

Green

Hawkesbury City Council

BUSINESS PAPER

HAWKESBURY CITY COUNCIL

MISSION STATEMENT:

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

RECOMMENDATIONS

The recommendations contained in the following sections have been compiled by using the analysis of existing approval process, comments from staff, elected representatives, and the development industry and a general appraisal of means of improving the overall operations of this approval system.

DEVELOPMENT AND SUBDIVISION APPROVAL PROCESS

The following changes are to be implemented in the consideration and determination of development applications and subdivisions.

1. A suitable easy-to-read brochure to be prepared giving information on the submitting of a development application and a subdivision application including a sample completed development application form and subdivision application form. The information to include a flow chart of the procedure through which the application goes from receipt to the time of the determination.
2. Applicants and developers submitting development applications and subdivision applications be required when appropriate to consult with the relevant government departments before submitting an application to Council.
3. Development applications and subdivision applications are to be checked by the Town Planning Dept before being receipted and if found deficient in any way, posted back to the applicant with a letter listing the deficient items. A copy of the development application is to be kept by the checking clerk with a copy of the forwarded letter to answer inquiries from the applicant.
4. The development application and subdivision application checking clerk is to advise the cashiers on an appropriate form the allocation of fees and contributions when the application is sent for receipting.
5. Receipting of development applications and subdivision applications by the cashier is to occur at least twice a day and the applications hand delivered to the Town Planning Department.
6. A flow chart for subdivision applications to be attached to the front cover of a subdivision application similar to that enclosed as Appendix 11.
7. After initial checking and receipting, the development application and subdivision application are checked for any missing specialised information by a senior Town Planner and this is requested at the time by letter. If the requested additional information is not received within 30 days, the application is refused under delegated authority.

8. Development applications and subdivision applications are split into two types of applications, one for consideration by the Development Panel and the other, for minor development, for a fast track determination.

The fast track system will give determination to a development application or subdivision application within 5 working days of receipting. The fast track system will include:

SEPP 4 application

First use of a factory or shop

2 lot subdivision complying with LEP

2 lot adjustment of boundaries subdivision complying with LEP

9. Development application and subdivision applications requiring consideration by the Development Panel will generally only be inspected once by Council officers as follows:

Minor development application - Health & Building Surveyor

Major development application - Town Planning

Subdivision application - Engineering Dept Officer

Advise on who will inspect what application what will be advised on referral forms and polaroid photographs used when required for the benefit of other officers of the Development Panel.

10. Register to be kept either manually or on the computer to keep track of the development applications and subdivision applications and to ensure the Council officers meet the objective deadlines. One of the Town Planning clerks will follow up the applications to ensure time limits are met.
11. Development applications and subdivision applications requiring consideration by the Development Panel must be placed before the Panel as follows:
 - 14 days from receipting, or
 - 14 days from end of advertising period or
 - 28 days from referral of application to a Government Department
12. Manager of Town Planning to determine delegated reports each day to maintain continuous flow to the Word Processing Section for typing.
13. The existing resources in the Word Processing Section to be reviewed and duties allocated to ensure development consents and letters of refusal are typed with the minimum delay.
14. The Town Planners who sign the development consents and letters of refusal to ensure a copy goes to the Health and Building Department as soon as the decision is signed.

- ✓ also req's.
15. A survey be forwarded with every development consent and letter of refusal issued requesting the applicant's opinion of the Council's approval procedure and efficiency and the replies be assessed quarterly.
 16. The existing composite development application/building application for dwelling houses be extended as follows:
 - Stage 1 Single storey duplexes and dual occupancies, first use of a factory or shop where a building application is required.
 - Stage 2 Any development, other than subdivision, where Council has a development control plan in place.

Stage I to be reviewed after 12 months of operation and Council progress to Stage 2 if Stage 1 operated successfully and efficiently.
 17. To overcome writing difficulties experienced by typists, every officer, who has the need to have reports and letters typed, be issued with a dictaphone and be given the necessary training on use and letter and report structuring.
 18. All development applications and subdivision applications to be bar coded for ease of finding and ease to follow up time schedules.
 19. Property records on computer to be updated to include all previous development applications and subdivision applications previously kept on a manual card system.
 20. Advertising of residential development exclude all single storey development.

BUILDING APPROVAL PROCESS

The following changes to be implemented in the consideration and determination of building applications:

21. A suitable, easy-to-read brochure to be prepared giving information on the submitting of a building application and including a sample completed application form.
22. Building Applications and all accompanying documentation to be checked before receipting and posted back if not complete enough to approve subject to conditions. A deficient building application is not to be registered or receipted.
23. A development consent check list to be included in the building application to be completed by the Area Building Surveyor, on the following basis:

Is development consent required?

Has development consent been issued?

DA File No:

Consent No:

Date issued:

24. While the existing adjoining owners notification is required a fast track building approval system be instigated for minor building works including:

carports

garages

pergolas

patios

pools

one room additions

screen enclosures

fencing

This fast track system to ensure that building approval is issued on complying applications within 5 working days from end of 14 days advertising period.

25. If the legislation is introduced requiring Council to only advertise major building applications then the fast track approval system be extended to designated minor building works (as above) and building approval be issued on conforming applications with 10 working days of receipt.
26. All building applications be bar coded for ease of finding and ease to follow up time schedules.
27. Existing motor vehicle resources be reviewed and vehicles allocated to ensure availability for Health and Building Department staff.

DEVELOPMENT PANEL

There are changes proposed to the operation of the Development Panel in the former section on Development and Subdivision Application Process and the following changes are to be implemented:-

28. Two development panels are to be formed, one dealing with development applications and one dealing with subdivision applications. Each Panel is to meet at least once a week to consider applications and make recommendations to the Manager of Town Planning or direct applications to the Council for determination.
29. The representation on each Panel will be a member each from Town Planning, Health and Building and Engineering but not necessarily the same member on both panels.

30. Sunset Development Panels to be formed for a specific large or major development and this Panel to follow the development through from first enquiry to at least building approval. The members of the Sunset Development Panel will be members from Town Planning, Health and Building, Engineering and other disciplines as required. The members of the Sunset Development Panel will not necessarily be members of the other two permanent Development Panels.
31. Development Panels to be available to meet applicants, developers, committals and the like as a pre development or pre subdivision application consultant group with payment to Council for this service rates yet to be determined.

DELEGATIONS

The existing delegations to the Manager of Environment and Building Services are generally considered adequate other than for Class 9 buildings and the additional delegations required as a result of Stage 1 of Recommendation 16. In regard to the Class 9 buildings, where the concurrence is required from the NSW Department of Fire (former Board of Fire Commissioners), this matter is dealt with in the later section on Legislative changes.

In regard to Stage 1 of Recommendation 16, the following delegations will be given to the Manager of Environment and Building Services.

32. Approve composite development applications/building applications for single story duplexes and dual occupancies and first use of a factory or shop, where a building application is required, that conform to adopted development control plans, codes and policies and Ordinance 70 other than applications to which well founded objections have been received.
33. Refuse composite development applications/building applications for single storey duplexes and dual occupancies and first use of a factory or shop, where a building application is required, that do not conform to adopted development control plans, codes and policies and Ordinance 70.

In the case of delegations to the Manager of Town Planning, the following delegations will be given in regard to development applications, subdivision applications and local environmental plans:-

34. Approve all development and subdivision applications that conform to Hawkesbury Local Environmental Plan 1989 and subsequent local environmental plans, Council adopted development control plans, codes and policies other than those applications to which well founded objections have been received.

35. Refuse any development or subdivision application that does not conform to Hawkesbury Local Environmental Plan 1989 and subsequent local environmental plans, Council adopted development control plans, codes and policies.
36. Carry out the necessary and designated procedures to prepare a draft local environmental plan up to and including the exhibition of an environmental study or the exhibition of the draft plan after receipt of the Section 65 Certificate, provided an environmental study is not required.

EDUCATION

The following courses should be introduced to assist local government in the approval process:

37. Short course for Town Planning Department staff on Health and Building matters and procedure.
38. Short course for Health and Building Department staff on Town Planning matters and procedures.
39. Reintroduction of an Association Diploma course for external students, like the former Associated Diploma in Town and County Planning (Mitchell), to a technical level with emphasis on development control, report and letter writing, town planning procedures and environmental assessment.

LEGISLATIVE CHANGES

The following are recommended changes to State legislation and the operations of the State Government Departments to improve the existing approval system:-

40. Amend the Environmental Planning and Assessment Act, 1979 and Regulations, 1980 to give local government the power to undertake minor rezonings/spot zonings that agree with Department of Planning guidelines and are compatible with surrounding existing land uses.
41. The Manager of Town Planning be given delegated authority for the Director of Planning to undertake all the necessary procedures up to and including the issuing of the Section 65 Certificate except for a draft local environmental plan that covers the whole of the City area.
42. The Environmental Planning and Assessment Act, 1979 and Regulations 1980 be amended to allow for realistic fees for the preparation by Council of local environmental plans.

43. The format of the development application form, required under the Environmental Planning and Assessment Regulations, 1980, be amended to be more user friendly.
44. The Roads and Traffic Authority be required to provide specific, easy-to-read and understood guidelines on traffic generating development for use by local government and the public generally. Upon production of these guidelines, assumed concurrence be given to local government if development conforms to their guidelines and then State Environmental Planning Policy No. 11, Traffic Generating Development, be withdrawn.
45. The list of designated development land uses contained in Schedule 3 of the Environmental Planning and Assessment Regulation, 1980 be reviewed and those no longer appropriate be deleted.
46. Amend Ordinance 70 of the Local Government Act 1919, to allow more flexibility for the conservation of items of environmental heritage.
47. Increase the fees of Ordinance 70 to the Local Government Act 1919, to a more realistic level so that local government can recover the cost of administering their Health and Building Departments.
48. The NSW Department of Fire (formerly Board of Fire Commissioners) produce specific policies and conditions for Class 9 buildings and issue assumed concurrence to local government if a building application conforms to their requirements or can be conditioned to ensure compliance with their requirements.

IMPLEMENTATION

The Council intends to implement the recommendations 1 to 36 inclusive by the dates indicated below with all those recommendations being in place by 31 December 1991, except Stage 2 of recommendation 16.

The implementation of recommendations 37 to 48 inclusive will depend on those Government Departments responsible for the necessary actions.

DEVELOPMENT AND SUBDIVISION APPROVAL PROCESS

Recommendation 1	-	30th June 1991
Recommendation 2	-	30th April 1991
Recommendation 3	-	31st March 1991
Recommendation 4	-	31st March 1991
Recommendation 5	-	31st March 1991
Recommendation 6	-	31st March 1991
Recommendation 7	-	31st March 1991
Recommendation 8	-	30th April 1991
Recommendation 9	-	30th April 1991
Recommendation 10	-	30th April 1991
Recommendation 11	-	31st March 1991
Recommendation 12	-	31st May 1991
Recommendation 13	-	31st March 1991
Recommendation 14	-	30th April 1991
Recommendation 15	-	30th June 1991
Recommendation 16	-	30th June 1991
Recommendation 17	-	31st July 1991
Recommendation 18	-	31st October 1991
Recommendation 19	-	31st December 1991
Recommendation 20	-	30th April 1991

BUILDING APPROVAL PROCESS

Recommendation 21	-	30th June 1991
Recommendation 22	-	31st March 1991
Recommendation 23	-	30th April 1991
Recommendation 24	-	30th April 1991
Recommendation 25	-	31st December 1991
Recommendation 26	-	31st October 1991
Recommendation 27	-	30th April 1991

DEVELOPMENT PANEL

Recommendation 28	-	31st May 1991
Recommendation 29	-	31st May 1991
Recommendation 30	-	30th April 1991
Recommendation 31	-	30th April 1991
Recommendation 35	-	30th June 1991
Recommendation 36	-	30th June 1991

DELEGATIONS

Recommendation 32	-	30th June 1991
Recommendation 33	-	30th June 1991
Recommendation 34	-	30th June 1991
Recommendation 35	-	30th June 1991
Recommendation 36	-	30th June 1991

The recommendations 1 to 31 inclusive will be implemented by the senior officers of the Town Planning, Health and Building and Engineering Departments with the day-to-day operation of these recommendations undertaken by the appropriate Council officers.

As a result of the implementation of the recommendation, the processing of development applications, subdivision applications and building applications will change. Prepared flow charts for these new processes are contained in Appendix 12.

Amendment (after election)

↓

HORRAX

STURBS.

BARREY

MOTION

↓

ROTHERHAM.

GIBSON

MACKAY.

SHEATHER → BENSON

MICHAEL → DENNE ?

SLEDGE

~~MICHAEL~~

Amendment

Appointments to Commi not delegated.

Sheather Barry

lost 9/2.

Amendment

but don't conduct interviews.

#10. Appointments to Commi not delegating quarterly reports.

MACKAY

MICHAEL

DENNE

SHEATHER

Barry.

add internal / externally

TC: record to Commi

MAYORAL MINUTE

ORDINARY MEETING - 10TH SEPTEMBER, 1991

Aldermen :

1. MEDIUM DENSITY HOUSING GT70/5 Pt1.

I refer Aldermen to the report by the Manager of Town Planning in tonight's business paper and also to the memo to Aldermen from the Manager of Town Planning containing an article from T.F.M. Naughton, Q.C. concerning the same issue.

I have spoken to the Manager of Town Planning and he has shown me documentation which indicates quite clearly the Government's serious intention to implement medium density housing policies. These reports and documentation clearly indicate that Councils are being directed towards ensuring a reasonable approach to containing alternative housing forms in addition to "normal" single free standing dwellings. The direction is not just from this current State Government but has been, and is, a bipartisan approach to housing issues from both State and Federal Government of all political persuasions.

This is not to say that Council cannot have some control over its own area but that unless Council policy is a reasonable attempt at implementing Government policy, Council will have further controls placed upon it.

This Council has recently adopted sound and workable codes in respect of all forms of housing and, consequently, has been exempted from greater restriction than otherwise would have been imposed by SEPP 28. From the reports and from information gained from residents, it would appear that Council policies are only causing major concern in newly developing housing estates, e.g., Bligh Park and to a lesser extent, parts of North Richmond.

It is clear that, in general, town houses and villas are not the contentious issue but that the proliferation of duplex/dual occupancies is at issue. Also of note is advice received that the Department of Housing now make full disclosure at the time of enquiry by prospective purchasers of the likelihood of medium density housing at Bligh Park. Council has been making such disclosure in the required format on all zoning certificates.

I propose the following recommendations which will assist in gathering information to enable an informed decision on Council's continuing role in medium density housing, particularly in areas such as Bligh Park.

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Town Clerk/General Manager

Mayor

1. Compile statistics in Bligh Park on ratio of medium density dwellings compared to single dwellings.
2. Investigate whether there is any avenue to apply for exemption or part exemption from SREP 12 due to the number of duplexes being erected.
3. Determine what methods are, and can be, provided to provide for a proper design mix of dwellings in residential areas.

I also recommend that Council take steps, as soon as possible, to organise for joint development application/building applications for duplexes as adopted by Council within the Local Approvals Review Programme recommendations. This will stop current confusion where building applications are advertised for comment after development application consent has already issued.

✓ I commend these recommendations to you.

Alderman Wendy Sledge,
Mayor.

TOWN CLERK/GENERAL MANAGER'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 10TH SEPTEMBER, 1991

REPORTS FOR DETERMINATION

FINANCE AND ADMINISTRATION

9. FINANCIAL ASSISTANCE - TRAFFIC FACILITIES STUDY. DT230/10 PT5

The traffic and accident problems being experienced by the WSROC member councils are a growing concern to the councils themselves and the Roads & Traffic Authority. In 1990 in the Sydney region alone there were 40,066 accidents leading to 19,496 fatalities and injuries. Of these 30% of the total accidents and 32% of the total fatalities and injuries were recorded within the WSROC Local Government region.

Both the Roads & Traffic Authority and councils are finding it increasingly difficult to compete for funding for road safety projects. As road safety is an extremely important problem, and in order to treat a greater number of "black spots" alternative sources of funding are now being investigated.

WSROC, through its Technical Sub-Committee, has recognised the need to be active in this area and has identified sponsorship as being a possible major source of funds. It has therefore been decided to undertake a study to properly identify the opportunities for acquiring sponsorship for traffic facilities.

The aims of the study will be to:

- investigate the most appropriate method of obtaining sponsorship from the community and
- develop a strategy which contains objectives, a plan for implementation, a plan for presentation to Council and details of the cost involved

The study will comprise the following tasks, defining objectives of the proposal; identifying constraints (planning, legal); exploring opportunities for sponsorship of traffic facilities such as roundabouts and traffic signals; investigate potential sponsors and an acceptable return for their sponsorship; investigate the best way to administer such funds; investigate the scale of funding likely to be available; explore the possible administration difficulties; set guidelines within which recognition of sponsorship will be accepted, and recommend a plan of implementation in a form that can be presented to, and accepted by, councils and the community.

As a result, seven consultants were approached, with three submitting submissions to WSROC. There were resulting interviews and a recommendation that the company, Spark Marketing, be appointed at a cost of \$37,800 for the Sponsorship of a Traffic Facilities Study and the funds be obtained by equal contributions from member WSROC councils and the Roads and Traffic Authority i.e. \$3,780 each.

Due to the time involved between the date of the submissions and the likely approval of WSROC at the October meeting, the company has advised there would be an increase in costs of approx. 10%. This means individual shares would rise to \$4,160.

✓ IT IS RECOMMENDED THAT WSROC be advised that this Council is prepared to contribute the amount of \$4,160 (four thousand, one hundred and sixty dollars) on an equal basis with all other councils and the Roads and Traffic Authority for a study on the sponsorship of traffic facilities.

10. INDEPENDENT COMMISSION AGAINST CORRUPTION. GA30/5 PT1

The Commission has advised that it is investigating conflicts between a person's public duties and any personal interest which he or she may have. The investigation is concentrating on conflicts which have arisen in Local Government in the period from 1 January 1985 to 30th March 1991.

A brief discussion paper has been distributed where it indicates that the Commission is a Statutory Body completely independent of the Government and accountable to the Parliament. Its aim is to minimise corruption in the New South Wales public sector, which includes Local Government. Since being established the Commission has had about 3,000 matters referred to it, and of these a third have related to Local Government. At the same time it indicates that many of the complaints when examined, lacked substance or were trivial, although from its examination, most appear to be genuine and considered important by the complainants.

A number of options are provided for consideration and the summary pages of these are attached.

IT IS RECOMMENDED THAT Council make a submission on the following basis:

1. The Code of Conduct should provide guidelines to a reasonable form of clarification regarding pecuniary interests provisions and their disclosure, with the final determination according to the facts for each case being left to the appropriate judges.

2. All employees should be required to disclose their personal interest annually.
3. Council Members should be prohibited from making any formal representation to Council meetings about a matter in which they have an interest.
4. Investigations of allegations of breaches should be undertaken by bodies separate from the Council, at the same time, persons making such allegations, if shown to be frivolous or vexatious, should be the subject of some penalty.
5. Breaches of pecuniary interest provisions should be dealt with by a Tribunal chaired by a District Court Judge with two lay persons, one being a council member.
6. It is not seen as desirable that there should be dual membership of either Local, State or Federal Parliament.
7. The potential conflict is such that employees should never be allowed to undertake private work in relation to matters that require their Council's sanction.
8. Councils should be allowed to act as Planner and Developer, provided they do so in accordance with set and prescribed guidelines such as, that matters are dealt with impartially.
9. Council members should be prohibited from making representations either orally or in writing to the Council on behalf of clients.
10. Council Members and employees should be required to disclose all real property held in the Council area where they represent or are employed and immediately adjoining areas.

11. BUSH FIRE ESTIMATES 1991/1992. GF10/44 PT1

Advice has just been received regarding the State Government's allocation of funds from the N.S.W. Bush Fire Fighting Fund for the year 1991/1992.

The allocation provides a reduction of the Council's bid totalling \$370,100 on the following basis:

- Routine maintenance/repair/running expenses \$20,100
- Purchase and conversion of four wheel drive truck \$45,000

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Town Clerk/General Manager

Mayor

- Proposal by Council to update equipment over a 3 year period \$305,000

IT IS RECOMMENDED THAT Council make urgent representations to the Minister and seek the assistance of the Members for Hawkesbury and Londonderry to have the allocation to the Council from the Bush Fire Fighting Fund for the 1991/1992 period reconsidered.

REPORTS FOR INFORMATION

16. FEDERAL ELECTORAL BOUNDARIES - REDISTRIBUTION. GE1/2 PT2

The changes to all Federal Electoral Divisions in New South Wales have been proposed by the Redistribution Committee for the State. As a result of population changes between the States, New South Wales will be entitled to fifty members on the House of Representatives at the next general election, one fewer than its current entitlement of fifty one members.

In making its proposal the Committee was required to ensure that the number of electors in each proposed division was within 10% of the average divisional enrolment for the State as at 12 June 1991, and that in three and a half years the number of electors in each proposed division would be within to 2% of the average divisional enrolment of that time. In addition the Committee was required to give due consideration to community of interest, means of communication and travel, physical features and area, and the boundaries of existing divisions.

Anyone wishing to object to the proposals has until the 9th October to forward a submission. The attached map indicates the Federal boundaries affecting the Hawkesbury Local Government area. The greater part of the City is within the Federal electorate of Macquarie and includes Windsor, Richmond and all that area west of the Hawkesbury River. The McGraths Hill, Pitt Town, Oakville, Maraylya and Scheyville areas are within the Federal seat of Mitchell.

G M McCully
Town Clerk/General Manager

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Town Clerk/General Manager

Mayor

MACQUARIE

The Northern Road

Mayo Rd

Second Ave

Fourth Ave

Fifth Ave

South Creek

CHIFLEY

Werrington

Great Western Hwy

Mamre Rd

Western Fwy

Bennett Rd

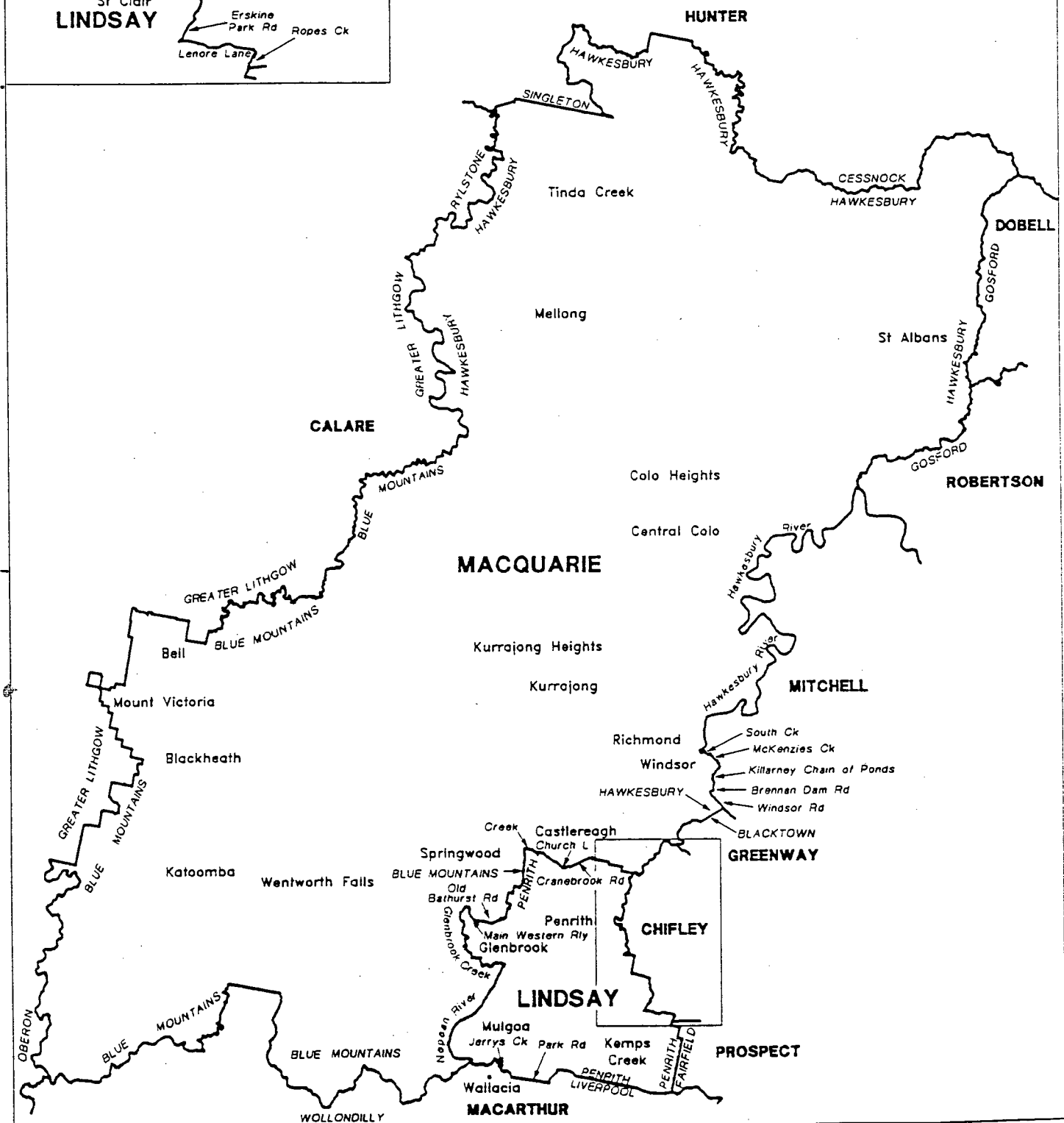
St Clair

LINDSAY

Erskine Park Rd

Ropes Ck

Lenore Lane



Part 9

SUMMARY OF OPTIONS

This Part restates all the options that are contained in the Discussion Paper.

9.1 Should pecuniary interests be defined in the Act? (paragraphs 6.3 - 6.8)

- (a) A definition of pecuniary interests could be inserted into the legislation.

Pecuniary interests could be defined as:

"A member has a pecuniary interest in a matter if he or she has a reasonable likelihood of financial gain or loss and that gain or loss is not:

- (a) trivial;
 - (b) insignificant; or
 - (c) valued at less than \$500."
- (b) The definition could be left to judges to determine according to the facts of each case that is brought before them, as happens now.

9.2 Should there be more defences available to a charge of breaching the pecuniary interest provisions of the Act? (paragraphs 6.9 - 6.12)

It is a defence to any prosecution for an offence by virtue of a failure to comply with s.46C if the defendant satisfies the Court:

- (a) That the defendant did not know that the meeting was a meeting of the council or a committee.
- (b) That the defendant did not know that a contract, proposed contract or other matter in which the defendant had a

pecuniary interest was the subject of consideration at the meeting.

- (c) That in relation to an interest which arises because it is the interest of a relative that the defendant did not know of the interest of the relative.

An even broader defence could be:

- (d) That the defendant honestly and reasonably believes that the defendant did not have a pecuniary interest in the matter the subject of consideration.

9.3 Should non-pecuniary interests be disclosed? (paragraphs 6.13 - 6.21)

- (a) Council members and employees could be required to disclose all personal interests.
- (b) No change to the present law on the basis that the Code of Conduct provides a sufficient guide.

9.4 Who should be required to disclose their personal interests? (paragraphs 6.22 - 6.25)

- (a) All employees could be required to disclose any interests that they have at the time that they are performing a task which may be in conflict with that personal interest.
- (b) All employees could be required to disclose their personal interests annually.
- (c) The existing provisions could apply to a class of employees only, albeit a larger class than is presently covered. If so, who should comprise that larger class?

9.5 What should happen after council members declare an interest in a matter before council? (paragraphs 6.26 - 6.32)

- (a) Council could determine whether members can participate or vote on a matter in which they have an interest.
- (b) Council members could be required to leave the chamber for the duration of the consideration of the matter in which they have an interest.

- (c) Council members could be prohibited from making any formal representations to council meetings about the matter in which they have an interest.
- (d) Council members could be prohibited from discussing the matter at all either in or outside council chambers or with any fellow council members or council employees who will be required to consider the matter.
- (e) The present situation could be seen as appropriate and left unchanged.

9.6 Who should be responsible for investigating allegations of breach of the pecuniary interest provisions? (paragraphs 7.7 - 7.9)

- (a) A unit, independent of councils, perhaps located in the Department, could be responsible for receiving and investigating complaints and then referring the matter to another body for further action, if necessary.
- (b) Councils or a delegate could investigate only, and then refer the matter to another body for further action, if necessary.
- (c) A Local Government Ombudsman could be established to investigate allegations and then refer to another body for further action, if necessary.

9.7 Should these matters be dealt with other than in the criminal courts? (paragraphs 7.10 - 7.12)

- (a) A tribunal, chaired by a District Court Judge who sits with two lay persons, one a council member, could determine whether a breach has occurred and impose any penalty.

9.8 If the criminal courts are the appropriate forum for these cases, who should initiate prosecutions? (paragraph 7.12)

- (b) The Office of the Director of Public Prosecutions could decide whether criminal proceedings should be initiated and take responsibility for the carriage of those proceedings.
- (c) The Department could decide whether criminal proceedings should be initiated and either take responsibility for

the carriage of those proceedings or liaise with the DPP in that regard.

9.9 Should another standard of proof apply if the matter is dealt with by a Tribunal? (paragraph 7.13 - 7.14)

- (a) These matters could be proved to the reasonable satisfaction of the tribunal having regard to the seriousness of the issue involved.

9.10 Should other penalties be provided for and, if so, what should they be? (paragraphs 7.15 - 7.17)

- (a) Impose a period of imprisonment.
- (b) Disciplinary measures which fall short of disqualification, for example, reprimand or suspension.
- (c) Disqualification for a longer period.
- (d) Heavier fines.
- (e) Disqualification alone.

9.11 Should council members be disqualified for all breaches of s.30(3)(d)? (paragraphs 8.1 - 8.6)

- (a) A discretion could be given to an appropriate person or body, perhaps the Department, to waive the application of the special disqualification provision in trivial cases and in other appropriate cases.
- (b) The present provision could be left unchanged.

9.12 Should council members be able to hold office in local government while being a member of the state or federal parliaments? (paragraphs 8.7 - 8.17)

- (a) Dual membership could be permitted as is presently the case.
- (b) Dual membership could be prohibited.
- (c) Dual membership could be only permitted regarding membership of the Federal Parliament and local government.

9.13 Under what circumstances should employees be able to do outside work? (paragraph 8.18 - 8.27)

- (a) The present system of requiring authorisation before such work be done could be accepted as satisfactory.
- (b) The potential for conflict is so great in these circumstances, that a blanket prohibition could apply and accordingly, employees should never do private work in relation to matters which require council sanction.

9.14 Should council act as both regulator and developer? (paragraphs 8.28 - 8.36)

- (a) It could be accepted that councils have the capacity to deal with these matters impartially but that they should deal with them by following set guidelines.
- (b) The power to consider and determine applications in which they have a financial interest could be removed from councils.
- (c) The power to make decisions could be left with the councils but they could be required, before making a decision to permit a matter in which they have a financial interest, to obtain a report from a special unit within the Department of Planning or from the Commissioners of Inquiry.
- (d) The Act could be amended to prevent councils from entering into arrangements which might give rise to a conflict with their planning functions.

9.15 Should there be restriction on council members doing certain work in the community? (paragraphs 8.37 - 8.42)

- (a) A council member could be prohibited by law from doing work within the council area which involves dealings with the council.
- (b) A council member could be prohibited from making representations either orally or in writing to the council on behalf of clients.

- (c) It could be concluded that the current law and the Code of Conduct sufficiently regulates this conduct and no change is necessary.

**9.16 What property should council members and employees disclose?
(paragraphs 8.43 - 8.46)**

- (a) Officials could be required to disclose all real property held in New South Wales.
- (b) Council members and employees could be required to disclose all real property held in adjoining council areas.

1. BUILDING APPLICATIONS. GS80/3 PT 1

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

<u>No</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
56 (43)	New Dwellings	\$5,460,472	(\$3,480,243)
53 (65)	Additions to Dwellings	1,008,958	(924,979)
2 (3)	Residential Flat Buildings	775,000	(975,000)
2 (1)	New Buildings Other Than Residential	675,000	(600,000)
4 (2)	Additions to Buildings Other Than Residential	69,700	(29,000)
14 (11)	Swimming Pools	163,464	(164,750)
8 (6)	Additions to Dwellings - Dual Occupancy Unit	875,000	(688,280)
139 (131)		\$9,027,594	(\$6,862,252)

Building Applications received up to the end of August, 1991. Approvals for the corresponding period during August, 1990, shown in brackets.

<u>No</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
367 (386)	New Dwellings	\$32,201,951	(\$32,256,884)
409 (438)	Additions to Dwellings	5,575,003	(5,576,646)
3 (13)	Residential Flat Buildings	1,125,000	(7,273,000)
23 (23)	New Buildings Other Than Residential	2,399,750	(6,783,500)
17 (39)	Additions to Buildings Other Than Residential	584,100	(3,701,323)
85 (66)	Swimming Pools	1,101,413	(873,540)
43 (46)	Additions to Dwellings Dual Occupancy Unit	4,327,184	(4,751,382)
947 (1011)		\$47,314,401	(\$61,216,275)

How Council Operates ...

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

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

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

Meeting Procedure ...

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

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

Public Participation ...

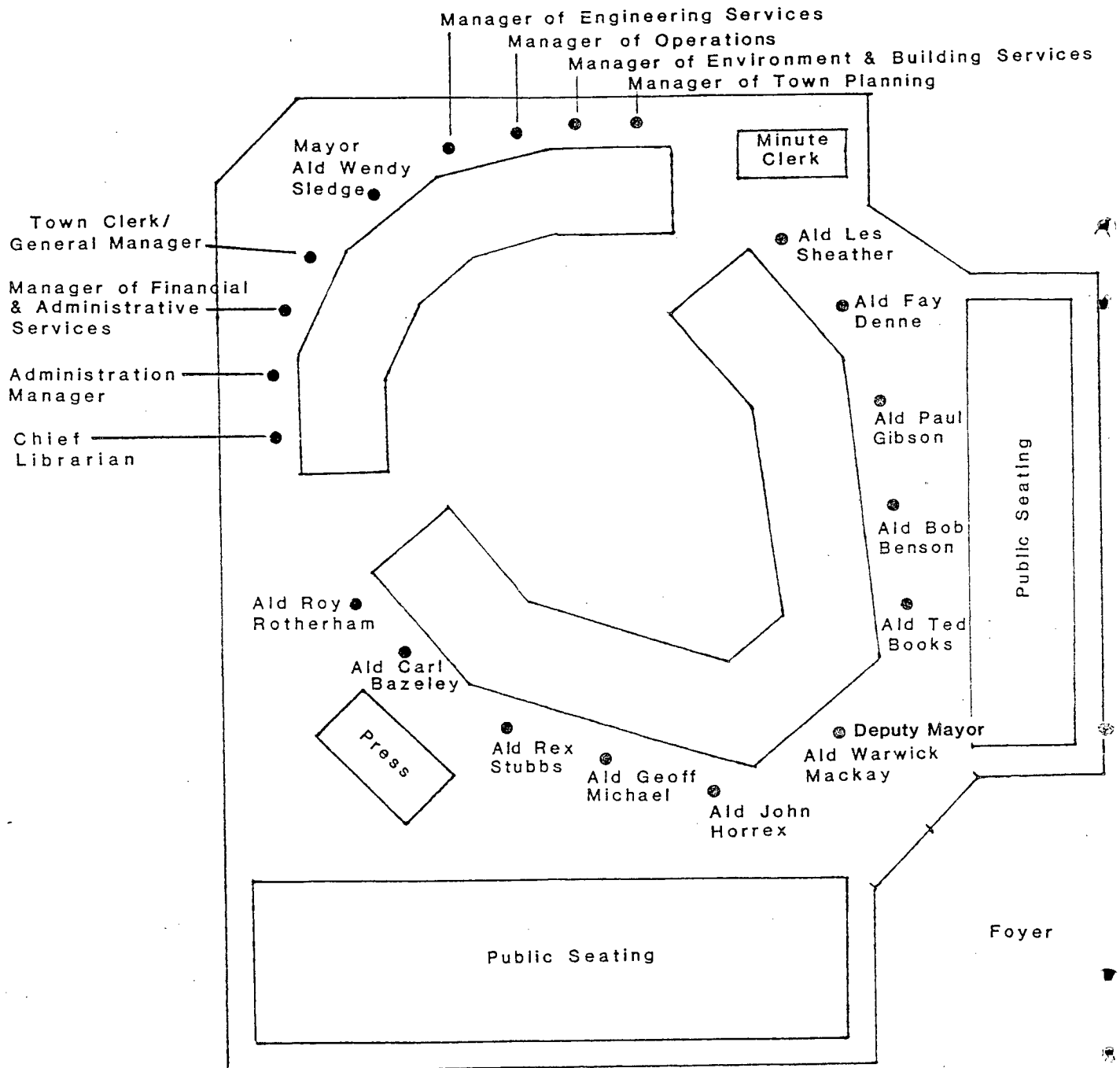
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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

A Point of Interest ...

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

Council Chambers



Your Ref:

Our Ref: 5th September 1991

HAWKESBURY CITY COUNCIL



George Street, Windsor NSW 2756
Phone (045) 87 7000
Telex 122336. DX 8601 Windsor

Mr G F Falson
Manager of Town Planning
Hawkesbury City Council
Council Chambers
WINDSOR NSW 2756

Dear Sir :

You are hereby requested to attend an ORDINARY
MEETING of the Council to be held in the Council Chambers, Windsor, on
Tuesday, 10th September 1991 commencing at 7.30pm for the transaction
of the following business:

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

Yours faithfully,

G.M. McCully,
Town Clerk/General Manager

MINUTES OF MEETINGS

ORDINARY MEETING- 6TH AUGUST, 1991

SPECIAL MEETING- 5TH SEPTEMBER, 1991

SECTION 1

Minutes of the Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 6th August, 1991, commencing at 7.30pm.

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.

The Reverend Canon H. Rawson, St. Matthews Anglican Church, Windsor, on behalf of the Hawkesbury Ministers Fraternal, read the opening prayer at the commencement of the meeting.

- 240 RESOLVED on the motion of Alderman Bazeley seconded by Alderman Michael that standing orders be suspended to permit three presentations to be made.

Welcome to Staff Members and Exchange Students from Tamba, Japan.

The Mayor gave a warm welcome to the two Japanese staff members and the six Japanese exchange students from Tamba. The Mayor also welcomed back to the Hawkesbury, those students who had recently visited Tamba as exchange students. The Mayor then presented Certificates to the Japanese staff members and exchange students.

Presentation to Hawkesbury State Emergency Services Rescue Teams.

The Mayor congratulated the Hawkesbury State Emergency Services Rescue Teams, who again were successful in winning the Western Sydney Division Rescue Competition held at the Australian Gas Light Company's premises at Mortlake. The Teams gained first and second place in the Competition. The Mayor presented a Certificate to the winning team.

Presentation by Alderman Rotherham on behalf of Prospect Electricity.

Alderman Rotherham, Council's delegate on Prospect Electricity, advised that Prospect had initiated a programme two years ago for the sponsorship of community groups so that the groups' efforts could be recognised, and presented cheques to representatives of the following organisations on behalf of Prospect Council :

Hawkesbury State Emergency Services		\$2,000
Colo Heights Bush Fire Brigade		\$1,000
Hawkesbury District Netball Association		\$1,000

- 241 RESOLVED on the motion of Alderman Bazeley seconded by Alderman Mackay that Standing Orders be resumed.

SECTION 1 - MINUTES OF MEETINGS

CONFIRMATION OF MINUTES

- 242 RESOLVED on the motion of Alderman Bazeley seconded by Alderman Stubbs that the Minutes of the Ordinary Meeting of Council held on 9th July, 1991, having been circulated amongst the members of Council, be confirmed.

MAYORAL MINUTES

1. STATE EMERGENCY SERVICES - RESCUE COMPETITION. GC180/1

- 243 RESOLVED on the motion of Alderman Sledge seconded by Alderman Mackay that the Minute be received.

2. HAWKESBURY SHOWGROUND AND RECREATION AREA - RELOCATION OF NATIONAL LIVESTOCK BROKERS. DA46/90

- 244 RESOLVED on the motion of Alderman Sledge seconded by Alderman Stubbs that the Minute be received.

3. HAWKESBURY HOSPITAL. DA330/90

- 245 RESOLVED on the motion of Alderman Sledge seconded by Alderman Mackay that the Minute be received.

4. COMMUNITY RELATIONS PROGRAMME. G95/39

- 246 RESOLVED on the motion of Alderman Sledge seconded by Alderman Gibson that Council submit an application to the Office of Local Government for funding in the Community Relations Grants to further the development of community relations within the area, the development of further local committees to improve constructive interaction, enable the identification and tackling of issues, increase self determination and provide the basis of a long term community relations plan.

SECTION 2 - NOTICES OF MOTION

By Alderman R.P.Stubbs GC280/4 PT1 2019/R PT1

Moved on the motion of Alderman Stubbs seconded by Alderman Bazeley that with the September Ordinary Elections, Council conduct a survey of voters in regard to the ongoing controversial issue of the possible relocation of the closure in The Terrace, Windsor. In doing so, the question be put as follows :

"The Terrace in Windsor was closed near its mid-point as a requirement of the Traffic Authorities for the construction of the Mall, to prevent its use by through-traffic and thus destroying the residential amenity of residents. Council has approval to relocate the present point of closure to the Bridge Street intersection (Windsor Bridge) of The Terrace and to construct roundabouts at Catherine and New Streets, approximate cost \$230,000.

Do you favour the present point of closure being relocated and the roundabouts constructed?

YES

NO

"

The motion was lost.

By Alderman R.C.Bazeley GC280/4 PT1

Moved by Alderman Bazeley seconded by Alderman Stubbs that Council establish a precinct committee system throughout the City to widen public participation within Council's decision making process and to improve information sharing among ratepayers, Council staff and Aldermen; and further that

1. the introduction be staged over two years;
2. the General Manager bring forward recommendations as to the brief of the Committees and their composition, appointment or election term; reference and reporting procedures; costs and evaluation procedures;

3. the proposal be open to public consultation prior to final resolution by Council.

247 AN AMENDMENT was moved by Alderman Horrex seconded by Alderman Mackay that following a favourable response from the Office of Local Government for the funding of the Community Relations Grants, the matter be further reported by the Town Clerk/General Manager.

The amendment was carried.

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

SECTION 3 - REPORT OF GENERAL PURPOSE COMMITTEE

SECTION 1 - WORKS

5. UPPER COLO RESERVE PK/16 PT1

Alderman Rotherham declared an interest in this matter.

SECTION 2 - PLANNING AND DEVELOPMENT

4. SUBDIVISION - R A EASTON - LOT 1 DP 733109, 98A COMLERoy ROAD, KURRAJONG. SA 62/91

Item 19 of Section 7 - Correspondence for Information - Town Clerk/General Manager's Report - was considered in conjunction with Item 4 above.

- 248 RESOLVED on the motion of Alderman Rotherham seconded by Alderman Mackay that consideration of the application be deferred.

6. A. INTEGRATED HOUSING. B. SUBDIVISION - HUXLEY HOMES PTY LTD - LOT 1078 DP 791978 BIRK PLACE, BLIGH PARK. DA 116/91 & SA 83/91

Item 2 - Planning Section of the Reports for Determination - Town Clerk/General Manager's Report was considered in conjunction with Item 6 above.

Moved by Alderman Sheather seconded by Alderman Bazeley that the application be refused :

Over development
Not in the public interest

The motion was lost.

249 **MOVED** by Alderman Rotherham seconded by Alderman Gibson that :

- A. That the applicant's SEPP No. 1 objection to the minimum lot size be supported.
- B. That the development application be approved subject to:-
 - 1. The development shall be carried out generally in accordance with plans dated 14th May, 1991.
 - 2-10 Standard Conditions (DA's) - 31, 40, 56, 61, 62, 64, 70, 73, 104.
 - 11. Construction of Council's standard footway vehicular crossing to suit the access to the site.
 - 12. All service connections to the dwellings to be kept wholly within each proposed lot.
 - 13. Compliance with all conditions of Council's approval to subdivide the land prior to occupation of the dwellings.
 - 14. Submission of a site plan showing existing and proposed surface levels and details of retaining walls, if proposed, including elevations and cross-sections for any filling to be required. This detail shall be submitted with the Building Application for approval.
 - 15. All fences to have a height of 1.8m (one point eight) to provide privacy between the respective dwellings.
 - 16. Proposed dwellings located on proposed Lots 3, 4 and 5 to be set back 8.9m (eight point nine), 5.5m (five point five) and 6.5m (six point five) respectively from Birk Place to guarantee solar access to useable courtyard areas.

17. The proposed dwellings to have a mix of external finishes to those adjoining, so as to provide an aesthetic streetscape. Details to be submitted with the Building Application for approval.
- C. That Subdivision Application No. 83/91 be approved subject to:-
1. The 6 (six) lot Torrens Title subdivision shall be carried out generally in accordance with plans referenced 7878-91, dated 25th June, 1991.
 - 2-10 Standard Conditions (Subdivision) - 1, 3, 5, 10 (\$12,105 (twelve thousand one hundred and five)), 11 (\$400 (four hundred)), 12 (\$20,000 (twenty thousand)), 13, 40, 48.
 11. The provision of inter-allotment drainage covering all lots not draining directly to a public road and the creation of necessary easements free of cost to Council. Only 1 (one) discharge point will be permitted into Council's drainage system adjoining the lots.
 12. Construction of drainage or sewer works are not to commence until three (3) copies of the plans and specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
 13. A design checking and inspection fee of \$1 (one) per metre of inter-allotment drainage (minimum \$50 (fifty)) and \$50 (fifty) per lot served for sewer, must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1991.
 14. Payment of a linen release fee of \$300 (three hundred). This amount is valid until 31st December, 1991.
 15. The creation of reciprocal rights of way to suit the accesses to the proposed integrated houses on the site.

An amendment was moved by Alderman Bazeley seconded by Alderman Sheather that the applicant be requested to reduce the number of villa units from 6 (six) to 5 (five).

The amendment was lost.

The motion was then put and carried.

10. LANDFILL/RESHAPING OF RIVERBANK - T ALLEN - LOT 2 DP 56025, LOTS 79 AND 140 DP 86240 CORNWALLIS ROAD, WINDSOR. DA 83/91

250 RESOLVED on the motion of Alderman Sheather seconded by Alderman Stubbs :

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

1. The landfill operation is to be carried out in accordance with plan No. 10869/1, dated the 4th April, 1991.
2. All hard fill shall be track rolled to ensure adequate compaction and reduce the possibility of scour by floods.
3. Details of the proposed pipeline to be submitted for approval prior to construction and the creation of a 3m (three) wide drainage easement over the existing and proposed pipeline free of cost to Council.
4. No obstruction to the flow of water off or under Cornwallis Road shall result from the filling operation.
5. Compliance with any requirements of the Waste Management Authority of NSW.
6. The landfill operation shall not take place on the land except between 7.00am (seven) and 4.00pm (four) Monday to Friday.
7. The applicant shall pay or procure payment to Council of a contribution under Section 94 of the Environmental Planning and Assessment Act, 1979, at the rate of 29 (twenty nine) cents per tonne of all extractive materials transported to the subject site, and in respect of the said contribution the following provisions shall apply:-
 - (i) the said contribution shall be calculated and paid monthly from the date on which the development consent became effective.

- (ii) the said contribution will be indexed and adjusted annually from the date the consent became effective in accordance with the Consumer Price Index applicable to each year ending the 30th June, commencing the 30th June, 1991, for the duration of the development consent and the said adjustments to the contribution shall take effect from and including July each year commencing the 30th June, 1991, for the duration of the consent.
 - (iii) on or before the 14th (fourteenth) day of each month the applicant shall deliver or procure delivery to the Council of the true certified copy weighbridge or other returns or records showing the true quantities of deposited materials transported to the property during the immediately preceding month and the Council will then as soon as it can conveniently do so issue to the applicant or its consenting assignee an invoice for the contribution payment payable for the month, which payment the applicant or its consenting assignee will pay to the Council within 14 (fourteen) days of the date thereof.
 - (iv) the Council has the right to inspect and have the original records relating to any of the deposited material including numbers and types of laden trucks and trailers and load quantities transported to the property audited by any person nominated by its own internal accountant at any time as and when he may by written request so require.
 - (v) the Council will pay all of the said contribution payments into specially identified trust accounts for payment towards the rehabilitation, restoration, repair and/or maintenance of State, Regional and local roads used by trucks transporting material to the landfill site.
8. All loaded trucks arriving at the site shall have their payloads suitably covered by suitable material to prevent spillage from the truck onto the road.
9. Council reserves the right to impose a condition to have a mechanism installed whereby wheels of trucks leaving the site are washed to minimise dust and debris being deposited on

roads, however, it shall monitor the operation for 3 (three) months without such a facility to ascertain whether such is required.

10. No excavated material (subsoil, soil, topsoil) shall be removed from the site.
11. Appropriate trees be planted on the river bank, following information from the Public Works Department.

- B. That a contribution of 3 cents (three) per tonne per kilometre for payments towards the rehabilitation, restoration, repair and/or maintenance of local roads for applications involving landfill and/or extractive industry operations be adopted.

11. CLEARING OF TREES - I & P RAGUZ - LOT 2 DP 716348 BELLS LINE OF ROAD, BILPIN DA 70/91

Alderman Sheather asked that this item be deferred to permit the owner to pursue further matters with Council's staff.

- 251 RESOLVED on the motion of Alderman Sheather seconded by Alderman Gibson that consideration of this item be deferred.

14. RICHMOND PARK, RICHMOND AND PLACEMENT OF HISTORIC CANNON. H105

- 252 MOVED by Alderman Books seconded by Alderman Gibson :

1. That the cannons be inspected by the full Council.
2. That estimates be prepared for the protection of the cannons in a housed position, e.g. Richmond Park.
3. That a programme be considered calling for public subscription from the various Universities, Historical Societies, in order to contribute towards the housing of these cannons.
4. Expressions of interest be called for the housing of the cannons.

5. The possibility of housing the cannons under the grandstand be investigated.

An amendment was moved by Alderman Michael seconded by Alderman Horrex that the cannons be placed in Richmond Park at the site which was previously recommended by this Council in a suitable building to allow the cannons to be observed but not damaged.

The amendment was lost.

The motion was then put and carried.

17. SUBDIVISION POTENTIAL - KURRAJONG VILLAGE. SA 90/32;
SA 253/90; LEP 16/90

The Mayor advised that Items 3 and 4 of the Town Clerk/General Manager's Report - Section 4 - Reports for Determination - together with Item 15 of the Town Clerk/General Manager's Report - Section 5 - Reports for Information - would be considered in conjunction with Item 17 - See Minutes Nos. 253, 254, 255 and 256.

3. PROPOSED SUBDIVISION - LOT 2 DP 6655 NO. 33 OLD BELLS
LINE OF ROAD, KURRAJONG - APPLICANT BENNETT REAL
ESTATE - OWNER TIMEDES PTY LTD SA 2/91

- 253 RESOLVED on the motion of Alderman Rotherham seconded by Alderman Bazeley that the application be refused for the following reasons :-

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

See - Notice of Rescission Motion - Minutes Nos. 279 and 280.

4. PROPOSED SUBDIVISION - OLD BELLS LINE OF ROAD, KURRAJONG - TOWN AND COUNTRY PLANNING - MR J BUCKETT SA 253/90

- 254 RESOLVED on the motion of Alderman Sheather seconded by Alderman Gibson that the application be approved with appropriate conditions subject to concurrence of the Water Board.

15. PROPOSED SUBDIVISION - GROSE VALE ROAD, KURRAJONG - W & L CLAYDON. SA 32/90

Item 17 of the Town Clerk/General Manager's Supplementary Report - Reports for Information - was dealt with in conjunction with Item 15 above.

Moved by Alderman Gibson seconded by Alderman Denne that the application for Mr. Claydon be approved subject to the issue and compliance with the provisions of a Section 27 Certificate from the Water Board.

- 255 AN AMENDMENT was moved by Alderman Bazeley seconded by Alderman Mackay that subject to the Director of Planning's concurrence the application for Mr. Claydon be approved subject to the issue and compliance with the provisions of a Section 27 Certificate from the Water Board.

The amendment was carried.

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

Alderman Gibson asked that his name be recorded as being against the motion.

17. SUBDIVISION POTENTIAL - KURRAJONG VILLAGE. SA 90/32; SA 253/90; LEP 16/90

- 256 RESOLVED on the motion of Alderman Mackay seconded by Alderman Stubbs that Council further proceed with the Draft Local Environmental Plan for the Kurrajong Village which creates a residential zone with minimum subdivision potential of 4000m² (four thousand) minimum.

Alderman Michael tendered a Rescission Motion in respect of Item 3 of the Town Clerk/General Manager's Report - Minute No. 253.

SECTION 3 - FINANCE

6. ACQUISITION OF LAND, WATER BOARD - KEDA CIRCUIT, NORTH RICHMOND. P1116/135 PT 1, P1116/350 PT 1

Moved by Alderman Sheather seconded by Alderman Bazeley that :

1. Council accept the offer by the Water Board for \$3,000 (three thousand) plus payment of reasonable legal costs, as compensation for the land and associated easements required for Sewer Pumping Station 93 Keda Circuit, North Richmond subject to the overflow pipe being restricted to the easement area.
2. The Seal of Council be affixed to all necessary documents.
3. The Water Board be requested to submit details of dense and varied landscaping concurrently with any future development application for the Pump Station, such landscaping to be completed prior to the commissioning of the pumping station.

The motion was lost.

257 RESOLVED on the motion of Alderman Mackay seconded by Alderman Horrex that :

1. Council accept the offer by the Water Board for \$3,000 (three thousand) plus payment of reasonable legal costs, as compensation for the land and associated easements required for Sewer Pumping Station 93 Keda Circuit, North Richmond.
2. The Seal of Council be affixed to all necessary documents.
3. The Water Board be requested to submit details of dense and varied landscaping concurrently with any future development application for the Pump Station, such landscaping to be completed prior to the commissioning of the pumping station.

Alderman Sheather asked that his name be recorded as being against the motion.

- 258 RESOLVED on the motion of Alderman Mackay seconded by Alderman Stubbs that the Report of the General Purpose Committee Meeting held on 23rd July, 1991 as recorded on Pages 1 to 21 of the Minutes of the General Purpose Committee Meeting, be adopted, with the exception of :

Section 2 - Planning and Development

4. Subdivision - R A Easton - Lot 1 DP 733109, 98A Comleroy Road, Kurrajong. SA 62/91

6. A. Integrated Housing. B. Subdivision - Huxley Homes Pty Ltd - Lot 1078 DP 791978 Birk Place, Bligh Park DA 116/91 & SA 83/91

10. Landfill/Reshaping of Riverbank - T Allen - Lot 2 DP 56025, Lots 79 & 140 DP 86240 Cornwallis Road, Windsor. DA 83/91

11. Clearing of Trees - I & P Raguz - Lot 2 DP 716348 Bells Line of Road, Bilpin DA 70/91

14. Richmond Park, Richmond and Placement of Historic Cannon. H105

17. Subdivision Potential - Kurrajong Village. SA 90/32; SA 253/90; LEP 16/90

which have already been considered by Council - Minutes Nos. 248, 249, 250, 251, 252 and 256.

SECTION 4 - REPORTS FOR DETERMINATION

FINANCE AND ADMINISTRATION

1. STAFF MATTERS. S1/8P

- 259 RESOLVED on the motion of Alderman Sheather seconded by Alderman Rotherham that the resignation be accepted and a reference be issued under the Common Seal of Council.

2. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL
OF COUNCIL. GC283/52 PT 1, GC283/6 PT 1, GC283/24 PT 1

- 260 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that the Seal of Council be affixed to the following documents:

Residential Lease 45 Berger Road, South Windsor, to Mr Barry Evans for a period of 6 (six) months at a commencing monthly rental of \$650 (six hundred and fifty). Lease to continue on a month to month basis thereafter.

Lease Lease of Shop 2 Hobartville Shopping Centre to Mr M & Mrs K Skillen for hire of videos at a commencing annual rental of \$6,760 (six thousand seven hundred and sixty) plus 8.77% (eight point seven seven) of outgoings levied on the Centre. The lease is for a period of 3 (three) years with a 3 (three) year option.

Deed of Assignment Assignment of lease for Shop 8 Wilberforce Shopping Centre from Mr M L McAuliffe and Mrs D L McAuliffe and Mr J Tsaoucis and Mrs O Tsaoucis to Sai Chong Lai and Yen Sreg Tran. Current annual rental is \$11,260 (eleven thousand two hundred and sixty) plus 11.54% (eleven point five four) of outgoings and 9.23% (nine point two three) of rates and taxes for Wilberforce Shopping Centre.

3. RICHMOND GOLF CLUB. GC283/70 PT 1

- 261 RESOLVED on the motion of Alderman Stubbs seconded by Alderman Rotherham that in accordance with the provisions of the Local Government Act, 1919, and Clause 20 of Ordinance 48, Council prohibit swimming in the water traps on Crown Reserve No. 81554. Further, that appropriate signs be erected near the entrance to the Reserve and in the vicinity of the water traps.

4. INSURANCE QUOTATIONS 1991/92. GI20/36

262 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that:-

1. Council renew the specific categories of insurance as detailed in this report at the premium specified for the term 20th August, 1991, to 20th August, 1992.
2. Manufacturers Mutual be appointed as Council's Compulsory Third Party Insurers for the term 20th August, 1991, to 20th August, 1992.

5. ALCOHOL FREE ZONES. GP70/1 PT 1

263

RESOLVED on the motion of Alderman Horrex seconded by Alderman Mackay that:-

1. The public roads (as defined by the Local Government Act) as detailed below be declared as Alcohol Free Zones from 1st October, 1991, for an initial term of 12 (twelve) months unless otherwise suspended or cancelled:-
 - Windsor Street, Richmond, between East Market and West Market Streets;
 - March Street, Richmond, between Paget and West Market Streets;
 - East Market Street, Richmond, between Francis and Lennox Streets;
 - Woodhills Carpark, Richmond;
 - Bells Line of Road, North Richmond, in front of the State Bank Plaza;
 - Windsor Mall, Windsor.
2. Windsor Police be informed of Council's decision.

6. HISTORICAL SOCIETY REQUEST - REPRESENTATIVES ON AUSTRALIA DAY DINNER COMMITTEE. GC30/21 PT 1

- 264 RESOLVED on the motion of Alderman Benson seconded by Alderman Rotherham that the Hawkesbury Historical Society be advised that Council supports the Society being represented by Doug Bowd, Jan Barkley, John Miller and Bobby Free and that the Council representatives will be appointed following the General Election in September, 1991.

7. CAPITAL ASSISTANCE PROGRAMME - DEPARTMENT OF SPORT, RECREATION AND RACING. GG21/42 PT 1

- 265 RESOLVED on the motion of Alderman Gibson seconded by Alderman Sheather that the priorities as recommended be endorsed and that the Department of Sport, Recreation and Racing be advised that Council is prepared to contribute, in accordance with the priorities submitted, with Council's allocation for the Woodlands Park project and projects under the current programme being funded from Section 94 contributions.

8. PROPOSED RESUMPTION OF NO. 327 GEORGE STREET, WINDSOR. 731/565

- 266 RESOLVED on the motion of Alderman Gibson seconded by Alderman Rotherham that:-
1. Action be initiated to resume for the nominal consideration of \$1 (one dollar) the land identified as Lot 4 in Section 12, George Street, Windsor from the Crown pursuant to the provisions of Section 532 of the Local Government Act and Ordinance 77 thereunder.
 2. All necessary documents be executed under the Common Seal of Council.

9. ORGANISATION - TREE PRESERVATION - DEVELOPMENT CONTROL. GE20/31 PT 1, WP/CH, WP/TG

- 267 MOVED on the motion of Alderman Mackay seconded by Alderman Sheather that the changes in administration of the Tree Preservation Order and Parks Operations be adopted.

An amendment was moved by Alderman Bazeley seconded by Alderman Stubbs that the changes in administration of the Tree Preservation Order and Parks Operations with the current reporting procedures to Council be adopted.

The amendment was lost.

The motion was then put and carried.

ENGINEERING

1. ROTARACT RAFT RACE - GOVERNOR PHILLIP RESERVE - EXCLUSIVE USE - ROTARACT CLUB OF HAWKESBURY, PK/205 PT 1, GR30/20 PT 1

268 RESOLVED on the motion of Alderman Rotherham seconded by Alderman Sheather that:-

1. The change of date from 20th October, 1991, to 27th October, 1991, for use of Governor Phillip Reserve by the Upper Hawkesbury Power Boat Club be approved.
2. Council grant exclusive use of Governor Phillip Reserve on 20th October, 1991, to the Rotaract Club of Hawkesbury to conduct its Annual Rotaract Raft Race, subject to the area being left clean and tidy upon completion of the event.
3. The programme of events submitted by the Rotaract Club of Hawkesbury be approved with the exception of bands, both live and amplified taped music.
4. Approval be granted for the Rotaract Club of Hawkesbury to charge an admission fee of up to \$1.50 (one dollar fifty) per vehicle.
5. Council waive its requirement for contribution in respect of exclusive use, in view of the charitable objective of the proposed function.

2. RAAF 70TH ANNIVERSARY AIR SHOW, RICHMOND - 11TH-13TH OCTOBER, 1991 - AIRSHOWS DOWNUNDER. GT230/15 PT 1, 248/R PT 1, 1218/R PT 1

269 RESOLVED on the motion of Alderman Gibson seconded by Alderman Stubbs that:-

1. Approval be granted to Airshows Downunder for the use of Iceley Park, part of the Richmond Lawn Cemetery grounds, the off street car parking and access roads at the Hawkesbury Tennis Centre.
2. That Council agree to the proposed road closures in Blacktown/Richmond Road and Lennox Street, Richmond subject to approval of the members of the Local Traffic Committee.

TOWN PLANNING

1. TRAFFIC IMPACT REPORT - FLOOD FREE CROSSING OF THE HAWKESBURY RIVER GR120/20 Pt.1

270 MOVED on the motion of Alderman Books seconded by Alderman Gibson that the Roads & Traffic Authority be thanked for the advice in Stage 1 of the report and be requested to proceed with the 2nd stage immediately. In proceeding with Stage 2 that the Roads & Traffic Authority give priority to the option of the completely new bridge crossing between Yarramundi and North Richmond connected to an upgraded Driftway.

An amendment was moved by Alderman Rotherham seconded by Alderman Michael that the Roads & Traffic Authority be thanked for the advice in Stage 1 of the report and be requested to proceed with the 2nd stage immediately.

The amendment was lost.

The motion was then put and carried.

2. INTEGRATED HOUSING DEVELOPMENT (HUXLEY HOMES PTY LTD) LOT 1078 DP 791978, BIRK PLACE, BLIGH PARK, DA 116/91 AND SA 83/91

See Minute No. 249.

3. PROPOSED SUBDIVISION - LOT 2 DP 6655 NO. 33 OLD BELLS
LINE OF ROAD, KURRAJONG - APPLICANT BENNET REAL ESTATE
- OWNER TIMEDES PTY LTD. SA 2/91

See Minute No. 280.

4. PROPOSED SUBDIVISION - OLD BELLS LINE OF ROAD,
KURRAJONG - TOWN AND COUNTRY PLANNING - MR J BUCKETT.
SA 253/90

See Minute No. 254.

SECTION 5 - REPORTS FOR INFORMATION

1. REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 6TH AUGUST, 1991. C50-1.
2. AUDITOR'S REPORT. GF1/1 PT 1

The Auditor's Report was tabled at the meeting.

3. ACADEMIC SCHOLARSHIP - UNIVERSITY OF WESTERN SYDNEY, HAWKESBURY. GU1/3 PT 1
4. AUSTRALIANA PIONEER VILLAGE. GA50/4 PT 1
5. HAWKESBURY LIFE EDUCATION. GC80/18 PT 1
6. COMMUNITY SERVICES REPORT - JULY. GP21/1 PT 1
7. LIBRARY STUDENT USER SURVEY. GL20/40 PT 1
8. FUNDING CUTS FOR PUBLIC LIBRARIES. GG21/2 PT 1
9. DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY. P160/33
10. RIVERBANK REVEGETATION PROGRAM. GR60/12 PT 1
11. QUESTION - ORDINARY MEETING 9TH JULY, 1991. GL10/1 PT 1

The Town Clerk/General Manager advised that he had received a number of letters in a similar context indicating that the authors of the letters have, in general form, neither been charged nor convicted of an offence being a sexual assault upon a juvenile male. The letters were from Alderman P.E.Gibson, Alderman W.J.Mackay, Alderman H.J.M.Books, Alderman R.P.Stubbs and Alderman C.Bazeley.

Alderman Rotherham advised that he had prepared a similar letter which he had available this evening.

Alderman Sledge made a verbal declaration along the lines of the letters already submitted.

Alderman Horrex, Alderman Denne and Alderman Benson also made verbal declarations to this effect.

12. TREE PRESERVATION ORDER APPLICATIONS. P160/30
 13. PUBLIC WORKS. S205/3/A
 14. KURRAJONG WATER SUPPLY. LEP 16/90
 15. PROPOSED SUBDIVISION - GROSE VALE ROAD, KURRAJONG - W & L CLAYDON. SA 32/90
 16. ZONING - LAND GENERALLY OPPOSITE HAYES BROS, RICHMOND. LEP 1/1991
- 271 RESOLVED on the motion of Alderman Michael seconded by Alderman Stubbs that a submission be made to the Department of Defence that the vacant land opposite the tennis courts at Richmond be incorporated in the R.A.A.F. Base.
- 272 RESOLVED on the motion of Alderman Horrex seconded by Alderman Gibson that the reports in this section be received with the exception of Item 16 - See Minute No. 271.

SECTION 6 - REPORTS OF COMMITTEES

HERITAGE ADVISORY COMMITTEE MEETING

- 273 RESOLVED on the motion of Alderman Gibson seconded by Alderman Mackay that the Minutes of the Heritage Advisory Committee Meeting held on 12th June, 1991, as recorded on Pages 1 to 5 of the Minutes of the meeting, be adopted, subject to the exclusion of Paragraph 4 - "Historic Cannon" - Page 1 - which reads :

"The Committee resolved that it was unnecessary for the cannon to be housed within a Cannon House and that the cannon be located in Richmond Park. The Committee resolved that should the cannon not be able to be located within Richmond Park, that it be located adjacent to the Macquarie Statue in McQuade Park, Windsor."

1994 BICENTENNIAL COMMITTEE MEETING

- 274 RESOLVED on the motion of Alderman Gibson seconded by Alderman Rotherham that the Minutes of the 1994 Bicentennial Committee Meeting held on 17th July, 1991, as recorded on Pages 1 & 2 of the Minutes of the meeting, be adopted.

SECTION 7 - CORRESPONDENCE FOR INFORMATION

1. DEVELOPMENT OF FREEMANS REACH PRIMARY AND HAWKESBURY HIGH SCHOOLS - MINISTER FOR SCHOOL EDUCATION AND YOUTH AFFAIRS. GS20/31 PT 1
2. GENERAL CIRCULAR NO. 8/1991 - LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS. GC70/4 PT 3
3. GENERAL CIRCULAR NO. 9/1991 - LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS. GC70/4 PT 3
4. CHANGES TO DEPARTMENT OF LOCAL GOVERNMENT - SPECIAL CIRCULAR NO. 13/1991 - LOCAL GOVERNMENT SHIRES ASSOCIATION. GC70/4 PT 8
5. REPRESENTATION OF CONSTITUENT COUNCILS - PROSPECT COUNTY COUNCIL - NSW MINISTER FOR LOCAL GOVERNMENT & MINISTER FOR CO-OPERATIVES. GA30/3
6. SENIOR CITIZEN OF THE YEAR - HAWKESBURY DISTRICT SENIOR CITIZENS CENTRE. GC30/10 PT 1
7. 1991 WATER SUPPLY CONFERENCE - LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF NSW. GL40/1 PT 1
8. WEBBS CREEK FERRY - ROADS & TRAFFIC AUTHORITY. GT240/7 PT 1, GT240/5 PT 1, GT240/9 PT 1
9. TILMUNDA SAND & SOIL - ABBOTT TOUT RUSSEL KENNEDY, SOLICITORS. P331/60 PT 1
10. SYDNEY WESTERN REGION - REDUCTION IN ACCIDENT RATE - ROADS & TRAFFIC AUTHORITY. GT230/1 PT 1
11. CAPITAL WORKS PROJECTS - GENERAL CIRCULAR NO. 91/33 - DEPARTMENT OF LOCAL GOVERNMENT AND CO-OPERATIVES. GC70/5 PT 1, GG21/17 PT 1
12. LOCAL GOVERNMENT REPRESENTATION ON THE PROSPECT COUNTY COUNCIL - PROSPECT ELECTRICITY. GA30/3 PT 1
13. GUIDELINES FOR OPERATION OF B-DOUBLES - ROADS & TRAFFIC AUTHORITY. GT230/4 PT 1

14. SEPTEMBER BLACK CAT PEDESTRIAN SAFETY CAMPAIGN - ROADS & TRAFFIC AUTHORITY. GT230/6 PT 1
15. GRAHAM PRICE PTY LTD AND MUSHROOM COMPOSTERS PTY LTD - WINDSOR CHAMBER OF COMMERCE. P1609/110 PT 1, P1641/700 PT 1
16. HOME ACTIVITY - LIGHT WELDING AND MACHINING WORK, HERMITAGE ROAD, KURRAJONG - APPLICANT G TELFSEER - MR & MRS F MORGAN. DA 103/91
17. GENERAL CIRCULAR NO. 10/1991 - LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF NSW. GC70/4 PT 3
18. PROPOSED RE-OPENING OF THE TERRACE, WINDSOR - REGIONAL TRAFFIC COMMITTEES. 20/9/R PT 1

Moved by Alderman Bazeley seconded by Alderman Stubbs that the closure of The Terrace be relocated from New Street to Bridge Street and appropriate LATM devices be installed along the residential section of The Terrace.

An amendment was moved by Alderman Books seconded by Alderman Gibson that should the opening of The Terrace not proceed, the funds allocated to the works on The Terrace, the following occur : resealing of Hilltop Road : a report be brought forward on the remainder of the funds being spent on traffic carparking improvements in Windsor including extensions to Union Lane and improvements to Fitzgerald and Johnston Streets.

Alderman Michael foreshadowed a further amendment.

The amendment was carried.

The amendment then became the motion.

- 275 **A FORESHADOWED AMENDMENT** was moved by Alderman Michael seconded by Alderman Horrex that a report be brought forward on the use of loan funds (\$230,000 [two hundred and thirty thousand]) previously set aside for work on The Terrace to include traffic improvements in Windsor including extensions to Union Lane and improvements to Fitzgerald and Johnston Streets, further the possible sealing of Hilltop Road.

The amendment was carried.

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

19. PROPOSED SUBDIVISION - LOT 1 DP 733108 NO. 98A
COMLERoy ROAD, KURRAJONG - MR R EASTON. SA 62/91

- 276 RESOLVED on the motion of Alderman Rotherham seconded by Alderman Bazeley that the correspondence in this section be received and appropriate replies be forwarded where necessary, with the exception of Item 18 - See Minute No. 275.

SECTION 8 - OTHER REPORTS

Nil

SECTION 9 - SUPPLEMENTARY REPORTS

REPORTS FOR DETERMINATION

HEALTH AND BUILDING

1. WASTE COLLECTION VEHICLE - TENDERS GT20/31 PT1

- 277 RESOLVED on the motion of Alderman Mackay seconded by Alderman Gibson that the tender of Stillwell Trucks for the supply of a Ford Cargo III Model 2421 cab and chassis fitted with a Garpac Pty Ltd GP23SL compaction body, in accordance with the tender specification for a price of \$153,206 (one hundred and fifty three thousand two hundred and six) be accepted, with funds being available in the Garbage Fund.

REPORTS FOR INFORMATION

17. CLAYDON - PROPOSED SUBDIVISION - GROSE VALE ROAD, KURRAJONG. SA 32/90

See Minute No. 255.

QUESTIONS WITHOUT NOTICE

Alderman Rotherham sought advice concerning election material in the name of Paul Rogers and specifically asked if the Town Clerk/General Manager considered the leaflet to be defamatory.

The Town Clerk/General Manager stated that he had been given a number of copies of a leaflet distributed by candidate Paul Rogers that contained a number of statements that infers that there is corruption, nepotism, cronyism within the Council. The matter had been brought to his attention by concerned members of staff, and most recently by a number of other people. He stated that he wrote to Mr. Rogers last week expressing concern, indicating that obviously certain election material is used for political purposes to draw attention to matters, however, there was a direct reference from those that was having an impact, certainly on the morale of the staff of this organisation and if Mr. Rogers had any allegations of corruption, then he was required to report those to the Independent Commission Against Corruption. A reply had not been received from Mr. Rogers, however, the Town Clerk/General Manager did receive a telephone call a day later from Alderman Stubbs, who is running with Mr. Rogers. Alderman Stubbs indicated to the Town Clerk/General Manager that that was not the intention of the material, that the intention of the material was to draw a broader scope to the inferences and referring to other material relating to other Western Sydney Councils recently.

The Town Clerk/General Manager stated that he did get a verbal opinion from Council's Solicitor regarding the matter and the Solicitor indicated that the matter was actionable.

Alderman Rotherham asked the Mayor, on the basis of the reply from the Town Clerk/General Manager, if she would accept a motion.

The Mayor stated that she did not consider it as a matter of urgency as it has already been dealt with.

Alderman Rotherham moved a dissent in the Mayor's ruling.

The Mayor then gave permission for the motion to be moved.

- 278 RESOLVED on the motion of Alderman Rotherham seconded by Alderman Gibson that Council institute urgent action to have the leaflet withdrawn from further circulation and further seeking an unqualified public apology from Mr. Rogers.

NOTICE OF RESCISSION MOTION3. PROPOSED SUBDIVISION - LOT 2 DP 6655 NO. 33 OLD BELLS LINE OF ROAD, KURRAJONG - APPLICANT BENNETT REAL ESTATE - OWNER TIMEDES PTY. LTD. SA 2/91

Alderman Michael asked if the Rescission Motion which had been submitted this evening could be dealt with to-night.

The Town Clerk/General Manager advised that the following Rescission Motion, signed by three Aldermen - Alderman Michael, Alderman Horrex and Alderman Stubbs - had been received :

"The undersigned move that the decision on Item 3 of the Town Clerk/General Manager's Report 'Proposed Subdivision Lot 2 DP 6655 No. 33 Old Bells Line of Road, Kurrajong' be rescinded",

The Mayor determined that she would accept the Rescission Motion.

- 279 RESOLVED on the motion of Alderman Michael seconded by Alderman Stubbs that the undersigned move that the decision on Item 3 of the Town Clerk/General Manager's Report 'Proposed Subdivision Lot 2 DP 6655 No. 33 Old Bells Line of Road, Kurrajong' be rescinded.
- 280 RESOLVED on the motion of Alderman Rotherham seconded by Alderman Stubbs that the matter be further reported.

Alderman Benson referred a problem where the road is breaking away at 113 Golden Valley Drive, Glossodia, and undertook to give the Manager of Engineering Services, further details.

Alderman Benson stated that he had received a complaint from residents of Surprise Crescent, Bligh Park concerning sulo bins. He stated that it appears that they will not be picked up unless they are left out on the main road, which means in some cases they have to be wheeled about 100 metres.

The Mayor stated that the complaint would be investigated.

Alderman Benson referred to his previous request concerning the provision of a garbage service at Pitt Town Bottoms.

The Manager of Environmental & Building Services stated that he would investigate the position and advise Alderman Benson.

Alderman Sheather asked if Council had received any submissions in relation to a pontoon for river cruises or river boats off Governor Phillip Park.

The Manager of Town Planning advised that an application had been received from the Nepean Belle Group whereby it seeks to use Council's land at Governor Phillip Park and that he had written a letter to the applicant and to the Power Boat Club seeking to have a meeting to discuss this matter before the application is processed. The matter would be brought before Council.

Alderman Sheather stated that last year there were nine items submitted to the Department of Sport & Recreation and asked if there were only two that were not successful.

Alderman Sheather referred to reports from WSROC regarding recycling indicating that Council is doing nothing and asked if there is any organisation that Council can contact in regard to communication as to what action Council is doing in this regard.

The Manager of Environmental & Building Services advised that the Recycle Sydney Committee has been kept fully informed of what is happening and it is the intention after the service has started, which hopefully will be no longer than another three weeks, that the commencement will be publicised very widely to other organisations.

Alderman Sheather stated that it was proposed at the last General Purpose Committee Meeting that an inspection of Ascot Place take place, but this was not possible due to the lateness of the evening and asked if it could be looked at, or possibly a report on what needs to take place.

Alderman Sheather referred to the last meeting where it was determined that there were recommendations for approval which did not occur, and consequently it turned out along the lines of a Rescission Motion.

The Town Clerk/General Manager stated that there was no resolution from the Committee, there was a verbal request from Alderman Sheather that there be a favourable report brought forward on the two subdivisions. The position is that from what transpired between the Committee Meeting and the Ordinary Meeting, the Manager of Town Planning was not in a position to bring forward a favourable report to approve the two subdivision because of the information before him including one where his advice to Council clearly was that statutorily Council could not approve of the matter. It would be extremely unprofessional and unethical of any professional staff member of the Council to bring forward a report to Council that indicated political favourability of the matter when, in their professional opinion, they cannot do that and that is the reason why the report was brought forward in those terms.

QUESTIONS FROM THE GALLERY

The Mayor then invited Questions from the Gallery.

Mr.Craig Clifford asked when a decision would be made on the skate board ramp in Richmond.

The Manager of Engineering Services advised that the matter has been advertised and he is now in a position to report back to Council. He advised that a report would be submitted to the August General Purpose Committee Meeting.

The meeting terminated at 11.56 p.m.

Submitted to and confirmed at the meeting of Council held on 10th September, 1991.

..... Mayor

Minutes of the Special Meeting of the Council of the City of Hawkesbury held at the Council Chambers, Windsor, on 5th September, 1991, commencing at 7.30 p.m.

PRESENT : Alderman W.J.Sledge, Mayor, and Aldermen R.C.Bazeley, R.S.Benson, 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.

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

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

Moved by Alderman Gibson seconded by Alderman Rotherham that :

1. The report of the Town Clerk/General Manager on organisational and management structure be received and adopted.
2. The Council agree to the appointment of Divisional Managers for Financial Management, Environment & Development, Community Planning, Engineering Operation and Corporate Services from existing staff following internal applications and delegation to appoint given to the Mayor, Deputy Mayor and General Manager.
3. The Town Clerk/General Manager be authorised pursuant to the provisions of the Act and delegations of authorities already vested in his position to direct and implement the structural changes, including the deployment and redeployment of staff (permanent or temporary), physical relocation of functional and operational activities and determination of salaries/wages and conditions of employment where necessary.
4. The Town Clerk/General Manager following consultation with the appointed Divisional Managers recommend Branch Management structure for Council's adoption which will include appropriate delegations of authority.
5. The changed organisational structure be implemented over a transitional period with a view to full implementation with the 1992 budget.
6. Having regard to the requirements imposed under the award restructuring procedures, Council authorise the Town Clerk/General Manager to take all necessary steps within the approved budget to facilitate training opportunity, career path development and skills enhancement. In this regard, for senior staff members, any transition period being utilised for the purpose of

developing leadership qualities and a broader range of management skills for individuals so they may demonstrate capabilities for executive appointment.

7. Adoption for future senior staff appointments a policy where all these positions are advertised internally and externally so as to attract the best possible candidates.
8. Consultants be engaged to assist in advising on performance and remuneration for the senior management and branch heads with a subsequent report to Council for its determination.
9. Recognising that the new structure is being implemented in stages and this will involve the removal of 'Deputy Department Heads' level in pursuance of the aim of shorter chains of command/communication and the creation of 'flatter' organisation. In so doing, there be as little as possible career path dislocation and no remuneration loss to existing incumbents.
10. The Town Clerk/General Manager report as necessary, from time to time, on aspects of the changes to the management structure so as to keep Council informed as to important steps in the process.

An amendment was moved by Alderman Horrex seconded by Alderman Stubbs that this item be deferred until after the election to allow the new Council to have full briefing before the recommendations are adopted.

Alderman Sheather foreshadowed a further amendment.

Alderman Michael foreshadowed a further amendment.

Alderman Bazeley foreshadowed a further amendment.

The amendment was lost.

A foreshadowed amendment was moved by Alderman Sheather seconded by Alderman Bazeley that :

1. The report of the Town Clerk/General Manager on organisational and management structure be received and adopted.
2. The Council agree to the appointment of Divisional Managers for Financial Management, Environment & Development, Community Planning, Engineering Operation and Corporate Services from

existing staff following internal applications and recommendations to fill appointments be confirmed by Council.

3. The Town Clerk/General Manager be authorised pursuant to the provisions of the Act and delegations of authorities already vested in his position to direct and implement the structural changes, including the deployment and redeployment of staff (permanent or temporary), physical relocation of functional and operational activities and determination of salaries/wages and conditions of employment where necessary to be determined by Council.
4. The Town Clerk/General Manager following consultation with the appointed Divisional Managers recommend Branch Management structure for Council's adoption which will include appropriate delegations of authority to be determined by Council.
5. The changed organisational structure be implemented over a transitional period with a view to full implementation with the 1992 budget.
6. Having regard to the requirements imposed under the award restructuring procedures, Council authorise the Town Clerk/General Manager to take all necessary steps within the approved budget to facilitate training opportunity, career path development and skills enhancement. In this regard, for senior staff members, any transition period being utilised for the purpose of developing

leadership qualities and a broader range of management skills for individuals so they may demonstrate capabilities for executive appointment.
7. Adoption for future senior staff appointments a policy where all these positions are advertised internally and externally so as to attract the best possible candidates.
8. Consultants be engaged to assist in advising on performance and remuneration for the senior management and branch heads with a subsequent report to Council for its determination.
9. Recognising that the new structure is being implemented in stages and this will involve the removal of 'Deputy Department Heads' level in pursuance of the aim of shorter chains of command/communication and the creation of 'flatter' organisation. In so doing, there be as little as possible career path dislocation and no remuneration loss to existing incumbents.

10. The Town Clerk/General Manager report as necessary, from time to time, on aspects of the changes to the management structure so as to keep Council informed as to important steps in the process.

The foreshadowed amendment was lost.

282 **A FORESHADOWED AMENDMENT** was moved by Alderman Michael seconded Stubbs that:

1. The report of the Town Clerk/General Manager on organisational and management structure be received and adopted.
2. The Council agree to the appointment of Divisional Managers for Financial Management, Environment & Development, Community Planning, Engineering Operation and Corporate Services from existing staff following internal applications and recommendations to fill appointments be confirmed by Council.
3. The Town Clerk/General Manager be authorised pursuant to the provisions of the Act and delegations of authorities already vested in his position to direct and implement the structural changes, including the deployment and redeployment of staff (permanent or temporary), physical relocation of functional and operational activities and determination of salaries/wages and conditions of employment where necessary.
4. The Town Clerk/General Manager following consultation with the appointed Divisional Managers recommend Branch Management structure for Council's adoption which will include appropriate delegations of authority.
5. The changed organisational structure be implemented over a transitional period with a view to full implementation with the 1992 budget.
6. Having regard to the requirements imposed under the award restructuring procedures, Council authorise the Town Clerk/General Manager to take all necessary steps within the approved budget to facilitate training opportunity, career path development and skills enhancement. In this regard, for senior staff members, any transition period being utilised for the purpose of developing leadership qualities and a broader range of management skills for individuals so they may demonstrate capabilities for executive appointment.

7. Adoption for future senior staff appointments a policy where all these positions are advertised internally and externally so as to attract the best possible candidates.
8. Consultants be engaged to assist in advising on performance and remuneration for the senior management and branch heads with a subsequent report to Council for its determination.
9. Recognising that the new structure is being implemented in stages and this will involve the removal of 'Deputy Department Heads' level in pursuance of the aim of shorter chains of command/communication and the creation of 'flatter' organisation. In so doing, there be as little as possible career path dislocation and no remuneration loss to existing incumbents.
10. The Town Clerk/General Manager report quarterly over the next 2 (two) years on aspects of the changes to the management structure so as to keep Council informed as to important steps in the process.

The foreshadowed amendment was carried.

The foreshadowed amendment then became the motion.

A foreshadowed amendment was moved by Alderman Bazeley seconded by Alderman Sheather that :

1. The report of the Town Clerk/General Manager on organisational and management structure be received.
2. Council agree to the appointment of Divisional Managers and the positions be advertised internally and externally and the Town Clerk/General Manager recommend to Council those appointments.
3. A report to Council be made with recommendations causing the required changes to direct and implement structural changes according to Council's restructuring procedures and in the spirit of current Local Government reforms.

The foreshadowed amendment was lost.

The motion was then put and carried.

The meeting terminated at 8.27 p.m.

Submitted to and confirmed at the meeting of Council held on 10th September, 1991.

..... Mayor.

This is Page of the Minutes of the SPECIAL NO. 5 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 5TH SEPTEMBER, 1991.

Town Clerk/General Manager

Mayor

NOTICES OF MOTION

SECTION 2

NOTICE OF MOTION

ORDINARY MEETING - 10TH SEPTEMBER, 1991

By Alderman L.C. Sheather :

That the Planner bring forward a report on Medium Density Housing in relation to :

1. Medium density in a street block.
2. Maximum density on a block where open space recreation should be provided, e.g. 15 units, one tennis court/pool/barbecue area.
3. Separation of medium density on the street front, e.g. twice the frontage of an existing frontage.
4. To take into account codes which have been exempted from SEPP 28, e.g. Municipality of Ryde Villa Home Code.

Lapsed - no second.

REPORT OF GENERAL PURPOSE COMMITTEE

REPORT OF GENERAL PURPOSE COMMITTEE MEETING

27TH AUGUST, 1991

I N D E X

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Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 27th August, 1991 commencing at 9.30am.

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

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

SECTION 1 - WORKS

ITEM 1: WORKS COST STATEMENT

COMMITTEE'S RECOMMENDATION

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

ITEM 2: (File PK/203 PT1)

SUBJECT: CAROLS BY CANDLELIGHT - McQUADE PARK -
WINDSOR CHAMBER OF COMMERCE

REPORT (MES)

Requesting use of McQuade Park, Windsor on 14th December, 1991, to conduct Carols by Candlelight. Also requesting use of stage and provision of additional rubbish receptacles.

The event is an annual one and has been supported in past years. Appropriate arrangements will be made for erection of stage and provision of additional rubbish receptacles.

Recommendation

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File GG21/40 PT1)

SUBJECT: SKATEBOARD RAMP - HOBARTVILLE

REPORT (MES)

With regard to the provision of a skateboard ramp in the Richmond area, the proposal for the construction of a skateboard bowl to be located on the reserve in Laurence Avenue, in the area to the south of the Hobartville shopping centre was advertised, seeking further public comment from, in particular, the residents of the area. The response was minimal with the matter resting on the many enquiries and submissions from children that had been previously submitted.

Representations had been submitted by children in the centres of population throughout the City, with strong support in respect to North Richmond and Richmond/Hobartville, together with the need for the facility at Bligh Park as the area expands to full development and the young children of this area reach school age.

A grant of \$12,000 has been provided to the North Richmond Community Centre under the Sport and Recreation Funding for 1991/92. Detailed plans of a suitable installation are now being developed.

It is anticipated that the facility will be heavily used and is supported and will have a degree of supervision from the North Richmond Community Centre Committee.

Upon completion of this skateboard ramp, a better assessment of the operation and requirements of the facility will be able to be made.

For the Hobartville site, it will be necessary for Council to allocate the funds with an amount of \$30,000 required to provide for a bowl type ramp with some associated facilities, ie; bicycle rack, bubbler, seating and landscaping. It was envisaged that funds could have been transferred from the Ham Common Bicentenary Park project, however, this is now not the situation with funds having been utilised on the children's playground and required for the commencement of the pathway to be provided to link the features in the Park and ultimately Clarendon/Windsor/Richmond areas.

It is, therefore, proposed that the project be listed for consideration in the next Park Improvement Programme, at which time an assessment should be available as to the use of the North Richmond installation.

Recommendation

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File SA65/91)

SUBJECT: BONDING OF OUTSTANDING ROAD AND SEWER
WORKS - WINDSOR DOWNS PRECINCT 2A -
SUBDIVISION LOT 144 DP805558 BARKLEY DRIVE

REPORT (MES)

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

The applicant has suggested a bank guarantee of \$200,000 which is well in excess of the value of the works outstanding and is recommended for approval.

Recommendation

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

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File P1610/8 PT1)

SUBJECT: TREE REMOVAL APPLICATION - J STOKMAN, LOT
2 POWELLS ROAD, BILPIN

REPORT (MES)

An application has been received from Mr Stokman to remove approximately six pine trees and one Eucalypt tree from an avenue of pine trees situated on an adjoining block of land over which he has a right of carriageway, to gain additional access into his property.

Lot 2 has an area of four hectares and has access from Bells Line of Road and also via a right of carriageway from Powells Road.

The property is currently being used for growing cut flowers and Mr Stokman proposes to expand that business. There is a shed located approximately 10 metres from the southern most boundary of the property (adjacent to the right of carriageway) and it is to gain additional access to this shed that the request to remove the trees has been submitted. There are two existing access points from the right of carriageway to the property, as well as access from Bells Line of Road, however, Mr Stokman has stated that these access points are not suitable to provide adequate access to the property.

The avenue of pine trees is adjacent to the boundary line of the right of carriageway on Lot 3 currently owned by Mr & Mrs P Trahar and the pine trees are estimated to be approximately twenty five years old. Mr & Mrs Trahar have stated that when they subdivided the land, the boundary lines were located such that the pine trees would remain within property they proposed to retain so as to avoid the unnecessary removal of the trees. While two of the pine trees were removed some three years ago to give access to Lot 2, Mr & Mrs Trahar do not wish any more of the trees to be removed.

Inspections of the area have been undertaken and it is considered that adequate access is available to the property and no further trees should be removed from this avenue to provide additional access to Lot 2.

The avenue of trees has recently shown signs of distress and Mr & Mrs Trahar have engaged the services of "The Tree Doctor" to ascertain the reason for their condition. The report from "The Tree Doctor" states:-

"Re: Pinus Radiata and Eucalypt and Acacia along northern side near shed on Lot 2 Powells Road.

There are two sets of holes bored into the base of most of the trees. The first set of holes were approximately 6mm in diameter and 4-6 inches in depth. The holes are approximately 6-8 months of age and were well concealed. Some more recent holes (6-8 weeks old) were drilled into the stem of the pines and eucalypts near the slab. A toxin has been applied to these holes and has caused death of several trees and stress to many others. Trees that have been poisoned may still die, particularly those with large holes."

The slab referred to in the report has been constructed from the doors of Mr Stokman's shed to one of the the locations proposed for additional access.

Recommendation

That removal of trees from Lot 3 (right of carriageway to Lot 2) for additional access to Lot 2 be refused.

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

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

Should trees die - they be removed to allow an access way to shed - replanting of suitable trees etc.

Considers removal as to limited state of trees have been considered.

Committee's Recommendation

A SITE INSPECTION be carried out.

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

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

COMMITTEE'S RECOMMENDATION

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

ITEM 6: (File GR60/28 PT1, P1910/60 PT1)

SUBJECT: PUMP AND LINE TO LITTLE WHEENY CREEK,
KURRAJONG HEIGHTS

REPORT (MES)

Application has been received from Mr. B. Williams the owner of Lot 21 DP203876, Stanley Avenue, Kurrajong Heights for permissive occupancy for a pump on Little Wheeny Creek, for domestic purposes only.

Interspersed between Lot 21 and Little Wheeny Creek is Lot 31, being Public Garden and Recreation Space.

The pump and line have apparently existed for some years and comprises one of a number of similar installations in the vicinity. The application is therefore seeking to formalise the situation.

The installation is considered to have been installed sympathetically to the bush environment and no objection is seen to its continuance.

Recommendation

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

✓ COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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

PRESENT:

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

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

CONFIRMATION OF MINUTES:

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

ITEM 1: (File GT230/6 PT1, 258/R PT1, 208/R PT1)

CORRESPONDENT: UNIVERSITY OF WESTERN SYDNEY,
HAWKESBURY - STUDENT
REPRESENTATIVE COUNCIL AND
MR. P. GIBSON MP

SUBJECT: INTERSECTION BOURKE STREET AND
BLACKTOWN ROAD, RICHMOND

Expressing concern for the safety of students when crossing at this intersection and requesting further consideration to the installation of a pedestrian crossing in conjunction with a roundabout.

This matter was considered at the Local Traffic Committee Meeting held on 17th May, 1991, where it was recommended that the matter be referred to the RTA for provision of traffic lights at the intersection, including a pedestrian phase, and that the University be asked to contribute to the cost.

At the Ordinary Meeting of Council held on 11th June, 1991, it was resolved that the RTA be requested to consider a roundabout rather than lights at the intersection. Further, that various options for a pedestrian crossing to maximise safety be considered including an aerial crossing.

Mr. P. Gibson, MP also made representations on behalf of the University of Western Sydney, Hawkesbury regarding pedestrian safety at the abovementioned intersection.

Mr. T. Hulme, Director of Student Services, University of Western Sydney, addressed the meeting.

The representative of the RTA advised it has included in the current programme, provision of a pedestrian refuge at this location.

The Committee considered that traffic lights should be provided at the intersection and that the proposals of the RTA were not sufficient, and further that the 60kph speed zone should be extended further out along Richmond/Blacktown Road as soon as possible.

The RTA advised that its investigation indicated that a warrant did not exist at this stage, for these facilities.

✓ Committee's Recommendation

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

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

ITEM 2: (File GT230/8 PT1)

CORRESPONDENT: R.K. BENNETT

SUBJECT: INTERSECTION OLD PITT TOWN
ROAD AND PITT TOWN ROAD, PITT
TOWN

Requesting that consideration be given to the erection of either a "Stop" sign or a "Give Way" sign at this intersection.

Committee's Recommendation

That "Give Way" signs be erected in Eldon Street with priority to the main road traffic.

Keep a white page

COMMITTEE'S RECOMMENDATION

THAT A SILENT COP be installed at the intersection.

ITEM 3: (File 2205/R PT1)

CORRESPONDENT: HOBARTVILLE PUBLIC SCHOOL P & C GROUP

SUBJECT: TRAFFIC FACILITIES NEAR SCHOOL

Requesting that consideration be given to improving facilities at the School to ensure the safety of the children. A suggestion put forward by the P & C Group was provision of a bus bay and/or off-street parking to enable parents to drop down and pick up children.

This matter has been considered by the Committee previously and it is considered that the facilities provided, eg; school crossing is appropriate for the children.

Committee's Recommendation

That no further action be taken at this time.

ITEM 4: (File GT20/6 PT 1, 258/R PT1, 2343/R PT1)

CORRESPONDENT: P. GIBSON MP

SUBJECT: PEDESTRIAN FACILITIES - ST. MONICA'S CHURCH

Requesting that consideration be given to improving pedestrian facilities at the above location with the provision of traffic lights at the pedestrian crossing.

The representative of the RTA advised that it is undertaking an upgrading of the signage at the crossing. It was indicated to the Committee that action should be taken to improve the illumination of the crossing at night.

Committee's Recommendation

That Council obtain a proposal for floodlighting at the crossing and give further consideration to its installation.

ITEM 5: (File 722/R)

CORRESPONDENT: MRS C. COFFEY

SUBJECT: GROSE VALE ROAD, GROSE VALE

Requesting provision of further speed limit signs and children warning signs to be placed near the Grose Vale Post Office.

The Committee was advised that the existing signage is in accordance with guidelines and is considered satisfactory for the area, but could be supplemented if Council so wishes, by signs indicating "Children Crossing".

✓ Committee's Recommendation

That no action be taken.



*Principal
Principal*

ITEM 6: (File 610/R PT1)

CORRESPONDENT: JOHN D. PAINE

SUBJECT: TOURIST BUSES - FITZGERALD STREET, WINDSOR

Requesting consideration to the removal of the tourist bus parking zone in Fitzgerald Street, Windsor, with relocation to a more suitable site, as it is considered that this location is dangerous to other traffic using the street.

The Committee was advised that Council has, under consideration, a proposal for the extension of Union Lane through towards Hollands Paddock car park.

✓ Committee's Recommendation

That the matter be deferred pending finalisation of Council's proposal to extend Union Lane through to Hollands Paddock car park.

ITEM 7: (File GT230/1 PT1)

CORRESPONDENT: ROADS & TRAFFIC AUTHORITY

SUBJECT: ROAD TRAFFIC ACCIDENTS IN NSW - 1990

Forwarding the Statistical Statement for year ended 31st December, 1990.

Main Points for 1990 -

There were 59,407 recorded road traffic accidents in NSW during 1990 and these cost the community an estimated \$1,690 million.

These accidents resulted in 32,950 casualties of which 797 were killed and 7,546 were admitted to hospital.

- . The number of persons killed was down by 163 (17%) on the previous year and was the lowest since 1957. The number of persons injured was down by 3,171 (9%) on the previous year and was the lowest since 1968.
- . Passenger casualties were the lowest since 1962 and motorcyclist casualties were the lowest since 1968.
- . Bankstown City recorded the highest number of accidents for any local government area. Fairfield City recorded the highest number of persons killed and seriously injured for any local government area.
- . Alcohol was a contributing factor in at least 51% of fatal accidents on Thursday, Friday and Saturday nights, at least 25% of all fatal accidents, at least 17% of serious injury accidents and at least 7% of all accidents.
- . The intersection of Macarthur Street and Wattle Street at Ultimo in the City of Sydney remained New South Wales' worst blackspot intersection despite a 20% reduction in the number of accidents for the two-year period 1989-1990 compared with the period 1988-1989.
- . More than a quarter of all motor vehicle controllers involved in accidents had less than five years driving experience.
- . Of the 3,111 head-on accidents recorded, 97% did not involve overtaking.
- . Seventy-two percent of fatalities during 1990 were male whereas males accounted for only 58% of all casualties.
- . Of pedal cyclist casualties with known helmet use, only 5% of fatalities, 17% of persons seriously injured and 21% of all casualties were wearing a helmet.

Blackspot Listings for Hawkesbury City -

Rank	Location	Accidents		Severity Index	Rank 1989
		Total	Fatal		
15	Blacktown Rd/George St	32	0	20.7	119
225	Forbes St/Macquarie St	18	1	8.3	170
307	Bosworth St/March St	16	0	9.2	190
378	George St/Richmond Rd	15	0	7.4	527
602	Drummond St/Macquarie St	12	0	8.7	
655	Kable St/Macquarie St	12	0	6.1	288
708	East Market St/Lennox St	11	0	12.7	
824	Bells Line Rd/Terrace Rd	11	0	4.3	926

863	Boundary Rd/Windsor Rd	10	1	9.6	
	Argyle St/Macquarie St	9	0	3.3	
	Pitt St/Windsor Rd	8	0	6.3	
	Groves Ave/Windsor Rd	8	0	5.6	
	March St/West Market St	8	0	4.3	
	Bourke St/Lennox St	7	0	5.1	
	Lennox St/Paget St	7	0	4.3	
	Kurrajong Rd/Old Kurrajong Rd	7	0	4.1	
	Bridge St/Terrace Rd	7	0	2.3	850
	Richmond Rd/The Northern Rd	6	0	6.0	
	Kurmond Rd/Putty Rd	6	0	4.3	
	Fitzgerald St/Macquarie St	6	0	3.0	
	Bourke St/Windsor Rd	5	0	3.8	
	Argyle St/George St	5	0	3.0	
	Chapman Rd/Windsor Rd	5	0	2.6	
	East Market St/March St	5	0	2.3	
	Pitt Town Rd/Windsor Rd	5	0	1.3	

Severity Index is based on 1990 accidents only. It gives a 'weight' of 3.0 to fatal accidents, 1.8 to serious injury accidents, 1.3 to other injury accidents and 1.0 to non-injury accidents.

Committee's Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

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

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

ITEM 8: (File GS20/9 PT1, 2312/R PT1)

CORRESPONDENT: DEPARTMENT OF TRANSPORT

SUBJECT: BUS STOP - FREEMANS REACH
PUBLIC SCHOOL

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

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

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

The Committee recommended that the matter be reconsidered at the next Local Traffic Committee meeting.

The Committee was advised that discussions are now being held with the bus operators regarding possible re-arrangement of the bus stop opposite the school to better improve conditions at this location. Further, that the speed survey has still to be completed.

✓ Committee's Recommendation

That the matter be further considered at the next meeting of the Committee.

ITEM 9:

(File 723/R PT1)

CORRESPONDENT:

GROSE VIEW SCHOOL P&C
ASSOCIATION

SUBJECT:

TRAFFIC FACILITIES AT GROSE VIEW
SCHOOL

Expressing concern at the situation existing at the front of the School with the mix of buses, school children and parents' vehicles. Suggesting that these areas be designated "No Parking" before and after school.

✓ Committee's Recommendation

That arrangements be made for an onsite inspection at the next meeting of the Committee.

ITEM 10: (File GT230/6 PT1)

CORRESPONDENT: ROADS & TRAFFIC AUTHORITY

SUBJECT: BLACK CAT PEDESTRIAN SAFETY CAMPAIGN

Forwarding advice of a further "Black Cat" Pedestrian Safety Campaign to be conducted by the RTA, Police, Councils and the Health Department in September. The launch date is Friday, 13th September, 1991.

Also advising that a more extensive campaign will be held this year and the Local Traffic Committee will be consulted on the matter.

Ms J. Burns, Community Support Officer from the RTA gave a visual presentation of the details of the campaign, to the Committee.

Action has been taken to request the presence of a "Black Cat" in Richmond to support the Police campaign being undertaken in the area.

✓ Committee's Recommendation

That Council provide support to the campaign.

ITEM 11: (File 731/R PT2, 265/R PT1)

CORRESPONDENT: HP PLUMBING SUPPLIES PTY LTD

SUBJECT: PARKING - THOMPSON SQUARE

Requesting that consideration be given to reduction of the one hour parking to thirty minutes to allow a greater turn over of traffic in Thompson Square.

The Committee considered that the 1 hour parking does provide adequately for the needs of the people in the area.

✓ Committee's Recommendation

That no changes be made to the parking restrictions at this location.

ITEM 12: (File GT230/15 PT1, 248/R PT1, 1218/R PT1)

CORRESPONDENT: AIRSHOWS DOWNUNDER

SUBJECT: RAAF 70TH ANNIVERSARY AIR SHOW

Advising that the RAAF 70th Anniversary Air Show will be held in Richmond on 11th-13th October, 1991, and seeking closure of the following roads on an as required basis for the three days of the show, between 6am-10pm.

- a) Blacktown-Richmond Road, between Bourke Street and George Street, Windsor.
 - b) Lennox Street, Richmond, between Paget Street and Bourke Street;
- to provide for the movement of traffic to and from the air show car parks.

✓ Committee's Recommendation

That no objection be raised to the closing of the roads and the RTA be advised accordingly.

ITEM 13: (File GP1/3 PT1)

CORRESPONDENT: HALPIN'S PHARMACY

SUBJECT: PARKING RESTRICTIONS, BELLS LINE OF ROAD, NORTH RICHMOND

Requesting that consideration be given to restricting parking on both sides of Bells Line of Road, North Richmond, between the North Richmond Hotel and the Village centre.

✓ The representative of the RTA advised that at this stage the RTA has no proposals for further restrictions on parking in the area.

✓ Committee's Recommendation

That no action be taken in this matter at this time.

ITEM 14: (File SA 51/91)

CORRESPONDENT: MEPSTEAD & ASSOCIATES PTY LTD

SUBJECT: SUBDIVISION - CASTLEREAGH ROAD,
RICHMOND

Requesting consideration to the location of "No Standing" signs on both sides of the entrance road to serve the "John Tebbutt" development off Castlereagh Road.

Committee's Recommendation

That "No Standing" signs be provided in the entry to the development. The installation and cost of the signs to be met by the developer.

ITEM 15: (File GR30/38 PT1, 2003/R PT1, 120/R PT1, 1620/R PT1, 1629/R PT1, 1409/R PT1)

CORRESPONDENT: NSW WATER SKI ASSOCIATION LTD

SUBJECT: 1991 BRIDGE TO BRIDGE SKI CLASSIC

Advising that the 1991 Bridge to Bridge Ski Classic will be held on Sunday, 24th November, 1991, and requesting closure to the public, of the following streets:-

George Street, downstream side of Windsor Road

Arndell Street (full length)

Intersection of Palmer and Pitt Streets

Restricted use only, North Street between Arndell and Palmer Street for trailer and VIP's only.

✓ Committee's Recommendation

That the road closures be agreed to.

ITEM 16: (File GP1/3 PT1)

CORRESPONDENT: HAWKESBURY CITY COUNCIL

SUBJECT: PARKING. - ROSS STREET AND
ANSCHAU CRESCENT, WINDSOR

At the meeting of 19th April, 1991, in consideration to submission that parking restrictions be imposed in Ross Street and Anschau Crescent to restrict all day parking by staff of premises adjacent and in the Windsor Commercial Centre, it was resolved that the matter be further investigated, including action to obtain the views of the residents in Anschau Crescent and Ross Street, regarding measures that could be taken to restrict kerbside parking.

Submissions have been received from:-

Mr. J. Robinson, Anschau Crescent supporting the concept of "1 hour parking".
K. Armstrong, Ross Street objecting to the proposal for restriction on parking, provision of resident parking stickers and ban on truck traffic in the street.

Results of a survey of street residents undertaken by J. Robinson from 28 properties in the street indicates a preference for a 2 hour parking limit (21) and that the street be restricted to light vehicles only (22), support was given to parking one side of the street only (6) and resident parking (5).

(MES - A survey undertaken over three days indicated that the section of Ross Street between Macquarie Street and Anschau Crescent is utilised for all day parking.

A total of eleven cars and one motorbike were parked on at least two occasions in this section of the street.

Vehicles were only recorded on one day parked outside the Hospital.

One to three vehicles were parked in Anschau Crescent, with one vehicle recorded parked on the three days.

There was no congestion in Anschau Crescent and with regard to the small number of vehicle movements in Ross Street, there was no evidence of congestion. Driveways are left clear and are used for turning purposes.

With due regard to the demands for parking in the commercial centre and that there appears to be no significant congestion or safety concerns for traffic using Ross Street, it is considered that no further action be taken, particularly in view of the abatement of parking in Anschau Crescent by employees of the adjacent commercial enterprises.)

✓ Committee's Recommendation

That parking restrictions not be introduced in Ross Street or Anschau Crescent, Windsor.

ITEM 17:

(File 236/R)

CORRESPONDENT:

NSW POLICE DEPARTMENT

SUBJECT:

BANDON ROAD, VINEYARD

Advising that further representations had been received from the Windsor Country Village, Bandon Road, Vineyard concerning speeding traffic and noise from vehicles.

It was noted that the area is subject to a 60kph speed limit, appropriate signage has been installed and that a footpath has been provided on the eastern side of Bandon Road. Also, that the road is used as a through road to Riverstone.

It is considered that the problem is a matter of enforcing the restriction provided and the representative of the Police indicated that appropriate action will be taken.

✓ Committee's Recommendation

That the information be received.

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

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

The meeting terminated at 12.20pm.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations be adopted.

HAWKESBURY CITY COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATIONS

(Effective from June, 1991)

Contributions

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

Engineering

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

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

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

Health and Building

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

Parking Access and Loading

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

Design and External Finishes

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

Landscaping

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

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

Industrial/Commercial Development

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

Amenity

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

Dogs

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

Titles, Easements and Surveys

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

General

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

HAWKESBURY CITY COUNCIL

STANDARD CONDITIONS - SUBDIVISION APPLICATIONS

(Effective from June, 1991)

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

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

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

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

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

HAWKESBURY CITY COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION UNDER SECTION 90

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

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

SECTION 2 - PLANNING AND DEVELOPMENT

Item 1:	(File DA142/91)
Development Application:	Home Activity - Hair Dressing
Applicant:	Mr and Mrs Dimic
Owner:	Mr and Mrs Dimic
Land and Location:	Lot 4, DP 215575 Wallace Road, Vineyard
Area:	2.025ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(c)
Advertising:	Advertised in accordance with Council policy with no submissions received
Date Received:	19th June, 1991

REPORT (MTP)

Proposal

This application seeks Council consent to extend an existing dwelling-house by an area of 8.3m x 4m for the purpose of conducting a hair dressing salon.

One person, a resident, is to be employed in respect of the use which will operate between the hours of 10.00am and 5.00pm Monday to Friday and 9.00am and 12.00 noon on Saturdays.

The application is defined as a "home activity", a use permissible with Council consent.

The subject property is a regular shaped allotment which has frontage to both Bruce Road and Wallace Road, whilst vehicular access is restricted to the former.

The proposed addition is located under the main roof of the existing dwelling, where a carport is presently provided. The appearance of the extension is satisfactory, being similar in style to the existing dwelling. The extension will be set back a minimum of 20m from the nearest property boundary.

Suitable area is available on site in which to provide parking whilst the traffic generated would be negligible.

It is considered that the use will not adversely affect the amenity of the area, subject to the use complying with the requirements of a home activity.

Recommendation

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

1. The development shall be carried out generally in accordance with the submitted plan dated 8th March, 1991.
2. Compliance with the following requirements of a 'Home Activity' as defined in HLEP, 1989:-

"the activity or pursuit does not -

- (i) *interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;*
 - (ii) *involve exposure to view from any public place of any unsightly matter;*
 - (iii) *require the provision of any essential service main of a greater capacity than that generally available in the locality;*
 - (iv) *involve the employment of persons other than residents of the dwelling-house or dwelling;*
 - (v) *involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (one) metre by 0.6 (zero point six) metres exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof)."*
3. Submission of a building application, plans and specifications complying with Ordinance 70.
4. The finished materials used in construction are, where practicable, to match the existing dwelling and are to be incorporated within the building application.

✓ COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Item 2:	(File SA62/91)
Development Application:	Subdivision
Applicant:	R A Easton
Owner:	R A and F A Easton
Land and Location:	Lot 1, DP 733109, 98A Comleroy Road, Kurrajong
Area:	4.10ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(c1)
Advertising:	Not required
Date Received:	6th May, 1991

REPORT (MTP)

This proposal was deferred from Council's Ordinary Meeting of 6th August, 1991, to enable the applicant to address the Committee.

"Proposal

This application seeks Council's consent to subdivide the subject land into two allotments with areas of approximately 2.05 hectares each. The site currently contains a dwelling and garage, which will be located on one allotment (Lot B), and a dam, which will be located on the other allotment (Lot A). Access to Lot B will be via a right of carriageway.

Statutory Situation

The subject land is zoned Rural 1(c1). Pursuant to Clause 11(2)(d) of Hawkesbury LEP, 1989, the minimum allotment size for subdivision within this zone is 4.0ha. As the proposed lots are about 50% less than the 4.0ha minimum, the applicant has submitted an objection under the provisions of State Environmental Planning Policy No. 1, the merits of which are discussed below.

Applicant's SEPP No. 1 Objection

The applicant has objected to the 4.0ha minimum subdivision standard on the following grounds:-

- "A. *The proposed development would retain the concept of Rural Residential lifestyle with ample "on-site" scope for collection of water and waste disposal. There is no infrastructure of town water or sewerage facilities but ample drainage areas for surface water and septic disposal are available on both proposed Lots A and B and Lot A would enjoy an existing dam with Lot B having water pumping (75mm line) from a large dam on Lot 3 in DP 733109 for fire mitigation.*
- B. *The proposed subdivision maintains existing frontages and distances/privacy from adjoining Rural Residential development, in line with the identified long term urban use as appropriate for the area without any interim density problems.*
- C. *The approximate areas of 2.05ha for proposed Lots A and B compare favourably with approved lot areas of rural residential development in adjoining Browns Road and nearby Slopes Road and Hermitage Road (Diamond Hill Estate) and will not diminish the aesthetics or rural amenity of the area.*
- D. *There are no access or traffic generating problems owing to existing formed private road access under registered R-O-W for both proposed lots and no short or long term demands on public amenities.*

- E. Erection of a rural dwelling on proposed Lot A will not disturb the rural character or existing landscape of the locality (apart from small house site on present levels) and screening trees will be maintained.*
- F. The proposed re-subdivision will assist area fire mitigation and land management by providing additional occupier supervision of wooded areas and dam utilisation.*
- G. The existing water course adjacent to the common subdivision boundary constitutes a natural physical separation in support of the exercise of a discretion under SEPP1 to reduce the usual 4ha lot areas.*
- H. The subject land contains foliage and topography providing a natural privacy barrier from presently adjoining residences.*
- I. The above particular circumstances justify exercise of SEPP1 discretion especially considering approved small lot areas in Browns Road, Slopes Road and Hermitage Road."*

Planning Assessment

It is acknowledged that there are many parcels of land within the Rural 1(c1) zone including lots in Browns Road, Slopes Road and Hermitage Road, which are smaller than the 4.0ha minimum subdivision size. The majority of these lots, however, were created some considerable time ago, when limited planning controls existed. Further, Council will be aware that 'Diamond Hill' was the subject of a Commission of Inquiry, with subdivision of the land resulting from the recommendations of the State Pollution Control Commission, thereby sterilising the area's hard rock deposits.

The reasons for the present Rural 1(c1) zone mainly relate to the following factors:-

1. The provision of a rural residential living style;
2. The maintenance of a rural character and the minimisation of disturbance to the landscape through clearing, earthworks and access roads;
3. The prevention of untimely residential development without adequate services such as reticulated water, sewerage, public transport, community facilities etc; and
4. The area's possible inclusion as a future urban option, this being severely compromised by small lots.

Whilst the proposed subdivision is not a significant issue in itself, Council is obliged to treat all landowners equitably. The extension of similar treatment to all landowners in the locality would adversely affect the factors indicated above. Further, if supported, the proposal could create an undesirable precedent for the subdivision of land in other rural areas in the City.

At its meeting of 9th July, 1991, Council resolved to prepare a Development Control Plan for subdivision. The need for such a plan is partly based on the fact that subdivision proposals are still being received which are contrary to the minimum area provisions in the LEP and are difficult to support, as they have no unique qualities that set them apart from other subdivision proposals or other areas in the City where proposals could be received. The subject application is a case in point. Until this DCP is completed, it is considered that the minimum area provisions of the LEP should be adhered to.

One final point is that whilst Council has some discretion to vary the minimum subdivision standard in rural areas, this is restricted to not less than 90% of the required area, with any greater variation requiring concurrence from the Director of the Department of Planning based on exceptional circumstances. It is believed that such concurrence would not be forthcoming.

The applicant was given the opportunity to withdraw the application with all fees being refunded. However, he has requested that the proposal proceed. Although this matter could be determined under delegated authority, the application is reported as it is understood the applicant wishes to address Council."

Recommendation

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

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Item 3:	(File SA172/90)
Development Application:	Subdivision
Applicant:	McKinlay Morgan and Associates
Owner:	W and R Hockley
Land and Location:	Lot 2, DP 244427 Carters Road, Grose Vale
Area:	10.96ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(c1)

Advertising: Not required
Date Received: 30th July, 1990

REPORT (MTP)

Proposal

Council is in receipt of an application proposing to subdivide the subject property into two allotments with areas of 7.36ha and 3.6ha. Both of the proposed allotments are irregular in shape.

Statutory Situation

The minimum allotment size for land zoned Rural 1(c1) is 4ha under the provisions contained in Hawkesbury Local Environmental Plan. Accordingly, the lot proposed at 3.6ha is 10% below this standard. The applicant has submitted an objection pursuant to State Environmental Planning Policy No. 1 claiming that compliance with the standard is unreasonable/unnecessary on the grounds that the proposal:-

- utilises existing fencing;
- provides water storage on each lot;
- provides adequate road frontage;
- considers adjoining allotment sizes; and
- allows for future subdivision.

Planning Assessment

The land surrounding the subject property is characterised by its varying allotment sizes, ranging from 3274m² to in excess of 36ha. Despite this, it is considered undesirable to approve additional allotments which fall below the minimum standard, particularly when adequate area is available on the site to comply with the standard.

It is also considered that approval of the application will set an undesirable precedent, placing pressure upon Council to approve similar subdivisions in the locality and on the subject property.

Recommendation

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

Mr.B.McKinlay addressed the Committee.

✓ COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

See P 19 white

Item 4:	(File DA185/91)
Development Application:	Tourist Facility
Applicant:	Mr E Whitehead
Owner:	Mr E Whitehead
Land and Location:	Lot A, DP 370895 Corner Wilberforce and Freemans Reach Road, Windsor
Area:	1739m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Environmental Protection 7(d1)
Advertising:	Advertised with no submissions
Date Received:	25th July, 1991

REPORT (MTP)

Proposal

The applicant wishes to establish tourist and tearoom/luncheon facilities within a heritage item known as "Bridgeview House". Other ancillary uses include "table stalls" which would sell souvenirs, clothing and general items of merchandise outside the building on weekends.

The subject site is located on the south-western corner of Freemans Reach Road and Wilberforce/Putty Road. Entrance to the property will be via Freemans Reach Road.

Carparking has been provided for 13 spaces being located at the rear of the property.

Hours of operation are to be from 9.00am to 9.00pm, 7 days a week, with the number of employees being 3. One delivery vehicle will visit the site each week.

Plans submitted indicate that the existing toilet facilities are proposed to be altered, however, the applicant has since advised that no changes are to occur from the existing layout.

Statutory Situation

Tourist facilities are permissible within the zoning of the land. Clause 29 (Conservation Incentives Relating to Heritage Items) of Hawkesbury Local Environmental Plan, 1989, applies to the development.

Planning Assessment

The subject land is flood prone being below the 1 in 100 year flood frequency level. However, the existing floor levels of "Bridgeview House" are above the 1 in 100 year flood frequency level.

Ingress/egress from Freemans Reach Road is to be 6.0m in width and is adequate.

Under Council's Parking DCP the development requires 14 spaces, however, 13 spaces only are proposed. This number is considered to be satisfactory due to the heritage significance of the building and nature of the proposed use.

Plans submitted indicate that 2 carparking spaces (Nos. 1 and 2), which are located adjacent to the entry, may conflict with space No. 3. Therefore, it is considered that car space No. 1 be relocated towards the rear, adjacent to car space No. 12.

No carparking should be encouraged or allowed along Freemans Reach Road or Wilberforce/Putty Road. In this regard, the applicant should be advised that in periods of carparking overflow, patron carparking shall be directed to the designated carparking area in Macquarie Park. The applicant/owner shall be further advised that Council may require dedication of a strip of land on the eastern property boundary for the purposes of a road widening easement.

Whilst the plans do not indicate where the outdoor table stalls are proposed to be located, it is considered that such an activity would detract from the visual amenity of "Bridgeview House", as well as create a distraction to drivers using both Wilberforce/Putty Road and Freemans Reach Road. Accordingly, this activity should not be approved.

The existing on site effluent/sewerage disposal system may be converted to a septic tank removal service. This new system should be an approved septic tank service and should make adequate provision for a truck space in order to undertake the pump-out from the septic tank. This can be conditioned.

The advertising sign is satisfactory, subject to an advertising sign application.

Conclusion

As the use exclusive of outdoor table stalls, will have little or no adverse effect on the amenity of the area and will assist in the conservation of the building, the application is recommended for approval.

Recommendation

That consent be granted subject to:-

1. The development carried out generally in accordance with the plans submitted with the application, and dated August, 1989, except where amended by conditions of consent.

2. The property shall not be used at any time for "outdoor table stalls" and the like.
3. Arrangements satisfactory to the Manager of Engineering Services are to be made for the disposal of drainage from the site. Where the disposal of drainage involves the provision of drains across land owned by others, drainage easements to Council's requirements shall be provided for which documentary evidence will be necessary prior to the approval of the Building Application.
4. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments.
5. Submission of a building application, plans and specifications complying with Ordinance 70 for any minor internal alterations.
6. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
7. Adequate and suitable solid garbage/trade waste storage facilities shall be provided on the premises. Separate details indicating the location, type and construction of such facilities shall be lodged with Council concurrently with the Building Application.
8. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.
9. The construction of kerb and gutter with the footway area being formed in earth and all necessary drainage, together with the full construction, including sealing of the adjacent road shoulder over the frontage of the land to Freemans Reach Road, together with any such works as are necessary to make this construction effective.
10. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6m (six).
11. Construction of road and drainage works are not to commence until three copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
12. Parking shall be provided for 13 (thirteen) vehicles in accordance with Council's regulations and parking policy. These carparking spaces shall have a clear width of 2.6m (two point six), a depth of 5.5m (five point five) and a clear head height of 2.3m (two point three). Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed of brick pavers/earth toned coloured concrete or the like, drained and marked. Full details of works shall be submitted for approval prior to construction.

13. Proposed car space No. 1 is to be relocated adjacent to car space No. 12, towards the side rear of "Bridgeview House".
14. The provision of an adequate truck area to cater for the removal of effluent from any future septic tank. This space shall have a clear head height of 3.6m (three point six).
15. All loading and unloading in relation to the use of the premises shall take place wholly within the property.
16. A detailed plan of landscaping shall be submitted and approved by the Manager of Town Planning prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building.
17. Landscaping shall be maintained to Council's satisfaction.
18. The hours of operation being confined to between 9.00am and 9.00pm, 7 (seven) days a week
19. A full hydraulic design shall be submitted with the Building Application showing all drain and plumbing lines, flow rates and fixture units.
20. The existing on site disposal shall be converted to an effluent removal service. A septic tank application shall be lodged with full hydraulic details. The system is to be completed and ready for use prior to commencement of the proposed use.
21. A commercial grease trap shall be provided to cater for the projected loads of the kitchen.
22. Fulfilment of the requirements of the Roads and Traffic Authority in relation to road widening required by Lot 2, DP 236620.

COMMITTEE'S RECOMMENDATION

THAT CONSENT BE granted subject to:-

1. The development carried out generally in accordance with the plans submitted with the application, and dated August, 1989, except where amended by conditions of consent.
2. The property shall not be used at any time for "outdoor table stalls" and the like.
3. Arrangements satisfactory to the Manager of Engineering Services are to be made for the disposal of drainage from the site. Where the disposal of drainage involves the provision of drains across land owned by others, drainage easements to Council's requirements shall be provided for which documentary evidence will be necessary prior to the approval of the Building Application.

4. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments.
5. Submission of a building application, plans and specifications complying with Ordinance 70 for any minor internal alterations.
6. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
7. Adequate and suitable solid garbage/trade waste storage facilities shall be provided on the premises. Separate details indicating the location, type and construction of such facilities shall be lodged with Council concurrently with the Building Application.
8. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.
9. The construction of kerb and gutter with the footway area being formed in earth and all necessary drainage, together with the full construction, including sealing of the adjacent road shoulder over the frontage of the land to Freemans Reach Road, together with any such works as are necessary to make this construction effective.
10. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6m (six).
11. Construction of road and drainage works are not to commence until three copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
12. Parking shall be provided for 13 (thirteen) vehicles in accordance with Council's regulations and parking policy. These carparking spaces shall have a clear width of 2.6m (two point six), a depth of 5.5m (five point five) and a clear head height of 2.3m (two point three). Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed of brick pavers/earth toned coloured concrete or the like, drained and marked. Full details of works shall be submitted for approval prior to construction.
13. Proposed car space No. 1 is to be relocated adjacent to car space No. 12, towards the side rear of "Bridgeview House".
14. The provision of an adequate truck area to cater for the removal of effluent from any future septic tank. This space shall have a clear head height of 3.6m (three point six).
15. All loading and unloading in relation to the use of the premises shall take place wholly within the property.

16. A detailed plan of landscaping shall be submitted and approved by the Manager of Town Planning prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building.
17. Landscaping shall be maintained to Council's satisfaction.
18. The hours of operation being confined to between 9.00am and 9.00pm, 7 (seven) days a week
19. A full hydraulic design shall be submitted with the Building Application showing all drain and plumbing lines, flow rates and fixture units.
20. The existing on site disposal shall be converted to an effluent removal service. A septic tank application shall be lodged with full hydraulic details. The system is to be completed and ready for use prior to commencement of the proposed use.
21. A commercial grease trap shall be provided to cater for the projected loads of the kitchen.
22. Fulfilment of the requirements of the Roads and Traffic Authority in relation to road widening required by Lot 2, DP 236620.
23. No parking signs be erected at both boundaries adjacent to Freemans Reach Road and Wilberforce/Putty Road directed towards each sign indicating that there is no parking on the perimeter of the boundary of the property.

Item 5:	(File DA91/91)
Development Application:	Professional Chambers
Applicant:	G Rhodes
Owner:	G Rhodes
Land and Location:	Lot 2, DP 400616, No. 540 George Street, South Windsor
Area:	735.7m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(c)
Advertising:	Advertised in accordance with Council Policy with one submission received
Date Received:	3rd July, 1991

REPORT (MTP)

Proposal

The subject property contains a brick and timber cottage which is identified by Council as a heritage item, and a fibro garage.

The application proposes use of the premises for professional chambers to be occupied by solicitors.

Three persons are to be employed in respect of the use which will operate normal business hours.

Statutory Situation

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

Submissions

One submission was received from Mr C Withell of 538 George Street. The submission raises no objection to the proposal, however, concern is raised regarding the existing garage which is presently unguttered and does not adequately dispose of stormwater. This can be addressed as a condition of consent.

Planning Comments

The subject property is a regular shaped allotment with an area of 735.7m².

Vehicular access to the site is provided by both George Street and a laneway at the rear of the property. The George Street entrance provides access to the garage, whilst the majority of parking, provided at the rear of the property, will obtain access from the laneway. This is considered satisfactory.

Council's Parking Policy requires that for professional chambers, 1 space be provided for each 40m² of gross floor area. This application proposes approximately 92m² of such area which would require the provision of 2 spaces. The applicant has indicated an intention to provide 5 spaces. Suitable area is available on site to provide 5 spaces and in order to maximise on site parking, 5 spaces should be required.

It is considered that this application will have no adverse impact upon the heritage item or its curtilage and it is likely that the building will be better maintained if consent is granted.

The use proposed and hours of operation is considered suitable and will not adversely affect the amenity of the neighbourhood.

Recommendation

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

1. The development shall be carried out generally in accordance with the submitted plan and supporting information.
2. Parking shall be provided for 5 (five) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths are to conform to Council's specifications and are to be constructed,

drained, sealed and marked. Full details of work shall be submitted for approval within 30 (thirty) days from the date of this consent. On site detention is to be provided within the carpark to maintain flows off the carpark to that equivalent to a grassed surface.

- 3-4 Standard Conditions (DA) - 32, 100.
5. Operating hours shall be limited to 8.00am to 6.00pm Mondays to Fridays and 8.00am to 12.00pm Saturdays. Any alteration of these hours will require Council consent.
6. Roofwater drainage shall be disposed of to Council's satisfaction.

COMMITTEE'S RECOMMENDATION

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

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

Item 6:	(File DA190/91)
Development Application:	Professional Chambers
Applicant:	K Barnes
Owner:	W Barnes
Land and Location:	Part Lot 2, Section 16, Richmond, No. 116 Windsor Street, Richmond
Area:	2201.7m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(c)

**Advertised in accordance with Council Policy
with no submissions received**

30th July, 1991

Proposal

Five persons are to be employed in respect of the use which will operate between the hours of 7.00am and 7.00pm daily.

The application is permissible with Council consent under the provisions contained in HLEP, 1989.

The subject property is a regular shaped allotment having frontage to Windsor Street at Richmond.

The property contains a brick dwelling-house whilst a town-house development is located at the rear. Subdivision of the property has been approved into the dwelling-house component and town-house component, however, to date, this has not been registered.

Council's Parking Policy requires for professional chambers that 1 space be provided for each 40m² of gross floor area. This application proposes 116m² of such area which would require 3 spaces. A sealed parking area exists which could cater for 4 spaces adequately, however, this would require the provision of additional concrete surface. This can be addressed via a condition of consent.

The use proposed and hours of operation will not adversely affect the amenity of the locality.

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

1. The development shall be carried out generally in accordance with the submitted plan and supporting information.
2. Parking shall be provided for 4 (four) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths are to conform to Council's specifications and are to be constructed, drained, sealed and marked. In this regard, car space numbered 5 (five) shall be deleted and additional concrete surface shall be provided to allow unimpeded manoeuvrability to the remaining spaces.

3-4 Standard Conditions (DA's) - 32, 100.

5. Operating hours shall be limited to 7.00am to 7.00pm daily. Any alteration of these hours will require Council consent.

✓ COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Item 7:	(File DA159/91)
Development Application:	Tourist Facility
Applicant:	S N Falconer
Owner:	G J Jones
Land and Location:	Lot 3, Section 3, DP 758924, Bulga Street, St Albans
Area:	2023m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Environmental Protection 7(d) (Scenic)
Advertising:	Adjoining owners notified with one submission being received
Date Received:	1st July, 1991

REPORT (MTP)

Proposal

Application has been made to construct a building on the subject land for the purpose of selling local and other arts and crafts, and souvenirs. The building will also incorporate a museum of "local culture and historic pieces" and, at a later date, tea rooms.

The internal layout together with the provision of front and rear courtyards attempt to create a "community gathering" area, which lends itself to exhibitions of local art etc. The facility also includes access for the disabled and elderly. It is expected that a tea room facility will be built into the design, however, this activity will not operate initially. Two people will be employed on the premises, with supplies being delivered to St Ives and then transported via a utility to the site. Hours of operation will initially be from 10.00am to 4.00pm on weekends, although these hours may expand to include from 10.00am to 3.00pm Mondays to Fridays.

The parking area is proposed to be of crushed sandstone and will include an area for tethering horses. Fencing will be of timber. Advertising signs will be appropriately designed to be in character with the area.

The application is supported by a letter from Tourism Hawkesbury Inc, which reads, in part, as follows:

"Further to our recent conversation concerning your thoughts on the creation of a tourist facility at St Albans, I can offer you nothing but encouragement.

As you are aware, St Albans offers natural beauty, and peacefulness, but apart from the Settlers Arms Inn, there is very little to offer the visitor in commercial terms.

I believe the establishment of a venture such as that we spoke of would provide a much needed addition to the district as well as providing an outlet for the main resident craftspeople to display their product.

I would presume Hawkesbury City Council would allow such a venture, and I am totally supportive."

Statutory Situation

The subject land is zoned Environmental Protection 7(d)(Scenic) under the provisions of Hawkesbury LEP, 1989. The proposal may be defined as a "tourist facility" and as such is permissible on the site with Council's consent. The land is also within the St Albans Conservation Area and is subject to the provisions of Clause 26 of the LEP. Further, Clause 25 (Development of Flood Liable Land) applies to the proposal. Both clauses are discussed below.

Public Submissions

Adjoining owners were advised of the proposal with one objection being received from Mr Robert Stevens, owner of lots 8 and 9, Espie Street, St Albans. Mr Stevens raises a number of concerns including the following:

1. *"The 100 year flood line makes the construction of a dwelling at ground level. . . impossible. I am uncertain as to possible exemptions for commercial premises, but tend to assume that part of the construction will be a dwelling. Should it need to be raised above the 100 year line, it will make the edifice of enormous size in comparison with the near neighbours."*
2. *". . . due to the zoning of the area, the construction will have to be of a type and material which fits into the surrounding area, with particular regard to historical virtues."*
3. *"I am generally concerned as to parking facilities for the building."*
4. *"Water storage, supply and drainage raise some serious questions."*

These concerns are discussed below.

Planning Assessment

Heritage Significance

Settlement in the St Albans area began with its first land grants in 1804. The area developed as a farming community, supplying produce by ship to Sydney and

in its heyday (1843), had a population of around 1200. The village is sited beside the Macdonald River in a deeply incised valley surrounded by bushland. The particularly significant buildings are "The Settlers Arms", an old coaching inn built in 1842, the former Courthouse and three small stone churches. The village also contains a number of smaller vernacular buildings. The significance of St Albans lies in its setting and the scattering of buildings in the landscape.

Clause 26 of the LEP requires that Council assess the following when considering an application to erect a new building within a Conservation Area:

- a. the pitch and form of the roof;
- b. the style, size, proportion and position of the openings for windows and doors; and
- c. whether the colour, texture, style, size and type of finish of the external materials are compatible with the materials used in the existing buildings in the conservation area.

The proposed building will be of split slab, pole construction with a prepainted metal roof. Whilst these materials are in keeping with the character of the area, sample materials and colours should be submitted prior to construction, to ensure the development does not adversely affect this historic character. Further, the use of glass, particularly in the front elevation should be reduced and timber, instead of aluminium windows and doors used. The roof of the building will have a pitch of 25 degrees. This should be increased to 30 - 40 degrees in line with other buildings in the area.

The building will almost occupy the width of the site, and thus, will be uncharacteristic of early development in the St Albans area. The layout however will include large courtyard areas connected by an "open" foyer, which will assist in reducing the apparent bulk of the development. Further, there are no buildings immediately adjoining the proposal. With appropriate landscaping, the appearance of the development will be suitably enhanced. In this regard, landscaping details will need to be submitted and should also be in keeping with the historic character of the area.

That part of the building beneath the floor level is proposed to be enclosed, however, should be constructed of timber, rather than brick.

Flooding

The subject land is affected by the estimated 1 in 20 (10.2m), 1 in 50 (13.3m) and 1 in 100 (14.7m) year floods. Clause 25(2) of Hawkesbury LEP, 1989 provides that a building shall not be erected on any land below the 1 in 10 year flood level. As the building will be erected on land above the 1 in 20 year flood level, the proposal will comply in this regard.

Although Clause 25 contains provisions for residential buildings, there are no specific requirements relating to commercial development. Ideally, such development should have a floor level at or above the 1 in 100 year flood level.

However, this would clearly have a detrimental effect on the historic character of the area as well as being visually unattractive. The development, as proposed, is considered to be a reasonable compromise. It is also noted that there is no residential component proposed.

Access and Parking

Council's Carparking DCP has no specific parking requirement for "tourist facilities", however, the parking rate for shops and commercial premises is 1 space per 40m² of gross floor area. On this basis, the development generates a demand for 6.4 (or 6) spaces. Although the applicant only proposes 5 spaces, an additional space could be provided adjacent to parking space No. 1.

Given the likely use of the site, it is desirable that the carpark and driveway be sealed. However, to minimise the visual impact of the carpark and ensure the development is still in keeping with the character of St Albans, brick paving should be provided.

Disposal of Wastes/Water Storage/Drainage

The applicant proposes to provide an aerated septic system on the site. Adequate area is available at the rear of the property for such a purpose, exclusive of that area required for water storage tanks. Prior to submitting details on the proposed water tanks, consideration should be given to minimising the visual impact of these tanks.

Details of on site drainage will also be required, with drainage to be carried out to the satisfaction of the Manager of Engineering Services.

Signage

The applicant has requested that appropriate signage be erected at the Wiseman's Ferry and Webbs Creek Ferry terminals, as well as at suitable locations throughout the City. In accordance with Council policy, such signage is not supported. Instead, the development should be publicized through the Tourist Information Centre.

Recommendation

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

1. The development shall be carried out generally in accordance with Plan No SK01, dated June, 1991.
2. A separate development application is to be lodged for the proposed tea rooms.
3. The use of glass shall be reduced and timber, instead of aluminium windows and doors used.

4. The pitch of the roof shall be increased to 30 (thirty) degrees to 40 (forty) degrees.
5. That part of the building beneath the floor level shall be enclosed with timber.
6. The floor levels of the building shall be as indicated on the submitted plans.
7. Consideration is to be given to minimising the visual impact of the proposed water storage tanks.
8. Details of proposed fencing are to be submitted with the building application.
9. Any signs erected, displayed or painted on the building shall be sympathetic with the historic character of the area.
10. Parking shall be provided for 6 (six) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed of brick pavers or similar materials, drained and marked. Full details of works shall be submitted for approval with the building application.
11. Construction of a brick paved (or similar) footway crossing.
12. Operating hours shall be limited to 10.00am to 3.00pm Mondays to Fridays and 10.00am to 4.00pm Saturdays and Sundays. Any alteration of these hours will require Council consent.
- 13-23 Standard Conditions (DA) 22, 31, 32, 33, 52, 61, 70, 73, 85, 100 and 102.
24. There is to be no residential use of the proposed building at any time.



COMMITTEE'S RECOMMENDATION

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

1. The development shall be carried out generally in accordance with Plan No SK01, dated June, 1991.
2. A separate development application is to be lodged for the proposed tea rooms.
3. The use of glass shall be reduced and timber, instead of aluminium windows and doors used.
4. The pitch of the roof shall be increased to 30 (thirty) degrees to 40 (forty) degrees.

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

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

REPORT (MTP)

Proposal

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

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

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

Statutory Situation

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

Submissions

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

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

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

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

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

Planning Assessment

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

Medium Density Development Control Plan (DCP)

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

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

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

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

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

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

Recommendation

That the application be approved subject to the following conditions:

1. The development shall be carried out generally in accordance with the plan dated 27th May, 1991, as amended by the plan dated 19th August, 1991.
2. Arrangements satisfactory to the Manager of Engineering Services are to be made for the provision of common drainage and the disposal of drainage from the site. Where the disposal of drainage involves the provision of drains across land owned by others drainage easements to Council's requirements shall be provided for which documentary evidence will be necessary prior to the approval of the Building Application. The drainage is to be discharged into the existing pit fronting Lot 25 Windsor Street if levels permit or else into the first pit downstream thereof where levels allow discharge. The pipe is to be sized to accept stormwater from all lots upstream or downstream of the subject land which will ultimately discharge into the pipe.
3. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application. Onsite detention is to be provided to retain the discharge to that existing for all storms up to the 1:100 year storm.
- 4-14 Standard Conditions (DA) 17, 31, 130, 6 (\$3454.00) (three thousand four hundred and fifty four), 50 (7) (seven), 54, 70, 73, 56, 61, 104.
15. The floor level of the villas is to be no more than 1 (one) metre above the natural ground level.
16. The site shall be fenced to a minimum of 1.8 (one point eight) metres in height and to at least the equivalent of lapped and capped in construction.
17. The visitor spaces are to be constructed of brick paving or similar material.

18. All trees not requiring removal as a result of the development shall be retained.
19. The manoeuvrability to car space 6 is to be improved by the provision of additional driveway area.
20. The appearance of the carports and garages is to be integrated with the development. Details to be submitted for consideration with the building application.

✓ COMMITTEE'S RECOMMENDATION

THAT THE APPLICANT'S concurrence to deferment of the application be sought pending Council's consideration of a report for the rezoning of the area for light industrial purposes.

Item 9:	(File DA192/91)
Development Application:	Restaurant and private residence
Applicant:	Alex O'Grady
Owner:	ICLE Finance Corporation Limited
Land and Location:	Part Lot A DP33680, 1318 Bells Line of Road, Kurrajong Heights
Area:	9207m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Environmental Protection 7(d) - Scenic
Advertising:	Adjoining owners notified with one submission being received
Date Received:	1st August 1991

REPORT (MTP)

Proposal

The existing residence contains a basement level, a ground floor level and a first floor level. The proposal seeks to convert the ground floor level into two dining rooms, a powder room (toilet), a store room and a kitchen. The first floor contains four bedrooms and three bathrooms. These are intended to be used for private use by the restaurant proprietors. The extent of works required include the upgrading of public access from the side road, construction of a car park for 12 cars, the upgrading of sewerage system, toilets, kitchen and installation of smoke detectors.

The access to the property is via a closed section of Old Bells Line of Road which is linked to the existing Bells Line of Road by a 10m stretch of unsealed access road. The proposed car parking area is to be located in an abandoned vegetable garden and given the slope of the land it will need to be terraced.

Statutory Situation

The proposal is permissible with Council consent as it complies with the definition of "tourist facility" which is a use permissible within the zone.

Public Submission

From V & W Petersen on behalf of adjoining owners E & J Janzen.

"1. Car Parking

There seems little logic in locating the car parking area at the south eastern extremity of the site when adequate area is available immediately adjacent to the proposed development.

- 2. The existing driveway appears adequate to reduce the development and indeed, would lend charm to the development.*
- 3. Our clients, being restaurateurs themselves, raise no objection to the development as such provided that the peace and tranquillity of their home is not adversely affected by the development.*
- 4. A little thought by a competent planner could cause the development and its associated car park to blend with the environment and still preserve the peaceful charm the site now enjoys."*

Planning Assessment

The existing residence known as "Wynella" is a substantial stone weatherboard building probably constructed in the 1930s and containing "artdeco" architecture. The house is surrounded by established formal gardens with many mature deciduous trees.

The internal fabric of the building will not be affected by the restaurant proposal as no structural works are proposed.

Access/parking

The current dwelling house has two means of access from Bells Line of Road. The existing private entrance is located at the southern end of the land and adjoins Bells Line of Road in a position where sight distances are limited and entry movements are considered to be dangerous. The other point of access to the land is via a section of Old Bells Line of Road and a 10 metre unsealed access road to Bells Line of Road. This access also provides the means of access to an adjoining two storey residence. The point of entry/exit from this closed section of Old Bells Line of Road to the current Bells Line of Road is in a favourable position with sight distances being satisfactory in both directions. It may be necessary for the applicant to provide some works on the road shoulder in a position where cars may be turning into the proposed access. This can be covered as a condition of consent and the Roads and Traffic Authority verbally indicated that they would have no objection to additional road shoulder works if they were to be required. The connecting access strip from Bells Line of Road

to Old Bells Line of Road will however need to be constructed and sealed and the existing pavement of Old Bells Line of Road will need to be resealed. The traffic associated with the restaurant will have a minimal impact on the adjoining two storey residence, which is approximately 60 metres from the proposed restaurant as there is a thick belt of vegetation between the adjoining two storey residence and Old Bells Line of Road thereby screening the two storey residence from the noise and headlights of cars frequenting the restaurant.

The location of the car park is restricted in that the majority of the site is heavily treed with mature specimens of exotic deciduous trees and other exotic bushes. The proposed location of the car park in an old kitchen orchard/vegetable garden will not result in the removal of any significant vegetation. The land in this location does however have a slope and it will be necessary to construct the car park in two terraces with each terrace being able to support 6 car parking spaces. The construction of these terraces will reduce the run off from the car park area.

The adjoining two storey residence to the north is located approximately 30 - 35 metres from the nearest car parking space. There is a screen of existing vegetation on the boundary however this will need to be supplemented by additional plantings as well as the construction of appropriate fencing. The applicant has indicated that a brush fence will be constructed on this boundary so as to screen any noise and light emanating from the car park area. These measures are considered satisfactory given the distance between the adjoining residence and the car park area as well as the limited number of cars using the restaurant.

Council's parking code requires the provision of one parking space per 10m² of dining area plus one space per 2 employees. The dining area is proposed to be 85m² and it is anticipated that the total number of people employed on the site will be three. As two of these people are residing on the site the required number of spaces under Council's code would be 10 spaces. The applicant has provided 12.

Noise

The two sources of noise are from motor vehicles and from patrons. The issue of motor vehicles was discussed above and the screening measures as proposed are considered to be satisfactory. The restaurant is located 60 metres from the adjoining dwelling and the proposal shows that the dining rooms will be located within the existing building. There are however two terraces which adjoin the principal dining room. One of these terraces faces north and the other faces east. The applicant has indicated public use for these terraces and it may be that some tables may be located on these terraces to take advantage of sunlight and the excellent views from the site. The terraces are located in a formal garden setting which does require some maintenance. However when maintained the terrace areas will provide a pleasant opportunity for patrons to stretch their legs before, during or after the meal. It is not recommended that the terrace on the northern side of the building be used for dining purposes as some noise may carry across to the adjoining two storey residence which is located approximately 50 - 60 metres away. There is however some potential to use the eastern terrace as any noise that may be generated from patrons using this area will be screened by the

building. No dwellings are located to the east of the existing dwelling. If the eastern terrace area were to be used as a dining area then an appropriate screen would need to be provided so as to separate the eastern terrace from the northern terrace.

In conclusion, the existing building has architectural merit and the proposed use will in some ways preserve and enable the travelling public to appreciate the architecture of the building. The travelling public will also be able to take advantage of the exceptional views in an easterly direction from the dining rooms.

Recommendation

That the application be approved subject to the following conditions:

- 1-10 Standard conditions (DA) 31, 32, 35, 37, 38, 36, 22, 16, 50 (12)(twelve), 100.
11. Full construction and sealing of the existing earth connection between Bells Line of Road and Old Bells Line of Road to the satisfaction of Council.
12. Placement of a single coat hot bitumen reseal together with any necessary repairs on the section of Old Bells Line of Road providing access to the car park.
13. The filling of the road shoulder on the opposite side of Bells Line of Road on the proposed entry/exit road may be required. Documentary evidence from the Road and Traffic Authority in this regard shall be submitted with the building application.
14. The northern terrace shall not be used for dining purposes.
15. A screen shall be provided on the northern side of the eastern terrace. Details to be submitted with the building application for Council approval.
16. The kitchen and fittings shall be upgraded to a commercial standard to the satisfaction of the Manager of Environment and Building Services.
17. Means of egress shall be provided from all levels to the satisfaction of the Manager of Environment and Building Services.
18. Disabled access shall be provided to the ground floor and a toilet on the ground floor.
19. The fire rating of existing ceilings shall be upgraded where required to the satisfaction of the Manager of Environment and Building Services.

Mr.V.Petersen addressed the Committee.

Committee's Recommendation

A SITE INSPECTION be carried out.

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

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

COMMITTEE'S RECOMMENDATION

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

ITEM 10: (File LEP10/91)

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

REPORT (MTP)

At its Ordinary meeting of 7th May, 1991, Council resolved to prepare a draft plan for the subject site and that consultation take place with relevant government authorities, pursuant to Section 62 of the Environmental Planning and Assessment Act, 1979.

The draft plan aims to rezone the site from Residential 2(c) to Business 3(b)(Special) to permit "bulky goods, showroom" type developments and/or commercial office space uses. Prospect Electricity advise that electricity supply will be available to individual developments, but in the event that electricity load requirements exceed 150 amps, a development contribution will be required for the cost of a padmounted substation.

The Water Board advise that reticulated water supplies are available for potential commercial development subject to a water usage restriction. This water supply restriction is recommended by the Board for inclusion in the draft plan with a requirement that referral of developments to the Board occur prior to development consent being granted.

The Roads and Traffic Authority raise no objection to the draft plan subject to the implementation of a traffic management scheme in Richmond, particularly Windsor and Bosworth Streets.

The draft plan is now ready for formal public exhibition, should Council resolve to proceed with this matter. The plan will require further reporting to Council after exhibition.

Recommendation

That Council resolve to proceed with the draft local environmental plan and place it on exhibition pursuant to Section 65 of the Environmental Planning and Assessment Act.

✓ COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File P426/225)

SUBJECT: KEEPING OF DOGS - 44 DRUMMOND STREET,
SOUTH WINDSOR

REPORT (MEBS)

Complaints have been received over an extended period of time regarding the number of dogs kept at the subject premises and an ongoing noise nuisance created by their barking.

Although the dog population has been reduced over the past few months, the complainants state they are still adversely affected by continuous barking.

The Windsor Presbyterian Pre-School Kindergarten (separated from the subject premises by a narrow service lane) state that children are often startled and upset by the dogs jumping at their gate and barking. This situation was unaltered as at 19th August.

Mr and Mrs White of 42 Drummond Street also state that enjoyment of their residential amenity is being severely affected by the barking dogs.

Council at its Ordinary Meeting on July 9, 1991, resolved to invite Christopher Kerry, Melissa Kerry and John Bennett (owners and/occupiers) to show cause in writing why Council should not exercise its powers under Section 289(e) of the Local Government Act, 1919, as amended, to control and regulate the keeping of dogs at the subject premises.

Melissa Kerry, in a written submission dated August 14, 1991, states:-

"I refer to your letter 22 July, 1991, and wish to advise that I will be taking my 2 Silkies with me from the above premises at the end of November, 91.

Originally (3) three Dobermans were kept on premises, however, please note that the DOG which neighbours were complaining about has not been at premises since early July.

Conversation with Mr Malouf late July, early August revealed that your department had not received further complaints for quite some time. As problem HAS been solved and no further complaints have been made, we seek permission to maintain the dogs we have."

Christopher Kerry, in a written submission dated August 13, 1991, states:-

"This letter is regarding two Sydney Silkies and two Doberman Pincher dogs residing at 44 Drummond Street, South Windsor, and the reasons for their barking. For the record I Christopher Kerry owner of the Dobermans will say that I originally had 3 dogs which we have had for over 4 years, since the number of complaints I have given the male dog away, which leaves me with 2 females.

It must be known that we live beside a laneway which a pre-school operates 5 days a week, people are parking very close to the gate and fences with kids tormenting the dogs causing them to bark. Also every Wednesday night the pre-school complex has weight watchers and again cars are parking in front of the gate and closely to the fence causing the dogs to bark, if its not that its general people constantly walking past to get to the shop on Macquarie Street, South Windsor. Our neighbour Mr Bert White is and has been caught constantly sticking his head over our fence and our dogs seeing this are just letting someone know that persons doing this are getting too close so they bark. For the record, Bert White our next door neighbour, has a dog and it barks a lot too, but we do not complain.

My sister, the owner of the Silkies, will be married in November of 1991 and her plans are naturally to take the Silkies to her new address at Oakville.

As for myself I am left with the two female Doberman which I plan to keep and not give away. My question is put to you and that is I ask you to consider that it can be allowed for me Christopher Kerry to keep these two registered dogs at 44 Drummond Street, South Windsor. The dogs are being obedience trained in the afternoons only after working hours and on weekends."

Recommendation

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12: (File 1829/850)

SUBJECT: TOURISM FACILITY, CLARENDON - "HAWKESBURY
HORSE WORLD" - M R PRICHARD PTY LTD

REPORT (MTP)

M R Prichard Pty Ltd has written as follows:

"After several conversations with council officers and after gaining approval from the Hawkesbury Race Club to include their land I am seeking approval in principle for the concept before you at the moment.

I have had preliminary discussions with several interested parties and I see your approval as being of great assistance in further negotiations.

I understand that council has appointed a consultancy firm to carry out the necessary research in developing an overall tourism development plan and I would be only too pleased to work with your appointees."

The land in question is that land at one stage owned by Council and rezoned for the purposes of a motel adjacent to the entrance to the Race Club and adjoining land owned by the Race Club, also in the same vicinity. The proposal is for a major tourist attraction promoting a horse theme and ancillary tourism activities. The "Hawkesbury Horse World" will comprise a large pavilion which is proposed to contain an array of displays both active and static including thoroughbred horse racing, harness racing, Clydesdale draught horses, polo, equestrian, trail riding and show horses.

The ancillary facilities indicated in the concept plan include a tavern, restaurant/motel, tourist information centre and a fast-food restaurant (McDonalds is shown as an indicative).

The applicant recognises that the plans submitted to date are only preliminary concept plans and that he is seeking Council's support in principle, at this stage, so as to enable him to attract suitable financing for such a venture.

It is considered that the proposal has merit and would compliment plans that Council has for development of a tourism zone at Clarendon.

It is considered at this stage that Council could indicate its general support for such a proposal in principle subject to normal town planning issues being properly addressed at a later stage as, no doubt, the preliminary concept layouts of buildings, etc will alter when the concept is further developed.

Recommendation

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

It is further recommended that the concept be indicated to Council's Tourism Consultant for his additional investigation.

COMMITTEE'S RECOMMENDATION

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

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

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

ITEM 13: (File 613/1190, LEP10/86)

SUBJECT: VALIDITY OF HERITAGE ITEM - "ROSMOYNE" - 128
FRANCIS STREET, RICHMOND

REPORT (MTP)

The above property is identified as a heritage item within Hawkesbury Local Environmental Plan, 1989, it being the property formerly used by Solicitors, Shaddick Baker and Paull, and being adjacent to other heritage items, being Nos 130 and 132 Francis Street, each of which contain a Victorian style cottage.

The building at No 128 Francis Street was proposed to be demolished as part of the previous K-Mart redevelopment proposal and Council had agreed to this, although this was prior to it being listed within the current LEP as a heritage item.

The landowners have queried Council's resolution, they believing that Council resolved that the property not be included as a heritage item. Whilst the minutes of the meeting show Council resolving to include the property as a heritage item, a number of Aldermen have approached the Manager of Town Planning, also indicating their belief that the intention of Council at the time was that the property be not included as a heritage item.

However, as the item is now included within the LEP, should Council wish to remove it, would require an amendment to the LEP. Such an amendment could take place at the time of Council dealing with a number of other amendments which are currently on exhibition and which will be presented to Council shortly.

For Council's information, the building in question is thought to have been erected circa 1922 and is a simulated stone cottage with gables and a corrugated iron roof.

✓
Consideration: to give
to Tourism Consultant to
investigate area & provide
support.

Recommendation

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

Alderman Horrex declared an interest in this matter.

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

✓ COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 14: (File DA353/90)

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

REPORT (MTP)

Consultants McKinlay Morgan & Associates Pty. Ltd. on behalf of the landowner, Mr D Keegan, have made a development application requesting Council's consent to stabilise and regrade the river bank of the subject property where recent slipping has occurred. The submission is accompanied by a report from Patrick MacGregor, a Chief Engineering Geologist with the Snowy Mountains Engineering Corporation Ltd. The submission proposed to justify the proposal in that without it there is a high risk of further bank failure.

In planning terms, it would appear that Council is unable to approve of the proposal unless, in conjunction with the Public Works Department, it is satisfied that such is required as part of an approved flood mitigation programme or would assist in river hydraulics. Otherwise, and because the proposal is to remove material from site, it is classified as an extractive industry, a land use which is not permitted within the relevant zone. Additionally, the Public Works Department because of the Rivers and Foreshores Protection Act must approve of any development in the general vicinity of river banks. Accordingly, the proposal has been forwarded to the Public Works Department for its comment prior to further reporting to Council.

Recommendation

That the information be received.

Messrs. B.McKinlay, P.MacGregor, Chief Engineering Geologist with the Snowy Mountains Engineering Corp. Ltd., and B. Keegan, addressed the Committee on behalf of the applicant.

COMMITTEE'S RECOMMENDATION

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

ITEM 15: (FILE GW10/21 PT1)

SUBJECT: RECYCLING SERVICE

REPORT (MEBS)

G & J Horswell & Sons will take delivery of the first of their two recycling trucks this week and will be commencing servicing approximately half of the City on September 2, 1991.

The service is to be co-ordinated with the garbage collection with those areas to be serviced initially being Bligh Park, South Windsor, Windsor, Wilberforce, Freemans Reach, Lower Portland, Bowen Mountain, Kurrajong, Richmond, Hobartville and Agnes Banks. Service to the remainder of the City should commence in three weeks.

Distribution of the recycling tubs and service information has commenced with advertising to commence this week.

Negotiations with a sponsor are still progressing and should be finalised prior to the meeting. Commonwealth Paper Pty Ltd has donated fifty reams of recycled paper for printing of the service information.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Deep 19
public

ITEM 16: (File GE20/16)

SUBJECT: AIR POLLUTION - HAWKESBURY BASIN

REPORT (MEBS)

Council was represented at the NSW Government Air Quality Summit held on 4th and 5th July, by M. McLennan, Health and Building Surveyor. The Summit did not reach any consensus conclusions, the main points raised being:-

- Local Government should reconsider its policies on medium density housing to reduce spread of Sydney.
- Emission standards for vehicles should be increased.
- 10% of vehicles emit 50% of pollutants.
- Improved public transport is needed for all corridors.
- Further investigation of health risks and epidemiological evidence of occurrence associated with air quality is required.
- Parking should be restricted in Sydney and major regional Central Business Districts to encourage use of public transport.
- Provision of adequate and safe car parking required adjacent to public transport facilities.
- Research needed into alternative vehicle fuels, propulsion.
- A ceiling level should be fixed for Sydney's population.
- Air monitoring sites must be increased.
- New major residential releases should have a rail link.
- Education program required to break car dependency.
- Continuance of backyard burning sheds doubts on local government credibility.

Those attending the Summit were advised that the presented papers would be published for comment and written submissions invited. Although the papers have not been published, advice has been received that written submissions should be forwarded by August 31.

The Western Metropolitan Chief Health and Building Surveyors have identified further issues to be addressed, including:-

- Adequate constraints being placed on development consents to ensure standard of air emissions.

- Vehicle emission testing should be part of re-registration inspection.
- An education program be developed on the installation and use of solid fuel heaters and smokeless fuels.
- The State Pollution Control Commission review industry self-monitoring and a copy of monitoring results be forwarded to the appropriate council.
- Development of cycleways to provide a safe alternative to vehicle travel.
- That part of the Environmental Impact Statement for Badgerys Creek Airport considering air quality be updated.
- A rail link be provided to the Badgerys Creek Airport.
- Extension of existing rail services to link major centres (e.g. Richmond - Penrith - Campbelltown).

Recommendation

That Council's written submission to the NSW Government Air Quality Summit be in terms of this report.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 17: (File GW1/4 PT1)

SUBJECT: USE OF COUNCIL'S WASTE DEPOTS

REPORT (MEBS)

Many enquiries have recently been received from various commercial and industrial waste collection companies requesting permission to use Council's Waste Depots.

The reason for the generation of such enquiries is that the two waste depots in Sydney's west presently being operated by the Waste Management Authority located at Grange Avenue and Eastern Creek will, as from January 1, 1992, not be accepting any commercial or industrial wastes. The only wastes that will be accepted are domestic and council collected wastes.

Following discussion with the Waste Management Authority recently it is evident that there are ample private waste depots that will accept the commercial and industrial wastes which are presently going to Grange Avenue and Eastern Creek.

Accordingly, it is an opportune time for Council to consider its position in the acceptance of commercial and industrial wastes into its landfill sites.

The first consideration may need to be that no new commercial and industrial collectors be permitted to deposit waste into Council's depots, and that a list of permitted carriers be drawn up from the list of current operating accounts with Council.

The second consideration could be that no commercial or industrial wastes be accepted into Council's waste depots after June 1, 1992, except those which are carried by Council vehicles.

It is suggested that the second consideration be further investigated in conjunction with the discussion paper titled "Waste Management in Hawkesbury City" released this month.

Recommendation

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

✓ COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 18: (File GP70/14 PT1)

SUBJECT: DEVELOPMENT CONTROL PLAN - HOUSING AND
KEEPING OF DOGS

REPORT (MTP)

Enclosed with this business paper is the Draft Development Control Plan for the Housing and Keeping of Dogs. It will be noted that the plan has been written in simple terms and does not provide numerical criteria against which an applicant can assess whether it is likely or not that consent will be given. In the past such criteria within the Council Dog Code has led to applicants having unreasonable expectations as to the likely success of their application. Council decisions recently have indicated that, notwithstanding compliance with the current dog code, applications are often determined on the basis of the wider community views on the proposal and have been rejected.

The Draft Control Plan provides the following basic changes to that existing.

1. Does not differentiate between dogs and puppies insofar as being counted in the number being able to be kept.
2. Provides that 3 or more dogs for any purpose requires consent whereas previously it was 4 or more.

3. Provides that 20 or more dogs would normally only be permitted on land with areas of 10 ha. or more and that less than 20 dogs would only be permitted on land less than 10 ha. where it is shown that they will not cause a nuisance.
4. Kennels not be permitted on land zoned "Residential" or proposed to become "Residential" or having a residential character even if zoned other than "Residential".

The code indicates the major planning criteria in broad terms that will require assessment but indicates that no two sites or applications are the same and therefore each would be judged on the merits of the particular case at the time of determination.

The control plan is generally along the lines of the requirements of a majority of the Aldermen at the informal meeting held recently dealing with this issue. The proposal requires advertising in the local press. If adopted Council should be aware that there may be some adverse reaction because of the reduction in numbers of dogs permitted for pet purposes.

Recommendation

That the Draft Plan be adopted and the necessary advertising procedures under the Environmental Planning and Assessment Act, 1979, take place.

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 19: (File GH20/12 PT1, PK202)

SUBJECT: HISTORIC CANNONS

REPORT (MTP)

The following letter, dated 22nd August, 1991, has been received from the Hawkesbury Historical Society :

"The Society tonight resolved to ask Council to reconsider its decision on the Historic Cannons from Richmond Park.

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

We request that this matter be considered at the General Purpose Committee Meeting on Tuesday, 27th of August.

Our President, Mr Doug Bowd, will address the committee on our behalf."

Recommendation

The information be received.

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

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

✓ COMMITTEE'S RECOMMENDATION

THAT CONSIDERATION OF THIS MATTER be deferred until the next Committee Meeting.

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

ITEM 2: (File GR30/30 PT1)

SUBJECT: HAWKESBURY SPORTS COUNCIL

REPORT (TC/GM)

Council resolved in February to adopt in principle the formation of the Hawkesbury Sports Council. The Mayor, Alderman Sledge, chaired three public meetings, to which representatives of sporting organisations and interested residents were invited. These meetings were held at Windsor, North Richmond and Glossodia. Following discussion of this proposal at each of these meetings, a follow-up meeting was held on 20th June, at the Windsor Function Centre.

The Mayor spoke in appreciation of both the number of people and the representative nature of those in attendance. Representatives were present from all major sporting disciplines, park management committees, sporting clubs and organisations. Representatives of the Parkes Sports Council were also in attendance and outlined the history, organisation and operation of their Committee and its relationship to Parkes Shire Council.

It was formally resolved that Hawkesbury Sports Council be formed. A Steering Committee was appointed to develop a proposal on how the Sports Council will operate. It is intended that a document will be sent to sporting groups and organisations for further comment. The Mayor was requested to also chair the initial meeting of the Steering Committee. This meeting was held on 19th July, 1991. A Chairperson, Mr Vern Hough, and Secretary, Mrs Dianne Tait, were

elected at this meeting. A Sub-Committee was also appointed to prepare a draft constitution. Discussions have been held with Council officers and it appears that the Constitution which is proposed, will satisfy Council's intentions when the matter of the Sports Council was considered at the February Ordinary Meeting. The proposed Constitution appears to comply with the requirements of the Associations Incorporation Act which will enable the Sports Council to become an Incorporated Association.

At a meeting of the Steering Committee on 16th August, it was decided to recommend the final draft for adoption of the proposed constitution.

A sub-committee has been nominated to prepare appropriate clauses for inclusion in a job description for the employment of a Development Officer, under Area Assistance Scheme funding.

This position will provide significant advantages in the establishment of the Sports Council in that the initial setting up of programmes, administrative functions and liaison with the numerous sporting disciplines needs to be well co-ordinated on a continuous basis and at times convenient to all parties. It is proposed that the person for this position would be employed on a contract basis by Council until the Sports Council becomes incorporated.

A further report will be presented to Council regarding the development and proposed operation of the Sports Council once the Steering Committee has finalised its recommendations. At this stage, it is considered appropriate that to allow the body to register its name for future incorporation Council agree to meet the costs of incorporation.

Recommendation

That Council meet the costs of Incorporation of the Hawkesbury Sports Council under the Associations Incorporation Act.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE

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

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

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

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

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

The National Livestock Brokers have submitted their Development Application to the Council. They are well aware that the procedure will be that when the approval is given from the Crown Lands Office, the outline plan of the proposed development of the Showground will be exhibited and public comments sought, which would be considered by Council. The next step would then be that should the Council adopt the plan and received its approval, for the Development Application to be advertised. The National Livestock Brokers, themselves, are prepared to undertake at their expense and accepting totally the risk, and it is fully documented, for the earthworks for the proposed development. The earthworks comprise a dam, which is on the original plan approved by Council many years ago for the development of the Showground for its use for agricultural purposes, and the other levelling operation that is taking place would also be suitable for future sporting fields. There is nothing taking place that would

compromise the Council's or the Agricultural Association's future use of the land nor is the Council committed to further approval of the plan.

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

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

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

The Manager of Town Planning stated that it was on the basis that the Church had not complied with previous conditions of consent. The Church had an application in for a skate board ramp. It was an administrative matter whereby it was indicated to the Church that Council would appreciate the Church complying with the previous conditions of consent before Council would determine the application. It was brought to Council's attention that the application that the Church had submitted was already built prior to Council giving consent. He understood that there are some discussions taking place and he undertook to advise Alderman Stubbs what the current situation is in regard to this matter.

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

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

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

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

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

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

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

Dear Sir,

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

As a result Council unanimously resolved:

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

Your advices in this matter would be appreciated.

Yours faithfully,

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

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

The Manager of Operations undertook to investigate the matter.

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

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

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

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

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

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

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

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

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

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

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

The meeting then adjourned for inspections.

The meeting terminated at 4.15 p.m.

REPORTS FOR DETERMINATION

FINANCE AND ADMINISTRATION

1. RECREATION PLAN. GC280/1 PT1

Recreation and leisure are becoming important issues as people are increasingly aware of the need to improve their levels of fitness, and as a result, their health. In an attempt to meet these needs, a Recreation Plan has been prepared. Priorities for future development have been identified and recommendations made as to how these improvements may be carried out and additional facilities provided.

Hawkesbury City is well endowed with open space and land available for recreation purposes. We are not in the position of some councils with the need to purchase land to meet open space requirements, but the major task is the development of existing parks and facilities, within the limited financial resources of a rapidly growing local government area. There are in the vicinity of 200 Council owned parks and recreation areas with playground equipment of one kind or another. The needs of a variety of active sporting organisations are catered for on 36 active recreation areas spread throughout the City.

The Recreation Plan identifies options for development of facilities in main population centres and recommends a structure to review, on a regular basis, the availability, use and condition of recreational facilities. It is considered that members of the public should have the opportunity to comment, prior to recommendations being considered by Council.

✓ IT IS RECOMMENDED THAT the Recreation Plan be advertised and be made available for public comment.

2. RECONCILIATION OF RATES LEVY AND SEALING OF RATES BOOKS. R186/1

In accordance with the provisions of Clause 6 of Ordinance 26 it is hereby certified that the entries in the Rate Book for the year 1990 have been duly completed and the rates levied as shown on the Schedule submitted to this meeting have been brought to account and that the valuation figures upon which the rates have been levied have been checked with the valuations as shown in the Valuation lists.

This is Page of the Minutes of the ORDINARY NO. 8 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 10TH SEPTEMBER, 1991.

Town Clerk/General Manager

Mayor

It is further certified that the list of non rateable properties have been examined by me and that such properties are exempt or have been exempted by Council under the provisions of the Local Government Act.

Particulars of the total amount of the levy, of the arrears in respect of each rate and of the valuations on which the rates were levied are shown in the schedule attached in the Annual Statements of Accounts.

IT IS RECOMMENDED THAT Council affix the seal to the schedule referred to in the report incorporating the Rate Book levies, Reconciliation of Levy and the Schedule of Non Rateable Properties for the year 1990.

3. NATIONAL LOCAL GOVERNMENT PRODUCTIVITY COUNCIL. GF8/1 PT2

The National Local Government Productivity Council has written requesting this Council's financial support.

In the last six months of activity the Council has achieved:

- Commitment by the State Ministers to review the qualifications provisions of Local Government Acts with the view of enabling national reciprocity of qualifications
- Commitment by the State Ministers to improve portability of superannuation
- Organisation of a widely acclaimed National Award Restructuring Conference which proved to be a breakthrough in progressing Award Restructuring in Local Government
- The role of information broker in relation to work place reform, including the publication of regular, practical information to every Council
- Support to provide a series of practical seminars on Local Government contracting issues
- Progress on a research project to survey Local Government expenditure on training.

The Council was formed in August 1990 to take up the challenges established by the National Review of Local Government Labour Markets. The membership is drawn from a wide range of interests working in and for Local Government.

Initial financial assistance was received from the Commonwealth and the State/Northern Territory Governments with strong support from the Australian Local Government Association, the Municipal Association of Victoria and Municipal Unions on the basis that Local Government should be responsible for its future operation.

The broad membership of the Productivity Council places it in a unique position to provide leadership and co-ordination in the process of Local Government reform.

The level of contribution suggested for each Council takes account of population size and for this Council would be \$800 per annum.

A copy of the most recent publication by the Productivity Council entitled "Change" is available for inspection.

IT IS RECOMMENDED THAT the Council become a member of the National Local Government Productivity Council and pay the first year's contribution of \$800 (eight hundred dollars).

4. BLAXLANDS RIDGE VOLUNTEER BUSH FIRE BRIGADE. GF10/2 PT1

Correspondence has been received from Blaxlands Ridge Volunteer Bush Fire Brigade seeking Council support to increase the area of land presently available to the Brigade. The land is adjacent to the Blaxlands Ridge Community Centre and forms part of a Crown Reserve which was formerly the school site.

Citing an increase in membership of the Brigade as well as an increase in population in the area, the present site is no longer satisfactory to supply the appropriate services and to enable effective training of the members. Part of the expansion proposed involves extensions to the existing shed and the construction of a dam at the rear of the property to supply a known and readily accessible source of water during firefighting.

Prior to any works being undertaken, advice on the proposal will be required by the Metropolitan Lands Office in order that the necessary boundary adjustments to the Crown portions can be formalised. It is anticipated that the Metropolitan Lands Office will support the proposal, however the approval process may take up to nine months.

Should the proposal proceed, various application and fees including, but not limited to, development application, building application and road damage bond, insurance and advertising fees will be applicable. At this time it is not possible to ascertain final costs as the scale of fees charged on some items is dependent on the cost of building works to be submitted with the application however it is anticipated that these costs should not exceed \$2,000.

It is, however, considered appropriate that Council meet ancillary developmental costs to assist the Brigade in this project. Having regard to the time lag which will occur before works may commence it is appropriate that an allowance be made in the 1992/93 Bush Fire Estimates Program for these costs.

✓ IT IS RECOMMENDED THAT

1. Council support the application by the Blaxland Ridge Volunteer Bush Fire Brigade for the expansion of the Reserve required for bush fire brigade purposes.
2. Application be made to the Metropolitan Lands Office for the adjustment of boundaries to enable the proposal to proceed.
3. Consideration be given to providing a programme in the 1992/93 Bush Fire Estimates for the ancillary and developmental fees associated with the application.

5. FINANCIAL ASSISTANCE GRANT 1991/1992. GG21/74 PT1

The Minister for Local Government has advised of the Financial Assistance Grants for 1991/1992.

The total grant to be received is \$3,654,108. This grant consists of a number of components:

\$2,180,400	determined according to fiscal equalisation as in previous financial assistance grants.
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\$ 673,826 determined on the basis of need for expenditure on local roads on the recommendation of the RTA

\$ 799,882 determined on the basis of need for expenditure on The Driftway, Londonderry on the recommendation of the RTA.

It should be noted that the \$2,180,400 provided for fiscal equalisation represents a 4.83% or \$161,800 reduction in real terms against that amount provided in 1990/1991. Council's 1991 Estimates for the fiscal equalisation were prepared on details provided by the Local Government Association indicating a 2.5% increase above the 1990/1991 level, the resulting effect of the reduction on Council's revenue in current financial year is a deficit of \$80,900.

An amount of \$673,826 has been provided for Local Roads as part of the untied Financial Assistance Grants. This represents an increase of \$78,726 over that amount provided in 1990/91 which was formally the ACRD Roads Programme. Council at the July meeting adopted a tentative programme totalling \$604,500 as detailed hereunder:

1.	Rehabilitation of previous works	\$ 90,000
2.	East Kurrajong Road Section 2. Reconstruction Additional funds to be provided by Council.	\$ 88,100
3.	Riverview Street, North Richmond Reconstruction	\$140,000
4.	George Street, South Windsor (MR154) Kerb and Gutter. Work in conjunction with RTA	\$ 60,000
5.	The Driftway. Provision for further work in conjunction with RTA and Penrith City Council	\$ 50,000
6.	Hilltop Road, Tennyson. Reconstruction and bitumen surfacing.	\$ 68,700
7.	Murrays Road. Reconstruction and bitumen surfacing.	\$ 42,800
8.	Martins Lane, Freemans Reach. Reconstruction and bitumen surfacing.	\$ 21,100
9.	Forrester Place, Maraylya. Reconstruction and bitumen surfacing.	<u>\$ 43,800</u>
		\$604,500

Now that the land has been acquired at the intersection of Hermitage and Bells Line of Roads, Council is in the position to complete the reconstruction including the upgrading of the intersection and bitumen sealing. An allocation of \$100,000 should be provided for the work.

It is therefore proposed that a revised programme be adopted.

Further, it is proposed that the Financial Statement Form 2A for September 1991 be reduced to reflect the deficit from the fiscal equalisation grant and an appropriate offset adjustment be made to the Road Works Programme funded by revenue in the original estimates avoiding a reduction in Council's Working Funds position.

✓ IT IS RECOMMENDED THAT the Financial Statement Form 2A for September 1991 be adjusted to account for the reduction in the Fiscal Equalisation Grant of \$80,900 (eighty thousand nine hundred) and that the following revised programme of works be adopted in relation to the \$673,826 (six hundred and seventy three thousand, eight hundred and twenty six) provided for Local Roads.

- | | | |
|----|--|-----------|
| 1. | Rehabilitation of previous works
(seventy nine thousand, three hundred and twenty six) | \$ 79,326 |
| 2. | East Kurrajong Road Section 2. Reconstruction
Additional funds to be provided by Council.
(eighty eight thousand, one hundred) | \$ 88,100 |
| 3. | Riverview Street, North Richmond Reconstruction
(one hundred and forty thousand) | \$140,000 |
| 4. | George Street, South Windsor (MR154)
Kerb and Gutter. Work in conjunction with RTA
(forty thousand) | \$ 40,000 |
| 5. | The Driftway. Provision for further work in
conjunction with RTA and Penrith City Council
(fifty thousand) | \$ 50,000 |
| 6. | Hilltop Road, Tennyson. Reconstruction and
bitumen surfacing.
(sixty eight thousand, seven hundred) | \$ 68,700 |
| 7. | Murrays Road. Reconstruction and bitumen
surfacing.
(forty two thousand, eight hundred) | \$ 42,800 |
| 8. | Martins Lane, Freemans Reach. Reconstruction
and bitumen surfacing.
(twenty one thousand, one hundred) | \$ 21,100 |

- | | | |
|-----|---|---|
| 9. | Forrester Place, Maraylya. Reconstruction and bitumen surfacing.
(forty three thousand, eight hundred) | \$ 43,800 |
| 10. | Hermitage Road Reconstruction & Bitumen seal
(one hundred thousand) | <u>\$100,000</u> |
| | | \$673,826
(six hundred and seventy three thousand, eight hundred and twenty six) |

6. STAFF MATTERS - MR M PECK. HP/MP

Mr Peck has been employed by the Council in the capacity of Driver - Mobile Carts in the Health and Building Department.

On 9 August 1991 Mr Peck's employment with Council was suspended under the provisions of the Local Government Act in accordance with delegations that required a subsequent report to Council. A confidential report on this matter is attached.

✓ IT IS RECOMMENDED THAT pursuant to the provisions of Section 99 of the Local Government Act, the employment of Mr M Peck be suspended, effective from 13 September 1991.

7. ORGANISATION OF WESTPOOL. GI10/3 PT1

Westpool has written requesting that further consideration be given to Council's decision on the length of term for its representative to the Executive Committee to enable the Deed of Agreement to be changed to that agreed to by the other Council Members.

Westpool resolved to recommend to its Member Councils the following change to the Deed of Agreement:

"The Councils shall each appoint two (2) representatives to serve upon the Executive Committee, one of whom shall be an elected member for the term of the Council and the other being the Town Clerk or his nominee, being a permanent employee".

Council considered the proposed change at its meeting of 9 July 1991 and determined that it would rather appoint its elected representative each year, or for extended periods, at the discretion of the Member Council.

The Deed of Agreement cannot be changed without all Councils consenting to the proposal. All other Council Members have agreed to the change, which allows Councils to appoint a representative for four years with the right to review that appointment each year.

The basic request of Westpool is to gain advantage of the considerable funds in the investment of education for its Executive. Continuity of representation provides consistency in its decision making processes and thereby assists in ensuring the best benefit for protection against liability is achieved.

In addition to the above clause the Agreement provides for its Member Councils to revoke the appointments at any time and replace them as appropriate.

✓ IT IS RECOMMENDED THAT Westpool be advised that Council supports the proposed change to the Deed of Agreement and the document be executed under Seal of Council.

8. REQUEST FOR DONATION - McGRATHS HILL COMMUNITY CENTRE INC. GF8/1 PT2

The Management Committee of the above Centre requests Council's assistance to pay insurance charges to enable the Committee to meet the requirements of the Association's Incorporation Act, and to purchase a vacuum cleaner. The size and nature of this building restricts the amount of income available to the Committee. It is considered that a donation of \$502.75 will enable the Committee to continue its operation for the remainder of this year and that consideration should be given to providing an amount in the annual estimates to subsidise the operation of this building.

✓ IT IS RECOMMENDED THAT a contribution of \$502.75 (five hundred and two dollars and seventy five cents) be made to the McGraths Hill Community Centre Inc and that consideration be given to including provision in the annual estimates of an amount to subsidise, as necessary, the operation of the Centre.

ENGINEERING1. UPPER COLO RESERVE. PK/16 PT1

Further to the report to the General Purpose Committee of 23rd July, 1991, concerning the use of the Reserve, Council has resolved:-

1. That the area be signposted "Camping Not Permitted" and that action be initiated to restrict vehicular access onto the Reserve.
2. That expressions of interest be invited for the management of Upper Colo Reserve to allow for the Reserve to be again utilised for overnight camping.

Discussions have been held with the current caretaker, Mr. M. Zervoudakis concerning the termination of the contract.

Mr. Zervoudakis was required to effect insurances prior to commencement of the Contract. This was done on the basis of payment in advance for the twelve (12) month period. As a condition of termination, he is claiming payment of the outstanding reimbursement for the policy of \$400 plus an amount of \$44 loss of profit in respect to his outgoings. One month's notice of cancellation is required and it is proposed that the date of termination will be 17th October, 1991.

✓ IT IS RECOMMENDED THAT the Contract between Mr. Mark Zervoudakis and Council be terminated with payment of \$444 (four hundred and forty four) damages to the Contractor.

2. INTERSECTION OLD PITT TOWN ROAD AND PITT TOWN ROAD, PITT TOWN. 1513/R, 1641/R

In consideration of the report from the Local Traffic Committee, the General Purpose Committee has recommended that a "silent cop" be installed at the intersection.

As Council is aware, this is an anomalous intersection, being the junction between Main Cattai Road and Eldon Street, where traffic on the main road has priority.

The installation of a traffic dome at intersections are not now provided where there is the possibility of a vehicle inadvertently passing over the dome, as

damage can be done to the underside of a vehicle. Further, on the basis of the placement of a dome in Main Cattai Road, it is considered that the traffic dome might inadvertently be the cause of an accident.

In view of the concern that increased warning should be further indicated to traffic, at this location, it is felt that consideration should be given to the provision of "Stop" signs at the intersection in lieu of the "Give Way" signs recommended by the Local Traffic Committee.

✓ IT IS RECOMMENDED THAT the recommendation of Item 2 of the report to the Local Traffic Committee be amended as follows:-

That "Stop" signs be erected to Eldon Street with priority to the main road traffic at the intersection of Eldon Street and Main Cattai Road.

3. EXCLUSIVE USE OF GOVERNOR PHILLIP RESERVE - BRIDGE TO BRIDGE SKI CLASSIC - NSW WATER SKI ASSOCIATION LTD. PK205 PT1, GR30/38 PT1

Two items of correspondence requesting exclusive use of Governor Phillip Reserve on Sunday, 24th November, 1991, to conduct the Association's annual Bridge to Bridge Water Ski Classic and further requesting closure of the following ferries during times stipulated:

Wisemans Ferry	
Webbs Creek Ferry	12.15pm - 12.45pm (1/2 hour)
Lower Portland Ferry	
Sackville Ferry	12.30pm - 1.00pm (1/2 hour)

The application for exclusive use of Governor Phillip Reserve is supported, subject to the Association paying to Council the current contribution rate applicable to exclusive use.

With regard to ferry closures, the Association has instituted a revised race format calling for closure of only two ferries at any one time and then only for + hour duration. The requested closures are considered equitable and are supported subject to those conditions contained in the recommendation below.

✓ IT IS RECOMMENDED THAT approval be granted to the applications by the New South Wales Water Ski Association Ltd for:-

1. Exclusive use of Governor Phillip Reserve on Sunday, 24th November, 1991, subject to the Association paying to Council a contribution of \$500 (five hundred) or \$1.00 (one) per admission ticket, whichever is the greater.
2. Closure of those ferries listed below during the times stipulated, subject to the following conditions -
 - a) concurrence of the Roads & Traffic Authority of NSW being obtained to the proposed closures;
 - b) advertising of the proposed closures is to be undertaken at the expense of the NSW Water Ski Association in newspapers circulating in areas of the closures and 4 (four) weeks prior to the event, such notice to be incorporated in the news section of those newspapers and to be approximately 1/8 (eighth) page size;
 - c) that signs be erected at the Association's cost, in locations as required by the Manager of Operations and at a size indicated by him, on all roads leading to the ferries, as well as on each day, for at least 4 (four) weeks prior to the event;
 - d) safety precautions as previously established are to be placed at all ferry locations, such to include a boat and crew downstream from each ferry with suitable equipment to indicate to competitors that a ferry may be operating and with communication between that boat and the ferry vessel; such procedures are to be implemented to the satisfaction of the Maritime Services Board and Council's Manager of Operations;
 - e) that the ferry vessels during the closure period, will operate at the request of any officer of the NSW Police Department, or in the event of an emergency at the request of any Police, Ambulance or Fire Vehicle officer.

Ferry Closures

Wisemans Ferry	
Webbs Creek Ferry	12.15pm - 12.45pm
Lower Portland Ferry	
Sackville Ferry	12.30pm - 1.00pm

4. WEBBS CREEK FERRY SERVICE - CONTRACT OPERATION. F81/3

Tenders for the three (3) year operation of the Webbs Creek Ferry have been invited and the following tenders have been received:

Alan Greentree	129,000
Manuti Pty Ltd	135,000
Desmond Snelgrove	154,249
Baron & Pope Pty Ltd	182,000

The lowest tenderer, Mr Greentree is the current contractor for the operation of Webbs Creek Ferry and the ferry service has been operated in a satisfactory manner for the last three years. Discussions have been held with Mr Greentree regarding his method of operating the ferry and he proposes that the operation be carried out using family members supplemented by up to two employees. On this basis it would appear that the contract will be able to be carried out in accordance with the "Wire Drawn Ferries (State) Award" and the specification for the operation of the Ferry.

IT IS RECOMMENDED THAT:

1. The tender of Alan Greentree in the amount of \$129,000 (one hundred and twenty nine thousand) annually, for the contract operation of Webb's Creek Ferry, be recommended to the Roads and Traffic Authority for acceptance.
2. Subject to the acceptance by the Roads and Traffic Authority of the tender of Alan Greentree, the necessary contract documents be completed under the Common Seal of Council.

5. SACKVILLE FERRY SERVICE - CONTRACT OPERATION. F81/3

Tenders for the three (3) year operation of the Sackville Ferry have been invited and the following tenders have been received:

Alan Greentree	129,000
Manuti Pty Ltd	135,000
Alan Johns	148,500
Desmond Snelgrove	152,804
Baron & Pope Pty Ltd	162,000
William Sommers	294,690

Discussions have been held with Mr Greentree regarding his method of operating the ferry and he proposes a similar approach to the operation of Webbs Creek Ferry using family members supplemented by up to three employees. On this basis it is considered that the contract will be able to be carried out in accordance with the "Wire Drawn Ferries (State) Award" and the specification for the operation of the Ferry.

✓ IT IS RECOMMENDED THAT:

1. The tender of Alan Greentree in the amount of \$129,000 (one hundred and twenty nine thousand) annually, for the contract operation of Sackville Ferry, be recommended to the Roads and Traffic Authority for acceptance.
2. Subject to the acceptance by the Roads and Traffic Authority of the tender of Alan Greentree, the necessary contract documents be completed under the Common Seal of Council.

6. RESERVE CORNER COLONIAL DRIVE AND GUARDIAN CRESCENT, BLYTH PARK, GT130/1

The further development of the Blyth Park Estate has created a demand for additional sporting and recreational facilities in the area. Accordingly, a 4ha public reserve site, bounded by Guardian Crescent, Colonial Drive and Neptune Crescent is considered suitable for development into playing fields and associated facilities.

It should be noted that the subject site also serves as a drainage retention basin and as such, is inundated by water during periods of heavy rainfall.

The site has the potential to accommodate two senior sized playing fields, cricket field, children's formal play area and amenities building with associated car parking. In addition, it is proposed to establish an underground pop-up sprinkler system capable of irrigating both the fields and landscaped areas. The estimated cost of providing these facilities is \$370,000 comprising -

Amenities Building	\$170,000
Irrigation and sub-soil drainage	\$ 70,000
Fencing and field improvements	\$ 50,000
Car park	\$ 55,000
Playground	<u>\$ 25,000</u>

Total \$370,000

The site of the proposed amenities building is situated on an elevated platform facing Colonial Drive, opposite Harradine Crescent. A display sign erected approximately 18 months ago informed local residents of the intention to construct an amenities building at this location.

It is intended to prepare a development concept plan of the proposed sporting facilities in consultation with the local community, thereby allowing comment and input, to establish community needs.

Subject to Council approval, the project will be funded from Section 94 Contributions.

✓ IT IS RECOMMENDED THAT:-

- A. The proposed development of the public reserve located on the corner of Colonial Drive and Guardian Crescent, Bligh Park, comprising sporting fields, amenities building, children's play area, irrigation and car parking be approved in principle.
- B. Approval be granted to fund the project from Section 94 Contributions estimated to cost \$370,000 (three hundred and seventy thousand).

HEALTH & BUILDING1. SULLAGE REMOVAL SERVICE. GE20/8 PT1

The contract which introduced the fortnightly service for residential properties has been running for nearly two years, which is an appropriate period to review its success or otherwise.

Under the previous service when residents paid the contractor and were charged by the volume removed, numerous complaints were received each day mainly disputing the volume removed and difficulties in obtaining service.

The number of residents reporting problems with the current service is, on average, five per week, or 0.3% of the number of services.

A survey of fifty five residents has recently been carried out from Bowen Mountain (10), Glossodia (12), Freeman's Reach (15), Wilberforce (9) and Kurrajong (9), with the following results:-

1. How frequently is your tank serviced?
 - Survey suggested a regular fortnightly service has been successfully implemented.
2. Are dockets always left by contractor?
 - Survey suggested dockets always left upon service, signed and dated.
3. Do you feel this service is adequate?
 - Survey suggests residents consider the service frequency is adequate (refer to scale).

- Inadequate	1%
- Adequate	78%
- Too frequent	21%

4. Have you required additional pump out services within the last 12 months?

- Never 79.8%
- Between 1-5 times 20.0%
- Over 5 times 0.2%

4(a) How was payment arranged?

- Survey suggests that all payments have been paid to Council and the people prefer payment this way.

5. Have you noticed environmental improvement in your street?

- 64% of people have noticed environmental improvements, including absence of water in gutters and lack of odour.

6. Have you ever checked the tank after contractor has left?

- Never checked 78.5%
- Randomly checked and OK 21.0%
- Randomly checked and has only been half emptied at one time. 0.5%

7. Have you had to contact Council or Contractor regarding a problem?

- 11% of persons had contacted Council with all advising that the result and quality of service from both Council and the Contractor were satisfactory.

Residents have accepted the new service as being easier for payment, more reliable and producing environmental improvements.

After the first months of the service when the volume being removed far exceeded all estimates, the contractor has and continues to provide an efficient and reliable service.



IT IS RECOMMENDED THAT G & J Horswell & Sons be advised of the sullage survey results and that Council appreciates the level of service being provided to residents.

PLANNING1. TEMPORARY SKATEBOARD RAMP AND OUTSTANDING CONDITIONS - CHRISTIAN LIFE CENTRE, 42 WINDSOR ROAD, VINEYARD - DA293/90

Council has requested a report on this matter.

This site has a long history and the purpose of this report is to provide information on the current situation.

In 1988 Council approved an extension to the existing church. One of the conditions of consent required that the applicant construct Brennans Dam Road from Windsor Road to their site. Subsequently this was amended and the applicant was requested to pay a contribution to Council of \$10,500 for these works.

The applicant commenced paying this contribution in December 1990 and final payment was made in July 1991. The construction of that section of Brennans Dam Road is programmed to be carried out in November of this year.

In 1988 consent for the extension to the church also required that the applicant meet other conditions. These conditions related to provision of on site car parking and access improvements. The applicant has been requested on numerous occasions to comply with the conditions of consent. Also in January 1990 consent was issued for the filling of part of the subject land. Again after numerous requests there are a number of outstanding conditions regarding the placement of the fill which have not received compliance.

In September 1990, the applicant lodged a development application for a skate board ramp and extensions to the Sunday School classroom. Since that time the applicant has partly constructed the proposed skate board ramp but in the meantime has provided for two portable skate board ramps on the site.

This application has not been determined on the basis that previous consents have not received compliance.

✓ IT IS RECOMMENDED THAT the applicant be advised that Council agrees in principle to the provision of skateboard ramp and classroom extension facilities at the existing church, however, prior to final determination of the application, requires outstanding conditions of previous consents to be complied with.

2. CAR PARK FOR RESTAURANT/TOURIST FACILITY - 1318 BELLS
LINE OF ROAD, KURRAJONG HEIGHTS. DA912/91

Council is referred to Item 9 in the Planning and Development Section of this Business Paper.

The applicant has submitted amended plans which show a parking area for 12 vehicles located on the subject land with access near the end of the closed section of Bells Line of Road. The proposed car park will be constructed of concrete block paving on compacted subgrade. The position of the car park will result in the removal of 4 trees, however all of these are aged specimens and are diseased or dead.

The proposed new location of the car park results in a separation of 55 metres from the objector's house. This is an increase of 20 metres from where the car park was originally proposed. The proposed new location also means that there will be an additional line of trees shielding the car park from the objector's house.

The car parking area can be used to accommodate service vehicles as the distance from the car park to the kitchen is approximately 25 metres by means of a proposed new pathway.

The proposed new location of the car park minimises the removal of mature exotic trees on the land, yet, at the same time maximises distance and shielding to the adjoining two storey residence. The proposed new car park will require approximately 1 to 1.5 metres of fill and as a result, a retaining wall. The retaining wall will not be visible from adjoining properties and will be compatible to the existing garden setting.

The applicant's consultant does not believe it possible to adequately contain the car park on the road reserve as indicated by Council's Committee, and additionally believes it more appropriate to contain all parking associated with the use on the actual site.

✓ IT IS RECOMMENDED THAT the new car parking layout as per Plan No M3/91/1 be approved.

3. SUBDIVISION - CARTERS ROAD, GROSE VALE. SA172/90

Council is referred to Item 3 in the Planning and Development Section of the General Purpose Committee.

Council has received an amended plan which proposes allotments of 4ha and 7.36ha in area. The amended application complies with the minimum allotment size provisions contained within HLEP, 1989.

✓ IT IS RECOMMENDED THAT the application be referred to the Manager of Town Planning for approval under delegated authority subject to the appropriate conditions.

4. BANK STABILISATION/REGRADEING - LOT 8 DP785357 HIBBERTS LANE, FREEMANS REACH. DA353/90

The purpose of the report is to provide additional information (as requested by Council at its GPC Meeting on 27th August, 1991) in relation to flood mitigation grounds and techniques used on the stabilisation of the bank downstream from Windsor Bridge.

The stabilisation has been carried out by Council in close consultation with the Public Works Department. These works involve replacing an unstable section of the bank with rock mattresses.

Further research has been undertaken as to whether Council has the power to approve Mr Keegan's application. The proposed development involves the removal of 60,000 - 70,000 tonnes of riverbank material (principally soil) from the site. This development is defined as "extractive industry" under the Model Provisions of the Environmental Planning and Assessment Act.

The applicant's position is that the development is riverbank stabilisation so as to lessen the impact of the river on its banks at this locality in times of flood. Thus the development could also be construed as "flood mitigation".

Recent court cases (eg dredging of part of Narrabeen Lagoon) have upheld the premise that if an activity or development falls into more than one category and one of those categories is an "extractive industry", which is prohibited in the zone, then the consent authority has no power to consent to the application.

This position is consistent with advice given to numerous landowners and extractive industry companies who have approached Council with a request to "fix up their banks".

In the early 1980's Council approved riverbank regrading of the adjoining downstream property. In the following ten years the case law has been such that Council would now be precluded from issuing such a consent. The PWD has previously advised that this downstream property has not been a success and is showing signs of toe erosion.

The application with the accompanying geo-technical/hydrological report has been forwarded to the PWD. A written response is expected within the next two weeks.

In the circumstances, and particularly since there are a number of other land owners wanting to carry out similar works, it is believed that the advice from the PWD should be awaited. It would be appropriate for an officer of the PWD to speak to Council in relation to their concerns in respect of the river generally and this application in particular.

It may be that Council may wish to alter its LEP so that extraction is allowable for bank restoration etc. However because under current law approval is also required from the PWD, they should have the benefit of input into any change of policy.

✓ IT IS RECOMMENDED THAT Council seek an urgent response from the Public Works Department in relation to the application and invite an officer from the Department to address a subsequent General Purpose Committee of the Department's concerns.

5. HERITAGE ADVISORY COMMITTEE. GH20/3 PT1

Included within this business paper are the minutes of the Heritage Advisory Committee of 7th August, 1991.

There is seen to be a difficulty in operation of this Committee insofar as matters the Committee are requesting to be reported on or other matters which require actioning in some other way. There is often a difficulty in this and Council is receiving some criticism for perceived lack of action in certain instances. This is particularly the case where the Committee may recommend that something happen and, therefore, requiring Council officers to prepare further reports, etc.,

where in the scheme of priorities for other day to day work, what is required by the Heritage Committee does not have a high priority.

It was previously reported to Council that the demise of the former Heritage Committee was partly due to the Committee requiring Council's staff to involve itself in minor and routine matters to the exclusion of important policy formulation areas. These routine matters are more appropriately dealt with by Council's staff who have expertise in the areas required rather than by the Committee dealing with routine matters and subsequently requesting Council to in turn direct staff.

In this respect and in operation of the Committee generally, it is believed that the Committee should be requested to consider its own future for a subsequent report to Council. Such consideration may include whether the continued operation of the Heritage Committee should be completely external to Council's organisation but able to make recommendations to Council. It maybe that in this way the Committee could continue to involve itself in the more minor detail areas where it has clearly shown an interest. Council could provide an advisory representative to their meetings and Committee members would be able to address Council on matters of concern, as are others allowed to address General Purpose Committee meetings where they have matters on the agenda of concern to them.

✓ IT IS RECOMMENDED THAT a report be prepared on the future operation of the Heritage Advisory Committee for the Committee's consideration and subsequent report to Council.

6. HOUSING DEVELOPMENT Blich Park. GT70/5 PT1

The Council will be aware of an increasing concern by residents in Blich Park of the various forms of housing.

Housing policy is contained within a number of documents and the following is reiterated to Council for its information:

State Environmental Planning Policy No.25 - Residential Allotment Sizes

This policy was gazetted on 28th August, 1987, and provides for the following. (Parenthesis reflects direct quotations either from the policy or from the Department of Planning Circular accompanying the policy)

"This policy is designed to help answer the problem of unnecessary or inappropriate restrictions and the high cost both to the community and to individual home buyers of providing residential areas, resulting from present standards on allotment sizes ..."

"In 1977 the New South Wales Government established a cabinet sub-committee to consider the problem of increasing land and housing costs. This investigation paralleled the Commonwealth inquiry to housing costs. Both enquiries indicated that the trend to increasing standards has reached a point where dwellings and sites have become bigger and more expensive than many people need or can afford ... These increases particularly affect first home buyers who enter the housing market without the benefit of capital gain from an existing home. Households excluded from home ownership are then forced into the rental market or marginal housing such as caravans. This increases the demands on public housing authorities whose operations are also adversely affected by rising costs."

"This policy aims to reduce housing costs by removing some of the planning restrictions so that people can build houses on smaller allotments ... It achieves this by removing any minimum allotment requirements for residential flat development ..."

"Whilst the policy is mainly intended to apply to the newly developing areas, Council should give strong consideration to including similar provisions in other local environmental plans that rezone land for residential purposes."

"In new release areas the policy allows Council to approve of houses on lots down to 450 square metres, as well as a new style of 'integrated housing' development on lots down to 232 square metres. The policy also eliminates the minimum allotment area and width requirements for residential flat buildings."

"If there is any inconsistency between this policy and any other planning instrument, the provisions of this policy will prevail. However, State Environmental Planning Policy No.1- Development Standards also applies to development carried out under this policy. Variations to any standards given in this policy may be made, where appropriate, in accordance with State Environmental Planning Policy No.1 subject to support by the Council."

The policy applied specifically to Bligh Park, this being the only area of the City where the policy was imposed. Because the land was owned by the Crown and being developed by government authorities, i.e., the Department of Housing and Council, there was a requirement for government to adhere to its requirement in respect of this policy.

In fact, the policy specifically promotes integrated housing development whereby subdivision and development applications are combined for the following aim -

"Integrated Housing Development Provisions aim to encourage attractive and appropriate designs for housing on small allotments. This avoids the difficulties which occur in creating smaller allotments for detached houses where the land is sold to individuals who make unrelated decisions about what kind of house they build and where it is placed on site. Where the designer has control over the location of the houses and their relationship to each other, it is possible to create a pleasant environment on smaller than the traditional allotments."

The government philosophy with this policy should be read in conjunction with the following State policy.

State Environmental Planning Policy No.28 - Town Houses and Villa Houses

This policy was gazetted on 29th September, 1989, to come into effect on 30th March, 1990. The policy, however, did provide avenues where, if good cause be shown, Councils could seek an exemption from operation of the policy.

"Following extensive discussions (the policy) has been prepared and endorsed by the government and the Local Government and Shires Associations. The main provisions of the new policy include:-

- . development for the purposes of towns houses or villa houses may be carried out on suitable residential lands and certain special use lands. Development will be restricted to two storeys in absolute terms. If parking is provided above ground level it is included as a storey.
- . Preparation by Councils of 'development control plans' to make more detailed controls for development approved under the policy; and
- . Allowing Councils to seek exclusion from the policy ...

The policy is designed to create opportunities for low scale forms of medium density housing, in appropriate residential and certain special use zones. It does this by giving Councils options on a course of action that will enable them to pursue urban consolidation in a flexible and locally sensitive way. The options available to Council are as follows (in relation to Hawkesbury):-

- . Where a local planning instrument prohibits these forms of housing in its residential and special use zones the policy will make them permissible.
- . Where a local planning instrument allows both forms of housing, i.e., town houses and villa houses ... restricts that form of housing by development standards in the instrument, the policy overrides these restrictions."

The policy, as mentioned, provided mechanism for a request for exclusion from the policy on the following basis:-

"Where the Minister considers that land is not suitable for town or villa houses or that Council has already made adequate provision for medium density housing, the policy can be excluded from operation ... the policy provides two methods by which Council may seek to have land excluded, briefly, they are;

- (a) environmental factors; and
- (b) performance; (for example, where) ... a Council already has a local environmental plan and code in place that permits town houses or villa houses or other forms of housing which satisfies the aims of the policy in residential zones.

Council should provide details of the types and extent of medium density housing opportunities permissible in both its local environmental plans and codes/development control plans. It should also provide a statement as to how they satisfy the objectives of urban consolidation, as outlined in the policy. Some indication of past performances and initiatives in hand in regard to medium density and higher density housing may assist in the assessment of Council's submission."

The policy allows Councils to prepare development control codes to provide more detailed control for medium density housing to reflect local circumstances. However, the codes must be prepared in the same manner as development control plans and must be submitted to the Director of the Department of

Planning for approval before they have any force. The following is a quote of the aims and objectives, etc. of the policy as they are contained at Clause 3:

"Clause 3(1) This policy aims to achieve the following urban consolidation objectives, namely:

- (a) to reduce housing cost pressures arising from shortages of suitable housing in metropolitan areas of Sydney, Newcastle and Wollongong and such other areas as may be identified by a Council and agreed to by the Minister; and
- (b) to promote the more efficient use of public investment in infrastructure in established urban areas by accommodating a component of metropolitan population growth in these areas; and
- (c) to reduce the need for urban expansion into areas remote from centres of recreation, services and employment; and
- (d) to respond to changed or changing housing needs in terms of social, demographic and economic trends by increasing the range of dwelling types available in residential zones and promoting the availability of a range of smaller dwelling units; and
- (e) to enable a higher proportion of dwellings to be accessible to transport facilities, services, shops, entertainment and employment; and
- (f) to enhance opportunities to increase the supply of rental accommodation."

"... Clause 6(1) Subject to section 74(1) of the Act, nothing in any local environmental plan or deemed environmental planning instrument prohibits or restricts, or enables a Council to prohibit or restrict, the carrying out of development for the purposes of town houses or villa houses in accordance with the provisions of this Policy.

6(2) Nothing in this Policy prohibits or restricts the carrying out of development for the purposes of town houses or villa houses in accordance with the provisions of any other environmental planning instrument."

"... Clause 8(1) If a Council considers it necessary or desirable to make more detailed provisions than are contained in this Policy in respect of any land to which this Policy applies, it may prepare or cause to be prepared a development control code.

(3) A development control code must not be inconsistent with the provisions of this Policy and must be submitted for the approval of the Director before coming into effect."

"... Clause 11(1) For the purpose of enabling development to be carried out in accordance with this Policy, any agreement, covenant or instrument imposing restrictions as to the erection or use of more than one dwelling on an allotment of land or as to the use of land for that purpose, to the extent necessary to serve that purpose, does not apply to the development."

Clause 11(1) is similar to a clause currently contained within Hawkesbury Local Environmental Plan, 1989, and also its predecessor LEP 1984. The clause reiterates previous advice given to Council where it is made quite clear that Council does not have the power to either consider or enforce a private covenant applying to the land. It is unfortunate that the initial stages of Bligh Park contained such a covenant because, no doubt, many of the initial residents bought with the understanding that such was a provision which could be enforced by Council. This is not to say that there is no right of a private action to enforce a covenant, however, recent court decisions would suggest that even such a private action is judged in the terms of government policy in relation to development and, therefore, often fails.

The majority of adverse comments being received by Council within Bligh Park relates to the number of dual occupancy/duplexes being constructed. This form of development is covered by the following plan:

Sydney Regional Environmental Plan No.12 - Dual Occupancy

This plan, as amended, was gazetted on 19th June, 1987, with original dual occupancy plans being enforced in 1979.

"Dual Occupancy is an essential element of the strategy for urban consolidation. It aims to help in reducing the pressures of urban sprawl and to promote the more efficient use of existing services and community facilities ... it also reduces the public and private costs of urban development ...

Dual Occupancy enables the provision of more rental accommodation which help ease the current rental crisis.

In 1986 in response to requests from members of the public, the Department of Planning prepared and exhibited the new draft dual occupancy plan. That plan proposed to repeal all existing (at that time) dual occupancy provisions and introduce four new elements which would enable people to carry out the type of dual occupancy that best met their needs. It was proposed that the new plan would:

- . allow dual occupancy to apply to new buildings;
- . remove the previous requirement that the occupant of one of the dwellings be the owner;
- . allow the second dwelling of urban areas to be free standing;
- . allow subdivision of dual occupancies in urban areas ..."

In relation to Hawkesbury, the plan provides,

- In the case of an existing dwelling in an urban area, on an allotment with an area of 400 square metres or more a person may, with or without an extension, convert the dwelling into two self-contained dwellings.
- In the case of an existing dwelling in an urban area, on an allotment with an area of 600 square metres or more, a provision where a person may convert the dwelling into two self-contained dwellings (either with or without an extension to that dwelling) or erect another single free standing self-contained dwelling on the allotment.
- In the case of a vacant lot in an urban area with an area of 400 square metres or more, a person may erect a building containing two self-contained dwellings.
- In the case of a vacant allotment in an urban area with an area of 600 square metres or more a person may erect a building containing two self-contained dwellings or erect two single free standing dwellings on the allotment.

There are clauses within the plan which override any inconsistencies that may arise between the plan and local environmental plans. In this respect, the dual occupancy plan prevails over Council's LEP.

In respect of the seeking of costs, pursuant to Section 94 of the Act, in relation to the provision of community facilities, etc., the plan provides the following:

"Through directions made under Section 94A of the Environmental Planning and Assessment Act, Councils may not impose any conditions

under Section 94 for dual occupancy residential development other than for water and sewage where Council is the supply authority. This restriction has been introduced to ensure that dual occupancy development in residential zones in the Sydney region is not discouraged by additional costs. This type of development is unlikely to significantly increase the demand for urban services such as open space, truck drainage and community facilities."

Whilst, by direction, Council is not able to impose Section 94 contributions (other than for sewage because it is the supply authority), Section 94 has been levied for the subsequent subdivision of dual occupancy. It is estimated that more than 90% of dual occupancy construction is subsequently subdivided and so the majority of Section 94 is being recouped. However, there is a case whereby Council should seek relaxation of the Minister's direction to enable it to charge Section 94 for dual occupancy "up front". This is particularly so as, in the initial subdivision, Section 94 was calculated on the basis of single dwelling houses being erected on the lots (the only method currently available at subdivision stage). In this respect, discussions have been recently taking place with Department of Planning officers and there is some sympathy with those officers for this ability to charge "up front", where it can be shown that a housing estate is responding to market demands with a high percentage of dual occupancy development. There is no doubt that Bligh Park would be such an estate.

In summary of the legislation, it is clear that it is the government's intention to promote the mechanism to provide for an array of lot sizes, dwelling styles, etc. for a number of reasons including minimising infrastructure costs, and meeting changing needs of residents both in the home ownership area and in the rental area.

The development in the later stages of Bligh Park is considered to be a direct response to market demands and acceptance of other than traditional single houses. In this respect, it would appear that even a number of signatories to petitions and letters to Council complaining of the number of dual occupancy developments actually live in this form of housing. In fact, it would appear that some even live in a detached dwelling built under the dual occupancy provisions, which has been subsequently subdivided and where the belief is that they have a traditional free standing house, albeit on a small allotment of land.

Whilst Council made a successful submission to the government for exemption from SEPP No.28, there are no such provisions for seeking exemption from SEPP No.25 or SREP No.12, and the exemption from SEPP No.28 was solely on the basis of Council's resolved intent about promoting dual occupancy, town houses and villas on all residential land within the City.

The concern of Bligh Park residents is understood, however, the commitment by the government of urban consolidation should not be underestimated. Council has lost a recent appeal in the Land and Environment Court for refusal of a dual occupancy. The court was quite explicit in not refusing dual occupancy where normal design criteria has been met.

There has been criticism of Council and the Department of Housing by residents for their perception that Bligh Park " ... is for first home buyers ...". It is considered that the area is for first home buyers but that the style of housing now affordable has changed in the 5 years since the estate was first marketed. The average first home in Bligh Park that is free standing is not as large as the average 5 years ago. This is due, to a large extent, to the recent economic climate.

Dual occupancies, whether they be attached or detached, are selling for similar prices which again reflects market acceptance and demand. It is generally felt that attached dual occupancies make better use of open space areas, however, obviously a mix of attached and detached caters for a wider market.

In addition to costs of housing, perhaps the largest single factor that affects housing is the changing population profile. The demand for housing can vary significantly even over short time periods.

For example, changes to the structure of our population mean that, even without migration, Sydney requires more dwellings. Between 1976 and 1986 the increase in Sydney's population was 10% whereas during the same period the increase in the number of households was 17%. This was because the average household size decreased from 3.2 to 2.8 persons over those ten years.

In 1986 Hawkesbury had an average household size of 3.1. It is probable that it is now in the order of 2.7 - 2.8 given national trends.

The size of the average household is continuing to decline. There is an increasing proportion of one and two person households and a decreasing proportion of households with 4 or more members. This trend reflects the long term decline in birth and death rates resulting in smaller families and an older population. This means that more small dwellings are required.

It is perhaps in the promotion of dwellings with less than 3 bedrooms that some avenues exist for Council to be pro-active. To date, the traditional 3 bedroom configuration has been dictated, even though often not required, by those (both developers and home owners) who believe that less bedrooms are not desirable and therefore have less resale value. If this philosophy could be altered it would

mean that dwellings could be smaller with the construction savings offset into better design of living areas and external treatment.

Council could investigate ways to promote this philosophy.

As a result of recent objections and a meeting with some local residents, an undertaking has been given to them that there will be no further dual occupancies, town houses or villas approved in the Neilson Crescent/Finnan Place locality, at this time, without such applications being reported to Council. There are a number of applications currently awaiting determination and it has been indicated to the applicants that they will be reported to the next General Purpose Committee meeting. It is likely that Council will receive some criticism from applicants for their perceived delay in processing these applications.

Additionally, the objectors to these applications have been notified that they will be presented to the next General Purpose Committee meeting and, as there will be new Aldermen present, this report should be again presented for their information.

✓ IT IS RECOMMENDED THAT

1. Council make suitable approaches to the Department of Planning seeking exemption from the Minister's direction concerning the inability to levy Section 94 contributions at the time of development of dual occupancy.
2. Council investigate avenues of promotion of housing styles with less than 3 (three) bedrooms.
3. The contents of this report be brought to the attention of all Aldermen at the next General Purpose Committee meeting.
4. The contents of the report be provided to residents of Bligh Park who have made recent requests for information concerning Council's Housing Policy.

LIBRARY1. FORWARD PLAN FOR LIBRARY SERVICES, 1991-1995. GM1/2 PT1

This forward plan for library services covers the years 1991 to 1995. It is intended to provide direction in keeping with the aim of providing "accessible public library service to people in the City of Hawkesbury". All estimates of costs for parts B, C & E may vary.

Components of the plan are:-

	Implementation Time	Subject
Part A	1991/2	
	Downline loading of cataloguing records from ABN	
Part B	1992/3	Security system for the library's collection
Part C	1993/4	Patrons self-service of issues
Part D	1992/4	
	Extension to the Central Library	
Part E	1995	Remote access library centres for outlying areas

PART A

Downline loading of cataloguing records from ABN (Australian Bibliographic Network), National Library

This will enable overnight access to cataloguing records; at present the Library waits for a fortnightly tape from the National Library in Canberra.

Stage 1

1991	Purchase a personal computer to replace the 7 year old terminal which links the library to ABN. This terminal requires replacement as advised by the technicians, and a PC is essential for downline loading and will provide increased flexibility. This can be funded from within the 1991 ABN budget.	\$ 4,500
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Stage 2

1992	Purchase the Gravity standard package for the software marketed by ALDIS which enables downline loading to take place.	\$ 5,000

		<u>\$ 9,500</u>

PART BSecurity system for the library's collection

In 1988 two spot stocktakes of sections of the library collection revealed a loss rate of 4%. This year it has been necessary to relocate all Environmental Impact Statements within the Local Studies collection to the workroom compactus because of increased losses estimated at 5%.

The security system would also be an integral part of any patron self-service.

Stage 1

1992	Place security tags in stock at both libraries. Temporary staff would be required as this is labour intensive work.	Tags, est. \$22,000
		Temp staff \$ 6,804

Stage 2

1993	Install security gates and desensitiser units in both libraries.	\$20,000

		Total: \$48,804

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PART C

In July 1991 the Chief Librarian visited Waverley Public Libraries in Glen Waverley, Victoria to view first hand the only site in Australia where Fast Track Issues were operational. Another system called Patron Self Check is now being tested at the University of Western Sydney - Campbelltown campus, which is a part of the CLANN network which uses software called GEAC. Waverley uses the AWA URICA library system.

After 3 months of operation Waverley now has 30% of loans being issued by borrowers. This has led to staff providing better advisory services to users and has increased their productivity. In time, this system guarantees that increases in issues will be carried out by the system without any increases in staff.

The implications for Hawkesbury are obvious. This year there has been a 10.8% increase in loans to the end of July.

This development is dependent on additional ports for computer terminals and would be expected to be provided for with the proposed library extension.

Patron self-service issue station*Stage 1*

1993 Software conversion to the VTLS library system for a patron self service issue station at Windsor.

Installation of the station at Windsor	\$5,000
1 personal computer	
1 laser scanner	
1 desensitiser unit	
1 docket printer	\$30,000

Total: \$35,000

Stage 2

1994	Installation of patron self service station at Richmond.	\$25,000
	Re-design circulation desk at Richmond.	\$ 3,000

		Total: \$28,000

PART DExtension to the Central Library

- 1992/4 To provide increased storage for Council's archives, expansion and improved access for local studies and reference resources. This matter has already been the subject of a recent report to Council.

PART ERemote access library centres for outlying areas

- 1995 Remote access library centres to be developed in outlying areas. These will feature technology such as:-

- * fax machines to send and receive information
- * dial up facilities linked to the Central Library
- * courier service to deliver materials

It is proposed that these centres be located within existing Council buildings, such as neighbourhood centres.

The costs of establishing these centres would be a fraction of the cost of establishing branch libraries and would be a cost effective use of staff resources and the library's collection.

Present estimated costs for the establishment of one centre would be:-

* installation of digital line for fax machine	Connection fee \$250, Rental \$40 per month, \$730 per annum
* operating costs of fax are those of a phone line and depend on use plus cost of paper, say	\$2,000 per annum
* installation of a Telecom Easycall or Centel phone link or equivalent:-	
Easycall - Line connection fee	\$253.00
Rental cost per month	31.21
Total for first month	284.21
Rental cost per month	31.21
Centel - Line connection fee	\$253.00
Connection fee	35.00
Total for first month	324.96
Rental cost per month	36.96

At present Centel or Easycall within the Hawkesbury City area is not available in all outlying areas. For example it is available at North Richmond but not Glossodia. The advantage of these systems is that up to 20 extensions can be offered and any line can be suitably barred so that only calls to the Central Library can be made.

* Operating costs of a courier service, possibly on a contract basis - costs vary dependent on distance and frequency of service	\$2.00 per km
* fax machine	\$2-3,000

N.B. The fax machine at the Central Library would need to be upgraded to laser quality to enable copies to be made directly from books. \$10,000

In future it may be possible to install video phone links which could improve the communication process between remote users and staff. Also direct access to the

library's computer catalogue so that users could do their own browsing on screen, this would require additional programming.

The benefits of the security system and patron issues (Parts B & C) will be increased stock control and increased productivity. If additional funds cannot be allocated to these proposals it is felt that they are so important to the service that if necessary they be funded from within the capital and operating budget of the library service. However, this would substantially reduce the book vote for a period of 3 years.

✓ IT IS RECOMMENDED THAT the personal computer to replace the terminal used to access ABN be purchased out of the 1991 ABN budget to the value of \$4,500 (four thousand five hundred).

IT IS FURTHER RECOMMENDED THAT the forward plan for library services be adopted in principle.

REPORTS FOR INFORMATION

1. REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 10TH SEPTEMBER, 1991. C50-1.

File Rep Date	Referred To	Subject	Comment
11 Oct 88	Boundaries TC/GM	Possible changes	Report when investigations completed
13 Jun 89	Transfer of Lands TC/GM	Financial aspects of proposed transfer of lands - Dunsford Investments Pty Ltd	Report when definite plan is prepared
12 Sep 89	Tree Planting Programme MES	Planned areas, storage and maintenance	Report October GPC
10 Apr 90	Regional Sporting Facilities MES	Clarendon area including project for Richmond Swimming Centre and use of adjoining university area	Report October GPC
8 May 90	Windsor Town Centre MTP	Proposed Development Plan - feasibility including methods of financing.	Awaiting advice from Water Board
14 Aug 90	Bridge Priorities MES	Overall bridge priorities	Report 1991
11 Sept 90	Library Performance Measures CLIB	Likely costs	Under Investigation
13 Nov 90	Greenway Crescent MES	Traffic control measures relocation of sand pit	Report October GPC

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11 Dec 90	Year 2000 Sydney Olympics MFAS	Facilities for Western Sydney	Under investigation
12 Feb 91	Signs "You are Entering the City of Hawkesbury - A University City" MES	Costing on erection of signs	Report October GPC
12 Mar 91	Business Information Service CLIB	Guidelines for operation	Report November GPC
12 Mar 91	National Parks and Wildlife Service TC/GM	Council's position in any Committees in the Council area with the Service	Letter forwarded to Minister
12 Mar 91	Laneway Between Jackson's and the the Pottery Shop to Windsor Town Centre MES	Installation of a light	Report October GPC
9 Apr 91	Athletics Track and Field Facilities MES	Possible locations, support - joint development with groups and organisations	Report October GPC
9 Apr 91	Provision of footpath MES	West of the Hawkesbury High School at Freemans Reach	Report October GPC
7 May 91	Windsor Function Centre MES	Better lighting - carpark	Report October GPC

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11 Jun 91	Indoor Recreation Centre, Clarendon MFAS	Further report on revised costs	Report October GPC
11 Jun 91	Legal & Court Costs MFAS	Legal & Court costs and staff hours & costs over last 12 months	Under investigation
6 Aug 91	Rezoning MTP	East Richmond area fronting Richmond Road opposite Hayes Bros	Report October GPC
6 Aug 91	Community Relations Programme TC/GM	Funding Community Relations Grants	Report following response from Office of Local Government
6 Aug 91	Loan Funds TC/GM	Previously set aside for work on The Terrace	Report October GPC
6 Aug 91	Further Report MTP	Proposed subdivision Lot 2 DP 6655,33 Old Bells Line of Road, Kurrajong	Report October GPC

2. FIRE CONTROL OFFICERS' REPORT - BUSH FIRE BRIGADE OFFICER BEARERS. GF10/24

Council's Bush Fire Brigade Officers have been appointed under delegated authority and in accordance with the provisions of Section 20(b) of the Bush Fires Act for the Bush Fire Season 1991/92.

Brigade/ Captain/ Snr Deputy Captain	Deputy Captain	Permit Issuing Officer
BILPIN		
W Shields W Johnson	A Scott G Bannerman B Pittman A Newton S Richards B Hungerford S Lonergan	W Shields W Johnson
BLAXLAND RIDGE		
J Haszczywnyk S Cunningham	L Webber A Stewart M Newton A Van Zeyl	J Haszczywnyk
COLO HEIGHTS		
H Hewitt G MacIntosh	N Cunningham G Cunningham D Cavanagh A Bruce R Bruce G Findlay	H Hewitt

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EAST KURRAJONG

C Green
K Thorn

L Brown
P Rutter
K McKenzie
L Cook
K Lance

C Green
A Buttsworth

EBENEZER

D Mitchell
J Hawkins

N Williams
V Lunney
A Hupalo
B Myers
P Fraser
R Cox
R Surtees

D Mitchell
J Hawkins

FREEMANS REACH

O Earle
J Bateson

B Earle
R Richardson
C Bateson
A Slade
J Earle
G Jones
W Willoughby
C Vesely
G Barnard
M Flaherty

O Earle

GLOSSODIA

G Ingles
G Hutchinson

D Butcher
S Haines
S McLoughlin
G Cox
P Walker

G Ingles
G Hutchinson

GROSE VALE

P Ware
M Ryan

K Clewett
R Miller
S Humphreys
P Dillon
R Morey
G Meers
L Duffy
R Tooley
S Brown

P Ware
L Duffy

GROSE WOLD

J Clay
J Heath

D Tandy
S Killen
W Colbran

J Clay

HEADQUARTERS

R Gavin
K Hemsworth

R Lenton
D Ryan
T Hillery
L Worboyes
J Cavaye
G Blanchard

K Hemsworth

KURRAJONG

P Minturn
P Jones

K Jones
A Curtin
R Duffy
P Haycock
I Haggart
J Marshall

P Minturn
P Jones
I Haggart

KURRAJONG HEIGHTS

B Williams
R Lewis

R Scott
W Pennell
P Hurst
A Jones

B Williams
R Lewis
R Scott

LOWER MACDONALD

L White
B Walker

S Walker
P Woodbury
H Annabel
P Kreuger
R Martin
K Templeton

L White

LOWER PORTLAND

B Cartwright
G Jones

R Jones
D Hunt
K Anderson

B Cartwright
G Jones
K Anderson

MOUNTAIN LAGOON

D Dutch
R Bean

P Clarke
C King
F Witte

D Dutch

OAKVILLE

K Powe
P Speet

I Nicholson
W Reinhardt
P Powe
I Irons
R Powe
R Hobbs
M Domars
R Marsland
M Reay

K Powe
P Speet

R Turnbull
J Seldenrych
S Powe
G Hession
K Thomas
M Lieben
M Rock

ST ALBANS

G Bailey
P Gibb

P Hunt
B Sendt
G Houston
J Murtha

G Bailey

TENNYSON

D Petrikas
C Petrikas

G Coleman
D Shipway
T Misdorn
B Plummer

D Petrikas

UPPER COLO

M Ward
B Bailey

G Bruce
D Stone

M Ward

WILBERFORCE

C Burley
B Kellett

J McCarthy
C Hawley
D Kenny
R Pogoriutchnig
S Pogoriutchnig

C Burley

YARRAMUNDI

K Pullen
C Hamilton

K Bailey
M Lemon
V Helms
J Hatcher
M Brown
S Kada

K Pullen
C Hamilton

3. HOSTEL - APPLICATION UNDER THE AGED AND COMMUNITY CARE PROGRAM, GR50/1 PT1

Council on 6th August 1991 resolved to call a public meeting to appoint a Committee to follow up the above matter with an application to the Commonwealth Department of Health, Housing and Community Services.

This meeting was held on Thursday 29th August. Attendance was encouraging, with representatives from senior residents' organisations, Community Housing, Hawkesbury Hospital, University of Western Sydney, Wentworth Area Health Service, local neighbourhood centres, Hawkesbury Community Transport, Hawkesbury Neighbour Aid, Meals on Wheels, Hawkesbury Home Care, the medical profession and local residents.

A Committee was formed in accordance with Council's recommendation. However, due to the level of interest, the number of members was increased to fourteen. It was resolved that applications be submitted to apply to the Corporate Affairs Commission for reservation of the name "Fitzgerald Memorial Hostel Association".

Three sub-committees were formed to prepare information for the next meeting on 12th September on:

- 1) a suitable constitution
- 2) possible sites
- 3) procedures to be followed

It is intended that an application be lodged before the end of September 1991, to the Commonwealth Department to fund a forty place hostel.

4. COMMUNITY SERVICES REPORT - AUGUST, GC140/1 PT1A. CO-ORDINATOR'S REPORT

The Sports Council Steering Committee has prepared a constitution which would meet Council's intention regarding objectives and method of operation. A job description has been drafted for the position of Development Officer - a project for which funding has been received from the Area Assistance Scheme.

Organisational changes to the NSW Department of Community Services have reduced the numbers of clerical staff and the District Manager's position will be transferred from Richmond to St Marys. Field staff at Richmond are expected to remain at previous levels. There have been cuts to the number of regional staff formerly based at Blacktown. Some specialist positions have also been abolished.

Vacation Care Centres and Vacation Activity Centres are to be held during the September - October school holiday period.

Application was made for a small grant to promote safe cycling and if successful, this will allow for advertising of matters affecting the safety of cyclists throughout the City.

B. COMMUNITY ARTS OFFICER'S REPORTWindsor Mall

Windsor Mall regulations have been re-drafted and a package of these, with a map and re-drafted booking applications, is being assembled and will be available.

Macquarie Towns Festival Committee Inc

The committee meeting was held on 28th August. The meeting was addressed by a member of the RAAF Band in regard to co-ordination between fireworks and finale music for Music in the Park. A revised programme of events was distributed to Committee members. Programming for the main event has been finalised, with bands and performers booked.

A feature will appear in Hawkesbury newspapers on 16th October, with additional Richmond material (Parade, Open Air Fair) on 23rd October.

The Pagoda Space cover purchased last year will be erected for the three days of the Air Show at Richmond RAAF Base. The space will be shared with Tourism

Hawkesbury. Printed Festival programmes will be distributed. Advertising will be carried out from 13 - 19th October on 2WS.

Battle of the Bands application forms have been distributed and the sub-committee will meet as soon as possible after the closing date for applications (13th September).

The Parade sub-committee will meet with SES on 11th September and 23rd October.

Sponsorship has been received from the Blue Light Disco (\$2000) for Battle of the Bands and from Windsor Downs (\$1000) for Balinese Gamelan.

Senior Citizens Week 8 - 15th March 1992

An application for funding will be submitted for a contribution towards the week's programme. The Windsor Function Centre has been booked for 11th March (Wednesday) for a concert and afternoon tea. There have been many requests to repeat this popular event.

Urban Environments Seminars

A series of three seminars was attended. Seminar presentations and background material are available for perusal. Papers deal with topics such as Cultural Planning, Urban planning and renewal and the role of communities in the process.

Local Government's Role in Arts and Cultural Development

A copy of this document, issued by the Local Government and Arts Task Force of the Australia Council, has been received. A report will be made to the next Ordinary Council meeting with a resume of this document and recommendations.

Friends of the Hawkesbury Art Collection Committee

This committee is investigating membership of the Regional Galleries Association. A very successful Country Music Night was held on 23rd August. The next function will be an inspection of Rouse Hill House and grounds on 22nd September. This function is open to non-members but prior bookings are necessary.

5. AUSTRALIANA PIONEER VILLAGE. G150/4

Set out below are the financial details relating to the operation of the Australiana Pioneer Village for August, 1991

Income

Gate Takings	\$10671.848
Other (including rental and filming)	1562.74

	\$12234.58

Less

Costs providing income	\$750.00

	\$11484.58

Overheads

Grounds maintenance	\$4375.00
Attendants wages	2800.00
Animal feed	1083.00
Service & administration costs	1000.00
Promotions	1667.00
Printing and stationery	417.00
Train maintenance	250.00

	\$11592.00

Net Loss	(107.42)
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Year to date loss	(23604.22)
Budget provision	(25100.00)

Total attendances for August 1991 were:

Adults	1111
Children	2333
Pensioners	200

	3644

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Attendances for August 1991 are the highest recorded, including those recorded during the favourable bicentennial year. These attendances are due to the increasing visitations from school groups and boosted also by the major function of the month - the Annual Bush Fire Brigades of the Hawkesbury Field Day. Over 700 members and their families attended. During August 20 school groups comprising 1461 children, 4 pensioner groups comprising 110 pensioners and 1 cub group comprising 20 cubs and 6 adults visited the Village.

In addition the MG Car Club utilised the Village for a car rally and 15 families held family reunions.

As mentioned in last month's report, Minchinbury Hometown Centre commissioned the Village demonstrators to provide displays at the Centre. It is now reported that the displays were very well received by visitors to the Centre.

It is noted that the number of school groups visiting the Village are now starting to increase. This follows a historical pattern which will continue until Christmas. Barring prolonged inclement weather this increase will substantially assist in improving the gate takings income for the remainder of the year.

6. 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
M H Weller Lot 5 Section 11 6 Bridge Street Windsor	Use of existing heritage item for a legal office DA170/89	24/5/91	28/8/91
Torresan Engineering P/L Lot 1 DP 716112 154 Fairey Road South Windsor	20 lot subdivision SA94/91	17/6/91	28/8/91

Town Clerk/General Manager's Report

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Bennett Real Estate P/L Pt Lot 272 DP 751649 Old Bells Line of Road Kurrajong	3 lot subdivision SA59/90	2/3/91	27/8/91
R L Thompson Lot 1 DP 599868 Unit E 64 Bells Line of Road North Richmond	First use of factory for a motor cycle workshop DA202/91	2/8/91	26/8/91
D J Miller & Associates Lot 394 DP 751665 Godalla & Creek Ridge Rds	2 lot subdivision SA114/91	19/7/91	26/8/91
Teerman Newton Pty Ltd Lots 283 & 284 DP 751665, 335 Sackville & Woodlands Roads Wilberforce	Subdivision by boundary adjustment SA104/91	5/7/91	26/8/91
Calcorp Pty Ltd Lot A DP 90446 Macquarie Street Windsor	First use - boat & caravan sale yard and real estate office DA111/91	24/5/91	26/8/91
V and R Pedavoli Lot 1 DP 608324 640 East Kurrajong Road East Kurrajong	2 lot subdivision SA89/91	13/6/91	26/8/91
Proust & Gardner Lot 242 DP 752050 Midson Road, Oakville	6 lot subdivision SA157/90	25/6/90	26/8/91
State One Constructions Lot 1315 DP 802879 Deane Place, Bligh Park	Duplex DA129/91	11/6/91	13/8/91
Windsor Richmond TV Service Pty Ltd Lot 2 DP 261702 Unit 5 2 Anderson Place, Windsor	First use of factory unit DA169/91	9/6/91	13/8/91

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Town Clerk/General Manager

Mayor

Town Clerk/General Manager's Report

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Anavak Pty Ltd Lot 142 DP 805098 1 Dawes Bligh Park	2 detached dwellings DA145/91	19/6/91	13/8/91
A V Jennings Lot 1474 DP 805098 Ewing Place, Bligh Park	Duplex DA 170/91	19/6/91	13/8/91
A V Jennings Lot 1474 DP 805098 Ewing Place, Bligh Park	2 lot subdivision SA107/91	19/6/91	13/8/91
P K & S L Feris Lot 782 DP 778220 Speke Place Bligh Park	Duplex DA150/91	25/6/91	13/8/91
Hawkesbury Motor World Lot A DP 329343 20 Bosworth Street Richmond	Display & sale of used cars DA181/91	18/7/91	16/8/91
Anavak Pty Ltd Lot 1421 DP 805098 5 Giles Place Bligh Park	2 detached dwellings DA144/91	19/6/91	16/8/91
Sildon Pty Ltd Lot 1473 DP 805098 5 Ewing Place Bligh Park	Dual occupancy DA176/91	16/7/91	16/8/91
West Trans Equipment P/L Lot 2 DP 538816 Cuneen Street & Mulgrave Road, Mulgrave	Sale of second hand trucks DA137/91	13/6/91	16/6/91
Primcourt Pty Ltd Lot 1383 DP 802879 Bounty Crescent Bligh Park	Detached dual occupancy DA120/91	4/6/91	15/8/91

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Town Clerk/General Manager

Mayor

Fodotu Pty Ltd Lot 1539 DP 805976 Samuel Street Bligh Park	Dual occupancy DA123/91	4/6/91	16/8/91
McKinlay Morgan & Assoc Lot 4 DP 801358 Ivory Place Richmond	2 lot strata subdivision SA113/91	19/7/91	16/8/91
P Ede Lot 1570 DP 805976 Norman Place Bligh Park	Dual occupancy DA156/91	28/6/91	16/8/91
North Western Surveys Lot 1040 DP 788674 9 Steele Place Bligh Park	2 lot strata subdivision SA92/91	11/6/91	16/8/91
R Adelt Lot 70 DP 802290 7 Grainger Place North Richmond	Dual occupancy DA183/91	25/7/91	16/8/91
R & L Wilkinson Lot 7 DP 802983 Francis Street Richmond	Detached dual occupancy DA127/91	5/6/91	16/8/91
Lotos Concreters Pty Ltd Lot 1 SP 38715 Lukis Avenue Richmond	First use - storage of equipment associated with a concrete business & the installation of a fuel tank DA71/91	3/4/91	16/8/91
E & P Robinson Lot 12 DP 708413 Ashtons Road Grose Wold	Dual Occupancy DA36/91	20/2/91	9/8/91

M Ridgewell Shop 14 Lot 1 DP219454 "Park Mall" Windsor St Richmond	Jewellery Shop DA165/91	4/7/91	9/8/91
M D & N Pincott Lot 9 SP 37559 124 Ham Street South Windsor	First use of a factory DA151/91	25/6/91	13/8/91
K & B Turnbull Lot 4 DP 568243 37-43 Elizabeth Street North Richmond	2 lot subdivision SA110/91	4/7/91	9/8/91
State One Constructions Lot 1318 DP 802879 110 Neilson Crescent Bligh Park	2 lot strata subdivision SA112/91	12/7/91	9/8/91
Apex Building System Lot C DP 401125 40 Mileham Street Windsor	Erection of industrial building for repairing radiators DA154/91	27/6/91	9/8/91
Parravans Part Lot 3 DP8714 50 Jordan Avenue Glossodia	Dual Occupancy DA149/91	25/6/91	13/8/91
Bennett Real Estate P/L Lot 2 DP508207 47 Grose Wold Road Grose Wold	2 lot subdivision SA103/91	3/7/91	8/8/91
Anavak Pty Ltd Lot 1413 DP 805098 15 Carvossa Place Bligh Park	Detached dwellings DA146/91	19/6/91	9/8/91

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Town Clerk/General Manager's Report

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G B & R Tadrosse Lot 16 DP 744238 3194 Bells Line of Road Bilpin	2 lot subdivision SA90/91	13/6/91	8/8/91
Coffey Holdings Pty Ltd Lot 1 DP 793563 Beaumont Avenue North Richmond	Erection of factory for manufacturing tape measures DA160/91	1/7/91	8/8/91
John Bowden and Co Lot 4 DP 751658 110 Blaxlands Ridge Road East Kurrajong	3 lot subdivision SA101/91	26/6/91	8/8/91
Robert C Tate Lot 8 DP 599456 103 Francis Street Richmond	2 lot subdivision SA105/91	5/7/91	9/8/91
R F Rotherham Lot 1 DP 562281 1826 Singleton Road Colo	4 lot strata subdivision SA111/91	12/7/91	8/8/91
State One Construction Lot 1292 DP 802879 Neilson Crescent Bligh Park	Duplex DA131/91	11/6/91	31/7/91
State One Construction Lot 1478 DP 805098 Cnr Therry & Samuel Sts Bligh Park	Duplex DA161/91	28/6/91	31/7/91
Lachlan Developments Lot 872 DP 789701 Mary Place Bligh Park	Duplex DA139/91	17/6/91	31/7/91

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Town Clerk/General Manager's Report

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State One Construction Lot 1397 DP 802879 Cnr Coley Place & Bounty Crescent Bligh Park	Duplex DA128/91	12/6/91	31/7/91
State One Construction Lot 1382 DP 802879 Bounty Crescent Bligh Park	Duplex DA133/91	12/6/91	31/7/91
Philip Ede Lot 1513 DP 805976 Peter Place Bligh Park	Dual Occupancy DA157/91	28/6/91	31/7/91
T Clark Lots 1 & 2 DP 581346 8-10 Midson Road Oakville	2 lot subdivision SA100/91	24/6/91	31/7/91
McKinlay Morgan & Assoc Lot 2 DP 233380 & Lot 2 DP 358421 Singleton Road, Wilberforce	2 lot subdivision SA85/91	3/6/91	31/7/91
Rudder, Littlemore & Rudde Pty Ltd Lot 2 DP 558864 120 Mileham Street Windsor	4 lot Subdivision SA93/91	13/6/91	1/8/91
Dept of Housing Lot 1404 DP 805098 Carvossa Place Bligh Park	Detached dwellings DA155/91	27/6/91	31/7/91
A O'Grady Lot 1 DP 724336 and Lot 1 DP 752222 Racecourse Road Clarendon	New turnstile/office building DA141/91	19/6/91	31/7/91

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7. STATE ACTS AND REGULATIONS. GL20/22 PT1

Since the legislation is proposed by the State Government, and in the interest of keeping the general public aware of changes in State Acts and Regulations, it is intended to lobby the State Members to recommend that a gratis copy is provided to each public library. Assistance could also be sought from WSROC.

The costs of providing this New South Wales Legislation would be:-

Acts

Back set	\$1,600
New Acts	\$350 per year
Reprinted	\$500 per year
Tables	\$100 per year

Update sheets come with reprinted Acts.

Regulations

Back set	\$1,000
New Regulations	\$1,000 per year
Reprinted	\$350 per year
Tables	\$100 per year

<u>Bills</u>	\$600 per year
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<u>Binders</u>	\$20 each
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8. FUNDING CUTS FOR PUBLIC LIBRARIES. GG21/2 PT1

With the possible cuts to be made in the 1991-92 State Government budget, it is understood that there could be serious reductions in the funding to libraries in New South Wales. As the Library already operates on a limited budget, further cuts would deplete the level of service to the community. The Library needs, at least, the present level of subsidy to public libraries to maintain the service it provides.

Cuts to the State Library, if initiated, would drastically restrict the free services it provides to the public library network. This would cause a further decline in service to all library users.

Due to this concern a letter has been forwarded to The Hon Kevin Rozzoli, local member, expressing the problems these reductions would cause. Other libraries throughout the Sydney Metropolitan area are doing the same.

2. TOURIST FACILITY - LOT 3 SECTION 3 DP758924, BULGA STREET, ST ALBANS - S N FALCONER, DA159/91

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

A further submission has been received from Dr Kate Short, a resident of St Albans, which is reproduced, in part, below. Comments are made, where appropriate.

"1. Structure

A good way to assess the alleged "rural flavour" of the proposal is to look at the western elevation site plans. The square roof silhouette, vaulted roofs, large glass windows, ramp, verandah balustrade and highlight windows are clearly not traditional design and yet would be highly visible from the centre of the village where the National Trust-listed Settlers Arms is located."

Comment

Conditions have been imposed on the proposed development to increase the pitch of the roof and thus eliminate its "vaulted" nature, as well as to reduce the amount of glass used in the building. Further, a condition has been imposed requiring the use of timber, instead of aluminium windows and doors. The ramp is considered to be desirable to provide access for the elderly and disabled and need not be a prominent feature, if designed appropriately. In particular, the railing along the ramp is unlikely to visually detract, given its relatively short length. The simple verandah posts are typical of early buildings in the area.

"The building is far too big and bulky for the size of the block which measures 20 metres wide. Its width is a proposed 18 metres, its length 30 metres. Although the height of the building is not indicated, I have estimated it at between 25 and 26 feet."

Comment

Whilst it is acknowledged that the building will almost occupy the width of the site, appropriate landscaping will, to some extent, help to reduce the bulk of the building, enhancing its overall appearance.

The alternative to developing the site is to erect a dwelling on the land, which would either have to be erected at the rear of the property or somewhat elevated to achieve the required 1 in 100 year habitable floor level (14.7 metres). A dwelling itself could be quite bulky and affect views to the south. The roof apex of the proposed building will be below the highest point of the land.

"2. Specified Materials

The proposal claims that "appropriate local materials - designed to maintain the historic character of the area, with its rustic design and use of materials ... Split slab, pole construction with ample verandahs is typical of the early period". However materials specifications include colourbond roofing, highlight windows and sliding glass doors are hardly "typical of the early period". The proposal stresses the "split slab" as an important building material. The fact is however, there is no such animal that constitutes the "split slab", a fact possibly reflected in the proposals' own specifications on the western elevation site plan which indicates "slab wall panels" not "split slab". This is not a pedantic quibble. Traditional buildings in the Macdonald Valley were built of split slab and there are still many surviving sheds that show the type that was used. This type of building material is just not available today unless taken as salvage. To accurately reflect the true position, the proposal would have done better to refer to "sawn timber".

Comment

Due to the reflection problem associated with the use of galvanised iron, the Heritage Branch of the Department of Planning and the NSW Heritage Council have previously supported the use of appropriately coloured "colorbond" roofing. Further, conditions have been imposed to reduce the overall amount of glass in the building, and requiring the use of timber framed windows and doors.

It is the applicant's intention to provide a building that has the appearance of "split slab" walls, vis-a-vis the use of split slab panelling. The applicant does not seek to create a replica of a typical early St Albans building. Rather, the applicant proposes to provide a modern building catering for tourists, which will still be sympathetic with the character of the area.

"In order to assess what this proposal means to the environmental quality of the village of St Albans, one has to understand the nature of the location. The entire Macdonald Valley has been designated as a Landscape Conservation Area by the National Trust and several buildings in or near the village have Heritage status. a building of the proportions will completely change the character of the settlement and significantly block the view to the southern part of the valley from the centre of the village. It will prevent the clear sweep of gaze from valley floor to escarpment ridges which is now possible, from the north round through the east and to the south. It is this quality of the visual environment that makes St Albans a special little village. Already we have several unsightly (some would say ugly) structures right in the middle of the village. Another large structure, of the type proposed, no matter how proficiently built can only add to visual pollution of our environment with its rare architectural heritage."

Comment

The comments made above in regard to the bulk of the building are again relevant. It is considered that, given its location, the proposed development will have less of an impact on views to the south than would a proposed dwelling.

"As well as these fundamental design issues there are a number of other matters; for example, the proposal makes several spurious claims:

- * "it is clear that the amount of tourist traffic is increasing" and that "the temporary road closures between Wisemans Ferry and Spencer is creating additional traffic and exposure.*

I'd suggest that this is not the case at all. I'd suggest that the road closures mentioned would act more to decrease traffic and that any increase that may have occurred is negligible. It is quite likely that tourist traffic is stationary.

- * The proposal refers to the "Macdonald Valley Stores" and yet only one shop and exhibition centre is proposed on the site plan. The museum that is mentioned in the text is not specified in the site plan.*
- * The site plan indicates that on the easement on the western boundary, there is "no adjoining building". This is despite the fact that this adjoining land is a building block, as is the land on the eastern boundary.*
- * The proposal states that the plan is to commence building in spring and complete in late summer. Estimated cost of development is*

\$60,000. This must surely be a massive underestimate of costs. The roofing, plumbing, potable water storage would alone reach a minimum of \$30,000 and there is no allowance made for air-conditioning costs. One must assume a cost blow-out during construction.

One final point. Please note that the correct spelling of the Macdonald Valley is as just written, not as the proponents suggest in their submission, "McDonald".

I trust you will accept these concerns on behalf of myself and Mr Robert Stevens, who has authorised me to write on his behalf as well as on my own."

Comment

It is proposed that the museum will be created over time and will only be ancillary to the main use of the building, being the sale of arts, crafts and souvenirs, i.e. "historic pieces" will be exhibited throughout the building.

Further, an estimate of the cost of the development has been calculated and additional fees requested from the applicant in this regard.

Conclusion

As indicated above, it is not intended to create a replica of a typical early St Albans building. Instead the proposal seeks to provide a modern building, that is still in keeping with the historic character of the village.

A "letter to the Editor" also appeared in the Hawkesbury Gazette of 28th August, 1991, from D B Milne, QC. The letter states:

"It is apparently thought by Council's officers (and I fear by others) that a "tourist facility" is allowable in the township. On one view that is incorrect. Although defined in the planning instrument a "tourist facility" is not specified as a purpose for which land may be used."

Under the provisions of Hawkesbury LEP, 1989, the subject land is zoned Environmental Protection 7(d) (Scenic). The proposal may be classified as a "tourist facility", defined in the plan as:

"a building or place that is used to provide refreshment, accommodation, recreation or amusement facilities for the travelling or holidaying public, and includes craft shops and the like"

As tourist facilities are not included in paragraphs 2 "Without development consent" and 4 "Prohibited" of the land use table, then it automatically falls within paragraph 3 "Only with development consent", and thus is permissible with the consent of Council.

10. FIRE CONTROL OFFICERS' REPORT - BUSH FIRE BRIGADE GROUP CAPTAINS. GF10/24.

Section 20(b) of the Bush Fires Act provides for the appointment of Group Captains for the purpose of co-ordinating fire fighting activities.

The following officers have been appointed under delegated authority.

Group Captain 1	-	B McKinlay	-	Grose Vale Brigade
Group Captain 2	-	W Bean	-	Blaxland Ridge
Group Captain 3	-	P Speet	-	Oakville
Group Captain 4	-	R Gavin	-	Headquarters
Group Captain 5	-	R Lenton	-	Headquarters
Group Captain 6	-	C Burley	-	Wilberforce

11. BUILDING APPLICATIONS. GS80/9 PT 1

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

<u>No</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
93 (32)	New Dwellings	\$7,543,964	(\$3,109,744)
66 (53)	Additions to Dwellings	1,095,440	(900,573)
- (1)	Residential Flat Buildings	-	(90,000)
2 (8)	New Buildings Other Than Residential	214,750	(1,336,500)
4 (6)	Additions to Buildings Other Than Residential	170,800	(215,620)

10	(7)	Swimming Pools	109,920	(76,654)
-	(6)	Additions to Dwellings - Dual Occupancy Unit	-	(653,300)
175	(113)		<u>\$9,134,874</u>	<u>(\$6,382,391)</u>

Building Applications received up to the end of July, 1991. Approvals for the corresponding period during July, 1990, shown in brackets.

No	Type of Building		Estimated Value
311 (343)	New Dwellings	\$26,741,479	(\$28,776,641)
356 (373)	Additions to Dwellings	4,566,045	(4,651,667)
1 (10)	Residential Flat Buildings	350,000	(6,298,000)
21 (22)	New Buildings Other Than Residential	1,724,750	(6,183,500)
13 (37)	Additions to Buildings Other Than Residential	514,400	(3,672,323)
71 (55)	Swimming Pools	937,949	(708,790)
35 (40)	Additions to Dwellings - Dual Occupancy Unit	3,452,184	(4,063,102)
808 (880)		<u>\$38,286,807</u>	<u>(\$54,354,023)</u>

12. BUILDING APPLICATIONS. GS80/3 PT 1

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

<u>No</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
56 (43)	New Dwellings	\$5,460,472	(\$3,480,243)
53 (65)	Additions to Dwellings	1,008,958	(924,979)
2 (3)	Residential Flat Buildings	775,000	(975,000)
2 (1)	New Buildings Other Than Residential	675,000	(600,000)
4 (2)	Additions to Buildings Other Than Residential	69,700	(29,000)
14 (11)	Swimming Pools	163,464	(164,750)
8 (6)	Additions to Dwellings - Dual Occupancy Unit	875,000	(688,280)
<u>139 (131)</u>		<u>\$9,027,594</u>	<u>(\$6,862,252)</u>

Building Applications received up to the end of August, 1991. Approvals for the corresponding period during August, 1990, shown in brackets.

<u>No</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
367 (386)	New Dwellings	\$32,201,951	(\$32,256,884)
409 (438)	Additions to Dwellings	5,575,003	(5,576,646)
3 (13)	Residential Flat Buildings	1,125,000	(7,273,000)
23 (23)	New Buildings Other Than Residential	2,399,750	(6,783,500)
17 (39)	Additions to Buildings Other Than Residential	584,100	(3,701,323)

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85	(66)	Swimming Pools	1,101,413	(873,540)
43	(46)	Additions to Dwellings Dual Occupancy Unit	4,327,184	(4,751,382)
947(1011)			\$47,314,401	(\$61,216,275)

13. PUBLIC WORKS. S205/3/A

ROAD RECONSTRUCTION

The Driftway

Work has continued with installation of drainage structures and formation work between Luxford and Reynolds Road.

Completion of kerb and gutter and shoulder sealing corner Castlereagh and Macquarie Roads, Wilberforce.

FOOTPATH PAVING

Provision of a concrete footpath in Riverview Street, North Richmond adjacent to the commercial centre.

Work is underway on provision of concrete paving George Street, Windsor between Richmond Road and Tebbutt Street, in conjunction with the reinstatement of a power trench and repair of worn paving.

DRAINAGE

Improvement to the stormwater drainage system George and Drummond Streets, Windsor.

Construction of inlet pit and associated kerb and gutter in laneway east side, behind commercial area George Street, South Windsor.

FLOOD AND STORM DAMAGE

Stabilisation work has been completed on Cabbage Tree Road.

Repairs to the river bank at the slip on the Hawkesbury River just downstream from Windsor wharf have been completed.

Work is well advanced on bank stabilisation repairs Governor Phillip Park.

Work on reconstruction of the toilet block at Sackville Ferry and in Macquarie Park are close to completion.

MAINTENANCE

Replacement of buckled kerb and gutter and road shoulder in King Road, Wilberforce is in progress.

Maintenance grading Wheelbarrow Ridge Road, Blaxlands Ridge Road, Roberts Creek Road, Sargents Road, Ebenezer; Stone Terrace, Kurrajong; Douglas Farm Road, Burralow Road, Kurrajong Heights.

Attention to shoulders Grose Vale Road, Pitt Town-Dural Road and Curtis Road, Mulgrave.

Pressure cleaning of stormwater pipeline Rohan Place, North Richmond.

Repair to running strips on bridge, Mill Road.

PARKS & GARDENS

Installation of playground equipment, McQuade Park.

Construction of barbeques at Navua Reserve.

Painting of Mall furniture, Windsor Mall, is well advanced.

BUILDINGS

Richmond Grandstand - Work on the Stage II repair and upgrading of the grandstand is near completion.

Bilpin Hall - Work has continued on this project during the month.

SEWERAGE

McGraths Hill Wastewater Plant

Average Daily Flow - 2,294kl/day with 567kl/day utilised on irrigation.

Overhaul of one of the trickling filter drive units.

South Windsor Wastewater Plant

Average Daily Flow - 1,211kl/day.

Installation of a new ladder in Station "D" Harris Street.

Overhaul of the second pump in Station "J" Pitt Town.

Attention to clear six mainline blockages with construction of manholes at Council office and the park fronting the swimming centre, South Windsor and replacement of broken pipes at 126 Pitt Town Road, McGraths Hill.

South Windsor Wastewater Plant Stage II Construction

The extended maturation pond has been completed and brought on line.

The blower building structure has been completed, with attention being given to finishing structures ie; painting, handrails, pipework to provide access for mechanical contractors to the site from 9th September, 1991.

14. RIVERBANK REVEGETATION PROGRAM. GR60/12

At its meeting of 6th August, 1991, Council was advised that an application for funding had been submitted under the Environmental Restoration and Rehabilitation Trust Fund, for a co-ordinated tree planting program along approximately four kilometres of riverbank on Pitt Town Bottoms.

Advice has been received that a grant of \$32,000 has been received. It is anticipated that work will commence within two weeks.

Other recipients included \$15,500 to Longneck Lagoon Trust for removal of exotic plants and \$4,580 to University of Western Sydney, Hawkesbury for riverbank rehabilitation on Wilberforce Road.

15. TREE PRESERVATION ORDER. GE20/31 PT1

In accordance with Council's revised directions insofar as the administration and reporting of Tree Preservation Order applications, the following report is presented.

Inspections have been undertaken during August, 1991, in the following City areas.

Bligh Park	Sackville
Windsor Downs Estate	Ebenezer
St. Albans	Wilberforce
Central Colo	Glossodia
Colo Heights	Freemans Reach
Blaxlands Ridge	North Richmond
East Kurrajong	Hobartville
Kurrajong Hills	Richmond
Kurrajong Heights	Windsor/South Windsor
Bilpin	Cattai
Vineyard	Grose Wold
Mulgrave	

A total of eighty two inspections have been dealt with resulting in 62 approvals 6 refusals and 12 part approvals.

As required by Council, where matters are contentious or applicants are aggrieved by the decision, there will be a further report to Council.

IT IS RECOMMENDED THAT the reports in this section be received.

REPORTS OF COMMITTEES

COMMUNITY ENVIRONMENT COMMITTEE MEETING

held on 31st July, 1991

HERITAGE ADVISORY COMMITTEE MEETING

held on 7th August, 1991

MANAGEMENT EXECUTIVE COMMITTEE MEETING

held on 7th August, 1991

COMMUNITY ENVIRONMENT COMMITTEE MEETING

held on 28th August, 1991.

Minutes of the Community Environment Committee Meeting held in the Council Chambers, George Street, Windsor, on Wednesday 31st July, 1991 commencing at 7.30pm.

PRESENT: Alderman Wendy Sledge - Chairperson, Bobby Free, Elspeth Murphy, Steve Shaw, John Tooth, Rob Sledge, Alec York, Hugh Williams, Jennifer Chapple and Andrew Dean.

ALSO PRESENT: Jennifer Scott, Lorna Campbell and Karin Kruger.

APOLOGIES: Resolved on the motion of Steve Shaw and Alec York that the apologies of Mark Tame, John and Grace Crosby be accepted.

Confirmation of Minutes

RESOLVED on the motion of Alec York and Bobby Free that the minutes of the meeting held on 26th June, 1991 be confirmed.

Matters arising out of Minutes

- a) Rouse Hill Development:- Bobby Free advised that submission to the Water Board regarding the S.T.P. appeared to be a waste of time. The Housing Authority is the controlling body and appears determined to push ahead regardless of public comment.
- b) Direction of the Committee:- General discussion took place regarding the Committee's aims achievements, and future direction. Motivating the community into positive action appeared to be the underlying theme of the discussion.

RESOLVED on the motion of Rob Sledge and seconded by Elspeth Murphy that the Committee, as its next priority, undertake a project to improve the road approach to North Richmond from Richmond. Further, that expressions of interest be sought from the North Richmond business community regarding this matter and any other environmental concerns.

General Business

- a) Riverbank Stabilisation Project.

The Secretary reported that the Wilberforce Reach Landcare Group was formed by landowners in Pitt Town Bottoms recently. The Group's first priority is riverbank stabilisation and a field day has been organised to decide appropriate action for each site. Public Works and Council Engineers together with representatives of the Soil Conservation Service will also be in attendance.

This is Page of the Minutes of the COMMUNITY ENVIRONMENT COMMITTEE MEETING held at the Council Chambers, Windsor, on Wednesday, 31st July, 1991.

b) Kurmond Leisure Show.

Jennifer Scott addressed the Committee regarding planning for the Leisure Show and environmental contest. A meeting between Jennifer Scott, Alec York and the Secretary is to be arranged to discuss the programme prior to the next meeting.

Other Business

a) Elspeth Murphy raised several items, namely:-

- i) Video - "River Running Out Of Time" is available from herself. The video addresses issues relating to the pollution of the Nepean-Hawkesbury and is not available publicly.
- ii) Water Board Epidemiological Study:- The Water Board, after representations from Elspeth and C.H.A.N.G.E. now proposes to consult with the district's General Practitioners as part of the study into water quality of the Hawkesbury River.
- iii) Offshore Extraction:- Both river extraction and offshore extraction practices are now being considered by the Industry generally, and not as an either/or as previously thought.
- iv) Sustainable Ecological Development Forum:- This forum will be held on Saturday 24th August, 1991 at the Oxford Koala Hotel, Sydney. For further details contact Elspeth.

b) Additional Membership

Lorna Campbell indicated an interest in becoming a member of the Committee.



RESOLVED on the motion of Bobby Free and Alec that Lorna Campbell be included on the Committee as a member.

c) Community Participation:- Rob Sledge has compiled an extensive report on community participation. The summary of which is as follows:-

Community Participation cannot be divorced from the on-going processes of local democratic government. So, in a sense, the community is already involved. The request seems to be for more direct democratic involvement; greater, better quality involvement with real and effective sharing of power between those presently holding most of it (Council elected and appointed

officers) and the rest of the community.

There seems to be two forces pressing for greater community participation; greater service demand/cost squeeze on local governments and the all-embracing nature of modern issues such as caring for the environment. Councils may be forced to exchange some of their power for the citizens' practical contributions required for success.

Achievement of this greater sharing, this improved democracy, will:

- have powerful forces, sectional interests ranged against it.
- require changes in attitudes and behaviours on the part of both the present power and holders (Council officers) and the community at large.

Processes for achieving it should start with careful groundwork within and then between the two sectors. Above all, these processes should be participative in themselves. In the terms of Chambers (1983), they should combine "top down" and "bottom up" approaches.

A "quick fix" imposition of something like precinct committees may well prove to be the ultimate irony. If unsupported centrally and out in the community, they may well wither and die, so "proving" that the community does not want or is not ready for democratic participation.

A third party, such as a university, could facilitate the development of mutual respect and a genuine sharing of responsibility for local government. This would be in line with a university's desire for closer contact with the region in which it is situated.

If it is to survive and grow, the movement for greater community participation must be realistic. Modern lifestyles are very full and time and resources for "participation" may well be limited to particular sectors in the society. This, together with local government's context within the power structure of the State Government, will mean continued reliance on professional officers.

There will therefore be a need sometime early in the piece for the local council and the community to negotiate where participation would be appropriate and effective and what form it should take. This is not to say the community should merely be asking where it might fit in, the movement is more than that - a re-assertion of democratic rights and the desire to take more responsibility for local government.

Date of Next Meeting

The next meeting will be held on 28 August, 1991 at the Council Chambers, commencing at 7.00pm (video viewing).

Minutes of the Heritage Advisory Committee held at the Council Chambers Windsor, on 7th August, 1991, commencing at 7.35pm.

PRESENT: Alderman H J M Books - Chairman, Mr G Edds, Mr M Hatherly, Mrs J Barkley, Mr R Pont, Mr A Hendrikson, Mr R Zwicker

An apology for absence was received from Alderman R Stubbs, Mr H Williams, Mrs L Barks, Ms A Brandjes, Mr R Clifford, Mr G Falson

MOVED by Mr G Edds seconded by Alderman H J M Books that the Minutes of the previous meeting dated 12th June, 1991, be confirmed.

Business Arising

Historic Cannon

Mrs J Barkley raised concerns in respect to the proposed Conservation Plan of management for Richmond Park and the housing of the historic cannons.

The Chairman, Alderman Books, advised that Council had resolved to investigate the possible location/housing of the cannons underneath the Grandstand, Richmond Park.

Mr Hatherly suggested that he would be willing to undertake investigation of the historic cannons with an appropriate report on the condition of the cannons. The Committee resolved that this occurs. The Chairman advised that he would confer with the Town Clerk/General Manager in relation to Mr M Hatherly's inspection of the cannons at the Richmond RAAF Base so that the report could be prepared.

The Committee resolved to further advise Council its concern in relation to the accommodation of the cannons within an enclosure at Richmond Park prior to a conservation plan being prepared. To this end consideration of accommodation of the cannons should be deferred until the conservation plan is finalised. The Committee recommended that the conservation policy and future management of the park be considered, that this include assessment of cultural significance, and that this policy/plan of management be carried out with an appropriate level of heritage expertise.

Slab Barn - Fairey Road, South Windsor

No further advice at this stage.

Condition of Hawkesbury Museum - Thompson Square, Windsor

Mr R Zwicker stated that an inspection was recently conducted at the Hawkesbury Museum.

Mr Zwicker further advised of the potential construction costs and the archaeological survey costs which may necessitate additional funding of the project.

Mrs J Barkley advised the Committee that Council funding in the order of \$100,000 - \$110,000 had been allocated to the project.

The Canoe

The Committee requested that Ms A Brandjes confirm at its next meeting the ownership details of the canoe in respect to the Nepean/Hawkesbury River. The Committee resolved to seek Council's support in the reconsideration of the removal of the canoe from the river and associated conservation works. Mr M Hatherly advised that a report from the Museum Association of Australia Incorporation dated the 8th March, 1991, indicates that the canoe may, in fact, be in Council's ownership. The Committee resolved, to request Council to take the appropriate steps to recover the canoe from the river and conserve the canoe in the appropriate manner.

Headstone Rubbing - Brewongle Field Study Centre, North Sackville

Mr R Zwicker advised the Committee that no correspondence from the Department of Education, nor the Brewongle Field Study Centre in response to Council's correspondence had been received.

Environmental and Historic Features of the Hawkesbury

Mr M Hatherly stated that the Committee's terms of reference was to advise Council of environmental features and not to place statutory protection on items. The Committee considers that the list of identified environmental features is consistent with the terms of reference and that consideration of development proposals in the vicinity of such items of environmental significance will be assisted by the existence of such a list.

The Committee discussed that a number of items previously identified by the Committee did not appear in the June meeting minutes. These include:-

- Wheeny Creek System
- Wheeny Gap

- Richmond Kurrajong Railway
- Bottle Trees, Comleroy Road
- McGraths Hill flats and Wetlands
- St Albans Common and its lagoon
- Violet Valley Wetland
- Wellums Lake
- St Albans Escarpment
- Biggers Rocks, MacDonald River
- Yeomans Keyline Dam System, Grose Vale
- Morans Rock Cemetery - Cemetery and Plaques
- Upper Colo Church and Cemetery
- Private Cemeteries
- Retaining Walls, Comleroy Road between Upper Colo and Kurrajong
- Palms throughout the Hawkesbury
- Gaspers Lagoon

The Committee requested that the minutes be upgraded in respect to the previously reported items identified as environmental features of the Hawkesbury Region.

Lopping of Palm Trees, Clarendon

The Committee resolved to defer this matter until the next meeting date.

The Tebbutt Telescope

The Committee resolved that this matter be also deferred for the next meeting.

Correspondence

No correspondence was received.

General Business

1. Mr A Hendrikson stated concern over the condition of the Slab Barn at McGraths Hill. Mr Hendrikson advised he would contact the landowner in relation to the restoration and propping up of the slab barn.
2. Mr A Hendrikson advised the Committee of the auction of a Circa 1845 dwelling and barn at No. 3 Little Church Street, Windsor, for information.

This is Page of the Minutes of the ORDINARY NO. 8 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 10TH SEPTEMBER, 1991.

3. Mrs J Barkley suggested that the Committee encourage further consultation and liaison with Council in order that the heritage values of matters coming before Council was appreciated.
4. The Committee resolved to extend an invitation to the Tree Preservation Officer/Development Control Officer to attend the next Heritage Advisory Committee Meeting.
5. Mr G Edds raised question on the status of the Bosworth Street heritage item site, and advised of his concern that the dwelling, if left in its current state, may, in fact, deteriorate beyond repair.

Date of Next Meeting

The next meeting of the Committee will be held in the Council Chambers on the 9th October, 1991.

The meeting terminated at 9.45pm.

This is Page of the Minutes of the ORDINARY NO. 8 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 10TH SEPTEMBER, 1991.

Town Clerk/General Manager

Mayor

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Present: G. McCully, Town Clerk/General Manager; L. Weatherstone, Manager of Financial & Administrative Services; G. Falson, Manager of Town Planning; J. Brown, Chief Librarian; P. Krix, Administration Manager; C. Daley, Manager of Operations; R. Gilmore, Manager of Engineering Services; R. Clifford, Deputy Manager Environment & Building Services.

1. **BARCODING - FILE TRACKING IN RECORDS MANAGEMENT SYSTEM.** The Administration Manager to finalise costing and implementation for barcode file tracking of existing hard copy files. Further to report on the current position of imagery system of centralised records to ascertain the need to further modify the current system.
2. **ORGANISATIONAL STRUCTURE.** RESOLVED that the structure at this stage would be best placed with staff in five Divisions of Financial Management, Community Planning, Corporate Services, Environment and Development and Engineering Operations. Financial Management would be responsible for moving to the new Australian Accounting Standard and as well for the preparation with the appropriate technical staff of the yearly and three yearly plans for the Council's consideration. Environment and Development Division will permit the rationalisation of land use approvals for development, building and subdivision. The ever increasing community planning area will be recognised with its own division with all Council support services amalgamated under Corporate Service area and to include property/economic development. An assessment to be made of the divisions with a detailed report for a Special Meeting of Council some time in September.
3. **ORGANISATIONAL RESTRUCTURE.** The Local Government Association advised that the recent Industrial Decision following a dispute by the Health and Building Surveyors' Association of NSW. The dispute involved Sutherland Shire Council where the Health and Building Surveyors' Association argue that only a qualified Health and Building Surveyor could be in charge of a Department or their function, that person could not be supervised by a person without Health and Building qualifications. The Council had appointed a Manager of Environmental Services involving Town Planning and Health and Building that was not a qualified Health

and Building Surveyor. Her Honour, Justice Glynn found in favour of the Council and in doing so, indicated that the finding could assist the introduction of new management structures in other councils.

4. COURSE APPROVAL. Approval be granted in accordance with the Council policy for Ian Russell in the Local Government Professional Upgrade Programme at Charles Sturt University, Carol Connors and Stephanie Platt in their degree in Urban and Regional Planning at the University of New England, Christopher Amit in the Graduate Diploma in Local Government Engineering at the University of Technology.

G.M.McCully
Town Clerk/General Manager.

Minutes of the Community Environment Committee Meeting held in the Council Chambers, George Street, Windsor, on Wednesday 28th August, 1991 commencing at 7.00pm.

PRESENT: Alderman Wendy Sledge - Chairperson, John Tooth, Rob Sledge, Alec York, Jennifer Scott, Bobby Free, Elspeth Murphy, Mark Tame and Andrew Dean.

ALSO PRESENT: Robyn Alley, Karin Kruger, Lorna Campbell

APOLOGIES: Resolved on the motion of Elspeth Murphy and Bobby Free that the apologies of Jennifer Chapple, Lenore Craven, John and Grace Crosby be accepted.

Confirmation of Minutes

RESOLVED on the motion of John Tooth and Elspeth Murphy that the minutes of the meeting held on 31st July, 1991 be confirmed.

Matters arising out of Minutes

- a) Rouse Hill Development:- Bobby Free advised that the first 20,000 home sites have now been gazetted.

Correspondence

The secretary reported that two items of correspondence had been received:

- a) Waste Management Discussion Paper:- Hawkesbury City Council is seeking comment on a waste management discussion paper prepared by Mr Greg Porter.

RESOLVED on the motion of Elspeth Murphy and Jennifer Scott that the recycling sub-committee meet and comment on behalf of the Committee. The Committee is to consist of Jennifer Chapple, Hugh Williams, Mark Tame and Alec York.

- b) Steve Shaw - Resignation:- Letter received from Steve Shaw tendering his resignation.

RESOLVED on the motion of Alec York and Elspeth Murphy that the resignation of Steve Shaw be accepted with regret.

General Business

- a) Riverbank Stabilisation Project.

The secretary reported that funding from the State Government's Environmental Restoration and Rehabilitation Trust Fund has been approved. Two sums of money have been allocated for the Riverbank Stabilisation Project, namely \$32,000 for Hawkesbury City Council and \$4,500 for the University of Western Sydney. Only 34 applications were successful Statewide from over 500 applications. It is envisaged that minor earthworks and tree planting can begin shortly. The next meeting of the farmers is on Monday 9th September, 1991. Alderman Sledge, on behalf of the Committee, expressed appreciation of the efforts of Rob Sledge and the secretary in securing funding and continued work with the farmers and those concerned.

b) Kurmond Leisure Show.

Jennifer Scott advised that volunteers were needed from the Committee for the weekend 7th/8th September, 1991 to staff the display. Alderman Wendy Sledge, Alec York, Elspeth Murphy and the secretary all indicated their attendance on either Saturday or Sunday for varying times. Further information may be obtained by contacting Ms Keitha Brown at the Tourist Information Centre on 87 7388.

Other General Business.

- a) Recycling:- Alec York indicated that Smorgon Plastics Recycling were now recycling plastic bottles marked "R".
- b) Venue for Next Meeting:- General discussion then took place regarding the next meeting, scheduled for North Richmond Community Centre in September. Promotion of the meeting will be in the form of flyers, advertisements in the local press and posters. The North Richmond community will be invited to raise environmental concerns with the Committee, however, the focus on the night will be to highlight the need for a co-ordinated effort to improve the entrance to North Richmond.
- c) Hawkesbury River Bush Regeneration Society:- Ms Robyn Alley addressed the Committee regarding the need to promote the Society's activities both in the form of a handout/pamphlet and signs at successful regeneration sites.

RESOLVED on the motion of Alec York and Bobby Free that a maximum amount of \$200 (two hundred) be allocated to the Society for signage and promotional material. Further that details be submitted to the Committee for consideration at the next meeting.

- d) Longneck Lagoon Open Day:- Alec York advised that the Longneck Lagoon Trust will be holding an Open Day on 26th October, 1991.

Date of Next Meeting.

The next meeting will be held on Thursday 26th September at the North Richmond Community Centre at 7.30pm.

This is Page of the Minutes of the COMMUNITY ENVIRONMENT COMMITTEE MEETING held at the Council Chambers, Windsor, on Wednesday, 28th August, 1991.

Town Clerk/General Manager

Mayor

CORRESPONDENCE FOR INFORMATION

SECTION 7

1. CAPITAL ASSISTANCE PROGRAMME - MINISTER FOR SPORT, RECREATION AND RACING, MINISTER ASSISTING THE PREMIER. GG21/47 PT6

Thanking Council for its expression of concern over proposed funding cuts for sport, in particular the Capital Assistance Programme.

Advising that the programme will be retained as a part of the Government's long term commitment to sport and recreation, and that funding has been restored.

2. NOMINATIONS FOR MEMBERSHIP OF THE HAWKESBURY-NEPEAN CATCHMENT MANAGEMENT COMMITTEE - ANDREW SPEERS, POLICY ADVISOR TO TIM MOORE, MP, MINISTER FOR THE ENVIRONMENT. GNS/2 PT8

Thanking Council for providing the Minister with nominations for membership to the above Committee. Proposing to delay selection of membership until after 14th September 1991, as members will cease to be eligible if they no longer hold a position on the Council.

3. HAWKESBURY SPORTS COUNCIL STEERING COMMITTEE - THE HON KEVIN ROZZOLI, MP. GR30/30 PT1

Thanking Council for forwarding minutes of the public meeting, held on 20th June 1991, to consider the formation of the Hawkesbury Sports Council Steering Committee.

Looking forward to receiving a copy of the draft document for the operation of the Sports Council.

4. GENERAL CIRCULAR NO 11/1991 - LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF NSW. GC70/4 PT12

1. Councils' practices regarding telephone cabling in new subdivisions.
2. Seminar on the economic issues facing Community Services in New South Wales Local Government.
3. Exhumation of human remains

This is Page of the Minutes of the ORDINARY NO. 8 MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor, on 10TH SEPTEMBER, 1991.

4. Sampling for Legionella
5. Recycling Co-operative - Legal Advice
6. Council vehicle for the use of Mayor or President - further development
7. Modernising the New South Wales Planning System
8. Sick Leave
9. Annual leave loading.

5. PROPOSED AMALGAMATION OF FIRE SERVICES - LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS. GF10/43 PT1

A deputation from the Associations has met with the Hon. Ted Pickering MLC, Minister for Police and Emergency Services after a request from the Associations for consultation with the Minister on his proposal to amalgamate the administrative elements of the Department of Bush Fire Services and the NSW Fire Brigades.

It was agreed that the discussion paper detailing the proposal should be circulated to councils and the Associations would assist in the consultation process with Local Government. Councils will be informed of further developments.

6. LIBRARY COUNCIL OF NSW - LIBRARY DEVELOPMENT GRANTS 1990/91. GG21/2 PT1

Informing Council that the Minister for the Arts has approved a Library Development Grant for the second stage of the business information service, and enclosing a cheque for \$9,340.

Also stating that the following applications were unsuccessful:

ESL collection	\$5,000
Windsor central library/Richmond branch library re-design	\$20,000
Western Sydney Chief Librarians' Committee -	
Western Sydney photographic laser disc project. Stage 1	\$50,000
Western Sydney Chief Librarians' Committee -	
Western Sydney Public Libraries Reference and	
Information Services Network. Adult Reference Resources	\$50,000

7. APPOINTMENT TO WASTE MANAGEMENT AUTHORITY - LOCAL GOVERNMENT ASSOCIATION OF NSW. GA30/3 PT2

The Hon. Tim Moore, Minister for the Environment has advised the Association that a vacancy may occur on the Waste Management Authority in the near future. He considers there will be a greater involvement of Local Government in waste disposal operations in the Sydney waste region in the future and has invited the Associations to submit a panel of names of elected members for his consideration. He suggests this could be done by nominating 3 persons from each of the four metropolitan regions of the Water Board.

Although nominations are required by 31 August, the Minister will defer any appointment until after the September elections.

The Association has invited nominations from Council not later than 12 noon on Friday 30 August 1991.

8. AREA ASSISTANCE SCHEME - THE HON. ROBERT WEBSTER MLC, MINISTER FOR PLANNING AND MINISTER FOR ENERGY. GC130/4 PT4

Advising that the Premier has decided to continue the Area Assistance Scheme which will now receive the \$20 million originally committed for the next three years. This commitment also includes an allocation of \$8.7 million to the Western Sydney Area Assistance Scheme over the next three years. The decision also includes an extension of the Scheme to the North Coast.

This decision follows a successful submission to the Expenditure Review Committee which included the concerns expressed widely in the Committee and has been subject to intense scrutiny by the Government.

The continuation of the Scheme reflects the Government's objective to ensure equity in areas where there is rapid growth and disadvantaged communities and will continue to have a positive impact in communities in the Western Sydney region.

Restoration of the Scheme includes the continuation of the Community Project Officer subsidy to councils and its success is a result of an effective partnership between State and Local Government and the community.

9. RESTORATION OF MT IRVINE ROAD - MR B MORRIS MP, MEMBER FOR BLUE MOUNTAINS. 1322/R PT3

Advising receipt of acknowledgment of representations made on Council's behalf to the Deputy Premier and Minister for Roads, regarding the restoration of Mt, Irvine Road, and that investigation will be made into the matters raised.

10. MINUTES OF MEETING - WATER SUPPLY & RESOURCES COMMITTEE. GW20/4 PT1

Forwarding a copy of the Minutes of the Meeting of the Water Supply & Resources Committee held on Thursday, 27th June, 1991.

11. COLO RIVER BRIDGE - DEPUTY PREMIER & MINISTER FOR ROADS. GR70/15 PT1

Acknowledging receipt of Council's letter regarding the Colo River Bridge, Singleton Road and advising that arrangements have been made for the matters raised to be examined.

12. PROPOSAL TO HOUSE CANNONS - RICHMOND EX-SERVICEMEN'S CLUB LIMITED - GF20/12 PT1

The following letter from the Club has been received:

"On behalf of the Richmond Ex-Servicemen's Club and the Richmond Branch of the Returned Services League of Aust., I wish to make an application to permanently house the two Richmond cannons on the Richmond Ex-Servicemen's Club property. The total cost of housing these cannons will be met by the Richmond Ex-Servicemen's Club and the Richmond Branch of the Returned Services League of Aust.

Hoping this application meets with your approval."

(MTP - A letter has been sent to the Club indicating that, because of the recommendation from the General Purpose Committee of 27th August 1991, the matter in relation to the cannons is likely to be deferred to the next General Purpose Committee to enable various people to address the Committee, and extending an invitation to them to also attend should they so desire.)

IT IS RECOMMENDED THAT the correspondence in this section be received and replies be forwarded where necessary.

OTHER REPORTS

Minutes of the Meeting of the Macquarie Towns Festival Committee held at the Council Chambers, Windsor on 24th July, 1991 commencing at 8pm.

Present: Ald R Stubbs, A Hendrikson, P Gardner, T Tallack, J Savage, E Taylor, E Manning

Apologies: Ald W Mackay, Fl. Lt. A M Pope, J Dewhurst, A Kersivien, B Hardiman.

RESOLVED on the motion of P Gardner seconded A Hendrikson that the minutes of the previous meeting be adopted with the addition of P Gardner to the names of those present at that meeting.

Correspondence In

K Baker re Open Air Fair
Cliffords Restaurant re Food and Wine Fair
Hawkesbury City Council re Parade Street closures
Windsor High Cheerleaders re Parade
Jem Davidson re Open Air Fair
Tommasina Raso re Angry Anderson judge for Battle of the Bands
Carnivale re unsuccessful funding application
Shelf Indulgence re Food and Wine Fair

Correspondence Out

Holroyd District Band re Parade
Australian Taxation Office re Tax File No.
Andrew Smith re Battle of the Bands
Music Department University of New England re Music in the Park
K Baker re Open Air Fair
Flying Pieman Mechanical Organ - booking

RESOLVED on the motion of E Taylor seconded A Hendrikson that the correspondence be accepted.

General Business

1. It was RESOLVED after discussion, that the prizes for Battle of the Bands would be \$750, \$500 and a \$250 encouragement award. The \$2000 sponsorship from the Blue Light Disco will be used for the prize money and towards the cost of the package (Rock Management Book, Music Directory and retail vouchers) to be given to each band entering. Mr Paul Christie has agreed to co-judge the finals.
2. The RAAF are to exercise their Freedom of the City before the Festival Parade, but there has been information that protocol prevents this more than once every two years. Therefore this is in doubt at the moment.
3. There has been little response to the second letter sent to possible participants in the Food and Wine Fair.

RESOLVED P Gardner seconded A Hendrikson to cancel the Food and Wine Fair, but to discuss with Windsor Chamber of Commerce the possibility of another event, with participation of the food vendors who had indicated their interest.

4. There is a possibility of having, on 20th or 24th October, a show in Windsor Function Centre featuring Kathryn Grayson as part of the Festival. This would not involve the committee in any financial risk.
5. The RAAF Band Musical Director has arranged music for the fireworks display and will supply a cassette for Sid Howard Pty Ltd to co-ordinate music and fireworks.
6. The Javanese Gamelan orchestra from the University of New England have indicated that they are available for 1992. A Javanese dancer and puppeteer is also available from Melbourne. Costs will be investigated.
7. A newspaper report of the Rotaract elections stated that the Rotaract Raft Race and other activities were within the Festival. This will be followed up.
8. The Gamelan performance at the University will be adjacent to the Resources Centre, with the public invited. Preceding will be a debate on the Hawkesbury River pollution at 3.30pm and following the performance will be a lecture by the Dean of Nursing.
9. A Hendrikson will sponsor a Parade banner for the Best Marching Group. Windsor Chamber of Commerce has sponsored the Best Band Banner and the Chairman's Award is for the best community float.

The meeting terminated at 8.45pm.

The next meeting will be at 8pm on 28th August.

Questions

Sticks wheel chair access to Richmond Park

Books - REP 7 review - what's happening.

Benson DA in Baulkham Hills
200-400 truck movements per day.
amendment to 1989 DA
Carrar Rd - Pitt Town Rd.

Gallery Ian Robinson - Bulga St
- 2 houses in wharf Rd
- what's happening?
Ray announced - finished to be
completed in specified time

~~Foreman~~

Sfo Kuan - trees

ACCOLADES GALORE!