27/3 PT1

The Association has written indicating that nominations for office bearers and the Executive for the 1991/1992 period are now open, with the closing date for forms being 17th May.

In relation to the Annual Conference, the closing date for motions is the 17th May 1991. Following last year's conference the Executive will look closely at each motion submitted, in order to remove routine issues to be dealt with by the Executive within existing policy and having policy matters placed on the Conference agenda. They request Councils to carefully consider motions before submitting them to ensure they satisfy this criteria.

This Council is entitled to four delegates and they can be elected at this meeting.

IT IS RECOMMENDED THAT Council nominate its four delegates to the 1991 Local Government Association Annual Conference.

5. DELEGATION OF AUTHORITY. GF 10/23 PT1, GM 1/3, GM 1/3 PT1Voluntary Work by Bush Fire Brigades.

Amendments to the Bush Fires Act last year included a new section which permitted the use of Bush Fire Brigades to assist various Public Authorities. The functions are those authorised by the State Emergency and Rescue Management Act of 1989 including rescues and all kinds of civil emergencies for which the primary response agencies to whom assistance can be given include the State Emergency Services, Police etc.

The authority of the Council is required for brigade assistance to be legitimate and accordingly it is recommended that this authority be delegated to the Fire Control Officer. It is to be noted that costs beyond bush fire related activities (suppression, prevention, training) are not a permissible charge against the Bush Fire fund. The Department of Bush Fire Services has indicated that it will consider reimbursement of maintenance and repair costs incurred by Councils when authorised assistance is rendered. These costs will need to be specifically identified in estimates so that they can be the subject of special representations by the Department.

Health and Building Surveyors

Michelle McLennan and Wayne O'Connor have successfully completed the Bachelor of Applied Science (Environmental Health) Degree through the University of Western Sydney, Hawkesbury, and have subsequently been issued with their certificates of qualification as Assistant Health Surveyor and Assistant Building Surveyor under the provisions of Ordinance 4 of the Local Government Act, 1919.

IT IS RECOMMENDED THAT:

- (A) Schedule 17 to Clause 2.9 of the Council's Delegations to the Fire Control Officer, William Rodger, have the following addition - Fire Control Officer is authorised to provide assistance by Bush Fire Brigades in accordance with the regulation to the Bush Fires Act 1949 relating to voluntary work by Bush Fire Brigades.
- (b) Pursuant to Schedule 13 to Clause 2.9 of the Council's Delegation to Health and Building Surveyors, Michelle Monica McLennan and Wayne John O'Connor be appointed as authorised officers under the provisions of:-

- (a) Section 79 of the Food Act, 1989.
- (b) Section 65 of the Public Health Act, 1902.
- (c) Section 5 of the Clean Air Act, 1961, other than for scheduled premises.
- (d) Section 13 of the Swimming Pools Act, 1990.

6. BUSH FIRE ESTIMATES 1991/1992. GF 10/44 PT1

The Fire Control Officer has prepared the following estimates to be submitted to the Department of Bush Fire Services for the 1991/1992 period.

	\$
M&R Stations	4,000.00
Vehicles	31,000.00
Pumps	3,000.00
Petrol	14,000.00
Freight	500.00
Telephone	4,600.00
Electricity	3,800.00
Insurance	15,000.00
FCO travel expenses	200.00
FCO salaries	36,488.00
DFCO travel expenses	200.00
FC Asst. salary	23,400.00
Brigade Stations	- -
Vehicles - new	25,000.00
Vehicles - used	90,000.00
Misc. equipment	34,849.00
Supplementary charges	70,000.00
Fit heatshields to all tankers	20,000.00
Control Room weather station	6,000.00
Emergency feeding	2,000.00
Training	2,500.00
Protective clothing	2,500.00
Council rates	6,000.00
Fireground radios	4,800.00

Signwrite tankers	2,000.00
Convert Toyota	<u>3,500.00</u>
	<u>\$441,699.00</u>

These estimates will require Council contribution of \$202,121.00 which is \$19,474.00 over the figure approved by the Council in this year's budget. The just completed fire season has placed considerable pressure on the bush fire resources, accordingly the additional expenditure is recommended and an adjustment will be made with the Budget Review and reported to Council next month.

In addition, the Fire Control Officer has identified works that need to be undertaken and are the subject of the recent Mayoral Minute. This includes the modification of two Bedford tankers and installation of crew protection cabins, the replacement of six older tankers with suitable second-hand vehicles, fitted with crew protection and heat shielding at a cost of approximately \$60,000.00 per unit, and extension of the communications system and relocation of the Fire Control Centre. These matters will be further reported when a response from the Government is received.

IT IS RECOMMENDED THAT the 1991/1992 Bush Fire Estimates be approved and submitted to the Department of Bush Fire Services.

7. NEPEAN - HAWKESBURY CATCHMENT MANAGEMENT COMMITTEE. GP 21/1 PT1, GA 30/3 PT1

The Water Board has written advising that the Hon. Tim Moore MP, Minister for the Environment has announced the Government's intention to establish the Nepean -Hawkesbury Catchment Management Committee under the Catchment Management Act 1989.

Catchment Management is a community based approach to natural resources management which aims to balance resource use and conservation, and promote the sustainable use of natural resources.

The Minister has nominated the Water Board as facilitator of the Nepean-Hawkesbury Committee. In this regard the Board is seeking nominations for membership of the Committee for submission to the Minister who has responsibility for making the final selection of committee members. The Minister has asked that each Council submit a panel of three nominees, who may be elected or employed officials, from which he will select a representative.

The Catchment Management Act provides for four categories of committee membership.

- a) landholders or landusers
- b) environmental interest
- c) local government
- d) government departments or authorities

The Minister has expressed the view that Local Government representatives may be included on the committee as landholders or landusers, in addition to their inclusion as Local Government nominees. This is in recognition of the prime role of Local Government as land use managers.

IT IS RECOMMENDED THAT Council nominate the names of 3 (three) delegates to be submitted to the Minister for the Environment for selection of a representative on the Nepean-Hawkesbury Catchment Management Committee.

8. HAWKESBURY DISTRICT ADVISORY COMMITTEE - NATIONAL PARKS & WILDLIFE SERVICE. GA 30/3 PT1

The Hon. Tim Moore MP, Minister for the Environment, has written requesting that Council nominate three Alderman who might be interested in serving on the Advisory Committee following the resignation of Alderman Roy Rotherham. He also advises that he will select one Alderman from the three names submitted.

The Minister is concerned that there is appropriate Local Government representation on such bodies and asks that he be advised before the end of March if Council does not wish to take part in the Advisory Committee.

IT IS RECOMMENDED THAT Council select another delegate for the Hawkesbury District Advisory Committee to the National Parks and Wildlife Service.

ENGINEERING1. CONTRACT - FOOTPATH CONSTRUCTION - WINDSOR STREET, RICHMOND. CONCRETE PAVERS. T230-5, T230-6, T230-7.

Council, at the Ordinary Meeting held on 11th September, 1990, in consideration of tenders submitted for paving work, accepted a tender from C.J. Moussa and Sons Constructions as follows:-

Part A - Reconstruction two (2) sections of footpaths, Windsor Street, Richmond, in concrete pavers totalling approximately 1475 square metres at the rate of \$40.00 square metres

and

Part C - Construction and restoration of concrete footpaving, clay or concrete pavers with restoration of minor kerb and gutter works and bitumen topped concrete footpath (12 month contract). Sections 7, 8, 9, 10, 12 and 13 at varying rates.

The Contractor, following a number of requests to return and complete the works in Richmond has failed to respond to Council's request and it is therefore proposed that the contract be terminated.

Discussions have been held with Bernard Knight Concrete Services of Lot 2 Stoddy Street, Londonderry regarding the work, who have indicated they are prepared to undertake the work at Richmond at a rate of \$47.66/square metres.

This will result in an additional cost in the order of \$5,850 for the work. Retention of \$9,500 is held in respect to the work undertaken by C.J. Moussa & Sons Constructions and action will be taken to seek deduction of the additional cost to Council from the retention.

As the work in Richmond to be completed will cost approximately \$36,000 it is proposed that the work be undertaken by issue of a Council Order.

There are paving works to be undertaken in Windsor (footpath Kable Street) and the surround to the war memorial at Wilberforce Park, where the project has to be completed for the Anzac Day Ceremony.

In view of the tight schedule, it may be necessary to seek an alternative contractor to undertake this work to meet the time requirement.

IT IS RECOMMENDED THAT:-

1. Action be taken to terminate the contract between Council and C.J. Moussa & Sons Constructions for paving works.
2. Bernard Knight Concrete Services be engaged to undertake the completion of paving work in Richmond at a base rate of \$47.66 (forty seven dollars and sixty six cents) per square metres for supply and placement of pavers.

2. ATTENDANT - GOVERNOR PHILLIP PARK RECREATION AREA AND BOAT RAMP. 625-205

Council, at the Ordinary Meeting of 8th May, 1990, accepted a tender from J. Burden, George Street, South Windsor for the supply of equipment and duties associated with the operation of the boat launching ramp and maintenance of lawns and gardens at the Governor Phillip Park, Windsor for a twelve month period in the sum of \$32,400.

The contract allows, subject to agreement of the two parties for the extensions of the contract for a further twelve months.

Mr. Burden has carried out the work and duties required under the terms of the contract in a satisfactory manner and is agreeable to the twelve month extension.

IT IS RECOMMENDED THAT a twelve (12) month extension of contract works as Attendant at Governor Phillip Park Recreation Area and Boat Ramp be granted to J. Burden at the annual sum of \$32,400 (thirty two thousand four hundred dollars).

3. 31ST ANNUAL FLOOD MITIGATION CONFERENCE, PORT MACQUARIE - 15-17TH MAY, 1991. GR 60/3 PT1

Registration forms for the conference are now being issued, together with a call for conference motions.

Council is permitted to have three voting delegates at the conference and action should now be taken to nominate Council's representatives.

At the meeting of Flood Mitigation Authorities of NSW Executive, held in Sydney on 28th February, 1991, there was considerable discussion concerning the action being taken to obtain additional funding from the Federal Government for Flood Mitigation construction work in the 1991/92 Budget.

A deputation to the Minister for Primary Industries and Energy, the Hon. John Kerin has been granted for 10th April, 1991, and the Executive has requested the support of all councils in further informing their local Federal Parliamentarian of the action being pursued. A further letter has been forwarded to Alasdair Webster MP, with advice that Harry Woods MP, Member for Page will be co-ordinating the Parliamentary action to the Minister and the deputation.

The results of the deputation will be reported to the annual conference.

IT IS RECOMMENDED THAT Council nominate three (3) representatives to attend the 31st Annual Flood Mitigation Conference.

4. DRAINAGE WORKS - 1990/91 LOAN PROGRAMME. GF 14-4 PT1

Gorricks Crossing

A detailed plan for the project has been prepared with a quotation submitted by Peter Gatt to undertake the work at a cost of \$23,000.

An amount of \$15,000 has been provided in the works programme for this project on the basis of a contribution of \$10,000 from the local residents and an amount of \$5,000 funded in the 1990/91 Loan Programme.

The matter has been taken up with Mr. P. Slaney representing the local people, who has now advised that they are prepared to increase their contribution to \$11,500 being 50% of the cost. This will require a contribution of an additional \$6,500 to be funded by Council.

Clearing of the channel between Bandon Road/Windsor Road/Old Hawkesbury Road

The clearing of the channel has recently been attended to. Extension of the channel through the property downstream of Old Hawkesbury Road is subject to finalisation of arrangements with the property owner Mr. J. Choy. Mr. Choy proposes that the channel be taken around the perimeter of his property to allow for better operation of his market garden.

It will be necessary to establish an easement and contribution is being sought in view of the additional length of the channel towards the work. It is doubtful that agreement will be reached in the short term. It is therefore proposed that funds be transferred from this project to cover the additional cost for the upgrading of Gorricks Crossing as follows:-

Bandon Road/Windsor Road/Old Hawkesbury Road - Drainage

Original Vote \$25,000 Amended Vote \$18,500

Gorricks Crossing

Original Vote \$15,000 Amended Vote \$23,000
Contribution \$11,500, Council \$11,500

IT IS RECOMMENDED THAT works funded from the 1990/91 Loan Programme be amended as follows:-

**Bandon Road/Windsor Road/Old Hawkesbury Road -
Drainage Channel**

\$ 18,500

(eighteen thousand five hundred dollars)

Gorricks Crossing - Concrete slab

\$ 11,500

(eleven thousand five hundred dollars)

subject to payment of a contribution from the local residents of \$11,500 (eleven thousand five hundred dollars) towards the project.

5. RE-OPENING THE TERRACE, WINDSOR. P160/36

The Chairman of the Regional Traffic Committee has advised that the delegation regarding road openings and closures does not allow for him to determine the question regarding the opening of The Terrace. His role is to determine matters where a decision of Council is appealed.

With regard to the re-opening of The Terrace, Windsor, and in consideration to the plans prepared, the Local Traffic Committee had resolved that plans for the re-opening of The Terrace are considered satisfactory subject to:-

- "1. Closure of The Terrace at Windsor Bridge in conjunction with the re-opening and provision of traffic control devices as indicated on

the plans, between Tebbutt Street and the entrance to Hollands Paddock Car Park.

2. Provision of layback crossing entry into The Terrace at Tebbutt Street.
3. No action being taken to restrict access to Moses Street from Richmond Road at this stage."

As a result, action was taken to advertise the proposal for public submissions. In consideration to the submissions, Council resolved:-

- "1. Council proceed with the re-opening of The Terrace at its present point of closure.
2. In relation to the proposed squeeze point at the intersection of Tebbutt Street and the proposed roundabouts at the intersection of Catherine and Elizabeth Streets they be replaced by thresholds in the area existing between Tebbutt and Elizabeth and Elizabeth and Catherine Streets and all other procedures take place for the re-opening of this street."

In view of the changes proposed by Council, the matter was submitted back to the Traffic Committee where it was recommended the matter be referred to the Regional Traffic Committee for determination.

Council should now reconsider the matter on the basis of the recommendation of the Local Traffic Committee's resolution ie; opening of The Terrace between New Street and Hollands Paddock is approved subject to:-

1. Closure of The Terrace at Windsor Bridge in conjunction with the re-opening and provision of traffic control devices as indicated on the plans, between Tebbutt Street and the entrance to Hollands Paddock Car Park.
2. Provision of layback crossing entry into The Terrace at Tebbutt Street.
3. No action being taken to restrict access to Moses Street from Richmond Road at this stage.

as shown on the plans displayed at the meeting.

It will be necessary for Council to either accept or reject this resolution. If the proposal is accepted, the members of the Local Traffic Committee have the right of appeal.

IT IS RECOMMENDED THAT Council determine the matter.

HEALTH AND BUILDING

1. RECYCLING. GW 10/11 PT1

Tenders were invited for the operation of a recycling service on the basis of two (2) options:-

Option (1)

- (a) The kerb side collection of P E T plastic, glass and aluminium from those households presently receiving a garbage collection service. The service being provided on a once weekly frequency on the same day as the garbage collection.
- (b) The contractor will operate and maintain the Recycling Depot at South Windsor Waste Depot during the operating times for the Waste Depot. The Recycling Depot can also be used as a Transfer Station for collected materials. Maintenance of the Recycling Depot will include keeping the area clean and tidy and the removal of C F C gas from fridges and freezers with Council's extraction equipment prior to disposal for recycling.

Option (2)

- (a) Kerb side collection of P E T plastic, aluminium and glass from households presently receiving a garbage collection service on the same day as the garbage collection in the following areas:-

Residential sections of North Richmond, Hobartville, Richmond, Bligh Park, Wilberforce, McGraths Hill, Windsor, South Windsor, Glossodia, Freemans Reach and Pitt Town.

- (b) Establishment of and collection from established outlying depots at the following locations:-

Kurrajong, Kurrajong Heights, Bilpin, Colo Heights, Central Colo, East Kurrajong, Lower Portland, Ebenezer, St. Albans, Webbs Creek, Oakville, Cattai, Grose Vale and Kurmond.

Such outlying depots shall be maintained in a manner acceptable to the Manager of Environment and Building Services.

(c) As per option (1)(b).

Three tenders were received as follows:-

<u>Contractors Name</u>		<u>Amount</u>	
1.	G & J Horswell	Option 1	\$16.25/premises per annum
	P O Box 292	Option 2	\$16.50/premises per annum
	Smithfield	Per Depot included in Option 2 cost	
	Note:- This Contractor also gave details of a sliding scale which decreased the cost per service as the volume of materials increased.		
2.	West Trans Equipment Pty Ltd	Option 1	\$50.96/premises per annum
	Lot 2 Cunneen Street	Option 2	\$55.52/premises per annum
	Mulgrave NSW 2756	Per Depot	\$3,180.00
3.	Solo Wastes	Option 1	\$20.50/premises per annum
	10-12 Pacific Highway	Option 2	Not stated
	Chinderah	Per Depot	Not stated

Note:- This Contractor also gave a price of \$12.50/household to provide the service on a once monthly basis. It should also be noted that this contractor would give Council back the monies gained from the sale of the recycled material.

It has become evident during investigations into the tenders submitted that methods of collection and disposal of recycled materials are rapidly changing with new technology and systems being introduced throughout the world and within Australia.

Materials Recovery Facilities (MRFs) are centralised facilities that receive, separate, process and market, commingled recyclable materials which are collected from drop off centres or households, thus saving sorting at point of collection.

A paper recycling co-operative of Metropolitan Councils is presently being formed, the aim of which is to provide a viable financial market for recycled paper.

A local government collective tender is being arranged which will give Councils the chance to purchase containers for kerb side collection of recyclable material, at around \$3.00 per unit.

These are just a few of the many progressive steps that have been taken since Council invited tenders for its recycling scheme. With regard to the tenders received, at least one of the aforementioned new forms of technology has been proposed in the form of a Materials Recovery Facility.

As it should be the intention of Council to implement the most efficient and cost effective recycling system, and considering that the tender specification was very specific in its requirements, it is considered to be of advantage if Council were to decline to accept any of the tenders and to advertise for fresh tenders based on a more flexible specification.

IT IS RECOMMENDED THAT Council decline to accept any of the tenders submitted and advertise for fresh tenders based on a more flexible specification.

PLANNING

Row ✓

1. UNAUTHORISED BOAT RAMPS ON THE HAWKESBURY RIVER
WITHIN THE AREA OF EBENEZER. DA 277/90

Council, at its Ordinary Meeting of 11th December, 1990 resolved:

- (i) not to support an application to formalise an unauthorised construction of a boat ramp within a public reserve fronting Hawkesbury; and
- (ii) a further report be brought forward in regard to other boat ramps in existence in the area which have not been approved.

A site inspection was carried out by Council Officers in the area of Ebenezer and it was noted that a number of boat ramps have been constructed without approval from Council.

The subject area is zoned Environmental Protection 7(d1)(Scenic) in accordance with the provisions of Hawkesbury Local Environmental Plan, 1989. The construction of boat ramps are permissible, subject to Council consent. Approval is also required from the NSW Public Works Department in respect to the Rivers and Foreshores Improvement Act and the Department of Lands for Permissible Occupancy below high water mark.

The impact of each boat ramp on the river should be considered on its merits. Accordingly it is recommended that each landowner be given the opportunity to lodge a development application.

IT IS RECOMMENDED THAT all land owners of properties containing unauthorised boat ramps be notified and that they be requested to submit development applications seeking consent from Council.

GPC: [signature] site inspection

2. FLOODLIT GOLF DRIVING RANGE - LOTS 4 AND 5, DP 802017 COX
STREET, SOUTH WINDSOR. DA 329/90

At the Ordinary Meeting dated 12th February, 1991, it was resolved that the Department of Lands be contacted in regard to providing access to the golf driving range from an extension of Ham Street.

The Department of Lands in their letter dated 4th March, 1991, advised Council that the Department has no objection to the use of this Crown road for access purposes to the golf driving range.

Notwithstanding the above, 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. Also, the volume of traffic generated from the proposed development is not considered to be of sufficient volume to warrant the construction of a new intersection.

The Department of Lands has been advised that a wire fence has been erected across the Crown Road Reserve restricting public access along the Reserve to Rickabys Creek. This aspect has been covered as a condition of consent.

Due to the nature and scale of the proposal, it is considered that nearby residents will not be significantly affected by noise pollution, light emission on increased traffic.

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

IT IS RECOMMENDED THAT the application be approved, subject to 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.
25. The wire fence which exists across the Crown Road Reserve frontage to Cox Street shall be removed to allow public access to Rickabys Creek along the Crown Road Reserve.

next Ord.

(SITE
INSPECTION)

WP 14/3/91 ✓

3. ARNDELL COLLEGE - THRELKELD DRIVE, CATTAL, DA 285/90,
DA 402/89

Council is referred to the recommendation accompanying Item 12 of the Planning and Development Section within this Business Paper.

In relation to the concerns raised regarding dust created by vehicles using the internal access drive, the Manager of Engineering Services has advised that minor gravel strengthening of the pavement is required with an application of a one coat bitumen emulsion seal to act as a dust suppressant. Accordingly, the applicant should be required to undertake this work by 30th April, 1991.

IT IS RECOMMENDED THAT the applicant be required to carry out minor gravel strengthening of the pavement of the internal access drive with an application of a one coat bitumen emulsion seal to act as a dust suppressant; such work to be completed by 30th April, 1991.

Don Sed 68 sub
14/3/91 ✓

4. FORMER REGISTRY SITE - CORNER WINDSOR AND BOSWORTH
STREETS, RICHMOND - ROADS AND TRAFFIC AUTHORITY, LEP 4/90

At its Ordinary Meeting of the 11th December, 1990, Council resolved that the "Roads and Traffic Authority be advised that its request for rezoning of the site to Commercial 3(a) will be considered, however, that Council request its agreement to the exclusion of motor vehicle/motor cycle sales and servicing use from the allowable uses pertaining to the site."

The Roads and Traffic Authority has written to Council confirming its agreement to the exclusion of motor vehicle/motor cycle sales and service uses from the allowable uses pertaining to the site.

IT IS RECOMMENDED THAT the draft Local Environmental Plan as amended be supported and that the matter be referred to the Department of Planning for final gazettal.

on file (Glen 14/3/91)

5. ADDITIONAL AMENDMENT TO HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1989. LEP 1/91

Closer scrutiny of the wording of the Hawkesbury Local Environmental Plan, 1989, has shown that the definition of 'home activity' needs to be amended. The current definition is as follows:-

"Home activity means any activity, pursuit, occupation or profession not specifically defined elsewhere in this clause, carried on for personal gains in a building or a room or a number of rooms etc."

This definition needs to be redefined as follows:-

"Home activity means any activity, pursuit, occupation or profession not specifically defined elsewhere in this clause or in the model provisions carried on for personal gain in a building or a room or a number of rooms etc."

IT IS RECOMMENDED THAT the definition of 'home activity' be amended to incorporate the words "or in the model provisions".

*referred
see item 7*

6. DEVELOPMENT APPLICATION - TYRE STORAGE - LOT 19 DP 259650, NO. 18 THRELKELD DRIVE, CATTAL. DA 387/90

Council is referred to the recommendation accompanying Item 7 of the Planning and Development Section in this Business Paper.

Should Council ultimately support the application for tyre storage it is recommended that the following conditions be attached to the consent.

- 1-6 Standard conditions (DAs) 31, 32, 70, 73, 100 & 102.
- 7 The tyre storage operation shall be confined to the existing shed and associated minor extension in general accordance with the submitted plan and supporting documentation dated the 24th December, 1990.
- 8 The stockpiling of tyres outside the existing shed shall be prohibited.
- 9 The use shall be limited to tyre storage with no type of tyre retreading operation being undertaken on the site.
- 10 The hours of operation shall be limited to between 8.00 a.m. - 6.00 p.m. Mondays to Fridays, 9.00 a.m. - 6.00 p.m. Saturdays and Sundays with no heavy vehicles standing or parking in the vicinity of the site prior to the specified time periods.

- 11 All loading and unloading in relation to the use shall be confined to the shed.
- 12 The consent is limited to twelve (12) months from the date of issue at which time Council will review the use.
- 13 A fire hose reel is to be located adjacent to the loading dock access door (as shown in red on the plan).

✓ ON FILE (WP 14/3/91)

7. HOME ACTIVITY - WHOLESALE PASTRY COOKING - LOT 1, DP 740479, 1176 EAST KURRAJONG ROAD, EAST KURRAJONG - J. & L.R. VONCINA, DA 10/91

Council is referred to Item 5 of the Planning and Development Section within this Business Paper.

The applicants have now requested that Condition No.3 relating to hours of operation, be amended. Their submission reads, in part, as follows:

"... As the quantity of orders differs every day, we find it necessary on some days to work 4-6 hours; other days, 10-14 hours ... It would help us greatly if these hours were not broken into two periods, but be continuous; and the hours of starting and finishing be left open to our needs. Further ... we have a distributor who caters for some weekend holiday resorts which requires 4-5 hours Sunday baking, which he picks up after 8.00 a.m.

We would also like to bring to your notice that we are not a bakery which produces bread and many different types of products, but only specialise in one type of pastry, being strudel. This does not require us to use machinery which will produce any noise."

The objectors, who live opposite the site, were again contacted for their comment on the extended hours. No objection was raised in this regard, provided a trial period was imposed initially.

Given that the proposal does not involve the use of any electrical machinery/appliances other than refrigerators and a stove; and there are no windows in the northern, western and eastern elevations of the building which will "emit" light, no objection is raised to the extended hours of operation. However, as it is difficult to specify the exact hours of operation, it is desirable that the following condition be imposed on the development for a period of six months, after which time the condition should be reviewed:

- "3. The use shall operate from Mondays to Fridays and on Sundays, and shall not interfere with the amenity of the locality by reason of the emission of noise and/or light. This condition will be reviewed after a period of six months."

IT IS RECOMMENDED THAT Condition No.3 be amended to read as follows:-

- "3. The use shall operate from Mondays to Fridays and on Sundays, and shall not interfere with the amenity of the locality by reason of the emission of noise and/or light. This condition will be reviewed after a period of six months."

*ELIZABETH
14/3/91
CC Records*

Refused
8. VARIATION TO TRADING HOURS - FITZROY HOTEL, GEORGE STREET, WINDSOR. 1492(W)

Council has received notice of a hearing in the Licensing Court of New South Wales for the extension of trading hours from 10.00 a.m. to 3.00 a.m. the following day, Monday to Saturday. The current hours are from 10.00 a.m. to midnight from Monday to Saturday. The applicant for the extension of hours has supplied the reasons to the Court in justification of the extension:

1. The building has recently been renovated;
2. The premises are in the centre of a popular tourist area;
3. The hotel is large in area and not close to residential areas;
4. The hotel has a large parking area;
5. Music to be provided will be that of a light nature and it is hoped to create an up-market venue with high standards of dress and behaviour;
6. A high class restaurant is situated on the premises; and
7. Security will be provided during operation.

Council is also in receipt of a letter of objection from an adjoining resident. The objection states the following:

"I note that the Fitzroy Hotel has applied to vary its licence so that it may open until 3.00 a.m. It would appear that it is not in the town's interest that the licence be granted and I would like the City Council to oppose and object to the variation.

I cannot see the need for an extension of hours and I can only see that the town centre would be the worse for those hours being extended. Later hours appear to attract some less than desirable people and it would appear that

much damage is often done to shops and places like the George Street Mall late at night or in the early hours of the morning."

The Fitzroy Hotel is situated in the Mall in the middle of the commercial area with access to the car parking area from Union Lane. Late hour licenses for entertainment venues such as hotels and nightclubs have potential to create noise disturbance from both patrons' voices and their vehicles when leaving the site. In this case, the location of the hotel is such that only a small number of residents may be affected by late night noise.

The Fitzroy Hotel has operated under the current closing time of midnight for a considerable period of time with little or no complaint being lodged with Council. The extension to 3.00 a.m. trading has the potential to attract a different clientele with different behaviour patterns. At the present time Council has no evidence as to how the hotel will function with the extended hours.

There is provision under the Liquor Act to request that the Liquor Administration Board convene a conference to hear submissions relating to complaints regarding late night operation of an hotel. The Board may impose, vary or revoke conditions of the licence depending on the outcome of the hearing. If parties are dissatisfied with the Board's decision, there is a right of appeal to the full bench of the Court.

Given the uncertainty of the impact of late night trading, and the fact that procedures exist for amending or revoking the extended hours of operation, it is recommended that the Licensing Court be advised of Council's concerns in relation to possible disturbance of the amenity of residents in the immediate vicinity and request that the Court consider approving extended hours for a limited period of time so that the operation of the hotel can be monitored.

IT IS RECOMMENDED THAT the Licensing Court be advised of Council's concerns in relation to possible disturbance of the amenity of residents in the immediate vicinity and request that the Court consider approving extended hours for a limited period of time so that the operation of the hotel can be monitored.

refused

✓

Alice

9. DEPARTMENT OF PLANNING - DRAFT GUIDELINES FOR USE IN ASSESSING STATE ENVIRONMENTAL PLANNING POLICY NO.5 (AGED AND DISABLED HOUSING) DEVELOPMENT. GT 190/3 PT1

14/3/91

cc Records

The Department of Planning has recently prepared Draft Guidelines to assist local Councils in assessing support service requirements of State Environmental

Planning Policy No 5 housing applications. The Draft Guidelines have been developed by the Department following discussions with local Councils, various agencies responsible for the aged and people with disabilities, developers of aged persons housing and managers of retirement villages.

The purpose of the guidelines is to assist Council in identifying and dealing with the main support service issues raised by SEPP 5 development and to clarify misconceptions about the impact of SEPP 5 housing.

Correspondence from the Department accompanying the draft guidelines invites Council's comment to their content.

State Environmental Planning Policy No.5 was introduced a number of years ago as an incentive to developers to meet growing community need for medium density housing, specifically designed to suit the needs of aged/disabled persons. The intention of the policy is to facilitate housing which not only enables residents to remain within their familiar community but also to reside in accommodation which was specifically designed for their needs and abilities.

Since the policy's introduction in 1982, a retirement village industry has developed which has mainly facilitated large scale retirement village accommodation. Whilst large retirement villages have met a demand in the community, the Department of Planning has identified a need for smaller scale infill accommodation to be provided for persons without the financial means to buy into one of the larger complexes. The Department accordingly hopes that the draft guidelines will encourage local government to facilitate provision of smaller scale infill accommodation.

Whilst the Department's intentions to facilitate provision of smaller scale infill accommodation are laudable, the draft guidelines are of concern in that in some circumstances Councils themselves may be bearing the cost of capital works required to accommodate such development.

Under the provisions of State Environmental Planning Policy No.5, Councils are unable to levy for community facilities and open space required by occupants of aged/disabled housing. Currently the only contributions which can be levied are for the provision of water and sewerage in circumstances where Councils are the provisional authority. In instances, however, where the developer is a public authority, such as the Department of Housing, Council must obtain agreement of the relevant Minister to the imposition of such a condition on development consent. Should such agreement not be forthcoming, Council would have no choice but to bear the cost of provision of water and sewerage to the development.

Council has recently approved the construction of 27 aged persons units in Sirius Crescent in Bligh Park. It, however, remains to be seen whether the Minister for Housing will agree to the imposition of a Section 94 charge for the provision of water and sewerage to the development.

The inability to levy Section 94 charges for provision of water and sewerage is of particular concern where Councils such as Hawkesbury are vested with being the water and sewerage authority within part or all of their area.

Accordingly, it is considered that Council should forward a submission indicating its concerns to the Department of Planning. As the Councils of Western Sydney are experiencing great development pressure it is considered prudent to request that WSROC incorporate Hawkesbury City Councils' concerns in their submission to the Department.

IT IS RECOMMENDED THAT

1. A submission be forwarded to the Department of Planning indicating Council's concerns in relation to the Draft SEPP 5 Guidelines.
2. The Western Sydney Regional Organisation of Councils be requested to include Councils concerns in their submission to the Minister for Planning and Minister for Local Government, Mr. David Hay.

LIBRARY

1. LOCAL STUDIES - INDEXING WORKSHOP FOR VOLUNTEERS.
GL 20/31 PT1

It is proposed to train a group of volunteers from the Hawkesbury Family History Group (HFHG) in indexing at a workshop to be held in March/April 1991.

The consultant indexer is to be Mr Alan Walker, who developed the indexing thesaurus for the "Images Now" project at the State Library of New South Wales.

The volunteers will then assist the Local Studies Librarian on an ongoing basis to further develop more detailed access to the Local Studies Collection.

Costs for the workshop are \$300 and it is proposed to fund this project by sharing costs between the Hawkesbury Family History Group and from within the library budget.

IT IS RECOMMENDED THAT the Indexing Workshop for Volunteers be funded by sharing the costs of \$300 (three hundred dollars) between the Hawkesbury Family History Group and Council.

REPORTS FOR INFORMATION

MEL- 1413
cc Records

1. 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
Mr W McDougall Lot 333 DP 259275 2 Crossley Avenue McGraths Hill	Two lot strata subdivision S90/250	3/12/90	14/1/91
A V Jennings Lot 1298 DP 802879 Neilson Crescent Bligh Park	Dual occupancy DA 366/90	3/12/90	14/1/91
L Ferrett & M Hanna Lot 1 DP 716439 Shop 3, 487 George Street, South Windsor	Use of shop as a take away food outlet DA 377/90	10/12/90	14/1/91
Drs Bauer, McDonald and Stubbs Lot 1 DP 572611 9 Baker Street Windsor	Installation of a portable building DA 370/90	23/11/90	14/1/91
A V Jennings Part Portion 249 Parish Pitt Town Corner Charles and Beddek Streets, McGraths Hill	Use of Council land for temporary carpark DA 364/90	3/12/90	14/1/91
R W Clewett Lots 100 and 101 DP 622848 Grose Vale Road, Grose Vale	Three lot torrens title subdivision S90/257	12/12/90	14/1/91

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Town Clerk/General Manager's Report

Ord. 12/03/91

Skodge Holdings Pty Ltd Lot 1216 DP 800323 Webbs Place Bligh Park	Two lot strata subdivision S90/260	19/12/90	29/1/91
Anthony Strauf Lot C DP 324716 Copeland Street Richmond	Dual occupancy DA 368/90	4/12/90	16/1/91
North Western Surveys Pty Ltd Lot 2 DP 262112 66 William Street North Richmond	Eleven lot strata subdivision S90/259	17/12/90	15/1/91
Hawkesbury Hospital Suites 4 and 9 Lot 1 DP 219454 21 Windsor Street Richmond	Use of Suites 4 and 9 as a Community Health Centre DA 1/91	2/1/91	25/1/91
Wincrest Homes Pty Ltd Lot 774 DP 778220 Neptune Crescent Bligh Park	Dual occupancy DA 371/90	3/12/90	29/1/91
F Kirby Lot 5 DP 37540 45 Teviot Street Richmond	Dual occupancy DA 376/90	10/12/90	29/1/91
R Rotherham Proposed Lot 2 in subdivision of Lot 6 DP 235900 and Lot 39 DP 751632 Upper Colo Road Upper Colo	Two lot subdivision S90/256	11/12/90	29/1/91

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Town Clerk/General Manager's Report

Ord. 12/03/91

Barrie R Green Portions 1 & 2 Parish of Meehan off Upper Colo Road, Central Colo	Two lot subdivision S90/93	23/3/90	23/1/91
P Ross Unit 20 Lot 2 DP 736929 Drummond Street, South Windsor	Motor vehicle restoration and wholesale operation DA 382/90	17/12/90	1/2/91
Mark Vella Lot 1229 DP 800323 Porpoise Crescent Bligh Park	Dual occupancy DA 375/90	28/11/90	29/1/91
B J & B J Beach Lot C DP 174059 Comleroy Road Kurrajong	Two lot subdivision S90/254	10/12/90	29/1/91
Rose Consulting Group Pt Lot 144 DP 805558 for Precincts 4,5,6,7 and 8; Pt Lot 143 DP 805558 for Precincts 9,10,11	S90/84 - 39 lot subdivision S90/85 - 30 lot subdivision S90/86 - 25 lot subdivision S90/87 - 32 lot subdivision S90/88 - 11 lot subdivision S90/89 - 50 lot subdivision S90/90 - 15 lot subdivision S90/91 - 34 lot subdivision	6/4/90 6/4/90 6/4/90 6/4/90 6/4/90 6/4/90 6/4/90 6/4/90	12/2/91 11/2/91 11/2/91 11/2/91 11/2/91 8/2/91 11/2/91 8/2/91
Garry Amos Lot 981 DP 788674 112 Colonial Drive Bligh Park	Two lot strata subdivision S91/1	3/1/91	29/1/91
Clever Constructions Pty Ltd Lot 1180 DP 800323 12 Wright Place Bligh Park	Two lot subdivision S90/263	20/12/90	29/1/91

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Town Clerk/General Manager's Report

Ord. 12/03/91

A & M Auto Spares Shop No 6 Lots A and B DP 335179 and Lot A DP 154628 No 340 Windsor Street, Richmond	Motor vehicle spare parts operation DA 372/90	6/12/90	8/2/91
A V Jennings Lot 1298 DP 802879 No 78 Neilson Crescent, Bligh Park	Two lot subdivision S90/251	3/12/90	7/2/91
Anavak Pty Ltd Lot 1142 DP 800323 Settlers Crescent Bligh Park	Dual occupancy DA 378/90	13/12/90	18/2/91
Matthew Freeburn Lots 73, 74 and 75 DP 752061 Cornwallis Road, Windsor	Land reshaping DA 374/90	7/12/90	6/2/91
Zanthee Hair Design Shop 6 Macquarie Plaza Lot 6 SP 37057 George Street, Windsor	Hairdressing Salon DA 6/91	15/1/91	8/2/91
Teniere Pty Ltd Lot 1531 DP 805976 Therry Street, Bligh Park	Dual occupancy DA 380/90	13/12/90	8/2/91
Teniere Pty Ltd Lot 1547 DP 805976 Therry Street, Bligh Park	Dual occupancy DA 381/90	13/12/90	18/2/91
M Vaughan Lot 13 DP 577614 Beddeck Street, McGraths Hill	Filling of land DA 344/90	8/11/90	7/2/91

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McKinlay Morgan and Associates Lot C DP 164257 and part of Conveyance No 405 Book 1514, Morans Lane, Grose Vale/ Kurrajong	2 lot boundary adjustment S90/56	10/1/91	18/2/91
Endeavour Homes Pty Ltd Lot 1145 DP 800323 Settlers Crescent Bligh Park	Dual occupancy DA 384/90	19/12/90	21/2/91
Andrew Kavanagh Lot 665 DP 775033 Dowe Place Bligh Park	Dual occupancy DA 379/90	13/12/90	19/2/91
J B Wallis Lot 3 DP 706826 Avoca Road, Grose Wold	Two lot subdivision S90/225	10/12/90	18/2/91
John Bowden & Co Lot 10 DP 715152 5-9 West Market Street, Richmond	Eight lot strata subdivision S5/91	16/1/91	18/2/91
M & B L Winch Lot 10 DP 35987 Church Street, South Windsor	Three lot strata subdivision S90/142	23/1/91	18/2/91
C & L Leaght Lot 807 DP 778220 5 Britannia Place Bligh Park	Dual occupancy DA 7/91	18/1/91	22/2/91

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2. BUILDING APPLICATIONS. B25

The following is a summary of Building Applications received during the month of February, 1991. Applications received during February, 1990, shown in brackets.

	<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
34	(71)	New Dwellings	\$2,659,241	(\$5,783,622)
45	(61)	Additions to Dwellings	380,926	(771,771)
-	(3)	Residential Flat Buildings	-	(1,230,000)
4	(6)	New Buildings Other Than Residential	128,000	(1,772,000)
3	(2)	Additions to Buildings Other Than Residential	48,700	(258,400)
8	(12)	Swimming Pools	101,055	(160,060)
2	(10)	Additions to Dwelling - Dual Occupancy Unit	69,353	(1,224,207)
<u>96</u>	<u>(165)</u>		<u>\$3,387,275 (\$11,200,060)</u>	

Building Applications received up to the end of February 1991. Approvals for the corresponding period during February, 1990, shown in brackets.

	<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
58	(91)	New Dwellings	\$4,950,874	(\$8,043,707)
87	(96)	Additions to Dwellings	900,866	(1,094,063)
-	(3)	Residential Flat Buildings	-	(1,230,000)
4	(7)	New Buildings Other Than Residential	128,000	(2,022,000)

Town Clerk/General Manager's Report

Ord. 12/03/91

3	(6)	Additions to Buildings Other Than Residential	48,700	(332,400)
30	(21)	Swimming Pools	359,589	(276,331)
8	(14)	Additions to Dwellings - Dual Occupancy Unit	769,353	(1,671,967)
<u>190</u>	<u>(238)</u>		<u>\$7,157,382</u>	<u>(\$14,670,468)</u>

3. AUSTRALIANA PIONEER VILLAGE. GP20/13

Set out below are the financial details relating to the operation of the Australiana Pioneer Village for February 1991.

Income

Gate Takings	4409.50
Other (including rental and filming activities)	793.48
	<u>5202.98</u>
Less costs providing income	750.00
Total Net Income	<u>4452.98</u>

Overheads

Grounds Maintenance	4125.00
Attendant's Wages	2800.00
Animal Feed	1083.00
Service and Admin Costs	1000.00
Promotions	1667.00
Printing and Stationery	417.00
Train Maintenance	250.00
	<u>11342.00</u>
Net Loss	(6889.02)

This is Page of the Minutes of the ORDINARY NO. 2 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 12th March, 1991.

It is noted that February is traditionally a month of low attendances at the Village. Attendances for 1991 are very similar to those of 1990.

Repairs to the station, damaged during the last flood, have now reached practical completion, with the appearance of the site now much more pleasing.

Local promotion in the Gazette and Courier has been carried out to increase awareness of new residents to the area including new students at University of Western Sydney, Hawkesbury and the RAAF. A school mailait was also commenced in February, with some bookings already received. Four school groups comprising 421 children attended the Village, and a further 105 Resident Passes were also utilised.

Total attendances for February were:-

Adults	644
Children	902
Pensioners	65
	1611

4. COMMUNITY SERVICES REPORT - FEBRUARY. GC140-1 PT1

A. CO-ORDINATOR'S REPORT

Children's Services

Family Day Care has 185 effective full time places being utilised, which is normal for this time of the year. Some parents, who had booked their children for care, were forced to withdraw when the parents' applications for enrolment in University of Western Sydney were not successful. Staff continue with the training of caregivers. It is now a requirement for all caregivers to hold a current St John First Aid Certificate. With the increase in fees for Richmond Occasional Care, there has been a drop in the number of families using the service.

Commonwealth is now subsidising fees in four private childcare centres within Hawkesbury City, as well as the Council sponsored services. Staffing in Long Day Care Centres tends to be fairly stable. However, two directors have recently moved from the district. The Wilberforce vacancy has been filled and the Glossodia position is being advertised.

Area Assistance Scheme

As a requirement of this funding programme, a community consultation is held each year to identify local priorities. It is planned that this be held on 2nd May, 1991 in the Windsor Function Centre from 7.30pm.

B. COMMUNITY ARTS OFFICER'S REPORTMacquarie Towns Festival Committee

The Annual General Meeting and monthly meeting of the Committee was held on 27th February. The Auditor's and Executive Officer's reports were accepted, Committee representations were endorsed and four community members were elected. Ald R Stubbs was elected Chairman, Ald G Michael Deputy Chairman and Mrs P Gardner Treasurer. Council's Community Arts Officer remains as Executive Officer/Public Officer. Resignations have been received from Ms F Child, who is moving out of the area and Mrs H Smith who has employment commitments.

Friends of the Hawkesbury Art Collection Committee

The Annual General Meeting was held on 28th February. The Auditor's and Executive Officer's reports were accepted. Ten members of the Committee were elected, plus two representatives of member organisations. Ald W Mackay was elected Chairman, Sharon Davson Deputy Chairman and Brian Jones Treasurer. Council's Community Arts Officer remains Executive Officer/Public Officer. The Committee has adopted a new constitution and has begun the process of incorporation.

Area Assistance Scheme Funded Projects

In 1990 the Area Assistance Scheme granted funds for childrens' art classes to be held in Toxana and administered by the Macquarie Towns Arts Society. This project is continuing for another two school terms and is being supervised by the Community Arts Officer. A total of 30 children at one time attend these classes, which have a long waiting list.

Funds were granted by the Area Assistance Scheme in December 1990 for childrens' drama classes to be administered by Richmond Players. The classes are taught by Westside Players, and are held on Monday afternoons 4.00 - 6.00pm. These are attended by 34 children, with additional enrolments being accepted each week. This project is also being supervised and assisted by the Community Arts Officer. The large number of enrolments demonstrates the need for both

projects, which have been designed to continue after the funded programme is finished.

Senior Citizens' Week

A Senior Adult Expo is being held at the Windsor Function Centre on 8th March in conjunction with the Wentworth Area Health Service. Over 60 stallholders have registered, with hobby demonstrations and entertainment.

Musical programmes are organised for the Hawkesbury Retirement Village and the Richmond Nursing Home.

C. YOUTH/RECREATION OFFICER

Rights Stuff Grant Application. GC210/8 Pt1

The Bicentennial Youth Foundation Inc has announced the nationwide grants project, The Rights Stuff. Its aim is to allow young people to take positive and practical steps to improve their local communities. The Bicentennial Foundation was established in 1989 to benefit young people with limited opportunities up to the age of 25 years, to improve their lives and to make worthwhile contributions to Australia's future. The Rights Stuff must be planned and run by a group of young people. Student representatives from the five local high schools have been nominated to apply for a grant and be involved in the planning and process. Grants are available for up to \$5,000.00, and an application has been submitted for a grant.

Youth Week 1991

Two "Introduction to Drama" workshops have been organised for Youth Week 1991. A qualified drama teacher will be conducting the workshops which will be held on Tuesday, 19th March and Thursday, 21st March. The workshops will be for 10 - 18 year olds and will be free of charge for participants.

Area Assistance Scheme Youth Consultation

A Youth Consultation has been planned for Wednesday 17th April, 1991. The aim of the consultation is to determine the issues which the young people feel need to be addressed.

Area Assistance funding applications can then be formulated with the knowledge of the priorities determined at this meeting.

Easter Holiday Activities**Vacation Care Centres**

Three Vacation Care Centres will be operating from Tuesday 2nd to Friday 5th April at South Windsor, Richmond and North Richmond.

Come and Try Tennis

Tennis lessons have been organised for both juniors and seniors during the Easter break. The lessons will run for four days with morning and afternoon sessions being run. The venue will be the Hawkesbury District Tennis Association Complex at Richmond.

5. ARREARS OF RATES AND CHARGES. GR10/13 PT 1

In accordance with the provisions of Clause 6(d) of Ordinance 26, the arrears of rates and charges as at 31st December, 1990 are submitted to Council.

Dissection of arrears of rates and extra charges as at 31st December, 1990 are:-

General Fund	\$521,781.41
Sewerage Fund	\$ 96,094.03
Extra Charges	\$191,665.13
Postponed Rates and Charges	\$ 54,186.36
TOTAL	\$863,726.93

The gross balance outstanding is \$863,726.93, however, after taking into account those amounts for postponed rates, instalment payments from late levies and rates which would not have become due as at 31st December, the net overdue amount is \$650,450.95.

Reconciliation of Arrears

	Comparison	
	31 December 1990	31st December 1989
Gross arrears of Rates and extra charges	\$863,726.93	\$958,216.46
Less - Postponed Rates and extra charges not due in accordance with Section 160C of the Local Government Act.	\$ 54,186.36	\$ 60,031.37
	\$809,540.57	\$898,185.09
Less - Rates not due at 31st December 1990 (ie where one month had not expired from date of service or where an instalment was not due)	\$159,089.62	\$433,674.91
Net Total Overdue	\$650,450.95	\$464,510.18

Included in the total balance of rates and charges above is an amount of \$53,060.90 representing overdue rates and charges by pensioners for which legal action (in accordance with Council policy) has not been taken.

The percentage of rates collected of the total recoverable was 95.06% compared with 96.13% in 1989. However, the reduction in rates collected was largely due to the timing of Supplementary levies issued in November 1990 that are included in the Gross arrears at year end. Allowing for this factor, the percentage of rates collected would have been 96.86%.

An additional amount of \$120,000.00 for estimated levies in 1990, to be levied in 1991 has been brought to account for income but is not shown in the above figures. This will be included in the Annual Statements of Account which will show a total of \$983,726.93.

6. WILBERFORCE SCOUT HALL. 1064C

At the Ordinary Meeting of Council on 12th February, 1991, a report was requested on the glass recycling facilities at Wilberforce Scout Hall.

Following the introduction of glass recycling last year at various locations including Wilberforce Shopping Centre, the amount of glass deposited with the Scouts decreased to the point where it was no longer economical. Discussions were held with Scout leaders, contractor and Council's staff whereat it was agreed that the Scouts would cease their recycling activities.

Arrangements are now at hand for an appropriate sign to be erected at the Scout Hall.

7. DEVELOPMENT APPLICATION NO 29/90 - VILLA UNIT DEVELOPMENT - PART LOT 4 DP 63286, SECTION 2, NO. 354 WINDSOR STREET, RICHMOND. DA 29/90

This matter was raised at Council's Ordinary Meeting on the 12th February, 1991 in relation to the demolition of the early Californian bungalow and the removal of trees adjacent to the house and the swimming pool in order to allow for an eight (8) villa unit development. In this regard, the Manager of Town Planning was requested to investigate the possibility of providing additional landscaping to compensate for the removal of the trees.

The application was previously reported to Council at its Ordinary Meeting dated the 8th May, 1990 at which time Council resolved to approve the villa unit development, subject to various conditions including Condition 1 as follows:-

- "1. The development shall be carried out generally in accordance with the submitted plan dated the 31st January, 1990 except that a revised plan shall be submitted along with the building application and landscaping plan as required indicating a design that retains the existing large Jacaranda on the eastern boundary, the large Liquid Amber in the northwest corner, Conifers on the northern (street) boundary and that the drawings attempt to retain the large Conifer in front of the existing dwelling and the Gum Tree to the west of the existing swimming pool."

A site investigation revealed that the Jacaranda, Liquid Amber in the northwest corner and in addition to the Conifers on the northern (street) boundary, are still

in existence with only partial removal of the existing landscaped frontage in order to allow vehicular access for demolition works or development construction works.

The site inspection further revealed that the Conifer in front of the demolished dwelling and the Gum Tree adjacent to the swimming pool have been cleared since no feasible villa unit layout option was available to allow the retention of the trees and yet allow satisfactory development of the eight (8) villas in terms of orientation, solar access, vehicular access of manoeuvring and privacy to individual units.

The approved landscaping plans satisfactorily provide for adequate landscaping.

8. PUBLIC WORKS. S205/3/A

Works undertaken during February.

ROAD RECONSTRUCTION

Chestnut Drive, Glossodia

Formation gravel strengthening, cement stabilisation and sealing of the shoulder adjacent to kerb and gutter.

Argyle Street, Windsor

Reconstruction to the south east of Mileham Street has commenced with placement of kerb and gutter well advanced.

MR 181 St. Albans Road

Reconstruction has proceeded on the work past Central Macdonald School with the pavement ready for cement stabilisation.

ROAD RESEALING

Preparation of roads in the Richmond, North Richmond, Oakville and East Kurrajong area ready for resealing with the programme to be undertaken during March.

KERB & GUTTER CONSTRUCTION

Cycleway/footway, Windsor-McGraths Hill

Placement of the concrete between Fitzroy Bridge and the traffic lights at Pitt Town Road.

OTHER WORKS

Completion of the overhaul of Lower Portland Ferry with the ferry returned to service.

Installation of the bus shelter at Kurrajong Heights.

Cleaning and improvement of the drainage channel rear of retirement village Bandon Road to Old Hawkesbury Road.

Reconstruction of the chimney The Reverend Turner Cottage.

FLOOD DAMAGE

Repair of damage and replacement of pavement material St. Albans Road, Settlers Road, Webbs Creek, Mountain Road, Lower Colo Road, Sams Way, Bilpin, Upper Colo Reserve Road.

PARKS AND GARDENS

McQuade Park

Completion of installation of the subsoil drainage with the irrigation system now operational. Construction of the main pipeline across the park will now proceed.

Windsor Tennis Centre

Repair and recoating of the artificial court surface.

Bounty Reserve, Bligh Park

Installation of the field irrigation and water storage tank with work now proceeding to establish the turf and ground surface for use by the soccer club this year.

SEWERAGE

McGraths Hill Waste Water Plant

Average Daily Flow - 2,232 kl/day
with 695 kl/day utilised on irrigation

Work has commenced to upgrade the screens in the inlet channel.

South Windsor Waste Water Plant

Average Daily Flow - 1,299 kl/day

Pump Stations

Installation of handrails at Station "Q" Mulgrave Road.

Sewers

Attention to eleven blockages with need to excavate and undertake repairs at three locations.

South Windsor Waste Water Plant Stage II - Construction

Work during February involved pouring of two walls on the Biological Reactor, placement of the base for the primary sedimentation tank with erection of formwork for the wall of the clarifier near completion.

Windsor Downs

Civil works for the first pumping station and rising main to serve the development being undertaken by the developer is now well advanced.

Australiana Pioneer Village

Staff undertook a major overhaul of the plant and irrigation discharge system at the Village.

9. TREE PRESERVATION ORDER APPLICATIONS. P160/30

Council, in consideration of Tree Preservation Order determinations reported to the Ordinary Meeting of 12th February, 1991, resolved that a further report be prepared relating to the application by Mr. A. Muir, Lot 372 Hanlons Road, Bilpin, for the removal of two Radiata Pine trees to increase the size of his orchard.

Following receipt of the application, an inspection was undertaken and it was found that both trees are situated on the western boundary of the property, some four metres from a windbreak of the same species and four metres from the edge of the intended orchard extension. Both trees were in a reasonable condition and with the exception of a small amount of dead wood and a medium size partly dead branch on the larger tree, there was no apparent storm or insect damage, or visible ground movement. It appeared that the trees would not unduly affect the proposed extension of the orchard and removal was not necessary.

Permission was granted to remove the dead wood from both trees and the dead branch from the larger tree and this was an acceptable compromise to the applicant.

10. REPLACEMENT OF PARK AND STREET LITTER BINS. P160/30

Council, at its Ordinary Meeting of 12th February, 1991, in consideration of a report regarding replacement of park and street litter bins, resolved that a further report be brought forward on the major parks of both Windsor and Richmond.

Arrangements have been made for the installation of Sulo bins in Richmond Park, the Ham Common Bicentenary Park at the Rest-A-While, McQuade Park in the vicinity of the Grandstand and Howe Park adjacent to the Hawkesbury River at Windsor. It is proposed that these installations be monitored for a six month period, following which, a further report will be brought forward to Council.

11. TREE PRESERVATION ORDER APPLICATIONS. P160/30

The following determinations have been made under application of Tree Preservation Orders.

Applicant	Reason/Request	Determination
Mr D & Mrs L Hall Lot 1242 Porpoise Crescent Bligh Park	Remove 3 Grey Box trees for construction of driveway and garage 3.1.91 - 4.2.91	Not approved provides amenity to area
Mr A Rotondo 216 Stannix Park Road Wilberforce	Remove miscellaneous shrubs and dead trees for grazing 4.1.91 - 8.2.91	Approved subject to conditions
Mr S Robb 20 Bradley Road North Richmond	Remove 1 Silky Oak tree too close to house 9.1.91 - 4.2.91	Approved
Ms J Fulham 35 Mitchell Park Road Cattai	Lop and remove several trees - either dying or diseased 22.1.91 - 4.2.91	Approved
Mr M Kelly Lot 7 Avondale Road Pitt Town	Remove 2 dead Ironbark trees 22.1.91 - 8.2.91	Approved to remove dead tree centre only
Mr D Cannon 31 Southee Road Richmond	Remove 1 dead Blue Gum tree 21.1.91 - 4.2.91	Approved
Ms G Reilly 10 Howell Crescent South Windsor	Remove 1 large tree too close to house 21.1.91 - 4.2.91	Approved to trim by 3m
Ms J Evans 173 Mileham Street South Windsor	Remove 1 Gum tree - too close to house and power lines 12.1.91 - 4.2.91	Approved
Mr D Harrison 24 Wattle Street Bowen Mountain	Remove 1 large Wattle tree - fire hazard 21.1.91 - 4.2.91	Approved

This is Page of the Minutes of the ORDINARY NO. 2 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 12th March, 1991.

Town Clerk/General Manager's Report

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Mr S Drewe & Mrs J Charles 119 Ham Street Windsor	Lop 1 large Ironbark tree - danger in wind 22.1.91 - 4.2.91	Approved to trim by 2m
Mr D Tresidder 32 Slopes Road North Richmond	Lop several trees - danger in high winds 24.1.91 - 4.2.91	Approved to lop by 5m
Ms G Wright 7 Berger Road South Windsor	Remove 1 large tree - too close to pergola and also insect damaged 24.1.91 - 4.2.91	Approved to trim by 4m only
Ms T Ambrose 4 Millers Road Cattai	Remove 2 large dead Gum trees 24.1.91 - 4.2.91	Remove dead portion of one tree only
Ms J Wood 323 Grose Vale Road Grose Vale	Remove miscellaneous Wattle, Privet and Lantana - hazard reduction 29.1.91 - 8.2.91	Approved
Mr P Tuzee 97 The Terrace Windsor	Prune 1 Plane tree - branches interfering with dwelling 5.2.91 - 13.2.91	Approved
Ms C Thorsby Lot 3 & 4 Pitt Town Road McGraths Hill	Remove 2 large trees - safety to dwelling 6.2.91 - 13.2.91	Not approved trees in good condition
Ms R Yanz 399 George Street Windsor	Remove 2 large Gum trees in danger of falling in high winds 1.2.91 - 13.2.91	Approved to lop by 1/3 only
Mrs A Kricker 67 Kentucky Drive Glossodia	Remove 1 Gum tree - too close to dwelling 30.1.91 - 4.2.91	Approved to lop by 1/3 only

This is Page of the Minutes of the ORDINARY NO. 2 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 12th March, 1991.

Mr M Douglas 121 Ham Street South Windsor	Remove 1 large Iron Bark tree - danger of falling on building 31.1.91 - 4.2.91	Approved to lop by 4m only
Mrs P Edwards 61 Church Street South Windsor	Remove 1 Gum tree for safety reasons 4.2.91 - 13.2.91	Not approved tree in good condition
Mr C Wallis Lot 101 West Portland Road Lower Portland	Remove 1 Jacaranda tree - borer infested 9.1.91 - 27.2.91	Approved
Mr F Kirby 45 Teviot Street Richmond	Remove 1 London Plain tree and privet - danger to dwelling and power lines 29.1.91 - 27.2.91	Approved
Mr B & Mrs S Rosenbladh Lot 3 Slopes Road Kurmond	Remove miscellaneous Black Wattle and Gum trees for driveway construction 6.2.91 - 27.2.91	Approved subject to conditions
Mrs E Spice 58 Londonderry Road Richmond	Remove several large trees - close to neighbouring homes 4.2.91 - 27.2.91	Approved subject to conditions
Mr D Lavender & Miss L McColl 5 Jersey Street Richmond	Remove 1 large Ironbark tree - safety to fence and power lines 4.2.91 - 27.2.91	Approved to reduce by 4 metres
Neyeah Pty Ltd 74 Grose Vale Road North Richmond	Remove 1 dying Pine tree 31.1.91 - 27.2.91	Approved
Mrs H Hutton 15 Snailham Crescent South Windsor	Remove 1 Grey Gum - white ant infested 11.2.91 - 26.2.91	Approved to lop by 4m only

This is Page of the Minutes of the ORDINARY NO. 2 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 12th March, 1991.

Dr W Skinner 1 Thompson Square Windsor	Remove 1 large, dead Gum tree 18.2.91 - 26.2.91	Approved
Prospect Electricity Sackville Road Sackville	Remove 6 trees for transmission line 18.2.91 - 26.2.91	Approved
Mr H Troughton 65 Kurrajong Road Kurrajong	Remove 1 dying Pine tree 18.2.91 - 26.2.91	Approved
Prospect Electricity Woodburn Road Kurrajong	Remove 1 Gum tree - safety to power lines 20.2.91 - 26.2.91	Approved
Ms F Beatty 35 Holborrow Avenue Hobartville	Lop 1 tree for safety to dwelling 12.2.91 - 28.2.91	Not approved
Mr G Roberts 31-33 North Street Windsor	Remove 1 Camphor laurel tree and 1 Cypress Pine - too close to dwelling 11.2.91 - 28.2.91	Approved to remove Pine tree only
Mr M & Mrs D Rice 6 Freebody Close South Windsor	Remove 2 large Gum trees too close to buildings 11.2.91 - 28.2.91	Approved to remove 1 tree and lop other
Mr C Semitekolos 5 Settlers Crescent Bligh Park	Remove 1 large tree blocking driveway 11.2.91 - 28.2.91	Approved
Mr L Kirk 37 Sirius Road Bligh Park	Lop 2 Gum trees - safety to buildings 11.2.91 - 28.2.91	Approved to lop by 3m only
Prospect Electricity Old Bells Line of Road Kurrajong	Remove 3 trees - safety to power lines 18.2.91 - 28.2.91	Approved

12. REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 12TH MARCH, 1991. C50-1

File Rep Date	Referred To	Subject	Comment
11 Oct 88	Boundaries TC/GM	Possible changes	Report when investigations completed
<i>Sperry You said you wanted to add 1 & 2 and this page of.</i>	Transfer of Lands TC/GM	Financial aspects of proposed transfer of lands - Dunsford Investments Pty Ltd	Report when definite plan is prepared
	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 April 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 MES	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
11 Dec 90	Community Citizens Award MFAS	Award for outstanding merit	Under investigation

File Rep Date	Subject Referred To		Comment
11 Dec 90	Year 2000 Sydney Olympics	Facilities for Western Sydney MFAS	Under investigation
12 Feb 91	Replacement park and street litter bins	Further report on major parks - Windsor & Richmond	Ordinary Meeting
12 Feb 91	Signs "You are Entering the City of Hawkesbury - A University City" MES	Costing on erection of signs	Report March GPC

IT IS RECOMMENDED THAT the reports in this section be received.

REPORTS OF COMMITTEES

HERITAGE ADVISORY COMMITTEE MEETING
held on 7th November, 1990

COMMUNITY ENVIRONMENT COMMITTEE MEETING
held on 30th January, 1991

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Minutes of the Hawkesbury Heritage Advisory Committee Meeting held on 7th November, 1990 at the Council Chambers, George Street, Windsor, commencing at 7.40pm.

PRESENT: Ald H J M Books - Chairman, Ald R Stubbs, Mrs J Barkley, Mrs L Banks, Mr A Hendrikson, Mr M Hatherly and Mr R Zwicker.

APOLOGIES: Mr A O'Grady, Mr G Falson, Mr R Pont, Mr H Williams and Ms A Brandjes

Mr G Edds arrived at the meeting at 7.42pm.

2. CONFIRMATION OF MINUTES OF THE HERITAGE COMMITTEE MEETING OF 12TH SEPTEMBER, 1990

It is recommended that the Minutes of 5th September, 1990 Committee meeting be adopted.

3. BUSINESS ARISING

3.1 49 - 51 Bosworth Street, Richmond

Mr Edds advised that the item was typical of early 1800's architecture. During discussion, doubts were raised as to the \$127,000 cost of restoration of the cottage estimated by the applicant.

Mr Edds further asked that were the cottage to be demolished would the current development consent be invalidated, since consent was conditional on retention of the cottage.

3.2 Pitt Town Slab Barn Study

Mr Hatherly asked what the status was of the Pitt Town Slab Barn Study.

Mr Edds advised that commencement of the Study was "imminent" with an anticipated completion date of the end of November.

Ald Books suggested that Council be requested to extend the funding to include all slab barns within the City rather than limiting the study to Pitt Town.

4. CORRESPONDENCE

No correspondence was received.

5. REPORTS

5.1 Historic and Environmental Features of the Hawkesbury Region

Mrs Barkley suggested that Hawkesbury Agricultural College (now part of University of Western Sydney) be included in the list of items of Historic and Environmental Features of the Hawkesbury Region.

5.2 Integrated Housing Development - Castlereagh Road

The issue of stormwater/sediment run-off into Pughs Lagoon from the integrated housing project site fronting Castlereagh Road was discussed.

6. GENERAL BUSINESS

6.1 "Prestonville" Barn

Ald Books questioned the possible use of the barn, situated on the "Prestonville" property at Clarendon as a tourist facility. The barn at "Prestonville" is identified as a heritage item in Schedule 1 of HLEP, 1989.

Mr Edds observed that the barn roof is subject to loss of corrugated iron sheeting and that such usage would require conservation works to be undertaken.

6.2 The Canoe - Clark Island

Ald Stubbs advised the Committee of the existence of a canoe recently exposed from a bank collapse on the Nepean River near Clark Island just upstream of St John of God Hospital. Ald Stubbs further advised that the Department of Planning's Maritime Archaeologist had confirmed that the canoe was in a poor fragile condition. The canoe was carved out of a tree trunk at the turn of the century.

The Committee discussed salvage of the canoe, vis a vis dredging the sand deposits. Mr Hendrikson suggested that this salvage process must be done

quickly in order to reduce decay problems associated with the long immersion in the water.

The issue of ownership of the canoe was discussed by the Committee. The Department of Lands is the authority vested with power over structures, uses or other items in lands below the high water mark.

Ald Stubbs advised that the cost of salvage restoration would be highly prohibitive particularly if Council initiated these works.

Ald Books advised that the canoe may have originated from Bluewood Eucalypt species.

Mrs Barkley suggested that a weekend meeting of the Committee be organised to allow inspection of the canoe.

The Committee resolved that inspection of the Canoe be organised for 2pm Saturday, 17th November, 1990 on-site at St John of God Hospital, Grose Vale.

6.2 Development Application No 328/90 - Demolition of Heritage Item

Mr Hendrikson discussed a current development application which proposed demolition of premises known as 270 George Street, Windsor. These premises are identified as a heritage item in Schedule 1 of HLEP, 1989. Mr Hendrikson advised the Committee that the cottage was in a poor condition due to white ant infestation and previous tenants.

6.3 Rose Cottage

Mr Hatherly raised the issue of the restoration of "Rose Cottage" and relocation of Australiana Pioneer Village to Clarendon. The Committee resolved that Ms A Brandjes advise the Committee on the current status of the Rose Cottage restoration project, in particular funding of the works.

6.4 Wetland Listings

Mr Hatherly stated that numerous unclassified wetlands existed within the Hawkesbury Region. Mr Hatherly asked whether Council should consider listing additional wetlands.

6.5 Committee Membership/Format

Mr Edds raised the issue of committee memberships. Ald Books advised that the Mayor may review the existing format of the Council Committees, prior to the next Council election.

6.6 Additional Heritage Items in HLEP 89

The issue of incorporating additional heritage items in the review of HLEP, 1989 in accordance with Howard Tanner's North West Sector Heritage Study was discussed by Mr Edds. The Committee resolved that Ms Brandjes advise the Committee as to how this may be done at the next meeting.

6.7 Windsor Carparking Study

Mr Edds requested what the status was of Council's current carparking project in Windsor and the negotiations regarding the vacant land near St Matthew's Church.

6.8 The Cannons

Mr Hendrikson asked whether the cannons would be permanently displayed. Ald Stubbs advised that Council was possibly investigating temporary display of the cannons.

6.9 Council Heritage Meeting

Mrs Barkley suggested that the Committee try to organise a special heritage meeting for Council. Ald Books suggested a guest speaker be organised at the lunchtime of Council's General Purpose Committee meeting dates. Ald Books advised that he will hold discussions with the Mayor and Town Clerk to determine the most suitable timetable in order of 2 -3 hours for this heritage meeting/conference.

7. DATE OF NEXT MEETING

The next meeting of the Committee will be held in the Council Chambers on 6th February, 1991.

The meeting closed at 8.56pm.

This is Page 4 of the Minutes of the Hawkesbury Heritage Advisory Committee Meeting held at the Council Chambers, Windsor, on 7th November, 1990.

Minutes of Community Environment Committee Meeting held at Council Chambers Windsor on Wednesday 30th January, 1991, at 7.30pm.

Present: Alderman W Sledge - Chairperson, Grace Crosby, Elspeth Murphy, Lenore Craven, John Tooth, John Crosby, Fred Gee, Mark Tame, Alec York, Steve Shaw, Brian Hardiman, Rob Sledge and Andrew Dean.

Also Present: Bobby Free, Neil Sloan, Hugh Williams, Charles McDonald and Susan Foulkes.

Apologies: RESOLVED on the motion of John Tooth and Robert Sledge that the apologies of Jenny Chapple and Kate Moore be accepted.

Confirmation of Minutes

RESOLVED on the motion of Mr John Tooth and Mr John Crosby that the Minutes of the meeting held on 28th November, 1990 be accepted.

Matters arising out of Minutes

Offshore Sand Extraction: Elspeth Murphy advised that there will be a seminar in February/March regarding the benefits of ocean sand extraction against river and inland extraction.

General Business

a) Riverbank Stabilisation Project.

The secretary advised that letters to all farmers along Wilberforce Reach had been sent seeking support for the project and outlining a program of works. All farmers/owners were asked to contact Council with their response/interest.

b) Clean Up Day 1991.

A clean up sub-committee has been formed and has allocated responsibilities for the day.

Alec York - Groups, sites and supervisors
John and Grace Crosby - Schools involvement
John Tooth - R A A F liaison
Susan Foulkes - Launch
Rob Sledge/Andrew Dean - Co-ordination

Other General Business

- a) Heritage Week - Neil Sloan advised that during heritage week (7th - 14th April) the National Trust will be holding a "Save the Bush" campaign. Information will be forthcoming from the National Trust shortly.
- b) Recycling - Alec York addressed the Committee and expressed disappointment that Council was not providing a mulching/composting area at South Windsor Depot. The Secretary to investigate.

Alderman Wendy Sledge advised that tenders for the recycling service had been received and were currently being considered by Council Officer's. A report will be before Council shortly.

Mr Tom Lonsdale addressed the Committee regarding his recycling depot at Riverstone. The depot is operated by him at his business address and collects glass, paper, P E T bottles and aluminium. All money collected is then given to W.I.R.E.S. (Wildlife Information and Rescue Service). Mr Lonsdale invited all C E C members to visit the operation in Riverstone (Veterinary Clinic). He feels that other businessmen in the community should be approached with the view to setting up similar depots in lieu of a door to door service.

Alderman Wendy Sledge advised that Council had already made the decision to implement a door to door service and that tenders had been called. Alderman Sledge commended Mr Lonsdale for his efforts and on behalf of the Committee wished him future success.

- c) Committee Vacancy - Hugh Williams expressed an interest at becoming a member of the Committee. The Secretary to investigate any vacancies and report to the next meeting.
- d) Rouse Hill Sewerage Scheme - Brian Hardiman expressed concern over the proposed sewerage scheme. The Secretary advised that a copy of the Environmental Impact Statement was in the Council foyer for perusal and public comment.

Moved on the motion of Lenore Craven and Fred Free that a sub-committee be formed and provide comment on the E.I.S. prior to March 1st, 1991.

The sub-committee will be Fred Gee, Lenore Craven, Hugh Williams, Elspeth Murphy and Bobby Free.

Date of Next Meeting

The next meeting will be held on Wednesday February 27, 1991, at Council Chambers, Windsor, commencing at 7.30 p.m.

CORRESPONDENCE FOR INFORMATION

1. COLLAPSE OF THE NATIONAL EMPLOYERS MUTUAL GENERAL INSURANCE ASSOCIATION LIMITED. I112-1

Following representation to local State Government Members the Minister for Industrial Relations and Employment has now responded to Council representations.

The Minister states that all employers in this State are contributing to the Insurers Guarantee Fund (IGF) by way of premium/aid to insurers. On this basis it is considered equitable for self-insurers such as Council to make a contribution even though the collapse in question is that of an insurance company. Further Council's obligation to contribute to the IGF is set out in the Workers Compensation Act 1987.

To prevent occurrences like National Employers Mutual the WorkCover scheme introduced in June, 1987 requires insurers to maintain separate statutory funds for employers' premium and outstanding claims which should prevent the failure of WorkCover insurers to meet claim liabilities.

The Government is continuing its monitoring of the liability of the National Employers Mutual Insurance Company to ensure that future contributions to the Insurers Guarantee Fund levy are kept as low as possible.

(T.C./G.M. - The Minister's response results from the report of 13th November, 1990 which detailed the costs to Council in regard to the \$270 million (two hundred and seventy) loss N.E.M. General Insurance).

2. APPOINTMENT OF NEW MEMBER - LOCAL GOVERNMENT GRANTS COMMISSION. GC71

Professor Maurice Daly, B.A., has been appointed as a member of the NSW Local Government Grants Commission for a term of office of five years from 1st January, 1991.

He replaces Professor Cyril Renwick who has resigned from the Commission.

3. LOCAL ROADS GRANT - HON. BOB BROWN MP, FEDERAL MINISTER FOR LAND TRANSPORT. GG21/26 PT1

Advising of a grant of \$200,000 for upgrading of The Driftway from MR 155 (Castlereagh Road) to MR 154 (Blacktown Road) from the 1990/91 Federal Government Programme for local roads, as part of the special works programme.

(MES - Works to the value of \$400,000 will be undertaken with contribution of \$100,000 from both Hawkesbury and Penrith Councils towards the project.)

4. MACDONALD VALLEY PUBLIC SCHOOL - PLAYGROUND EQUIPMENT, ST ALBANS. GP90/6 PT1

Expressing appreciation to Council for providing playground equipment in the St Albans Village.

5. SOUTH CREEK FLOODPLAIN MANAGEMENT STUDY - WILLING & PARTNERS. GR60/6 PT1

Forwarding, at the request of the Department of Water Resources, copies of the final report for the above study.

6. CONSTRUCTION OF THE F2 CASTLEREAGH FREEWAY - WAL MURRAY, DEPUTY PREMIER, MINISTER FOR ROADS. GR110/5 PT1, GT230/13 PT1

Advising that a major Environmental Impact Statement is being carried out to find solutions for the rapidly growing transport needs of the North West Metropolitan area. The EIS will determine what measures are needed to provide a balanced transport strategy and will examine a proposal by the Commission of Inquiry for a tunnel bypass of Epping including the upgrading of Carlingford and Epping Roads. The Snowy Mountains Engineering Authority has been engaged to undertake the EIS for that part of the Freeway west of Pennant Hills Road and Maunsell Pty Limited will undertake the EIS for the section east of Pennant Hills Road. Consultation with the community will be an important factor during preparation of the EIS and Council's comments will be taken into consideration.

Council will be represented on the Community Consulting Committee by WSROC. The EIS is expected to be complete about the middle of this year.

7. INCREASED OPENING HOURS OF THE HAWKESBURY LIBRARIES - FRIENDS OF HAWKESBURY LIBRARY - GL20/8 PT1

Expressing appreciation for the increased opening hours of the Hawkesbury Libraries on Thursday evenings.

8. FINANCIAL INSTITUTIONS DUTY - THE HON KEVIN ROZZOLI, M.P. GF16/6 PT1

Advising that he has taken the above matter up with the Treasurer, and he will contact Council further when advice is received.

9. HAWKESBURY LOCAL STUDY RECORDS, WINDSOR LIBRARY - MRS CECILY RYAN, PROGRAMME DIRECTOR, CENTRAL COAST FAMILY HISTORY GROUP INC. GL20/7 PT1

Thanking Council for the use of the Hawkesbury Local Study Records at Windsor Library.

glm 14/3

10. THE HON K ROZZOLI, MP, - MEMBER FOR HAWKESBURY - LETTER FROM ASSISTANT MINISTER FOR ROADS - MICHAEL YABSLEY, LEP4/90.

Advising that the Hon Michael Yabsley, Assistant Minister for Roads has referred Council's request regarding the future use of the former Motor Registry in Richmond, by the Women's Cottage, to the Property Services Group for consideration.

11. ASSISTANCE GIVEN DURING RECENT SEVERE STORM - STATE EMERGENCY SERVICES. GC180/1 PT1

Thanking Council for the assistance given to Baulkham Hills State Emergency Service after the severe storm in January 1991.

12. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW - GENERAL CIRCULAR NUMBER 2, 8TH FEBRUARY 1991. GC70/4 PT1

1. Consultancies
2. Commonwealth Aged Care Review
3. Senior Citizens' Centres Seminar
4. Aged/Disabled Needs Assessment Kit
5. Guidelines for the Assessment of Support Services for Aged and Disabled Persons' Housing
6. National Expo on Recreation for People with Disabilities
7. Children's Services Training
8. WESTIR
9. Social Planning Course
10. Interpreting Services
11. Council Lessees and Licensees Subject to Land Tax
12. Local Government Investment Service Financial Upgrading
13. 1993 Local Government Association Annual Conference
14. Australia Day Award 1991
15. Charges for Certificates of Service
16. Public Sector Awareness Week
17. Newcastle Council takes on Challenge to Section 171 Charges
18. Local Government Street Drinking Act
19. Council Vehicle for the use of Mayor or President
20. Control of Street Traders - Ordinance 30
21. Inquiry into Legal Services provided by Local Government by the Public Accounts Committee
22. Liability Insurance - Options for Local Government
23. Landcare Information: Land, Water and Vegetation Programs for 1990/91
24. Coastline Management Manual
25. Environmental Guidelines for tourist developments
26. ACROD Access for People with Disabilities Seminar
27. Future Use of Crown Land
28. Graduate Certificate in Information Management
29. Train-the-Trainer Course
30. Technology Access Program

31. ITC Courses for 1991
32. Training Needs Analysis
33. "Towards 2000 - A Two-day Course for Elected Members and Senior Staff"
34. 1991 Local Government Elections
35. Workcover
36. Union Picnic Day

13. OPEN DAY - RICHMOND COMMUNITY SERVICES INC. GC90/3 PT1

Richmond Community Services Inc advises that an Open Day will be held in Richmond Neighbourhood Centre on Saturday 13th April, 1991. This coincides with National Volunteer Week. There will be a display of activities held in the Centre.

14. RICHMOND COMMUNITY SERVICES INC - CHANGE IN SERVICE HOURS. GC90/3 PT 1

Advice has been received notifying of a reduction in hours of operation of the above organisation which is based in the Richmond Neighbourhood Centre.

This office administers Emergency Relief, Energy Accounts Payments Assistance, Water Board Accounts Payments Assistance, Emergency Transport Service and Information and Referral Services.

The office will now open each Monday, Tuesday, Thursday and Friday from 9.30am to 4.30pm. This will not affect the opening and activities at the Neighbourhood Centre. The Department will be advised by the Association of the change in hours. There is extensive use of volunteers by the organisation and the Wednesday will be used in the training of volunteers.

Richmond Community Services is now wholly funded by the NSW Department of Family and Community Services who are responsible for the administration of the grants. When in receipt of Area Assistance Scheme funding, Council's Community Services Co-ordinator was involved closely with the organisation.

15. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW -
GENERAL CIRCULAR NUMBER 3. 1ST MARCH, 1991. GC70/4 PT1

1. Water Pollution from Boats
2. Bulk Storage of Pesticides
3. Reports on the Rationalisation Exercise from the ALGA
4. Community Services Grants Program Review
5. Managing Senior Citizens' Centres - New Directions
6. Financial Institutions Duty
7. Flock Reduction Scheme
8. Journals Index and Bibliography of Recent Acquisitions
9. Public Liability and Professional Liability - new Legislation
10. Land Acquisition and Just Terms Compensation Bill 1991
11. Restriction on Dealing with Council Land by Section 518(2)(b)
12. Rating of Leased Crown Land
13. Costs in the Land and Environment Court - Class 1 and 2 Appeals
14. Polystyrene Containers
15. Prohibition of Bush Rock Removal
16. Alternatives to using Rainforest Timber
17. Performance Indicators in Local Government
18. Training for those who have to Train in Local Government
19. Train-the-Trainer - Level 4
20. Developing Managers in the Outdoors
21. Centre for Local Government Education and Research

16. DRAG BOAT RACERS OF AUSTRALIA. 625-205

Advising that the Drag Boat Racers of Australia are conducting a meeting requiring exclusive use of Governor Phillip Reserve on Sunday, 24th March, 1991, in lieu of the approved use by the Australian Formula One Powerboat Grand Prix, which meeting has been cancelled.

IT IS RECOMMENDED THAT the correspondence in this section be received and replies be forwarded where necessary.

WSROC REGION MEETING NO. 1, 1991

HELD AT 7.00 P.M., ON FRIDAY, 22ND FEBRUARY, 1991, IN THE FUNCTION ROOM, BAULKHAM HILLS SHIRE COUNCIL, CASTLE HILL

MINUTES

Present:

Cllr J Worthington (Baulkham Hills) (Chairman)
Cllr A Bolitho (Baulkham Hills)
Ald J Bryant (Blacktown)
Ald R Williams (Blue Mountains) (for Item 3.2 only)
Ald J Anderson (Blue Mountains)
Ald S Barone (Fairfield)
Ald R Ingram (Fairfield)
Ald L Sheather (Hawkesbury)
Ald W Mackay (Hawkesbury)
Ald J Brodie (Holroyd)
Ald K Morrissey (Holroyd)
Ald D Brock (Liverpool)
Ald A Hyam (Parramatta)
Ald J Books, MP (Parramatta)
Ald L Jessimer (Parramatta)
Ald R Kluin (Penrith)
Ald D Syme (Prospect)
Ald K Dwyer (Prospect)

HAWKESBURY CITY COUNCIL	
FOLIO	200
SUBJECT	115/96
Date	1 MAR 1991
FILE REF	GMI/7 PT 1
OFFICER/LOCATION CODE	TC
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Mr M Fitzgibbon (Baulkham Hills)
Mr D Johnson (Blacktown)
Mr C Gregg (Blue Mountains)
Mr T Barnes (Fairfield)
Mr L Weatherstone (Hawkesbury)
Mr G Towle (Holroyd)
Mr R Newsome (Liverpool)
Mr R Muddle (Parramatta)
Mr C Haynes (Penrith)
Mr R Thorn (Prospect)
Mr S Alchin (WSROC)
Ms A Spizzo (WSROC)
The Hon K Rozzoli, MP (Speaker of the Legislative Assembly and State Member for Hawkesbury)
Mr W Merton, MP (State Member for Carlingford)
Mr A Cadman, MP (Federal Member for Mitchell)
Mr J Cook (Waste Management Authority)
Mr D McKeon (Parramatta)
Mr J Morris (Holroyd)
Mr P Rimmer (Holroyd)
Mr B Dennis (Baulkham Hills)
Mr R Greenwood (Blue Mountains)
Mr M Campbell (Fairfield)
Mr S Clements (Blacktown)
Mr R Newport (Camden)
Mr R Dwyer (Westbiz Services)

1. APOLOGIES

MOVED that apologies be received from Ald A Aquilina, MP (Penrith); Ald R Downing (Holroyd); Ald M Latham (Liverpool); Ald W Sledge (Hawkesbury); and Ald R Dickens (Blacktown).

Ald J Books, MP/Ald A Hyam
CARRIED

2. CONFIRMATION OF MINUTES OF MEETING HELD ON 7TH DECEMBER, 1990

MOVED that the minutes of the meeting held on 7th December, 1990 be received and adopted.

Ald S Barone/Ald A Hyam
CARRIED

At this point the Hon K Rozzoli, MP, addressed the meeting. Mr Rozzoli indicated that WSROC had received considerable attention from Western Sydney Members of Parliament. The work of the organisation is valued. Mr Rozzoli made reference to the frequent meetings between Westlib and WSROC representatives to discuss a number of important matters affecting Western Sydney. On behalf of Mr Cadman and Mr Merton, Mr Rozzoli thanked delegates for their invitation to attend the meeting.

3. BUSINESS ARISING FROM THE MINUTES

3.1 F4 TOLLWAY

(023/14)

Ald Books, MP argued that the production of bumper stickers on this matter would be counter-productive for the organisation. WSROC enjoys a rich reputation which would be considerably harmed by a bumper sticker campaign. Ald Books, MP observed that Parramatta and Holroyd Councils are scheduled to meet with the Minister for Roads to discuss this matter.

Ald Kluin opposed the rescission motion, arguing that WSROC had built its reputation on its ability to intelligently consider issues and its willingness to go to the community for support on key matters. Ald Kluin referred to the "Beds to the West" campaign of 1982. Ald Kluin argued that the rescission motion, if adopted, would make WSROC ineffectual. Ald Kluin also asked delegates to examine the letter from the Commonwealth Minister for Land Transport, and noted that the Federal Government is not necessarily opposed to the use of tollways. Ald Kluin concluded by questioning what residents of the Hills district would say if a toll was imposed on the F2 Freeway proposal. He said that as a past Chairman of WSROC, he had made representations for increased expenditure on roads in the Hills district.

Ald Ingram questioned whether the rescission motion is on that part of the December resolution dealing with the bumper stickers or whether it also deals with the deputation to the Premier.

The Chairman indicated that the rescission motion applied to both parts of the December, 1990 resolution.

Ald Morrissey indicated his intention to present a foreshadowed motion.

Ald Ingram queried whether it was likely that an alternative motion could be put. In response, Ald Books, MP indicated that he had no difficulty with the second part of the December, 1990 resolution, provided the tollbooths were located on the new section of the road.

Ald Ingram said that the debate on this matter was more important than the issue of bumper stickers. The key issue was that of the toll itself. With an election coming up, the production of stickers would not be favourably considered by the State Government. Ald Ingram argued that WSROC should seek a deputation with the Premier, the Hon Nick Greiner, MP, to discuss the abolition of the tollway because of its adverse traffic and financial implications.

Ald Morrissey indicated that he agreed with the proposal by Ald Ingram, indicating that it was essentially the same as part 2 of his own motion. Ald Morrissey said that he supported the proposed rescission motion. Ald Morrissey indicated that he would like to move his foreshadowed motion as an amendment to the motion from Ald Ingram. The foreshadowed motion is along similar lines to that of Ald Ingram's, though with a proposal that WSROC advertise its opposition to the tollway in the press.

Ald Bryant argued that only bumper stickers would produce a result on this matter. It must be made into a political issue involving the public. Ald Bryant said that we should not be supporting the government view on this matter, we should be supporting the public view. Whilst a tollway may be justified in a rural area, it could not be justified in a metropolitan area.

Ald Books, MP, said that the F4 link would not have been built until 2015 under the *Roads 2000* proposal from the then Department of Main Roads. He also added that there is support for construction of the F4 as a tollway. Ald Books, MP, concluded by arguing that WSROC would look stupid if it proceeded with a bumper sticker campaign.

MOVED that the motion carried under Item 4.7 at the WSROC Annual General Meeting held on 7th December, 1990 be and is hereby rescinded.

Ald J Books, MP/Ald A Hyam/Cllr A Bolitho
CARRIED

MOVED that WSROC seek a deputation with the Premier, the Hon Nick Greiner, MP, to express its disagreement with the F4 tollway and support its abolition because of adverse traffic and financial implications.

Ald R Ingram/Ald S Barone

Ald Morrissey queried whether the movers of the motion would be prepared to accept his motion as an addendum or whether it should be put as an amendment.

Ald Morrissey's motion was:

- "(1) That WSROC re-state its firm opposition to any toll being charged on a new or existing section of the F4 Freeway. WSROC calls on both the Federal and State Governments to find a funding formula to finance the F4 improvements without the necessity to impose a toll;
- (2) Further, that WSROC organise press advertisements in local newspapers in the region, stating its objection to the proposed toll and calling on the State and Federal Governments to find a funding formula as stated in paragraph (1) of this resolution;

- (3) That WSROC seek a deputation with the Premier, the Hon Nick Greiner, MP, to discuss the adverse financial and traffic implications of a tollway to the people of Western Sydney;
- (4) That copies of this resolution be sent to the Hon Brown, MP, Minister for Land Transport, and Mr Brian Langton, MP, Shadow Minister for Land Transport in NSW.

Ald Ingram indicated that the movers of the motion would be prepared to accept Ald Morrissey's motion as an addendum if the clause dealing with press advertisements was deleted.

Ald Morrissey indicated that he could not drop this clause as the matter reflected Holroyd Council's policy on then matter.

Ald Kluin said that if WSROC took its role seriously, we must bring this matter to the attention of the public.

Ald Ingram then indicated that the movers of the motion would be prepared to accept Ald Morrissey's motion with the proviso that the original motion proceed the clauses foreshadowed by Ald Morrissey and that clause (3) of Ald Morrissey's proposal be deleted on the grounds that it is essentially the same as the original motion.

Ald Barone argued against the tollway, noting that Western Sydney residents and businesses pay a large proportion of tax in the State and that it is only fair that the State and Federal Governments provide the missing link without the tolls being opposed on motorists in the West.

Ald Anderson suggested that advertisements on radio might also be considered. This proposal was not supported.

MOVED that:

- (1) WSROC seek a deputation with the Premier, the Hon Nick Greiner, MP, to express its disagreement with the F4 tollway and support its abolition because of its adverse traffic and financial implications.
- (2) WSROC re-state its firm opposition to any toll being charged on a new or existing section of the F4 Freeway. WSROC calls on both the Federal and State Governments to find a funding formula to finance the F4 improvements without the necessity to impose a toll;
- (3) Further, that WSROC organise press advertisements in local newspapers in the region, stating its objection to the proposed toll and calling on the State and Federal Governments to find a funding formula as stated in paragraph (2) of this resolution;
- (4) That copies of this resolution be sent to the Hon Brown, MP, Minister for Land Transport, and Mr Brian Langton, MP, Shadow Minister for Land Transport in NSW.

Ald R Ingram/Ald S Barone
CARRIED

At this point, the meeting agreed to bring forward Item 4.2, so that the guest speakers might address the meeting.

4.2 RECYCLING PROJECT

(06/13)

Mr John Cook from the Waste Management Authority invited delegates to consider the state of recycling in five years time. He foresees every council having a weekly recycling service, on the same day as its garbage service. Separate containers for different products are likely to be available. Containers for paper and cardboard products, containers for six different types of plastics, containers for glass, containers for tins, and liquid paper board. Mr Cook said that it is not practical to separate these items "on the run". To do so would require a truck with 12 different compartments. Instead, what is likely is a new truck with a section for paper products and a separate compartment or perhaps even a separate truck for the other materials. The other materials would be transported to a materials recovery facility. The Authority envisages that there would be four to six of these facilities in Sydney. Mr Cook said that groups like WSROC could play an important role in getting such facilities into place. Councils would be doing whatever they can to avoid additional tipping fees. They may even look to refuse to pick up materials if there are recyclables within that waste. This could even happen today with glass. There is a very substantial market for recycled glass.

Mr Cook envisages that some form of garbage charging which involves a per kilo charge would be in place. Bar code systems and user pays systems are already in place in the USA and Germany.

Mr Cook stressed however that recycling is only part of the broad spectrum of measures that must be used to address waste in society. Waste minimisation is the key to future action. Pre-paid waste bags may be purchased from councils. This would be consistent with a user pays philosophy.

Mr Cook envisages waste management contracts being put in place and being under a broad economic umbrella which covers both disposal and recycling. At the present time these are separate and there is therefore no rational reason to deploy resources towards recycling. The council recycling rebate scheme would continue. This is the first scheme of its type in Australia. It is widely used overseas.

It is conceivable that waste disposal depots will have licenses which will prohibit the receipt of up to 18 different substances, e.g., glass, mercury batteries, and the like.

Mr Cook noted that some products, such as wood waste and shredded tyres, cannot be viably collected on an individual council basis. It could however be handled on a regional basis through bodies such as WSROC. Mr Cook stressed that the Authority wishes to work with WSROC on this matter.

Mr Cook stressed that if recycling is to work, there must be quality control over the waste products. This is a problem with demolition waste at the present time. Source separation is therefore important. All demolition waste might therefore be processed through a plant. Councils could assist source separation initiatives by imposing relevant conditions on building approvals. The forthcoming Environmental Protection Authority will also be looking to impose generator licences on building contractors.

Mr Cook said that councils will, in the future, be regarded as generators of waste. All councils would need to have a five year waste management plan, with annual targets for recycling and composting.

Mr Cook then presented a table outlining the existing and potential rate of recycling in the WSROC member councils. A copy of the table is attached to the minutes. Mr Cook contrasted the estimated 1990 rate of recovery of 8,600 odd tonnes, with the estimate of 65,000 tonnes that is thought to be achievable. Mr Cook stressed that the 65,000 tonnes estimate is achievable.

Ald Brodie briefly mentioned the success of Holroyd Council in facilitating recycling. He questioned, though, whether a "pay by the kilo" pricing system would not lead to an increase in illegal dumping. Mr Cook said that the Authority proposes to examine this issue and will be conducting a trial to see whether illegal dumping is increased as the result of a "pay by the kilo" system. Overseas experience suggests that the problem is not too bad. In addition, experience with tighter littering controls gives the Authority cause for confidence. Ald Brodie said that he could not agree with these observations. Even if only 3% of the population decided to illegally dump its rubbish, there would be a massive environmental problem.

Ald Bryant contrasted the two points of view that waste should be sorted at source by commercial operations, whilst it should be sorted by the EPA at a materials recycling facility for residential garbage. Ald Bryant said that people need an incentive to sort and separate their garbage. A differential pricing structure which provides an incentive for source separation should be introduced by the Authority.

Ald Sheather agreed with both previous speakers. He pointed to the difficulties of establishing recycling services in essentially rural areas where the density of development is low and where there are problems with illegal dumping from out of town residents.

Mr Cook said that it is possible that a pricing policy which gives incentives for sorting will be introduced in the future.

At this point Mr Ross Newport and Mr Peter Rimmer addressed the delegates regarding the state of recycling within Western Sydney. Mr Newport said that the intention was to show delegates what is presently being done and what could happen in the future.

The Western Sydney Chief Health and Building Surveyors set up a working party some years ago to examine the markets for different recycled products.

The establishment of a regional recycling scheme would provide member councils with collective power over such things as the purchase price of containers and in terms of setting prices for recycled products. Without the regional scheme, ad hoc decisions may be taken. Mr Newport spoke of the fact that most councils had contracts with various firms for the collection of paper, often on a three weekly service. Papers are bundled rather than put into containers.

The Chief Health and Building Surveyors approached the Waste Management Authority for a \$250,000 grant for the purchase of bags to be used for the disposal of recycled products. Funds were not available. The Health and Building Surveyors approached 100 companies for sponsorship of the bags. However, not one company responded in a positive manner. In September, 1988 the Health Surveyors approached the Minister for the Environment on the matter. Subsequently the Waste Management Authority made an offer of a \$38,000 grant. However this was insufficient to finance the purchase of the bags.

By this time, the price of paper had dropped. Councils considered entering the regional scheme but then moved on to individual operations largely because of difficulty in establishing the regional scheme and because of constituent pressure to become involved in recycling.

Information presented in a table showed that the level of recycling services has generally improved over recent years. This service would be weekly if prices justified such a service. The lesson has been quickly learnt that recycling rates can be maximised if materials are collected on a weekly basis on the same day as garbage is disposed off.

Mr Rimmer noted that the following prices were currently available for recycled products:

- \$700/tonne for PET bottles
- \$ 83/tonne for glass which has been colour sorted
- \$ 20/tonne for paper.

Mr Rimmer drew delegates' attention to the weight inverse nature of the prices being achieved. Another issue confronting councils looking to become further involved in recycling initiatives is the unstable, sometimes unrealistic price for recycled products. The price for paper being paid to councils varies between \$10/tonne and \$70/tonne. Recycling companies have indicated to councils that \$50/tonne is the cut off at which paper can be commercially collected. Below that price councils must subsidise the operation. Mr Rimmer noted that the State Government is urging councils to increase recycling participation rates. Councils are doing well in this area, despite a number of constraints. There is a need for the State Government to more realistically address long term solutions to this problem.

It was noted that amber glass constitutes 50% of recycled glass within the Sydney market. The recent decline and future decline in the average weight of beer stubbies will have an effect on the economics of collecting such glass. The average weight of a stubby was 260 grams three years ago, is currently around 180 grams and is likely to be around 90 grams in the foreseeable future.

It is now being realised that if recycling is to have any impact on the waste disposal question, efficient recycling services must be established and there needs to be a commitment and education of residents and promotion of recycling services.

Mr Newport and Mr Rimmer restated the advantages that could come from a regional recycling scheme.

Ms Anne Prince's name was mentioned as a person that WSROC should contact. She is providing a line of communication between industry and councils. Her organisation has recently surveyed all councils regarding their recycling operations.

Mention was also made of the recent grouping of Northern Sydney councils which have agreed to adopt standardised containers for recycling purposes. This has reduced the cost of purchasing such containers from \$9 per unit to \$2.60 per unit.

Ald Mackay spoke about the implications of population density for the rate of recycling that can be achieved in rural councils. It may be possible to undertake recycling services in rural towns. However, in less developed areas, recycling is unlikely to be economic. In response, Mr Newport noted that Camden has some similarities with Hawkesbury City Council in this

regard. The transportation of recycled products to markets is the real problem. In this regard, co-operation on a regional/sub-regional basis may offer some solution. Mr Newport argued that a recycling service should be delivered to the whole community. Individuals should not be deprived of the service even if the economics is sometimes difficult.

Ald Kluin asked Mr Cook a question regarding waste minimisation and the actions that governments may have taken to address this issue. Mr Cook responded by saying that 34% of garbage is product packaging. Agreement has been reached with the Packaging Council to reduce the volume of packaging by 50% by the end of the century. Recent events show a major change in the attitudes of industry towards this issue. The Plastics Institute and the Newspaper Industry are cases in point. If the voluntary, co-operative arrangements do not work, then mandatory waste reduction schemes imposed by legislation would need to be introduced.

Mr Cook noted that securing markets for recycled paper has been a major problem. The Authority has worked hard with industry to do something about this issue and is hoping that a de-inking plant may be established in the State to provide some long term stability on this issue. Until the plant is established, paper recyclers must either establish new markets or look to export their product. The newspaper industry has established a \$4 million scheme to address these issues. Of this amount, \$1 million has been handed to the NSW Government to deal with. \$250,000 is to be used for research on finding alternative uses for newsprint. The remainder of the money is to be used to develop export markets and to encourage new uses.

Mr Cook also mentioned that a company in Penrith, Seal Containers, is developing paper insulation for houses. The company is unable to get enough paper to make its demand, i.e. approximately 60 to 80 tonnes per week. Mr Cook also urged each council to talk to the Authority about accessing some of the export grant scheme money.

Ald Anderson urged the Authority to put more effort to forcing packaging suppliers to reduce the volume of packaging in society.

Mr Cook re-stated his view that if the packaging industry does not come to the party, then taxes and other mandatory measures would have to be used. However, this will not be altogether easy as there are over 10,000 items available within the market. It is more efficient for industry to co-operate with government on this issue.

Ald Bryant argued that packaging is a marketing cost, therefore disposal of packaging should be funded by the same marketing source. In other words, pricing mechanisms should be used to minimise the use of resources and encourage recycling. Ald Bryant cited the use of deposits on bottles.

MOVED that WSROC thank the speakers for their presentations and that WSROC thank members of staff from member councils for attending the discussion on this item.

Ald R Kluin/Ald D Syme
CARRIED

3.2 SALARIES FOR SECRETARIAT STAFF (N80)

MOVED that this matter be considered in closed committee at the end of the meeting.

Ald J Books, MP/Ald K Dwyer
CARRIED

3.3 INCORPORATION OF WSROC (N27)

MOVED that the information be received and noted.

Ald J Books, MP/Ald A Hyam
CARRIED

4. MATTERS FOR DISCUSSION AND DECISION

4.1 SCHEDULING OF WSROC PROJECTS IN 1991 AND MEMBERSHIP OF PROJECT WORKING GROUPS (N64)

MOVED that:

- (1) the schedule of projects and work program contained in the attachment be adopted as the organisation's work program for 1991;
- (2) reports on progress with implementation of the work program be presented to all future WSROC meetings;
- (3) WSROC endorse the proposals for establishment of working groups contained in the report;
- (4) Delegates nominate any working groups with which they wish to be involved; and
- (5) WSROC endorse the selection of items for theme discussions outlined in the report.

Ald J Books, MP/Ald A Hyam
CARRIED

Delegates resolved that the secretariat should write to delegates and member councils inviting participation in the working groups, and seeking nomination from delegates to join the working groups.

4.2 RECYCLING PROJECT (06/13)

This item was discussed earlier in the meeting.

4.3 PAYMENTS TO ALAN LEE FOR CONSULTANCY SERVICES (N31)

MOVED that, subject to Mr Alan Lee providing satisfactory documentation of the travel and accommodation costs incurred during the consultancy on the WSROC organisation review, payment of the final invoice be approved.

Ald J Books, MP/Ald A Hyam
CARRIED

4.4 LAND VALUATIONS

(07/8)

MOVED that:

- (1) WSROC write to the Chairman of the Rating Task Force, outlining its support for the proposition that councils should not be required to use valuations received less than six months prior to the setting of the rate;
- (2) WSROC write to Baulkham Hills Shire Council advising of its decision in this matter; and
- (3) WSROC write to the Hunter Regional Association of Councils advising of its decision in this matter.

Cllr A Bolitho/Ald J Brodie
CARRIED

4.5 FINANCIAL INSTITUTIONS DUTY

(07/8; 023/18)

MOVED that WSROC make representations to the Premier and Treasurer in regard to the following:

- (1) That the State Government amend the State Government *Stamp Duties (Financial Institutions Duty) Amendment Act, 1982* to exempt local government from payment of the duty similar to the provisions of the Bank Account Debit Tax Administration Act, 1982 of the Commonwealth Government and in line with the statements made by the then State Treasurer in 1982.
- (2) That the amendments to the *Stamp Duties (Financial Institutions Duty) Amendment Act, 1982* be made retrospectively to the date of legislation.
- (3) That in the event that the representations in (1) and (2) are unsuccessful, then further representations be made in the following:
 - (i) That the legislation be amended to enable the Minister to retrospectively approve Prescribed Short Term Dealers' licences for local government under Section 98P.
 - (ii) That the Capital component of local government investments be exempt from the Financial Institutions Duty.
 - (iii) That the duty imposed upon local government for dutiable receipts be done on an annual basis similar to the provisions of the Fringe Benefits Tax where quarterly payments are made and final assessment for the year be based on the Annual Statements of Accounts.
- (4) That payments already made by local government under the existing legislation of the Financial Institutions Duty be refunded by the Office of State Revenue and be re-assessed.

Ald W Mackay/Ald R Kluin
CARRIED

4.6 REPRESENTATION ON THE BOARD OF WESTIR LTD (03/11)

MOVED that:

- (1) Ald Kevin Dwyer be nominated as WSROC's third representative on the Board of Westir Ltd;
- (2) WSROC advise Westir Ltd of its representative.

5. INFORMATION ITEMS

5.1 OFFICE LEASE (N26)

MOVED that:

- (1) the information be received and noted; and
- (2) endorse the above action taken by the secretariat staff.

Ald J Books, MP/Ald A Hyam
CARRIED

5.2 LOCATION OF THE DEPARTMENT OF LOCAL GOVERNMENT OFFICES (017/8)

MOVED that the information be received and noted.

Ald W Mackay/Ald A Hyam
CARRIED

5.3 DIVIDING FENCES ACT (023/18)

MOVED that the information be received and noted.

Ald A Hyam/Ald J Books, MP
CARRIED

5.4 SOCIAL IMPLICATIONS OF DEVELOPMENT OF HOUSING FOR THE AGED (03/26)

MOVED that:

- (1) the information be received and noted;
- (2) a copy of the letter be forwarded to the Aged Services Workers in each WSROC member council.

Ald J Books, MP/Ald A Hyam
CARRIED

5.5 ARTS DEVELOPMENT IN WESTERN SYDNEY (03/2)

MOVED that the information be received and noted.

Ald J Books, MP/Ald A Hyam
CARRIED

5.6 STATE GOVERNMENT FUNDING OF LOCAL GOVERNMENT LIBRARIES (010/2)

MOVED that the information be received and noted.

Ald A Hyam/Ald K Morrissey
CARRIED

5.7 F2 CASTLEREAGH FREEWAY (023/14)

MOVED that the information be received and noted.

Ald J Books, MP/Ald A Hyam
CARRIED

5.8 URBAN DESIGN SEMINAR (03/2)

MOVED that:

- (1) the information be received and noted; and
- (2) councils encourage participation of their relevant staff and elected members in the seminar.

Ald J Books, MP/Ald A Hyam
CARRIED

5.9 SEMINAR ON DEPARTMENT OF LOCAL GOVERNMENT'S CODE OF CONDUCT (023/18)

The Director urged delegates and Clerks to encourage fellow aldermen and senior staff to attend the seminar.

MOVED that the information be received and noted.

Ald J Books/Ald A Hyam
CARRIED

5.10 ACCOUNTS PAID SUBJECT TO CONFIRMATION: 1/10/90 TO 31/12/90

MOVED that the expenditure warrants for WSROC's General and LGDP Funds be received and noted.

Ald R Kluin/Ald K Dwyer
CARRIED

5.11 OPERATING STATEMENTS FOR THE PERIOD ENDING 31/12/90

MOVED that the operating statements for WSROC's General and LGDP Funds be received and noted.

Ald R Kluin/Ald A Hyam
CARRIED

5.12 VERY FAST TRAIN

(017/51)

Ald Bryant argued that the Very Fast Train (VFT) proposal requires a serious debate within WSROC. He questioned whether the present proposal involving a spur link to Badgery's Creek is the right one. A route which involves a direct line to Badgery's Creek would be better for Western Sydney.

Ald Kluin also argued that WSROC should examine this matter in some detail. He proposed that WSROC organise a seminar on the VFT. Delegates questioned whether a seminar was required. Instead, it was suggested and agreed that a special general meeting be held to consider this matter.

MOVED that the Very Fast Train proposal be considered at a future special general meeting.

Ald R Kluin/Ald J Bryant
CARRIED

5.13 ABSORPTION OF LOCAL ROADS FUNDING INTO FINANCIAL ASSISTANCE GRANTS (07/4; 023/14)

MOVED that the information be received and noted.

Ald J Books, MP/Ald A Hyam
CARRIED

5.14 HEALTH AND BUILDING SURVEYORS' COMMITTEE

MOVED that the information be received and noted.

Ald J Books, MP/Ald A Hyam
CARRIED

5.15 ROYAL AUSTRALIAN INSTITUTE OF PUBLIC ADMINISTRATION

MOVED that the information be received and noted.

Ald J Books, MP/Ald A Hyam
CARRIED

5.16 LOCAL AREA TRAFFIC MANAGEMENT

MOVED that the information be received and noted.

Ald J Books, MP/Ald A Hyam
CARRIED

5.17 PRESS COVERAGE

MOVED that the information be received and noted.

Ald J Books, MP/Ald A Hyam
CARRIED

6. OTHER BUSINESS

There was no other business.

7. NEXT MEETING

MOVED that the next region meeting be held at 7.00 pm, on Friday, 5th April, 1991 at Parramatta City Council.

3.2 SALARIES FOR SECRETARIAT STAFF

(N80)

A late report concerning the resignation of WSROC's book-keeper and the salary which might be paid to her replacement was tabled.

- # The Executive Director and Assistant Director made brief statements about salaries within the secretariat, and then left the room. The matter was then debated at some length by delegates. The record of the debate on this matter is attached.

Stephen Alchin
Executive Director

Cllr John Worthington
Chairman

WSROC REGION MEETING NO. 1, 1991 : FEBRUARY, 1991

3.2 SALARIES FOR SECRETARIAT STAFF (N80)

MOVED that :

- (1) Having regard to the findings of the report by Evans/Webb Associates, the salary conditions of the contract of service for the Executive Director and the Assistant Director be renegotiated on the basis of local government market salary, and also that the Office Manager's salary be increased, as follows :

Executive Director - salary of \$54,012.40, being equivalent to Senior Officer Grade 7 under the Senior Officers' Award.

Assistant Director - Salary to be equivalent to 80% of the Executive Director.

Office Manager - Salary of \$27,934.40, being equivalent to Class 31 under the Salaried Officers' Award.

- (2) Payment of the proposed salaries take effect from 1st January, 1991.
- (3) The introduction of a system of performance based contracts be investigated prior to renewal of the present contracts.
- (4) A system of performance appraisal be instituted as soon as possible.
- (5) WSROC establish a Remuneration Committee comprising the three Office-Bearers, two representatives of the Administrative Committee and the Executive Director to :
 - (i) annually consider the results of quarterly performance appraisals involving all secretariat staff;
 - (ii) make a recommendation to the regional organisation on the total allocation for employment costs to be included in the organisation's budget for the forthcoming year; and
 - (iii) determine the remuneration for each member of staff, subject to the regional organisation's decision on the total allocation for employment costs.

Cllr L Bolitho/Ald J Brodie
CARRIED