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Hawkesbury City Council Committee Business Papers

Meeting Date 28 APR 1992

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."*

GENERAL PURPOSE COMMITTEE MEETING - 28TH APRIL, 1992

SUPPLEMENTARY REPORT

SECTION 2 - PLANNING AND DEVELOPMENT

23. PROFESSIONAL CHAMBERS - LOT 101 DP700887 NO.160
MARCH STREET, RICHMOND - J WILLIGERS. DA74/92

Council is referred to Item 6 of the Planning and Development Section in this business paper. The applicant has requested that the matter be deferred for further discussion with Council's staff regarding access.

IT IS RECOMMENDED THAT the matter be deferred and presented to the next General Purpose Committee meeting of Council.

24. TWO LOT SUBDIVISION - LOT 5, DP 3405 ASHTONS ROAD,
GROSE WOLD - W. JOHNSON. SA140/91.

The Committee is referred to Item 22 in the Planning and Development section. The landowners have now requested that the matter be determined at today's meeting.

The matter has previously been reported to Council with an indication that Council's files and documentation do not reveal the existence of two lawful dwellings on the site, such as to enable the landowners to avail themselves of the provisions of Hawkesbury Local Environmental Plan, 1989, to subdivide the land on the basis of there being two dwellings.

The landowners have submitted information of their assessment of the chain of events that led to the structures currently contained on the land. However, there is nothing in their further correspondence that casts any new light on Council's documentation such as would indicate the existence of two lawful dwellings. It should be noted that the landowners assertion of the chain of events does not coincide with that of the Divisional Manager of Environment & Development. The Divisional Manager did indicate to Mr. Johnson that he would go through Council's file and documentation with him and indicate the position that has been reported thus far. It was on this basis that the report at Item 22 was written.

As the landowner requires the matter to be determined, the matter is recommended as previously.

*Do we have notes
of this*

IT IS RECOMMENDED THAT:

- A. The applicant be advised that Council does not consider that there are two dwellings on the property.
- B. The application be refused because:
 - 1. The size of the lots are below the minimum lot size of 10 (ten) hectares for the zone.
 - 2. The proposal is not in the public interest.

SECTION 3 - FINANCE

7. REGIONAL SPORTING FACILITIES AND BENSONS LANE DEVELOPMENT. GP10/7 PT1, PK220 PT2

At the Ordinary Meeting of 14th April, 1992, consideration was given to two reports. The first dealt with Regional Sporting Facilities. This matter was previously discussed at the General Purpose Committee of 24th March, 1992. The second report provided information on costs of constructing the second storey to the proposed second amenities block to be provided for the playing fields at Bensons Lane.

Council's resolution in the first matter requested the Sports Council to undertake a survey and report on the "expected utilisation of a regional athletics facility". The Sports Council has been requested to carry out this survey and has been advised of the proposal of the Bensons Lane building. At the meeting of the Sports Council on 24th April, 1992, it was expressed that there was a clear need for the second building. The Hawkesbury Baseball Club has the opportunity to host major events with the availability of a new amenities building. Australian Rules is played during the winter season. There is some overflow from present Touch Football teams. Rugby League holds practices on these grounds and Softball is proposed.

The extent of the overall area and the number of users makes it difficult for the needs of all participants to be met by the existing building.

The Hawkesbury Baseball Club has submitted a sketch plan. To allow for full use of floor space, some modifications would seem necessary to the proposal. Council resolved to advise the Club that:-

"Council is prepared to design the building to accommodate a second storey, but provision of clubhouse facilities would have to be funded by the Club".

As reported to the ordinary Meeting, it is estimated that the cost of construction of a single storeyed building would be \$189,000, with an additional amount of \$103,000 for the second storey.

It is considered that it would be an advantage to proceed with the construction of a two-storeyed amenities building under one contract and tenders called for its construction. The Baseball Club has indicated willingness to provide internal fittings in the building as necessary. The facility would be available for use by all users of these playing fields and managed under terms and conditions similar to other community buildings.

Funds from the sale of Castlereagh Road are as follows:-

Sale Proceeds

Cash	\$992,000	
Four (4) Units \$608,000		
		\$1,600,000
Interest		
On funds outstanding at settlement	\$ 204,490	
Subsequent 10.97% on \$992,000	\$ 108,822	
7.85% on \$992,000	\$ 19,468	
(3 months)		
		\$1,932,780
Less (value of four (4)) Units	\$ 608,000	
Total Funds Available		\$1,324,780

It is noted that the annual rental from the four (4) units was provided in 1992 Estimates as \$41,500. If these funds are allocated for a specific purpose, then this amount would need to be provided from other sources or a reallocation carried out of existing expenditure items.

Commitments

Hawkesbury Sports Stadium	\$400,000
Richmond Ex-Servicemen's Sporting Complex	
existing building extensions	\$140,000
Ground improvements and Car Parking	
Area - Bensons Lane	\$ 65,000
Second Amenity Building - Bensons Lane	\$189,000
	\$794,000

Funds Available

\$530,780

IT IS RECOMMENDED THAT:-

1. The plans for the construction of the second building at Richmond Ex-Servicemen's Complex in Bensons Lane be finalised after discussions with Hawkesbury Baseball Club and the Sports Council.
2. \$103,000 (one hundred and three thousand) be allocated from the funds available from the sale of the Castlereagh Road property, in addition to the \$189,000 (one hundred and eight nine thousand) previously estimated, to make a total of \$292,000 (two hundred and ninety two thousand) to construct the two storeyed amenities building at Bensons Lane, Richmond.

How Council Operates...

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

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

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

Meeting Procedure...

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

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

Public Participation...

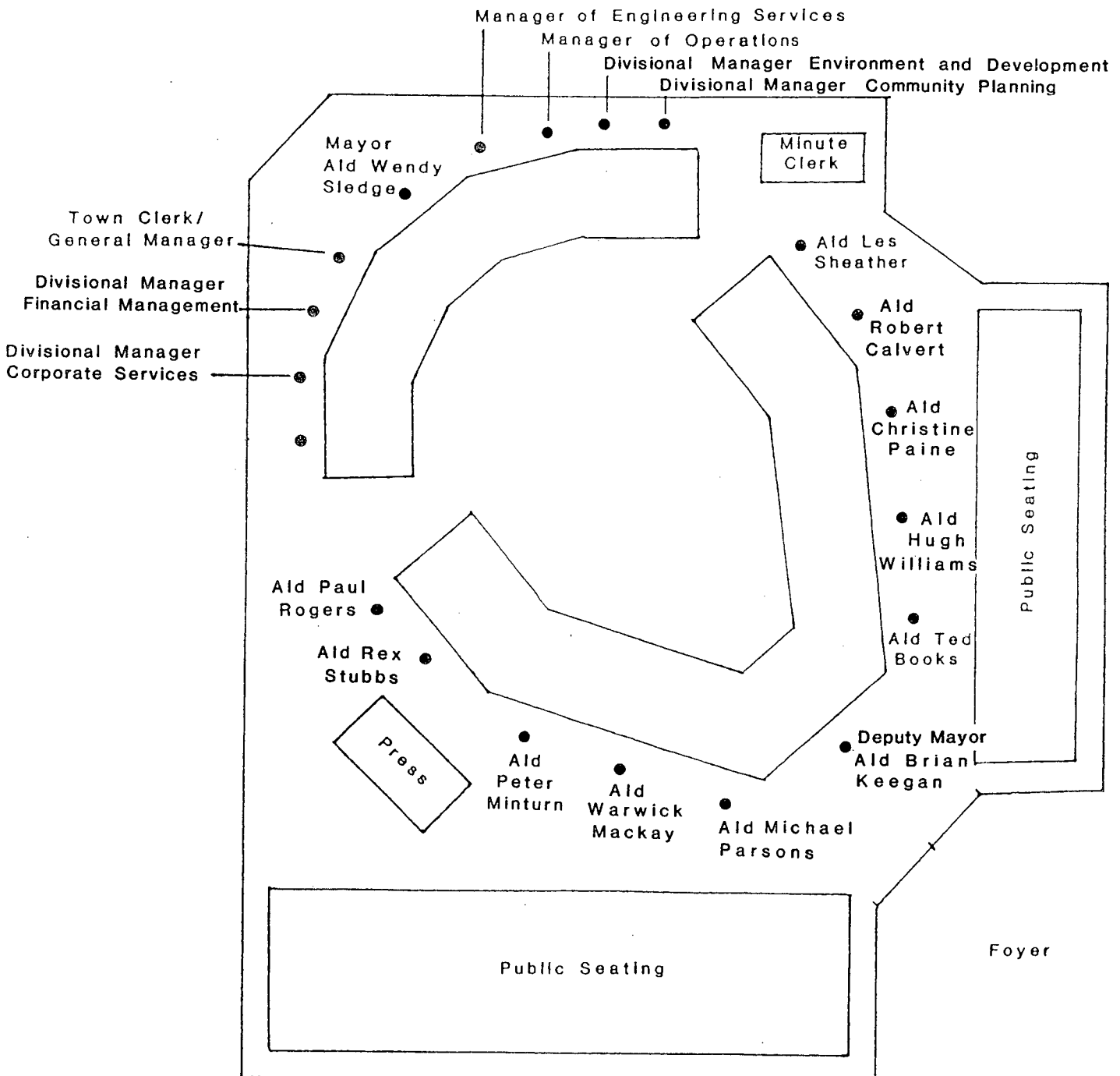
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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

A Point of Interest...

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

Council Chambers



GENERAL PURPOSE COMMITTEE MEETING

BUSINESS

- 1. APOLOGIES**
- 2. CONFIRMATION OF MINUTES**
- 3. WORKS**
- 4. PLANNING AND DEVELOPMENT**
- 5. FINANCE**

Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 24th March, 1992 commencing at 9.30am.

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

An apology for absence was received from Alderman W J Mackay.

Alderman Stubbs left the meeting at 1.50 p.m. and Alderman Books left at 2.30 p.m.

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

RESOLVED on the motion of Alderman Sheather seconded by Alderman Rogers that the Minutes of the General Purpose Committee Meeting held on 25th February, 1992 be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - WORKS

1. WORKS COST STATEMENT

THE WORKS COST Statement to 29th February, 1992, be received and the revised estimates of cost be adopted.

2. McGRATH ROAD, McGRATHS HILL. 1337/R PT1

PAVEMENT WIDENING (2M [two]) along McGrath Road, McGraths Hill, be referred as an item to be considered when further roadworks programmes are to be determined.

3. COLLITH AVENUE, WINDSOR. 360/R

1. THE PROPOSAL NOT be pursued and the proposed road reservation, Woods Road, be removed from the planning scheme.
2. Further that Collith Avenue be listed as an item for urgent consideration in the 1992/93 Estimates for improvements to Sections B, C and D.

4. REGIONAL SPORTING FACILITIES. GP10/7 PT1

Mr M Walters, Hon. Secretary of the Hawkesbury Baseball Club, addressed the Committee.

1. THE SPORTS COUNCIL be requested to undertake a survey and provide a report on the expected utilisation of a regional athletics facility and methods to fund the ongoing operational cost of such a facility.
2. Plans be prepared for the construction of the second amenities building at the Richmond Ex-Servicemen's Sporting Complex.
3. The Hawkesbury Baseball Club be advised that Council is prepared to design the building to accommodate a second storey, but provision of clubhouse facilities would have to be funded by the Club.
4. A report on possible funding for the shell of the upper storey be presented to the Ordinary Meeting.

5. RIVERSTONE-RICHMOND ELECTRIFICATION - CITY RAIL. GR1/7 PT1

1. CITYRAIL BE ADVISED that Council is prepared to construct the road pavement with gravel surface between St James Road and Bandon Road, Vineyard, to allow for the closure of the level crossing at St James Road.
2. Council write to the State Rail Authority requesting an upgrading of warning signs at Mulgrave crossing.

6. STREET LIGHTING - BLIGH PARK. 288/R PT1

THE STREET LIGHTING proposal by Prospect Electricity for the erection of 1 (one) mercury vapour fluorescent street light in Birk Place, Bligh Park, at an annual charge of \$115.96 (one hundred and fifteen dollars and ninety six cents) be approved.

Report of the Local Traffic Committee Meeting held on Friday 20th March, 1992, in the Council Chambers at 10.07am.

PRESENT:

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

Also Present - Ms. E. Hanlon, Town Planner
Mr. R. Gilmore, Manager of Engineering Services
Mr. K. Berzins, Deputy Manager of Town Planning
Alderman L. Sheather

APOLOGIES:

Mr G. Falson, Divisional Manager Environment & Development

CONFIRMATION OF MINUTES:

Moved by J Christie, seconded by G Thompson that the Minutes of the previous meeting held on Friday, 17th January, 1992, be confirmed.

DEVELOPMENT APPLICATION

1. 17 UNIT MOTEL - REGENCY DESIGN CENTRE, LOT 2, DP559566 WINDSOR ROAD, VINEYARD DA180/91

THAT ACCESS BE denied to Windsor Road on traffic safety grounds and that the applicant be asked to investigate access from Boundary Road to the development.

CORRESPONDENCE

2. BLACKTOWN CITY COUNCIL - BANDON ROAD, VINEYARD. 236/R PT1

THE MATTER BE reconsidered three (3) months after implementation of the extended speed zone and other traffic facilities to be provided for Bandon Road.

3. ACCESS TO RAAF BASE AND BASE HOSPITAL, PERCIVAL STREET, RICHMOND. 1627/R

THAT ACTION BE deferred until there is further development on the land on the northern side of Percival Street.

4. SPEED LIMIT - OLD SACKVILLE ROAD, WILBERFORCE. C SHILLING GT230/7 PT1, 1514/4 PT1

THE 60KM SPEED limit is considered satisfactory for this road.

5. ONE WAY TRAFFIC - THE TERRACE, THOMPSON SQUARE TO BAKER STREET, WINDSOR - HAWKESBURY CITY COUNCIL. 2019/R

THAT THE ONE WAY traffic requirement be extended from Thompson Square along the Terrace to Baker Street.

6. INTERSECTION OF MAIN CATTAL ROAD (MR 181) AND ELDON STREET, PITT TOWN - HAWKESBURY CITY COUNCIL. 3465/R PT1, 518/R PT1

THAT "GIVE WAY" signs be erected to clearly denote priority to the main road.

7. INTERSECTION OLD PITT TOWN ROAD & SCHOFIELDS ROAD, PITT TOWN - ALDERMAN R STUBBS 1513/R PT1

THAT THE ROAD markings on the pavement be repainted.

8. DRUMMOND STREET, SOUTH WINDSOR - AIRLITE WINDOWS PTY LTD 426/R PT1

1. THAT THE ROAD centre line be marked in Drummond Street from Macquarie Street through to Ham Street with a double centre line provided around the bend.
2. That the condition of the road surface be referred to Council for appropriate attention to improve conditions for vehicles travelling around the bend.

9. KABLE STREET, WINDSOR - HAWKESBURY CITY COUNCIL 1117/4

THAT THE REQUEST be referred to the Consultant's undertaking the LATM Study for the Windsor Business District.

10. 40KM SPEED ZONE - BLIGH PARK NEIGHBOURHOOD CENTRE INC. GT230/7 PT1

THAT THE PROPOSAL is not supported by the Committee.

11. AUDIBLE TONE TRAFFIC LIGHTS - WINDSOR - E. R. BRIGDEN GT230/5 PT1

THAT THE REQUEST be further investigated and advice provided as to sites that should be appropriately treated.

12. KURRAJONG NORTH P & C - TRAFFIC CONDITIONS AT INTERSECTION OF STONE TERRACE & BELLS LINE OF ROAD - ROADS & TRAFFIC AUTHORITY 1104/R PT1

THAT ARRANGEMENTS BE made for an on-site inspection and discussion with representatives from the School and P & C Association.

13. INTERSECTION OF BELLBIRD CRESCENT & WATTLE STREET, BOWEN MOUNTAIN. 204/R PT1, 2306/R PT1

THAT "GIVE WAY" signs be provided at the intersection of Bellbird Crescent and Wattle Street with priority to traffic proceeding north-west along Wattle Street and into Bellbird Crescent.

COMMITTEE'S RECOMMENDATION

THAT THIS MATTER be referred back to the Local Traffic Committee for further consideration.

14. APPLICATION FOR A "NO PARKING" SIGN COURT STREET, WINDSOR - NEW SOUTH WALES POLICE. GP1/3 PT3

THAT A "NO PARKING" zone be provided in Court Street, west side for a distance of 10m south of Power Pole N^o 266.

15. INTERSECTION OF SOUTHEE ROAD AND HUGHES AVENUE - REPRESENTATIVE OF P. GIBSON, MP 1946/R PT1, 836/4 PT1

THAT COUNCIL INVESTIGATE through Prospect Electricity the relocation of the light to better illuminate the intersection.

16. ELIZABETH STREET, NORTH RICHMOND AT GROSE VALE ROAD - NEW SOUTH WALES POLICE. 507/R PT1

THAT "NO STANDING" zones be provided in Elizabeth Street both sides between Grose Vale Road and the bus bay.

17. INTERSECTION OF GROSE WOLD ROAD AND AVOCA ROAD - REPRESENTATIVE OF K. ROZZOLI, MP 723/R PT1, 104/R PT1

THAT AN OVER sized intersection sign be provided and relocated closer to the intersection to better advise traffic of the intersection and that a distance plate be affixed.

18. CEDAR RIDGE ROAD, KURRAJONG - REPRESENTATIVE OF K. ROZZOLI, MP. 307/R PT1

THAT THE MATTER be referred to the Roads & Traffic Authority for their consideration.

Date of Next Meeting: Thursday, 16th April, 1992.

The meeting terminated at 12.20pm

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations be adopted with the exception of Item 13.

SECTION 2 - PLANNING AND DEVELOPMENT

1. CLEARING OF TREES - LOT 14 DP220863, NO. 3203 BELLS LINE OF ROAD, BILPIN. DA351/91

THE APPLICATION BE refused on the following grounds:-

1. The application was accompanied by inadequate information to enable the proper assessment of environmental impacts.
2. The application is not in accordance with objectives of the Environmental Protection (Scenic) 7(d) zone under the provisions of Hawkesbury Local Environmental Plan, 1989.
3. The application is likely to cause various forms of soil erosion.
4. The viability of stone fruit orcharding has not been adequately demonstrated.
5. The proposal is not in the public interest.

2. COMMUNITY TITLE SUBDIVISION - LOT 1, DP738865 AND LOT 2, DP738881 OLD KURRAJONG ROAD, RICHMOND - DAVID EVANS. SA89/110

THE APPLICATION BE refused on the following grounds:-

1. The proposal for community title subdivision increases the number of individual buildings on the land. These buildings will be subject to both backwater and high velocity flooding. The buildings do not have adequate access during times of flood.
2. The depth of inundation of the land during flood events is excessive. The proposal for community title subdivision is potentially hazardous to people and livestock.
3. Community Title Subdivision of flood liable lands places unreasonable demands on emergency services in the City.
4. Community Title Subdivision of flood liable lands increases pressure for additional development on the floodplain and establishes an undesirable precedent for fragmentation of viable agricultural lands.

5. The proposed allotments are inconsistent in size with the majority of existing allotments in the vicinity of the land.
6. The Community Titles Act does not override the development of flood liable lands and subdivision provisions of Hawkesbury Local Environmental Plan, 1989.
7. The proposal is contrary to the aims and objectives of the New South Wales Floodplain Development Manual.
8. The proposal is not in the public interest.

3. TWO LOT SUBDIVISION - LOT 5, DP3405 ASHTONS ROAD, GROSE WOLD - W JOHNSON. SA140/91

Mrs Scott, on behalf of the applicant, addressed the Committee.

- A. THE APPLICANT BE advised that Council does not consider that there are 2 (two) dwellings on the property.
- B. The application be refused because:-
 1. The size of the lots are below the minimum lot size of 10ha (ten) for the zone.
 2. Not in the public interest.

4. MOTEL - LOT 2, DP559566, N^o 711 WINDSOR ROAD, VINEYARD - REGENCY DESIGN CENTRE (R BROWN). DA180/91

SHOULD THE LOCAL Traffic Committee raise no objection to the proposed development on traffic grounds, the application be approved by the Divisional Manager of Environment and Development under delegated authority.

5. HAIRDRESSING SALON - LOT 1 SP37559, N^o . 1/124 HAM STREET, SOUTH WINDSOR - K ALLARD. DA13/92

A SITE INSPECTION be carried out.

Miss K Allard, the applicant, addressed the Committee.

Alderman Books left the meeting at this stage, the time being 2.30pm.

The Committee inspected the site at 2.35pm. Aldermen present at the inspection were Alderman W.J.Sledge, Mayor, and Aldermen R.G.Calvert, B.N. Keegan, P.J.Minturn, C.A.Paine, M.G.Parsons, P.E.Rogers, L.C.Sheather and H.Williams.

THE APPLICATION BE refused as the proposal is not a permissible use of the land pursuant to Hawkesbury Local Environmental Plan, 1989.

6. REZONING OF LAND BOUNDED BY MILEHAM, BRABYN AND MACQUARIE STREETS AND THE RAIL LINE. DLEP5/91

THIS MATTER BE deferred and be further reported with the proposal for Brickfield Road.

7. REZONING OF BOWMAN, PITT, HOBART AND WINDSOR STREETS, RICHMOND. DA168/91

Ms J Pickford, objector, addressed the Committee.

THE REZONING OF land generally bounded by Pitt, Bowman and Hobart Streets not proceed at this stage.

8. DEVELOPMENT CONTROL PLAN - NORTH RICHMOND COMMERCIAL AREA. DCP2/91

1. A DEVELOPMENT CONTROL Plan be prepared and exhibited for the southern end of the North Richmond Commercial Area and be given Priority "A".
2. The Development Application for the North Richmond Growers Mart be deferred until the results of the public exhibition of the Development Control Plan be reported to Council.

9. LEISURE, TOURISM AND RESIDENTIAL DEVELOPMENT - PROPOSED REZONING - LAND GENERALLY BOUNDED BY TERRACE ROAD, WIRE LANE, KURMOND ROAD AND BRAHMA ROAD, NORTH RICHMOND. LEP3/92

Mr R Ryan and Ms J James, residents of Terrace Road, North Richmond, addressed the Committee as objectors.

THE INFORMATION CONCERNING the proposal and the request to the applicant to supply further information be received.

The applicant be advised that Council has serious reservations about this proposal in terms of traffic generation, lack of flood free access, water supply, sewerage, potential air pollution and inadequate hospital facilities.

10. ANTIQUE AND CRAFT OUTLET, RICHMOND ROAD, CLARENDON - K & L HOARE. DA119/89

THE APPLICANT'S REQUEST for extension of hours be approved and that condition 6 of development consent 119/89 be amended to read as follows:-

"Condition 6	Operating hours shall be limited to 10.00am - 5.00pm daily. Any alterations to these hours will require Council consent."
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**11. LIVESTOCK SALEYARDS - HAWKESBURY SHOWGROUND -
NATIONAL LIVESTOCK BROKERS PTY. LTD. DA 153/91**

THE INFORMATION BE received.

**12. DRAINAGE EASEMENT - TOWN HOUSE DEVELOPMENT -
622 GEORGE STREET, SOUTH WINDSOR. DA 207/91**

Mr.D.Horacek, Mrs.D.Clark - legal representative for Pearview Developments Pty.Ltd. and Mr.P.Wayling - occupier of 6 Woods Road, South Windsor, addressed the Committee on behalf of the applicant.

Mr.W.Wilson, representing the Church, addressed the Committee as an objector.

A SITE INSPECTION be carried out.

The Committee inspected the site at 2.10pm. Aldermen present at the inspection were Alderman W.J.Sledge, Mayor, and Aldermen H.J.M. Books, R.G.Calvert, B.N. Keegan, P.J.Minturn, C.A.Paine, M.G.Parsons, P.E.Rogers, L.C.Sheather and H.Williams.

Mr. Horacek and Mr. Wilson addressed the Committee on site.

- A. COUNCIL RECEIVE AN indication from its Valuer and Solicitor as to likely costs in this matter and that it be further reported to Council for determination.
- B. Adjoining upstream landowners be invited to liaise with Council's Officer in the creation of a common drainage easement and that calculations take place as to suitable design criteria and a methodology of suitable funding.

13. VEHICULAR FERRIES. GT240/5, GT240/7, GT240/9

THE REPORT BE received.

14. TOURIST FACILITY AND SERVICE STATION/CONVENIENCE STORE - CORNER RICHMOND AND RACECOURSE ROADS, CLARENDON - BOYANA PTY. LTD. (MR. J. SGRO) DA341/91

Mr W Kullen addressed the Committee on behalf of the applicant.

Mr G Collins, at the request of the Richmond & District Chamber of Commerce, addressed the Committee on behalf of the applicant.

COUNCIL PREPARE A draft local environmental plan to rezone the subject land to permit development, as proposed, and that the matter be further reported to Council following the exhibition period required in accordance with the Environmental Planning & Assessment Act.

15. DRAINAGE EASEMENT - TOWN HOUSE DEVELOPMENT - 622 GEORGE STREET, SOUTH WINDSOR. DA 207/91

See Item 15.

16. EXTENSION TO FRANKLINS SUPERMARKET - KABLE AND BAKER STREETS, WINDSOR. DA221/91

THE CORRESPONDENT BE advised that in submission of a development application, particular attention should be taken to the external design of the proposed extension and, in this respect, an architect's perspective drawing from the entrance to the car park off Kable Street is required to enable Council to properly assess the application. Additionally, attention is to be given to the height of the cantilevered floor above the car park in relation to delivery vehicles that are required to use the site.

SECTION 3 - FINANCE

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

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

General Fund Nos.	8643	-	9276	6751159.10
Trust Fund Nos.	609	-	669	492346.78
FID General Fund	469139	-	469144	1390500.21
98P General Fund		-		—
98P Bank Trust Fund		-		—
FID Account Trust Fund		-		—
				8634006.09

2. PROPOSED SALE/LEASE - AUSTRALIANA PIONEER VILLAGE. GC83/107 PT1

Mr D Bowd, objector, addressed the Committee.

1. THE INFORMATION CONCERNING the submissions for the future operation of the Australiana Pioneer Village be received.
2. Council continue to operate the Australiana Pioneer Village within the identified current budgetary provisions, on the basis that this situation be further reviewed in conjunction with the preparation of the 1993 Estimates.
3. Council invite the staff and Friends of the Village Committee to have discussions regarding the future management the Australiana Pioneer Village.

Alderman Stubbs left the meeting at this stage, the time being 1.50 p.m.

3. PROPOSED EXTENSION OF UNION LANE, WINDSOR.
GC281/12 PT1

1. COUNCIL ACQUIRE PART of Lot 1 DP702089 Fitzgerald Street, Windsor from the Water Board for a consideration of \$10,000 (ten thousand) and all reasonable legal survey and subdivision costs associated with the transfer to be met by Council.
2. The funds be provided from the 1992 Land Acquisition allocation of the Loan Borrowing Programme.
3. The Seal of Council be affixed to all associated documentation.

4. FEES & CHARGES - WILBERFORCE SCHOOL OF ARTS. GF1/9
PT1

THE FEES & Charges for the Wilberforce School of Arts for the category of Permanent Bookings remain at the 1991 rate.

QUESTIONS WITHOUT NOTICE

Alderman Rogers referred to Page 4 of the Hawkesbury Gazette of Wednesday, 18th March, in the Editorial, where they make reference to their new Community Polling Service and asked what role has Council had, if any, in this new service.

Alderman Rogers referred to Page 61 of March 18 of the Gazette in relation to the Council's tenders for a motor grader, in which it states in part ".....Canvassing of Aldermen is not permitted and will disqualify the offending tenderer" and sought permission to move a motion in this regard as a matter of urgency.

The Mayor accepted the motion as a matter of urgency as there are other advertisements to appear in the press.

COMMITTEE'S RECOMMENDATION

THAT ALL FURTHER advertisements in local and regional press delete reference to the words "Canvassing of Aldermen is not permitted and will disqualify the offending tenderer".

Alderman Rogers referred to Old Bells Line of Road at McMahons Park Road in front of the Bellbird Pre-School, the subsidence of the road edging, the gutter does not form, it is badly rutted, also to the difficulty with roadside and kerbside parking.

Alderman Rogers asked for a report to be prepared to consider additions to the business paper to include the effects and ramifications of matters under the headings: 1. Legal - insurance; 2. Policy impact; 3. Financial implication - budget; 4. Options available; 5. Consultations - internal/external.

Alderman Rogers asked if the plans and maps in the back of the business paper could be reintroduced.

Alderman Rogers referred to the need for repair and maintenance of paving of the path from the North Richmond Community to the ladies convenience adjacent to the vent fan room.

Alderman Rogers asked for recycled bins for No. 9 Horsfield Road, Bilpin and two other adjacent landowners.

Alderman Parsons referred to RTA signposting "You are Entering the Shire of Hawkesbury", and asked if the word "Shire" could be replaced by "City".

The Town Clerk/General Manager undertook to take the matter up with the RTA.

Alderman Parsons referred to lane markers put down in Bowen Mountain Drive which have been bitumened over.

The Manager of Operations advised that these are markers to identify the centre line of the road.

Alderman Parsons asked why there was some surveying going on in Macquarie Street yesterday.

Alderman Keegan sought clarification regarding the Conditions and Heads of Consideration in the business paper.

The Mayor undertook to ensure that all the Aldermen were provided with a copy of the Standard Conditions.

Alderman Keegan asked if Council had received as yet a report from Worth Oil.

The Manager of Engineering Services stated that Worth Oil have not, as yet, made their first release. As soon as information is received it will be reported to Council.

Alderman Keegan asked for an update in this regard to the next Ordinary Meeting as to whether : a. An inspection has been carried out; and, b. When is it proposed to be able to carry out an inspection.

Alderman Keegan asked for a report on compliance with the conditions of Schaffer's quarry at this stage.

The Town Clerk/General Manager advised that the consent has not yet been issued. The 30 days will not be up until the end of this week. If there is an appeal, the consent will not issue.

Alderman Keegan sought clarification in relation to disposal of appliances - fridges, washing machines and the like.

The Divisional Manager Environment & Development advised that providing that they make arrangements beforehand with the Council Office, they will be picked up. If they are left inside their boundary, he will instruct the staff that those arrangements will be suitable.

Alderman Keegan referred to requests he had received regarding street lighting in Jacqueline Place, Kurmond.

The Mayor advised if a request is made for street lighting this will be looked at by Council and placed on the list for street lighting priorities.

Alderman Keegan asked that it be placed on record, his appreciation for the help he has had from staff, Ellen Manning, John Atkinson and the Town Clerk/General Manager, in organising the procedures and the insurance in relation to the use of the Mall by the Arts and Craft people.

Alderman Parsons asked that the public liability be considered if something should happen regarding the removal of fridges, etc. as requested by Alderman Keegan.

Alderman Williams referred to the footpath outside No. 17 Little Church Street. When the roadworks were carried out there, the owner of the property claims that the drainage was never satisfactorily completed to the stormwater drains to the gutter. There is now an excavation across the footpath and there is a trench concealed by long grass. He asked if this could be examined.

Alderman Williams stated that there appears to have been an explosion in the hydraulic system in the garbage compactor truck outside Nos. 15, 17, 19 & 21 Little Church Street. He has had complaints from people who claim that their cars were damaged by oil, also there is an immense quantity of oil dumped on the road, and asked the current position.

The Town Clerk/General Manager advised that the people should come in and see Council's Insurance Risk Officer, Mr. John Elphick. At the same time an internal report will be obtained regarding the incident.

Alderman Williams stated that he had a letter from a Research Scientist who is involved in the Australian Nuclear Science Technology Organisation (ANSTO) Environmental Programme. He is seeking a letter of support from Council for projects that he is proposing for Environmental Trust grant money.

Alderman Paine referred to a complaint regarding trucks in the Mall and the danger to pedestrians and asked if the Rangers could be asked to patrol the Mall in the mornings.

Alderman Paine asked if pressure could be put on the RTA to do something about the backlog of signs, which are 15 months behind.

The Manager of Engineering Services undertook to follow this up with the RTA.

Alderman Paine stated she believed that a Real Estate Company had moved into the old Post Office building and asked if they are happy with the windows.

The Divisional Manager Environment and Development advised that a meeting took place with the applicant's architect and the architect who prepared the Heritage Streetscape Programme for Council, the architect is going to recommend to Council a compromise situation which will be reported when his response is to hand.

Alderman Paine sought the present situation regarding Graham Price Pty. Ltd

The Divisional Manager Environment and Development advised that it is understood that it is set down for hearing some time in June and that certain information had to be returned to the Court this month.

Alderman Paine asked if this would eventually go to Court.

The Mayor stated that it will be Council's decision as to whether it goes to Court or not and this will be when Mr. Price gets all the information back to Court.

Alderman Calvert advised that the signs in George Street in front of the Council Chambers from the lights through to the end of the intersection, over the weekend, have been either knocked down or bent over. The Baby Health Clinic's letter box has been knocked down. He asked if these could be repaired.

Alderman Calvert referred to an article in Saturday's newspaper that the carpark at Richmond Railway Station is advertised for sale. He asked if any provision has been made for the building of the new carpark before this is sold off.

The Divisional Manager Environment and Development advised that he was aware of the advertisement and because of this he had written a letter to the SRA last week bringing to their attention Council's resolution. There has been no response.

Alderman Calvert advised that he had attended a community meeting at the Windsor Downs last evening and a few issues were brought up which some of the residents were concerned about. These being: concern about tree preservation - they did not want people to cut down the trees in the bushland setting once they had building approval; the covenants on their blocks of land; the flood level height and that they should be making new home builders aware that it may raise to 17 metres or more; building sites and the disposal of waste concrete (this is being dumped not only in the reserves out there but in the natural bushland of the National Park).

Alderman Calvert referred to the brisk trade being carried out over the weekend when Windsor Road was closed, by those shops which remained open.

Alderman Sheather tabled a letter which Alderman Books had asked to be tabled on his behalf regarding the Wilberforce Abattoirs waste drainage water and the absorption drainage on the property.

Alderman Sheather stated that there is water draining from the adjoining property. Alderman Books had asked regarding the possibility of water being tested from upstream of that particular drain that runs through that property.

Alderman Sheather asked what was the \$100,000 allocated for signs.

The Manager of Engineering Services stated that this was the proposed allocation to Council for the 1991/92 which had not as yet been accepted.

Alderman Sheather referred to previous requests for street lighting in Ascot Place.

The Town Clerk/General Manager advised that if requests were made for streetlighting now, they would not be put in unless Council resolved to alter the budget.

Alderman Sheather referred to the application for the development at Clarendon and the proposal for the division in the road there. He asked if the question of access to properties at Clarendon could be addressed before the Ordinary Meeting.

Alderman Sheather referred to potholes in the tar at the intersection of Terrace and Kurmond Roads.

Alderman Sheather asked when was the report regarding mushroom composting at Ebenezer to come before Council.

The Divisional Manager Environment and Development advised that a meeting was held with Mr. Heley on behalf of Mushrooms Composters and he indicated that he was bringing in correspondence this week withdrawing the development application. A report would be submitted to the Ordinary Meeting on the withdrawal of the application.

The Mayor advised that quite a number of people attended the meeting last evening regarding the Lower Portland ferry, they did put their point of view, a list of their concerns was made, some very valid concerns were brought up and these will be considered. It was agreed that a further meeting would be held with Baulkham Hills Shire Council and this has been organised for Wednesday, 1st April at 8.00 a.m. The people at Lower Portland were advised that Council would be considering the tender for the operation of the ferry at the Ordinary Meeting on 14th April.

The meeting terminated at 5.12 p.m.

Submitted to and confirmed at the meeting of Council held on 28th April, 1992.

..... Mayor

GENERAL PURPOSE COMMITTEE

W O R K S

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

General Purpose Committee - Works - 28/4/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st March, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
<u>ENVIRONMENTAL PLAN & PROTECTION</u>						
<u>Conservation</u>						
1010 Museum Maintenance & Services	4200	-	359	359	-	Annual Provision
1020.0 Tree Planting New	32700	-	1525	1525	-	Annual Provision
1020.01 Tree Mtce	35000	-	1379	1379	-	Annual Provision
1020.02 Earth Week	4500	-	-	-	-	Annual Provision
1000.250 Richmond Grandstand Conservation - Stage 2	32000	28510	1858	30368	-	Work Complete
<u>TRANSPORT INFRASTRUCTURE</u>						
<u>Maintenance of Infrastructure</u>						
<u>Ferries</u>						
2000 Ferry Lower Portland	165500	-	33746	33746	-	Annual Provision
<u>RTA State Roads "Tied" Grant 91/92</u>						
2002.175 Wisemans Ferry 91/92	252500	121441	40090	161531	-	Annual Provision
2004.175 Webbs Creek Ferry 91/92	198500	93727	38466	132193	-	Annual Provision

General Purpose Committee - Works - 28/4/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st March, 1992

Item		Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend- iture	Vari- ance	Remarks
2006.175	Sackville Ferry 91/92	179500	92227	37383	129610	-	Annual Provision
2008.0	Docking Slips	2600	-	-	-	-	Annual Provision
Road Maintenance							
2016.1-6	Sealed Roads Mtce	1037000	-	164133	164133	-	Annual Provision
<u>Road Resealing</u>							
	1991/92 Loan Programme	\$100000					
	1992/93 Loan Programme	\$100000					
	Council Revenue	<u>\$112620</u>					
		\$312620					
Bowen Mountain							
2016.501	Bowen Mountain Road	22523	-	-	-	-	Work Complete
	Bellbird Crescent	3432	-	-	-	-	Work Complete
	Wattle Street	2789	-	-	-	-	Work Complete
East Kurrajong							
	East Kurrajong Road, Section 1	30352	-	-	-	-	Work Complete
Freemans Reach/Kurmond							
	Kurmond Road	32712	-	-	-	-	Work Complete

General Purpose Committee - Works - 28/4/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st March, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend- iture	Vari- ance	Remarks
Glossodia						
Mitchell Drive	19305	-	-	-	-	Programmed Oct/Nov
Creek Ridge Road	37752	-	-	-	-	Programmed Oct/Nov
Grose Vale						
Avoca Road	12870	-	-	-	-	Programmed Oct/Nov
Kurrajong						
Hermitage Road	10725	-	-	-	-	Programmed Oct/Nov
North Richmond						
Keda Circuit - Northern leg (slurry seal)	15991	-	-	-	-	Programmed Oct/Nov
Maraylya						
Pitt Town-Dural Road	36255	-	-	-	-	Programmed Oct/Nov
Whitmore Road	14274	-	-	-	-	Programmed Oct/Nov
Pitt Town/Cattai						
Bathurst Street, P/Town	5685	-	-	-	-	Programmed Oct/Nov
Mitchell Park Road	13943	-	-	-	-	Programmed Oct/Nov
Richmond						
Southee Road	21041	-	-	-	-	Work Complete

General Purpose Committee - Works - 28/4/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st March, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
Windsor						
Anschau Crescent	1024	-	-	-	-	Programmed Oct/Nov
Ross Street	8093	-	-	-	-	Programmed Oct/Nov
James Meehan Street	9388	-	-	-	-	Programmed Oct/Nov
Harris Street	7508	-	-	-	-	Programmed Oct/Nov
Wilberforce						
Pitt Town Ferry Road	6338	-	-	-	-	Programmed Oct/Nov
Still to be allocated	620					
<u>Regional Roads Programme 1991/92 RTA Grant (\$373680)</u>						
2035.100 Regional Roads 1991/92	373680	171514	26491	198005	-	Maintenance Work
<u>Australian Construction Services (\$34570)</u>						
<u>Council Revenue (\$11520)</u>						
2026.16 Percival Street 1991/92	24250	-	-	-	-	Work as Necessary
2026.15 Dight Street 1991/92	21840	-	-	-	-	Work as Necessary

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st March, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
<u>ROAD MAINTENANCE</u>						
2021.0-3 Unsealed Roads Mtce	340000	-	133385	133385	-	Annual Provision
Flood Damage						
2028 & 2030 Flood & Storm Damage 1988 Local Roads RTA Programme Grant (\$1426307) Loan Programme (\$25000)	1451307	1431101	-	1431101		Work nearing completion
Flood & Storm Damage 1989						
RTA Programme (\$217030) Loan Programme (\$25000)						
Local Roads						
2030.30 Emergency Works	53000	53002	-	53002	+2	Work Complete
2031 Argyle Reach Road	18000	1504	-	1504	-	Work In Progress
Avondale Road	5000	403	-	403	-4597	Work Complete
Brennans Intersection	12500	10274	-	10274	-2226	Work Complete
Cabbage Tree Road	23000	23000	-	23000	-	Work Complete
Glebe Road	25400	11916	-	11916	-13484	Work Complete

General Purpose Committee - Works - 28/4/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st March, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
Pitt Town Dural Road	400	-	-	-	-	Work Complete
Settlers Road	23780	26131	-	26131	+2351	Work Complete
The Driftway	15000	7344	-	7344	-	Work In Progress
Webbs Creek Road	37000	30197	-	30197	-	Work In Progress
Upper Macdonald Road	1950	-	-	-	-1950	Work Complete
Wheelbarrow Ridge Road	27000	28689	-	28689	+1689	Work Complete

FLOOD & STORM DAMAGE 1990

Local Roads (\$1638140)
 (Grant \$1563140)
 2032 (Council \$75000)

1638140	1598267	23452	1621719	-	Work in Progress
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Local Roads Regional \$71800
 (Grant \$71000)

71800	71754	142	71896	+96	Work Complete
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Classified Roads \$159800
 2032.263-266 (Grant \$159800)

159800	157851	-	157851	-1949	Work Complete
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Maintenance and Repair

2042.01 Paved Footpaths Mtce
 2042.07 Unpaved Path Mtce

18100	-	67	67	-	Annual Provision
2000	-	273	273	-	Annual Provision

General Purpose Committee - Works - 28/4/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st March, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
2044 Bus Shelter Shed Mtce	3000	-	72	72	-	Annual Provision
2046.001 Bridge Mtce	80000	-	26698	26698	-	Annual Provision
2050 Street & Gutter Cleaning	205450	-	53980	53980	-	Annual Provision
2052 Kerb & Guttering Mtce	45000	-	4046	4046	-	Annual Provision

PROVISION OF INFRASTRUCTURE

2061.01 Sundry Pub/Wks Survey & Design	10750	-	5684	5684	-	Annual Provision
2074 Vehicular Crossings	3000	-	978	978	-	Work As Required - Contra

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

2066.07 Kurmond Road - Graeme Place to Marlene Street	33400	25145	-	25145	-	Work Complete
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Loan Programme 1988/89

2070.18 Hanlons Road, Bilpin	29000	-	6549	6549	-	Word Commenced
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General Purpose Committee - Works - 28/4/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st March, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
<u>Loan Programme 89/90</u>						
2070.20 Kentucky Drive	85200	41640	-	41640	-	Necessary Work Completed Surplus funds to be reallocated
2090.05 Level Crossing Road	30000	-	-	-	-	Council Contribution - Complete Works by SRA
2066.05 The Terrace reopening	230000	3453	751	4204	-	Work Commenced
<u>Loan Programme 90/91</u>						
2070.52 Fitzgerald Street - George St to The Terrace - pavement reconstruct	101500	-	-	-	-	To Be Programmed
2070.53 Brennans Dam Road (10500 - Developer) (13500 - Loan Funds)	24000	16038	4710	20748	-3252	Work Complete

General Purpose Committee - Works - 28/4/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st March, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
<u>LOCAL ROADS PROGRAMMES</u>						
<u>LR 89/90 RTA Grant (\$565300)</u>						
<u>Council Revenue (\$27044)</u>						
2071.201 West Portland Road - Reconstruct Pavement	16035	14880	1155	16035	-	Work Complete
2071.202 West Portland Road - Reseal	24548	-	24548	24548	-	Work Complete
2071.203 Argyle Street - George to Macquarie to Mileham	88151	88114	37	88151	-	Work Complete
2071.204 Argyle Street - Mileham to Faurey	213551	607	212944	213551	-	Work Complete
2071.205 Freemans Reach Road	116818	114507	2311	116818	-	Work Complete
2071.210 -214 George Street	133242	43395	11941	55336	-	Work Progressing
<u>LR 90/91 RTA Grant (\$580000)</u>						
2071.301 Tennyson & East Kurrajong Road - Reseal	55000	53302	-	53302	-1698	Work Complete
2071.302 Boundary Road Vineyard	87500	6519	-	6519	-	Subject to agreement Baulkham Hills

General Purpose Committee - Works - 28/4/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st March, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
2071.303 George Road Wilberforce	160100	153069	-	153069	-7040	Work Complete
2071.304 Mileham St - Day St - Fairey Rd	242500	36813	-	36813	-	Work Commenced
2071.349 The Driftway	894510	797905	76223	874128	-	Work Stage I nearing Completion

ACRD 90/91 \$ 50000
 ACRD 91/92 \$ 50000
 Loan 68 \$ 50000
 Loan 90/91 \$ 50000
 RTA Sp Works Grant \$422240
 Penrith Council Cont \$236135
 Loan 92/93 \$ 36135

LR 91/92 RTA Grant (\$673826)Less \$50000 to the Driftway - See Programme Above

	Clergy Road, Wilberforce	11500	-	-	-	-	Programmed May
	Tizzana Road	28275	-	-	-	-	Programmed November
	Scheyville Road	12285	-	-	-	-	Programmed November
	West Portland Road	11700	-	-	-	-	Programmed November
	Creek Ridge Road and Spinks Road	15566	-	-	-	-	Programmed May
2071.401	East Kurrajong Road Sec 2	88100	-	-	-	-	Programmed June
2071.402	Riverview Street North Richmond	140000	-	456	456	-	Work Commenced
2071.403	George Street South Windsor	60000	-	-	-	-	Programmed August

General Purpose Committee - Works - 28/4/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st March, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
2071.404 Hilltop Road Tennyson	68700	9200	47268	56468	-	Work Nearing Completion
2071.405 Murrays Road	42800	-	-	-	-	Programmed May
2071.406 Martins Lane Freemans Reach	21100	11088	-	11088	-	Work Complete
2071.407 Forrester Place Maraylya	43800	-	-	-	-	Programmed October
2071.408 Hermitage Road	100000	-	-	-	-	Programmed July
<u>Accelerated Road Improvement Programme (3 x 3) (\$337000)</u>						
RTA Grant	\$267000					
BHSC	\$70000					
2073.01 George Street Windsor						
2073.02 Richmond Road to Brabyn Street	93753	90629	-	90629	-3124	Work Complete
Elizabeth Street, North Richmond						
- Reconst. Charles St to Campbell St						
- Shoulder sealing of Charles St from William St to Monti Place	51421	51421	-	51421		Work Complete
2073.03 Boundary Road, Oakville						
- Reconstruction of Failed Patches and joints (50% with Baulkham Hills)	140000	85233	-	85233	-54767	Work Complete Further works subject to Baulkham Hills

General Purpose Committee - Works - 28/4/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st March, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
<u>Rehabilitation, Wilberforce</u>						
2073.04 Ascot Place	17245	-	-	-	-	Programmed May
2073.05 Hawkins Place	3311	-	-	-	-	Programmed May
2073.06 Heather Place	21285	-	-	-	-	Programmed May
2073.07 McKenzie Crescent	3785	-	-	-	-	Programmed May
2073.08 Nartee Place	6200	-	-	-	-	Programmed May
<u>Kerb and Guttering</u>						
<u>Loan Programme 1990/91</u>						
2080.303 Laneway Clergy - Copeland Road	56000	21432	32652	54084	-	Work Complete
2080.301 George Street at Windsor Station	12000	1701	1593	3294	-	Work in Progress
<u>TRAFFIC MANAGEMENT</u>						
2090.01 Traffic Signs New	26500	-	6130	6130	-	Annual Provision
2092.01 Traffic Sign Mtce	22000	-	3560	3560	-	Annual Provision

General Purpose Committee - Works - 28/4/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st March, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
<u>PUBLIC UTILITY INFRASTRUCTURE</u>						
<u>Cemeteries</u>						
3000 Cemeteries Expenses	61800	-	20494	20494	-	Annual Provision
<u>Emergency Services</u>						
3010 State Emergency Services	43300	-	11249	11249	-	Annual Provision - Volunteer Organisation
<u>Stormwater Control</u>						
Loan Programme 86/87						
3200.01 Const Blacktown Road (Loan Funds \$39000) (Contribution HAC \$8000) (Cont. '90 \$8820)	55820	68140	182	68322 + 12502		Work Completed
3200.02 Drainage Mulgrave/Curtis Road	25000	100	155	255	-	Work by Developers
Loan Programme 88/89 (100000)						
3200.101 41 Mitchell Drive, Glossodia	4000	319	-	319	-	Arrangements With Owners Not Completed

General Purpose Committee - Works - 28/4/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st March, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend-iture	Vari-ance	Remarks
3200.102 36-42 Bathurst Street, Pitt Town (plus \$6500 89/90 loan)	43840	40712	-	40712	-3128	Work Complete
Loan Programme 89/90						
3200.112 21-23 Michael St, Nth Richmond	3800	943	-	943	-	Work Complete
<u>Maintenance</u>						
3210 Drainage Mtce	38000	-	6566	6566	-	Annual Provision
<u>Street Lighting</u>						
3220.01 Street Lighting	490000	-	109826	109826	-	Annual Provision
<u>ECONOMIC DEVELOPMENT</u>						
<u>Infrastructure</u>						
Car Parking						
4000 Car Parks Mtce	87700	-	4726	4726	-	Annual Provision

General Purpose Committee - Works - 28/4/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st March, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
<u>Community Facilities and Services</u>						
Boat Ramp						
5170 Boat Ramp Mtce	51700	-	7640	7640	-	Annual Provision
Parks						
E23B1 Parks Mtce	573940	-	230825	230825	-	Annual Provision
5180.03 Parks Amenities Mtce	58500	-	13482	13482	-	Annual Provision
5180.004 Parks Cleaning	226500	-	52927	52927	-	Annual Provision
5180.09 Contract Mowing	93100	-	14241	14241	-	Annual Provision
5180.013 Garden Competition	4730	-	-	-	-	Annual Provision

RECREATIONAL SERVICESLoan Programme 1988/89 (100000)

5680 Woodbury Reserve (Loan Funds \$12050) (Contribution \$7940)	19990	8147	-	8147	-	Work In Progress
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General Purpose Committee - Works - 28/4/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st March, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
Macquarie Park - Loan 89/88	25000	651	-	651	-	Work Commenced
Powell Park	5500	250	-	250	-	Improvements By S530A Committee - Work Complete
5680 Richmond Park - Cannons, Tables & Trees	61850	17821	4064	21885	-	Work Commenced
Ham Common - Bicentenary Park - Bikeway, Pathway, Surface and Equipment	48500	15776	-	15776	-	Playground Construction Completed
<u>Loan Programme 1989/90 (\$71400)</u>						
Contributions (\$264300)						
5682 Windsor						
McQuade Park	32000	24432	2428	26860	-	Work in Progress
Berger Road Reserve	13000	9561	-	9561	-3439	Work Complete
Governor Phillip Park	15000	15171	-	15171	+171	Work Complete
5682.20 Richmond						
Bensons Lane Complex	215000	183509	95	183604	-31396	Building Complete
.07 Tamplin Field	15000	8854	2500	11354	-	Work in Progress

General Purpose Committee - Works - 28/4/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st March, 1992

	Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend- iture	Vari- ance	Remarks
	Kurrajong						
.08	McMahons Park	30000	24808	148	24956	-	Work in Progress
.09	Bowen Mtn Park	10000	6793	-	6793	-	Improvements by Committee
.10	Memorial Park	30000	490	-	490	-	Programmed June
	Wilberforce						
.11	Wilberforce Park	76000	59532	-	59532	-	Work in Progress
.12	Woodlands Park	18000	5445	80	5525	-	Work in Progress
5180.103	The Breakaway (\$43450 Dept Public Works Flood Prog.)	54450	52380	-	52380	-2070	Work Complete Contribution to Toilet Block..
	Oakville						
5682.13	Maraylya Park	25000	21183	-	21183	-	Work in Progress
	Macdonald Valley						
.14	St Albans	10000	11260	-	11260	+1260	Work Complete
	Landscape/Development						
.15	- Major Parks & Reserves	5700	231	28	259	-	Landscape Designs

General Purpose Committee - Works - 28/4/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st March, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
<u>1990/91 S94 Contributions (\$379100)</u>						
Grants (\$71400) Cont. (\$2000)						
Windsor						
5682.23 Colbee Park McGraths Hill	25000	8094	-	8094	-	Work Commenced
5682.38 Richmond Ex-Servicemens' Sport Complex - Water Supply	29000	5543	-	5543	-	Work Commenced
5682.28 Icely Park	43000	24476	10312	34788	-	Work Commenced
5682.29 North Richmond Community Centre	6000	277	567	844	-	Work Commenced
5682.30 Kemsley Downs Estate	6000	1424	9	1433	-	Plan of Management
5682.31 McMahons Park						
Replace Existing Amenities	32600	8046	10686	18732	-	Work Commenced
5679.01 McMahons Park - BBQ Area	14800	15176	-	15176	-	Work Complete
(Grant \$7400)						
(Cont. \$7400)						
5682.40 McMahons Park Upgrade Water Supply	3000	3150	950	4100	+1100	Complete
5682.34 Argyle Bailey Reserve	9500	5460	-	5460	-	Work Commenced
5682.35 Woodlands Park	37000	28	10	38	-	Work Commenced
5682.37 Vineyard Park - Irrigation	18600	155	5654	5809	-	Work Commenced

General Purpose Committee - Works - 28/4/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st March, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend- iture	Vari- ance	Remarks
<u>Capital Works Programme 1987 (\$25000)</u>						
5681.08 Macquarie Park Cable Fence & Car Park	16000	1528	-	1528	-	Programme 1992
5681.02 APV Restoration of Rose Cottage Heritage Grant (15000) Cordners Corner Reserve (15000)	30000	2591	-	2591	-	Preliminaries
<u>ENTREPRENEURIAL ACTIVITIES</u>						
<u>Cordners Corner</u>						
6050.06 Cordners Corner Restoration	10000	-	3584	3584	-	Operation Continuing
<u>CORPORATE SERVICES</u>						
<u>Finance and Administration</u>						
6200 Depot Expenses	56000	-	11016	11016	-	Annual Provision

General Purpose Committee - Works - 28/4/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st March, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend- iture	Vari- ance	Remarks
<u>SEWERAGE WORKS</u>						
8401.00 South Windsor Treatment Works Stg 1	2200000	2850991	-	2850991	-	Substantially Complete
8256.03-06 South Windsor Treatment Works Stg 2	4100000	3529172	85175	3614347	-	Works Proceeding

Recommendation

1. That the Works Cost Statement to 31st March, 1992, be received.
2. The revised estimates of cost be adopted.

**2. DRAINAGE EASEMENT - LOT 1 DP204367 TERRACE ROAD,
FREEMANS REACH - G.J. DEVLIN. P2003/1895 PT1**

Mr. Devlin, the owner of Lot 1, seeks to extinguish the existing drainage easement, where it crosses the body of Lot 1 and runs down the western boundary to the Hawkesbury River, and create a new easement adjacent to the eastern boundary.

The reason for the request is to enable the erection of a house, which is not possible currently due to the drainage easement. No objection is seen to the proposal, subject to the applicant bearing all costs involved.

IT IS RECOMMENDED THAT:-

1. No objection be raised to the extinguishment of the drainage easement over Lot 1 DP204367 subject to:-
 - a) a new easement of similar width being created adjacent to the eastern boundary of Lot 1;
 - b) all costs involved being met by the applicant.
2. The relevant documents be completed under the Seal of Council where necessary.

3. THE TERRACE, WINDSOR. 2019/R PT2

A plan has been prepared to provide for the upgrading of the section of The Terrace between Bridge Street and Baker Street, in conjunction with the erection of the guard rail required to eliminate vehicular entry into The Terrace from the main road.

The plan provides for kerb and gutter from Thompson Square through to Baker Street and at the main road, together with associated drainage and the removal of the unnecessary road pavement, with the area to be integrated into the riverside beautification.

Approval has already been given for one-way traffic flow from Thompson Square to provide for the orderly movement of traffic.

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The roadworks are estimated to cost \$55,000 and funds are available within the vote provided for The Terrace. The beautification works will be then progressively undertaken by Council staff.

In addition, a proposal has been requested from Prospect Electricity for improved lighting of the traffic facilities now being constructed. The proposal provides for the installation of ten, 125 watt mercury lanterns, with the removal of four existing lights as follows:-

- . Two lights at the Tebbutt Street intersection
- . Two lights at the Elizabeth Street intersection
- . Three lights at the Catherine Street intersection
- . Two lights at the New Street intersection
- . One light at end of roadworks near entry to Hollands Paddock car park

- . One light to be removed at the Tebbutt Street intersection
- . One light to be removed at the Elizabeth Street intersection
- . One light to be removed at the Catherine Street intersection
- . One light to be removed at the New Street intersection

The project will require a capital contribution of \$3,592.00 and there will be an increase of \$931.84 in annual charges.

Funds are available within the vote to meet the capital contribution and it will be necessary to increase this year's street lighting vote by, say, \$465.00, being the lighting charges for half a year.

IT IS RECOMMENDED THAT the proposed improvements for The Terrace between the main road and Baker Street as shown on the sketch plan and the street lighting upgrade as provided by Prospect Electricity be approved.

4. BOWEN MOUNTAIN ROAD - DRAINAGE. 212/R PT1

Representations have been received from M. & H. Faine, Lot 5 DP209900, 18 Bowen Mountain Road, concerning the discharge of stormwater from Bowen Mountain Road onto their property.

A 450mm pipeline has been extended into the property and discharges into an open drain across the driveway to the garage area (which is situated under the house) and then down a steep bank to the main watercourse. A small slip has recently occurred on the bank and the owners are concerned that unless appropriate action is taken, the bank slip could move back towards the house.

Construction of two pits and a ten metre extension of the pipeline across the driveway and down towards the bottom of the bank is required. It will also be necessary to provide scour protection at the point of discharge.

Due to the deep pit required to allow the stormwater to drop down the bank and the need to establish an easement, the project is estimated to cost \$15,500.

The work should be listed for consideration in a future road and drainage programme, with action commenced regarding the creation of an easement.

IT IS RECOMMENDED THAT action be commenced to establish an easement across Lot 5 DP209900, 18 Bowen Mountain Road and that the extension of the stormwater pipeline through the property be referred for consideration in a road and drainage construction programme.

GENERAL PURPOSE COMMITTEE MEETING

PLANNING AND DEVELOPMENT

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

HAWKESBURY CITY COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION UNDER SECTION 90

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

- (a) the provisions of: -
 - (i) any environmental planning instrument;
 - (ii) any draft environmental planning instrument that is or has been placed on exhibition pursuant to Section 47(b) or 66(1)(b);
 - (iii) any draft State Environmental Planning Policy which has been submitted to the Minister in accordance with section 37 and details of which have been notified to the consent authority; and
 - (iv) any development control plan in force under Section 72 applying to the land to which the development application relates;
- (a1) the provisions of:-
 - (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;
- (g) whether the land to which that development application relates is unsuitable for that development by reason of its being, or being likely to be, subject to flooding, tidal inundation, subsidence, slip or bush fire or to any other risk;
- (h) the relationship of that development to development on adjoining land or on other land in the locality;
- (i) whether the proposed means of entrance to and exit from that development and the land to which that development application relates are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles within that development or on that land;
- (j) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the Probable effect of that traffic on the movement of traffic on that road system;
- (k) whether public transport services are necessary and, if so, whether they are available and adequate for that development;
- (l) whether utility services are available and adequate for that development;
- (m) whether adequate provision has been made for the landscaping of the land to which that development application relates and whether any trees or other vegetation on the land should be preserved;
- (m1) whether that development is likely to cause soil erosion;
- (n) any representations made by a public authority in relation to that development application, or to the development of the area, and the rights and powers of that public authority;
- (o) the existing and likely future amenity of the neighbourhood;
- (p) any submission made under section 87;
- (p1) without limiting the generality of paragraph (a), any matter specified in an environmental planning instrument as a matter to be taken into consideration or to which the consent authority shall otherwise have regard in determining the development application;
- (q) the circumstances of the case;
- (r) the public interest; and
- (s) any other prescribed matter.

**1. HOME ACTIVITY - MINOR SERVICING OF VEHICLES - LOT
1 DP519581 BELLS LINE OF ROAD, BILPIN. DA36/92**

Owner: Mr R Wheeler
Area: 4129m²
Zoning: Hawkesbury Local Environmental Plan, 1989:
Environmental Protection 7(d)
Advertising: Advertised in accordance with Council's
Policy with one objection
Date Received: 14th February, 1992

Proposal

The application involves the construction of a new shed on the subject land for the purpose of carrying out a "home activity". The use involves the servicing of vehicles. Days of operation are to be Saturday and Sunday.

The new shed will be located approximately 20 metres from Bells Line of Road. The existing shed will be demolished with materials being used for the new shed.

Only the residents are to be employed. A dwelling exists on the land.

Statutory Situation

The applicant has been operating for some time without approval, and as a consequence, has applied for a "home activity".

Home activities are permissible with Council consent.

Due to its location adjoining the main road, Bells Line of Road, clause 22(2) of Council's planning scheme applies which prohibits, amongst other uses, car repair stations, but not home activities.

There are two definitions within which the application might reasonably fall, these being "home activities" and "car repair station".

As contained within the Model Provision of the Environmental Planning & Assessment Act, 1979:-

"car repair station" means a building or place used for the purpose of carrying out repairs to motor vehicles or agricultural machinery not being -

- (a) body building;*
- (b) panel beating which involves dismantling; or*
- (c) spray painting other than of a touching-up character; and*

Public Submissions

Mr N Power of Bilpin Service Station, on behalf of the NRMA, makes the following statement:-

"Earlier this year it became necessary for me to advise Mr Wheeler of my intention to report him to the Motor Vehicle Repair Industry Council (MVRIC) for the illegal repair of a motor vehicle which was removed from my premises for and on behalf of the owner.

Mr Wheeler has been repairing vehicles at Bilpin for approximately twelve months being panel beating, spray painting, rust repairs and motor mechanics, which was of no concern to me until the abovementioned incident.

The MVRIC acknowledged my complaint and asked if I would be prepared to go to court if necessary, of which I agreed. However, I suggested I would prefer Mr Wheeler be made to comply legally or be shut down.

Over a decade ago I negotiated the 'existing use rights' of my repair station with Council, so I could legally operate a mechanical repair business in what is now a 7(d) zone. The continuing use rights were granted and advice from Council at that time was that no-one could operate a Mechanical or Panel Repair business on Bells Line of Road other than the existing service stations, of which between Kurrajong Heights and Bell there were nine.

I understand from the MVRIC that Mr Wheeler has made formal application to Council for a home activity at weekends. I am concerned as to how Mr Wheeler will comply with a weekend home activity when at present he appears to be operating seven days a week. I am also concerned that, as a licensed repairer, I am required to comply with MVRIC criteria in operating my workshop, whilst Mr Wheeler does not appear to have satisfied the necessary requirements. Furthermore, to satisfy MVRIC requirements, the activity effectively becomes a car repair station, which is prohibited on land having direct access to a main road. I consider that there is little difference between one person operating a home activity for two or seven days a week and a car repair station.

Another concern is how one repairer may have outlaid a considerable amount of money to establish a repair station legally, and another person undertaking the same level of activity be allowed to operate with what would appear to be little or no capital outlay.

Being the NRMA District Depot, 95% of my business is NRMA related. Therefore, a third licensed repairer in the district is of no significance."

Planning Comments

Adjoining neighbours are located 90 metres and greater from the subject site.

The applicant is currently operating 7 days a week. Granting consent for a "home activity" would be conditional as to the hours of operation and to the nature of the type of activity to be carried out.

Investigations reveal a possible anomaly with the definition, in planning terms, of what is proposed. The applicant has applied for a "home activity" which, if approved, is only dependent upon the employment of persons residing within the dwelling.

Notwithstanding that the applicant intends to carry out minor servicing and repairs of vehicles as a home activity, it is considered that the proposed use is more accurately defined as a "car repair station".

As the subject land/development adjoins a main road, clause 22(2) of the LEP is applicable.

"22(2) Notwithstanding clause 9, the Council shall not grant consent to the carrying out of development for any of the following purposes on land which is within Zone No. 1(a), 1(b), 1(c), 1(c1), 4(a), 4(b), 7(d) or 7(d1) and which has direct vehicular access to a main or arterial road:

bulky goods sales rooms or showrooms, car repair stations, commercial premises, general stores, hotels, junk yards, caravan parks, motor showrooms, produce stores, refreshment rooms, retail plant nurseries, roadside stalls, service stations, shops and transport terminals".

IT IS RECOMMENDED THAT the application be refused on the following grounds:-

1. The proposal is more accurately defined as a "car repair station" and therefore is prohibited pursuant to 22(2) of Hawkesbury Local Environmental Plan, 1989.
2. The proposal is contrary to the aims and objectives of the zone.
3. The proposal is not in the public interest.

2. SKATEBOARD RAMP AND EXTENSION TO SUNDAY SCHOOL CLASSROOM - CHRISTIAN LIFE CENTRE - 42 WINDSOR ROAD, VINEYARD. DA293/90

Owner:	Mr J & Mrs M Gerber
Area:	2.035 hectares
Zoning:	Hawkesbury Local Environmental Plan, 1989: Rural 1(c)
Advertising:	Previously advertised with two submissions received
Date Received:	14th September, 1990

This matter was considered by Council at its meeting of 11th December, 1990, where it was resolved:-

"That the applicant be advised that Council agrees in principle to the provision of a 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".

Due to the long history to this site, a report was considered by Council at its meeting of 10th September, 1991. The report indicated that the application was not determined on the basis that previous consents had not been complied with. The application is now recommended for approval as previous conditions have been complied with.

Report

The proposed skateboard facilities are to be sited approximately 180 metres from Windsor Road and 130 metres from Brennans Dam Road. An earth mound is to be provided for spectators.

The classroom extensions are an addition to existing church facilities.

Two objections have been received (dated September and October, 1990) being from: P & M Greentree, 190 Old Hawkesbury Road and R Cusbert, 44 Windsor Road, Vineyard. These objections are on the basis of:-

- * lack of safety regulations and supervision;
- * no indication of hours of operation;
- * unacceptable noise levels;
- * already poor state of Brennans Dam Road;
- * motorbikes already utilising property on weekends;
- * development will adversely affect horse shoeing business on adjoining land.

Planning Assessment

It is considered that there are appropriate methods of safeguarding the issues raised in the objections, these including appropriate siting of skateboard facilities, landscaping, earth mounding, prohibition of motorbikes. These aspects are covered in the conditions of consent.

The applicant has provided the following hours of operation:-

Weekdays	12 noon - 8.00pm 9.00am - 8.00pm (school holidays)
Saturdays	12 noon - 8.00pm
Sunday	2.00pm - 6.00pm

It is considered that as there is no provision of night lighting, the hours be restricted to daylight hours.

It is considered that the provision of a skateboard ramp at Vineyard, which may be available for public use, is likely to be well utilised by the young patrons of the church and people within the neighbouring areas and, as such, may provide a community facility.

IT IS RECOMMENDED THAT consent be granted subject to:-

1. The development being carried out generally in accordance with plans dated August, 1990 and plan referenced 11201 - 1 dated September, 1990.
2. Submission of a building application, plans and specifications complying with Ordinance 70.
3. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager of Environment and Development prior to the approval of the building application. The design shall incorporate extensive landscaping along the southern side boundary adjacent to the skateboard ramp so as to reduce noise and provide privacy.
4. In regard to the existing landfill area, the fill is to be battered off at 30 degrees and landscaped to the satisfaction of the Divisional Manager of Environment and Development. Details to be submitted concurrently with the building application.
5. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
6. Any 'spoils' from the 'battered fill' are to be used for earth mounding for the skateboard viewing area.
7. The skateboard facility shall be managed at all times by adult supervisors.

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8. A sign advising skateboard participants to wear protective helmets and clothing so as not to cause injury must be erected in a prominent position adjacent to the skateboard ramp.

9. Operating hours shall be limited to:-

Non School Holidays

Mondays - Fridays	3.30pm - 6.00pm
Saturdays	9.00am - 6.00pm
Sundays	2.00pm - 6.00pm

School Holidays

Mondays - Saturdays	9.00am - 6.00pm
Sundays	2.00pm - 6.00pm

10. The use of motorbikes is to be prohibited on the site, other than for the use of arriving and departing.
11. The provision of a sign shall be visible adjacent to the entry at Brennans Dam Road indicating hours of operation. Such a sign shall be approved and erected prior to the use of the skateboard facility.
12. No signs to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.

**3. HOME ACTIVITY - PART LOT 18 DP27789 NO. 438 BELLS
LINE OF ROAD, KURMOND - C F TRACY. DA56/92**

Owner: C F Tracy
Area: 6273m²
Zoning: Hawkesbury Local Environmental Plan, 1989: Rural 1(b)
Advertising: Adjoining owners notified with one submission received
Date Received: 4th March, 1992.

Application is made to use an existing building on the subject land for the purpose of making stained glass panels, windows and doors. The applicant's submission states:-

"The building used to be an old butcher shop and as such is situated at the roadside. There is plenty of parking in front of the building and on the driveway.

The production of a stained glass panel is labour intensive, taking up to four weeks to produce each panel. Therefore, the client traffic into the building will be minimal. Making a panel involves hand cutting and shaping the glass, fitting lead or copper foil around the shapes, soldering the joints, puttying and polishing the finished product. This process is in no way noisy or smoky and will not affect the neighbours.

All glass chips are recyclable as is the leftover lead, so no harm can be done to the environment.

The workshop will have on display, glass and materials for clients to make their selections from according to their chosen design. Display panels etc will be available to give the client an idea of the finished product. There will also be a selection of tools and materials available for those people who wish to repair their panels themselves.

The building will be enhanced externally with paint, bushes and climbing roses ... "

The workshop is constructed of brick and fibro, and has a total floor area of 49m². Hours of operation are expected to be from 9.00am to 5.30pm, seven days a week.

Statutory Situation

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

Clause 22 of Hawkesbury LEP, 1989 applies to the development as the site fronts a main road. This clause requires that Council consider the following matters when assessing development adjacent to main roads:-

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

The property is not affected by any road widening proposal. Sight distances are adequate for vehicles leaving the site. The development is unlikely to have an adverse effect on traffic using Bells Line of Road, given the nature and scale of the proposal, provided parking associated with the development is contained on the site.

Public Submissions

Adjoining owners were advised of the proposal with one submission being received from Mrs B Ferguson of 442 Bells Line of Road. Although Mrs Ferguson raises no objection to a home activity of this nature, she is concerned about the following:-

- * Hours of business appear to be excessive
- * As eight parking spaces are to be provided, the proposal, given its scale, might be better placed in a commercial/light industrial area
- * Parking spaces are proposed on a public footway used by quite a number of recreational walkers, school children and horse riders

Planning Assessment

Amenity of the Neighbourhood

The only machinery used in the making of stained glass products, which generates some noise, is a bench glass grinder. This, however, only makes a low "whirring" sound, unlike an ordinary angle grinder and is used only occasionally to rectify mistakes. Consequently, noise generated by the development is unlikely to affect adjoining neighbours.

It is proposed that the building be repaired and painted, and some landscaping carried out. This will substantially improve the overall appearance of the site.

Parking

Discussions were held with the applicant in regard to providing car parking on the site. It is considered that the nature and scale of the development is such that two parking spaces, in addition to the applicant's own space, would be adequate and could be provided on the property. The applicant has agreed to this requirement.

Further, no delivery vans will visit the site.

IT IS RECOMMENDED THAT the application be approved subject to compliance with the following conditions:-

1. The development shall generally be in accordance with the supporting documentation submitted with the application.

2. The development shall comply with the definition of a "home activity" as provided in Hawkesbury Local Environmental Plan, 1989:-
 - "(a) only goods made or produced therein as a result of the activity or pursuit and goods ancillary thereto are displayed or sold; and
 - (b) the activity or pursuit does not -
 - (i) interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;
 - (ii) involve exposure to view from any public place of any unsightly matter;
 - (iii) require the provision of any essential service main of a greater capacity than that generally available in the locality;
 - (iv) involve the employment of persons other than residents of the dwelling-house or dwelling; or
 - (v) involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (one) metre by 0.6 (zero point six) metres exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof)".
3. Construction of Council's standard residential footway and layback vehicular crossing to suit the access to the site.
4. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager of Environment and Development.
5. The building shall be repaired and painted, and suitable landscaping carried out to the satisfaction of the Divisional Manager of Environment and Development.
6. Parking shall be provided on the site for an additional two vehicles. Such parking shall be constructed with an all-weather surface to the satisfaction of the Divisional Manager of Environment and Development.
7. All raw materials and finished goods shall be stored within the building and all work performed shall be confined in the building.
8. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
9. Operating hours shall be limited to 9.00am to 5.30pm, seven days a week. Any alteration of these hours will require Council consent.

**4. ATTACHED DUAL OCCUPANCY - LOT 1432 DP805098 NO. 11
EWING PLACE, BLIGH PARK - STATE ONE CONSTRUCTIONS -
D JAMES. DA58/92**

Owner:	Department of Housing
Area:	648m²
Zoning:	Hawkesbury Local Environmental Plan, 1989: Residential 2(a)
Advertising:	Advertised in accordance with Council policy with 5 submissions received
Date Received:	6th March, 1992

Proposal

Council is in receipt of an application proposing the construction of a duplex on the subject property.

Each dwelling will contain 3 bedrooms, bathroom, laundry and living/dining room. Car parking for 1 vehicle is provided within a garage located under the main roof, whilst the proposed setback enables the stacked parking of vehicles within the drive.

The building is to be finished in face brick with concrete roof tiles.

Statutory Situation

The application is permissible, with Council consent, under the provisions contained in SREP No. 12 - Dual Occupancy.

The application is further in compliance with the minimum site area and floor space ratio requirements of SREP No. 12.

Submissions

Four letters and one petition containing 14 signatures have been submitted objecting to the development on the grounds that:-

- the street is not suitable for dual occupancy development;
- reduce property values;
- additional traffic would reduce the safety of pedestrians and in particular, children and other vehicles; and
- restrict views.

Planning Comments

The subject property is a regular shaped allotment having frontage to Ewing Place, Bligh Park, with an area of 648m². This portion of Ewing Place, although provided with a road reserve of 15m, has a carriageway 4m in width sealed with pavers. The subject property is located at the end of Ewing Place, gaining its vehicular access from the turning head.

The additional traffic generated by this proposal is considered negligible and the existing road network can adequately cope with the expected traffic. Guidelines issued by the Roads and Traffic Authority forecast that residential dwellings are likely to generate 10 vehicle trips per day and 1.0 vehicles during the peak hour. Thus, the construction of one dual occupancy will not significantly increase the generation of traffic in the locality.

Car parking is provided for each residence in the form of a single garage located under the main roof. Additional vehicles may be stacked within the driveway. Access to the site, although coming on an angle off the paved turning head, will be satisfactory.

The development is to be completed in materials similar to those existing and envisaged for the Bligh Park Residential Estate.

Courtyards in excess of 80m² are provided for each dwelling. Shadow diagrams demonstrate that adequate levels of direct sunlight will be available.

IT IS RECOMMENDED THAT the application be approved subject to the following conditions:-

1. The development shall be carried out generally in accordance with the plan dated February 1992.
2. Payment of a sewer headworks contribution to Council of \$3,270 (three thousand two hundred and seventy). This contribution shall be paid prior to release of building approval and will be assessed at the rate applicable at the time of payment.
3. Submission of a building application, plans and specifications complying with Ordinance 70.
4. The driveway shall be constructed of pavers/earth toned coloured concrete or the like.
5. New boundary fences shall be provided at the applicant's expense. Details to be submitted with the building application. Such fencing is to be 1.8m in height.
6. A contribution of \$2,421 (two thousand four hundred and twenty one) based on \$2,421 (two thousand four hundred and twenty one) per additional dwelling being a contribution for open space and community facilities as a consequence of dual occupancy development.
7. Construction of a residential standard footway crossing to suit the garages and the existing brick paving in Ewing Place.

5. TWO STOREY DUPLEX - 9 BAYLIS PLACE, NORTH RICHMOND - ABODE CONSTRUCTIONS. DA42/92

Owner:	Defense Housing Authority
Area:	822.8m²
Zoning:	Hawkesbury Local Environmental Plan, 1989: Residential 2(a)
Advertising:	Advertised in accordance with Council's Policy with 18 submissions received
Date Received:	25th February, 1992

Proposal

This application is the first amongst many two storey duplexes for the estate for the Defense Housing Authority.

The application involves the construction of a two storey duplex being sited 7.3 metres from Baylis Place.

The subject land is located within a cul-de-sac containing ten allotments, with two located on the corner with Arthur Phillip Drive.

The applicant has submitted amended plans due to concerns raised by residents within the 'Kemsley Downs Estate'.

The matter is recommended for approval subject to conditions.

Report

The proposal complies with respect to Sydney Regional Environmental Plan (SREP) No. 12 and Council's Development Control Plan (DCP) for Duplex/Dual Occupancy Housing.

Clause 34 of Hawkesbury Local Environmental Plan (HLEP) 1989 applies and reads:-

"Suspension of certain laws etc.

34. (1) *For the purpose of enabling development to be carried out in accordance with this plan (as in force at the time the development is carried out) or in accordance with a consent granted under the Act, the operation of any covenant, agreement or instrument imposing restrictions on the development, to the extent necessary to serve that purpose, shall not apply to the development.*
- (2) *Pursuant to section 28 of the Act, before the making of this plan the Governor approved of subclause (1)."*

Advertising

Eighteen submissions have been received objecting to the proposal. The grounds of objection contained in the written submissions are summarised below:-

<u>Grounds of Objection</u>	<u>No. of Times Raised</u>
Detracts from existing streetscape	13
Additional traffic	11
Covenants on 'estate' not complied with	10
Decrease in land values	7
Lack of privacy	6
Water/air pollution	5
Not facing the street	4
Additional noise from increase in population	4
Additional burden on existing services	2
Disregard to community standards	2
Multi-tenancy	2
Not safe for children	2

Planning Assessment

Due to the number of submissions received it was considered necessary to provide time for objectors and applicants to have discussions in order to alleviate concerns raised in the written submissions.

The applicant has submitted amended plans and supporting statement which reads:-

"I have taken note of the objections raised and have had the following alterations made to the plans:-

1. *The courtyard on the east side has been reduced by 600mm to 4.900 metres to allow a wider planting strip to the driveway (western) side. This allows for more substantial screen planting to provide additional privacy to the adjacent residence.*
2. *The end of the eastern courtyard facing the street is to have additional landscaping to screen it off from the residents across the street.*
3. *The front elevation of the proposed buildings has been redesigned to soften its appearance to the streetscape and the adjoining residences. The height of the gable end has been reduced and by introducing dutch gables, its styling is more in keeping with the existing houses and it should blend in better architecturally."*

Grounds of objections have been summarised as follows:-

- **Detracts from existing streetscape.** Existing dwellings located within Baylis Place are of a single storey design with frontages facing the street. The applicant has, in designing the duplex, provided a split elevation by staggering the roof design. The proposal is 'side-on' to the street thus creating useable areas for both access to the southern side and courtyards to the northern.

Streetscape design is a subjective concept and the applicant has provided a design incorporating the State Government's 'Green Street' objective which overcomes the range of housing styles traditionally available.

- **Additional traffic.** Access roads are generally designed to cater for a considerable amount of vehicles. Even if all land were changed to 100% duplexes, the road network would still cope, assuming 10 vehicle trips per day per household, which is far in excess of normal design criteria.
- **Covenants originally placed not complied with.** Covenants are generally placed on land by developers subdividing the land who want to restrict the activities of purchasers on the subdivided lots in order to preserve the amenity of the land retained, or to preserve its value if the ultimate intention is to sell off all the land.

Sydney REP 12 allows approval to be given to dual occupancy/duplex proposals in certain circumstances even if they conflict with restrictive covenants prohibiting the erection of more than one dwelling on land (Clause 34 of HLEP 1989).

- **Decrease in land values.** There has been nothing submitted to Council which would substantiate devaluation and, in fact, in general terms the valuation of land is increased by its ability to contain dual occupancies.
- **Lack of privacy.** Privacy can be overcome by the provision of fencing and screening of landscaping. For two storey duplexes, the bedrooms are generally located on top and it is considered that as they are sleeping quarters, that is their main purpose. Most other activities are carried out at ground level within the privacy of boundary fencing.
- **Water and air pollution.** Issues such as these have been highlighted prior to the land being capable of subdivision and it is considered that the number of duplexes proposed does not constitute a burden to the community.
- **The proposal is not facing the street.** The applicant has provided an innovative style of housing which by design is not in line with other traditional forms of housing. The building orientation/layout has been carried out so that design objectives of sunlight, privacy, enclosure and amenity are maximised.
- **Additional noise from increase in population.** Whilst this form of density in population would increase, there is no submitted evidence that would suggest that these developments create an unreasonable noise level.

Conclusion

The development has been designed so as to utilise solar access to courtyards, maximise side setbacks and provide an aesthetic streetscape which is normally found with traditional forms of housing. The proposed two storey duplex complies in respect to SREP 12 and Council's DCP for Dual Occupancy/Duplex Housing and is recommended for approval.

IT IS RECOMMENDED THAT consent be granted subject to:-

1. The development being carried out generally in accordance with amended plans referenced 574.2A dated 11th February, 1992.
2. Payment of a sewer headworks contribution to Council of \$2,421 (two thousand four hundred and twenty one). This contribution shall be paid prior to release of building approval and will be assessed at the rate applicable at the time of payment.
3. Submission of a building application, plans and specifications complying with Ordinance 70.
4. 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.
5. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager of Environment and Development prior to approval of the building application. Such landscaping is to be completed prior to the occupation of the building.
6. Landscaping shall be maintained to Council's satisfaction.
7. 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.
8. The driveway shall have a coloured concrete or pebble finish.
9. Construction of Council's standard residential footway and layback vehicular crossing to suit the access to the site.
10. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter, and the restoration of the footway crossing.
11. New boundary fences shall be provided at the applicant's expense. Details to be submitted with the building application.
12. Provision of a fence separating the courtyard area of the front unit from the street. Details to be submitted with the building application.

13. Landscaping shall be provided within the frontage so as to enhance the streetscape and improve the visual amenity of the neighbourhood. Details to be submitted with the plan of landscaping.
14. All fences behind the building line shall have a height of 1.8m so as to provide privacy.

**6. PROFESSIONAL CHAMBERS - LOT 101 DP700887 NO. 160
MARCH STREET, RICHMOND - J WILLIGERS. DA74/92**

Owner:	J Willigers
Area:	365.8m²
Zoning:	Hawkesbury Local Environmental Plan, 1989: Residential 2(a)
Advertising:	Adjoining owners notified with no submissions received
Date Received:	16th March, 1992

This application is to use an existing dwelling on the subject land as professional offices for an accountant, real estate agent, surveyor or the like. The existing dwelling is constructed of weatherboard, with a painted corrugated iron roof. Four parking spaces are proposed at the rear of the site.

At this stage, enquiries have been made by a real estate agent who wishes to occupy the building. This business employs two salesmen and a receptionist and generally deals with 5 to 10 clients per day.

Report

The subject land is zoned Residential 2(a) under the provisions of Hawkesbury LEP, 1989. "Professional and commercial chambers" are permissible within the zone, with the consent of Council. It could be argued, however, that a real estate office is not defined as "professional and commercial chambers", and therefore would be prohibited within a 2(a) zone.

Clause 22 of the LEP applies to the proposal as the site has frontage to a main road. This clause requires that Council consider the following when assessing applications on land adjoining a main road:

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

The site is not affected by any road widening proposal. Whilst sight distances are adequate, the driveway to the proposed rear carpark is only about 45 metres from the intersection of March and Bosworth Streets which are both classified as main roads. The Traffic Authority Guidelines recommend that driveways be located:-

- 25m from signalised intersections;
- 100m from the intersection of two major roads; or
- beyond the influence of normal queue lengths at the intersection.

Accordingly, the use of the property for professional offices is likely to have a negative impact on traffic flows in March Street, particularly in the afternoon when traffic banks back past the driveway.

Planning Assessment

Parking

In accordance with Council policy, parking should be provided on the site at a rate of three spaces per professional. As only four spaces are proposed, the development would have to be restricted to only one professional. The location of the proposed parking spaces, however, do not allow vehicles to turn easily on the site, given its width. Thus, vehicles may either reverse out onto March Street or park in the street. Parking immediately in front of the site is restricted. The proposed parking spaces cannot be relocated elsewhere to encourage vehicles to leave the site in a forward direction.

Further, the existing driveway is extremely narrow and not considered to be suitable for general use by the public.

Drainage

In August, 1990, Council adopted a drainage policy for the town of Richmond. The subject land falls within category 'C' of the policy ie lots which drain away from the road and have no drainage outlet. As the proposed parking area and driveway would need to be sealed, this would increase runoff. On site detention could be provided to limit site discharge to that existing in terms of peak rate, but a higher total runoff would result in increased water ponding in the rear yards of properties to the east.

It is recommended that the application be refused because of traffic/safety implications as well as unsatisfactory drainage provision.

IT IS RECOMMENDED THAT the application be refused for the following reasons:-

1. Insufficient vehicle manoeuvring area is available on the site.

2. The proposal would increase the potential for traffic accidents in March Street.
3. The site cannot be adequately drained, without adversely affecting adjoining properties.

**7. ATTACHED DUAL OCCUPANCY - LOT 1524 DP805976 NO. 101
PORPOISE CRESCENT, BLIGH PARK - STATE ONE
CONSTRUCTIONS - D JAMES. DA29/92**

Owner:	Department of Housing
Area:	648m²
Zoning:	Hawkesbury Local Environmental Plan, 1989: Residential 2(a)
Advertising:	Advertised in accordance with Council policy with 1 submission received
Date Received:	7th February, 1992

Proposal

Council is in receipt of an application proposing the construction of a duplex on the subject property.

Each dwelling will contain 3 bedrooms, bathroom, laundry, family room and living room. Car parking for 1 vehicle is provided within a garage located under the main roof, whilst the proposed setback enables the stacked parking of vehicles within the drive.

The building is to be finished in face brick with concrete roof tiles.

Statutory Situation

The application is permissible, with Council consent, under the provisions contained in SREP No. 12 - Dual Occupancy.

The application is further in compliance with the minimum site area and floor space ratio requirements of SREP No. 12.

Submission

One letter was received from A Wood and A McPherson of an adjoining lot objecting to the development on the grounds that:-

- the proposed building obscures the view of traffic due to reduced setback;
- non-compliance with DCP;
- reduction in privacy;
- overshadowing; and
- 1.8m high fencing should be provided.

Planning Comments

The subject property is a regular shaped allotment with an area of 609.7m² having frontage to Porpoise Crescent, Bligh Park.

Car parking is to be provided for each residence in the form of a single garage located under the main roof. Additional vehicles may be stacked within the driveway.

Courtyards in excess of 80m² are provided for each residence. Shadow diagrams indicate that adequate levels of direct sunlight will be available in compliance with Council's Dual Occupancy Development Control Plan. In addition, the shadow diagrams demonstrate that this single storey development will not significantly overshadow adjoining properties.

The building is setback 6m from the Porpoise Crescent boundary, 1.465m from both side boundaries and 9m from the rear boundary. These are adequate to maintain privacy, ensure an appropriate streetscape and permit adequate sight distances from adjoining properties.

The development is to be completed in materials similar to those existing and envisaged for the Bligh Park Residential Estate.

IT IS RECOMMENDED THAT the application be approved subject to the following conditions:-

1. The development shall be carried out generally in accordance with the amended plan dated March, 1992.
2. Payment of a sewer headworks contribution to Council of \$3,270 (three thousand two hundred and seventy). This contribution shall be paid prior to release of building approval and will be assessed at the rate applicable at the time of payment.
3. Construction of Council's standard residential footways and layback vehicular crossings to suit the access to the site.
4. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.

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5. Submission of a building application, plans and specifications complying with Ordinance 70.
6. The driveway shall be constructed of pavers/earth toned coloured concrete or the like.
7. New boundary fences shall be provided at the applicant's expense. Details to be submitted with the building application. Such fencing is to be 1.8m in height.
8. A contribution of \$2,421 (two thousand four hundred and twenty one) based on \$2,421 (two thousand four hundred and twenty one) per additional dwelling being a contribution for open space and community facilities as a consequence of dual occupancy development.

8. CONSOLIDATION AND RESUBDIVISION - LOT 1, DP820364, LOTS 402 - 411 AND 414 - 415, DP214754 SPINKS ROAD AND GOLDEN VALLEY DRIVE, GLOSSODIA - HAWKESBURY CITY COUNCIL. SA226/91

This proposal was presented to Council's Ordinary meeting of 10th March, 1992, when it was resolved that consideration of the application be deferred to the April General Purpose Committee meeting to give residents the opportunity to address Council.

The report is reproduced below.

Owner:	Hawkesbury City Council, H G & H B Lohmann and S L Rottenburg
Area:	4946m²
Zoning:	Hawkesbury Local Environmental Plan, 1989: Residential 2(a)
Advertising:	Not required, however, one objection and petition received
Date Received:	18th December, 1991

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Background

At the meeting of 14th November, 1989, Council resolved as follows:-

"1. That Council make application to the Metropolitan Lands Office to close and purchase unnecessary road being:

- a. the 6.096m (six point zero nine six) wide parking area/road in front of Lots 402-411 DP214754 Spinks Road, Glossodia;
- b. Commerce Row being 6.096m (six point zero nine six) and 12.192m (twelve point one nine two) wide between Spinks Road and Golden Valley Drive, Glossodia, as shown at the side and rear of Lots 402 - 411, DP214754 and between Lots 414 and 415, DP214754.

having in mind, in particular, the present and future requirements of the public, including general public recreation needs, the environment generally and access by fishermen to actual or potential fishing grounds.

2. That Council, when Commerce Row is closed and purchased, agree to sell half the Commerce Row between Lots 414 and 415 to the owners of Lots 414 and 415 DP214754 Golden Valley Drive at the valuation of \$1000.00 (one thousand) for each half.
3. That Council, when the part of Spinks Road and Commerce Row is closed and purchased, amalgamate the land and subdivide into 3 (three) residential lots of reasonably equal size.
4. That all necessary documents in association with this matter be executed under Seal of Council."

Proposal

This application deals with items 2 and 3 of the resolution, and seeks to consolidate and resubdivide twelve allotments and the closed road to create five allotments, three with areas of approximately 1094m² each, and two with areas of approximately 1005m² and 659.6m². Two of the existing lots each contain a dwelling, which will be located on proposed Lot 4 (1005m²) and 5 (659.6m²) following subdivision of the site. The remaining land is vacant.

Statutory Situation

The subject land is zoned Residential 2(a) under the provisions of Hawkesbury LEP, 1989. Clause 12(3) of the LEP provides that Council shall not consent to the subdivision of land zoned 2(a) at Glossodia, other than a subdivision in accordance with Clause 13 (subdivision by adjustment of boundaries) of the plan. The proposed subdivision complies in this regard.

Public Submissions

Although the proposed subdivision was not required to be advertised under Council's policy, one objection from Mr G Turner of N^o 240 Spinks Road (Lot 401) was received, as well as a petition containing 14 signatories.

Mr Turner's objection is reproduced, in part, below:

"Our property adjoins Lot 402 and the front of our land is rounded which adjoins Commerce Row (ie splay corner). The land has now been subdivided by surveyors and the pegs show that we will be losing 9.465 metres of our road frontage.

We have already had conversations with your Council regarding this matter and we were told on the first occasion that this would not proceed any further and that we would not lose this frontage and a letter of confirmation would be sent to us. We then had another telephone call from your office to say that this is not so, and that if we wanted to keep this road frontage we would have to pay legal fees for the above transfer.

We are not that concerned about keeping the land involved but we are concerned about keeping our 26.140 metres which is our original road frontage.

We purchased this block of land as 26.140 metres of road frontage and we are not prepared to lose 9.465 metres of view."

Lot 401 has a frontage of 16.675 metres to Spinks Road, with the splay corner having a length of 9.465 metres. If the proposed subdivision is approved then the splay corner will in effect form part of the western boundary of proposed Lot 1. Mr Turner will not be losing any land; and very little view, given the orientation of his dwelling. His view to the south will be affected by subsequent residential development should the application be approved; however, the site has always had some development potential, at one stage, being for shops.

The letter accompanying the petition is also reproduced, in part, below:

"We wish to advise that only a select few were notified of this decision to subdivide with the majority in the vicinity not receiving any correspondence regarding the matter.

We do not agree with this move, as we were all of the understanding that the said blocks were for recreation (previously allotted for shops) as a trade off for the land left to our community by the late Woodbury family, who left their estate to our youth and community for open space and recreational area for which some of this land has been used for shops and residential homes.

We, as residents, feel that this land would be more beneficial to the youth of our community, if this was made into a fully maintained park, with recreational facilities (eg swings, slippery dips etc) which could be fenced off to Spinks Road (for safety precautions) with the entrance being from Golden Valley Drive, as we feel Glossodia lacks this type of facility.

We acknowledge we have a reserve for our people, being Woodbury Reserve and we are aware it is used for soccer games and alike, which are games usually supervised by adults but there are no playground facilities for our children close-by, in a space visible to the public which we feel is needed for security.

We feel that the said blocks would be much more suitable as a playground/park, as it is not a secluded area and has many adjoining neighbours."

In regard to the second paragraph, there is no evidence to suggest that the subject site was considered by Council for recreational/open space purposes.

The current accepted standards for the provision of public open space are:

Active -	1.62ha/1000 population
Passive -	1.21ha/1000 population
Total -	2.83ha/1000 population

The present population of Glossodia/Freemans Reach is estimated to be approximately 5300 people. Hence, open space should be provided as follows:

Active -	8.586ha
Passive -	6.413ha
Total -	15.0ha

According to Council's 1984 "Recreation Open Space Report", Glossodia has 25.26ha of active open space and only 0.86ha of passive open space, while Freemans Reach has 11.29ha of active space and 9.82ha of passive space. Whilst it is acknowledged that the area identified as being Glossodia/Freemans Reach in the recreation open space report may not be exactly the same as the area from which population figures have been calculated; it is clear that adequate open space is currently available in the locality. Hence, the allocation of land for open space purposes is not considered necessary.

The type of facilities provided in each recreation area may be considered, by the community, to be inadequate. However, it is anticipated that this issue will be examined as part of Council's Section 94 review.

Planning Comment

As the proposed lots comply with the minimum area requirement for lands zoned 2(a) (not serviced by reticulated sewerage), with the exception of Lot 5 which contains an existing dwelling and which will be larger than the original lot, no objection is raised to the proposed subdivision.

Lots 402 and 411, each with an area of about 180m², were created for commercial purposes and as such, it could be argued that the subdivision generates a demand for open space and community facilities. However, as the land has been zoned for residential purposes for some considerable time, a contribution towards the provision of these facilities is not considered justified.

IT IS RECOMMENDED THAT the application be approved subject to compliance with the following conditions:

1. The subdivision shall generally be in accordance with plan no. 8182-91, dated 16th December, 1991.
2. The submission of a Subdivider/Developer Certificate (a Certificate under Part 3, Division 2, Section 27 of the Water Board Act, 1987).
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 cables for telephones through the subdivision.
5. 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 over the frontage of proposed lots 1, 2 & 3 to Spinks Road together with any such works as are necessary to make this construction effective.
6. 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.
7. Construction of road and drainage works are not to commence until 3 (three) copies of the plans and specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
8. A design checking and inspection fee of \$317 (three hundred and seventeen), must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1992.
9. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.

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10. Payment of a linen release fee of \$300 (three hundred). This amount is valid until 31st December, 1992.

**9. GOLF DRIVING RANGE - LOT 102, DP611882, N^o 67
YARRAMUNDI LANE, AGNES BANKS - N B TWEEDIE. DA78/92**

Owner:	N B Tweedie
Area:	8.578 ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Environmental Protection 7(d1) (Scenic)
Advertising:	Adjoining owners notified with two submissions received.
Date Received:	20th March, 1992.

Proposal

Application has been made to establish a golf driving range on the subject land, which will operate during daylight hours only. The development includes 50 hitting pads, a putting green, an office/amenities building and on site parking for 40 vehicles. The external surfaces of the office/amenities building will be of prepainted metal.

To accommodate daylight savings, operating hours will be from 7.00am to 8.30pm, seven days a week. One person will be employed on the site.

Statutory Situation

The proposed development is defined as a "recreational establishment" and is permissible, with Council's consent, on land zoned Environmental Protection 7(d1) (Scenic).

The property is at a contour level of between approximately 10.3 metres and 11.0 metres and as such is below the estimated 1 in 10 year flood frequency level of 12.2 metres (AHD). However, this does not preclude the type of development proposed on the site.

Public Submissions

Adjoining owners were advised of the proposal, with two objections being received. Mrs J Muscat of N^o 64 Yarramundi Lane, located immediately opposite the site, objects to the development on the following grounds:

- "1. Does not compliment the farming area.
2. Traffic congestion.
3. Possible problem of fruit stock and light machinery being stolen as the area is of a Rural nature and not locked up."

Mr S A and Mrs V M Schofield of N^o 42 Yarramundi Lane also object to the proposal, as it would be out of character with surrounding farms, and would lead to increased theft of fruit.

Planning Assessment

Amenity

The subject land is currently used as a turf farm and contains an existing machinery shed which will continue to be used for this purpose. Surrounding properties are also used for turf farming as well as orcharding and market gardening. The nearest dwelling is located approximately 130 metres to the south west of the site. As the golf driving range will not be illuminated for night use, the impact of the proposal on surrounding residents will be minimal. The associated noise is also likely to be minimal.

Whilst it is not known whether the proposal will cause an increase in theft of fruit and farm machinery, this is not considered sufficient reason for refusing the application.

Access/Parking/Traffic

Although Council's Car Parking Development Control Plan does not include a requirement for golf driving ranges, the provision of forty spaces is considered adequate for the development. Sealing of the carpark and access drive is also considered necessary to eliminate the impact of dust on adjoining properties.

The existing condition of Yarramundi Lane, from its intersection with Inalls Lane to the site, is poor. The proposal is commercial in nature and will generate approximately two thirds of the total traffic on this section of Yarramundi Lane when the golf driving range is fully operational. Yarramundi Lane is not on the current works programme. To bring Yarramundi Lane up to the appropriate standard, the applicant will be required to cement stabilise the existing pavement and to reseal the lane with a two coat hot bitumen seal. The cost of these works is estimated to be \$30,000.

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IT IS RECOMMENDED THAT the application be approved subject to compliance with the following conditions:

1. The development shall generally be in accordance with the plan submitted with the application.
2. Reconstruction of Yarramundi Lane from Inalls Lane to and over the frontage of the property by cement stabilising the existing pavement and resealing with a two coat hot bitumen seal.
3. Parking shall be provided for 40 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.
4. Submission of a building application, plans and specifications complying with Ordinance 70.
5. 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.
6. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development Services.
7. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
8. 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 Divisional Manager Environment and Development Services prior to occupation or use of the building.
9. Details of the proposed septic disposal system shall be submitted concurrently with the building application.
10. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager Environment and Development prior to the approval of the Building Application. Such landscaping shall be completed prior to commencement of the operation.
11. Landscaping shall be maintained to Council's satisfaction.
12. 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.

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13. The development shall only operate during daylight hours, generally being from 7.00am to 8.30pm, seven days a week. Any alteration of these hours will require Council consent.
14. Details of signs indicating the distance that golfers hit shall be submitted and approved by the Divisional Manager Environment and Development prior to commencement of the operation.

**10. TWO STOREY COMMERCIAL BUILDING - LOT A, DP90446,
MACQUARIE STREET, WINDSOR - CALCORP PTY LTD - R
CALVERT. DA76/92**

Owner:	Calcorp Pty Ltd
Area:	2016m²
Zoning:	Hawkesbury Local Environmental Plan, Amendment 20, 10.5.91 - Business Special 3(b) and Hawkesbury Local Environmental Plan, 1989 - Proposed Road 9(b)
Advertising:	Advertised in accordance with Council Policy with 40 submissions received.
Date Received:	16th March, 1992

Proposal:

Council is in receipt of an application proposing the construction of a two-storey building to be used for commercial purposes. The application originally involved the use of the first storey as a night club, however, the following letter dated 14th April, 1992 was received from the applicant:-

"As discussed in our previous conversation, I would like to notify you in writing that CALCORP Pty Ltd wishes to withdraw its application for a night club proposal at 171 Macquarie Street, Windsor.

However, it would still ask for the building to be assessed as commercial premises and approved if possible.

CALCORP also asks that the restriction of motor vehicle sales be lifted for a period of 3 to 5 years in order to give this property some viability in this depressed market without jeopardising its future development potential."

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The building measures 35.7m x 22m, has an overall height of 12m and is to be finished in brick, glass and colorbond.

On site parking for 24 vehicles is to be provided along the western property boundary with access from Brabyn Street.

Statutory Situation:

The subject property is zoned Business Special 3(b) under the provisions contained in HLEP Amendment 20, 10.5.91. The development of the site for commercial purposes is permissible, with Council consent.

A portion of the site, 8.84m in width located adjacent to the Macquarie Street boundary is zoned Proposed Road 9(b) to enable future road widening. This application does not propose the development or use of this portion of the site.

Submissions:

Forty submissions were received from various individuals, groups and organisations. The majority of these related specifically to the use of the site as a nightclub, which has since been withdrawn, however, 5 submissions object to the overall development with the main reasons being: -

- competition to existing commercial businesses in Windsor;
- traffic generation;
- no landscaping in the event of road resumption; and
- overshadowing of adjoining properties.

Planning Assessment:

The subject property is a corner allotment with an area of 2016m² having frontage to both Macquarie and Brabyn Streets, Windsor. The property presently is fenced with chain wire and contains an office building, fuel dispensing bowsers with an awning above. These improvements are remnants from the property's previous use as a Telecom Depot.

This application proposes the demolition and removal of all existing improvements and the construction of a two-storey building to be utilised for commercial purposes.

Visual Impact

The proposed building measures 35.7m x 22m with an overall height of 12m. The location of the block coupled with the positioning of the building ensures that no overshadowing of adjoining properties will occur between 9.00am and 3.00pm mid winter.

The bulk of the building is setback 13m from Macquarie Street, 4.4m from the northern boundary, 19.7m from the western boundary, and a zero setback is proposed to Brabyn Street. Awnings encroach on these setbacks and along the Brabyn Street footpath. The proposed setbacks are satisfactory and will be in keeping with existing residential development along Macquarie Street. The zero setback to Brabyn Street is satisfactory for commercial development and is not unusual for land which is zoned for commercial purposes.

The building has a suitable level of architectural merit with the bulk of the building broken up with the use of awnings and dormer windows along the roof of the building. The materials used to finish the building are satisfactory.

Traffic and Parking

Council's Parking Development Control Plan requires for commercial development that 1 parking space be provided for each 40m² of gross floor area, which excludes corridors, stairs, toilets and plant room and the like. The plans accompanying the application do not detail gross floor area as the applicant is unaware of future tenants or how they are to fit out their respective tenancies. As a general rule, the gross floor area of a commercial building is approximately 85% of the total floor area. This application proposes 1200m² of total floor area which, using the above rule would constitute 1020m² of gross floor area, thus requiring 26 car parking spaces. The application proposes 24 spaces and 2 loading bays, one of which could be converted to 2 parking spaces, thus increasing on-site parking to 26 and complying with Council's DCP.

The parking adjacent to the western boundary should be relocated 1m to the east to enable the provision of landscaping. This will result in the building being relocated 1m to the east, however, this is satisfactory.

Both the number and location of car parking spaces can be covered as a condition of consent.

Adequate manoeuvrability is provided to enable vehicles to enter and leave the site in a forward direction.

Amenity

Surrounding properties are zoned for a variety of purposes including residential, hospital, telephone exchange, religious and light industrial development. The residential development is located north of the site along Macquarie Street. This application proposes no windows along the northern elevation of the building. Consequently, privacy shall be maintained and as mentioned previously, overshadowing will not occur. Council can regulate the hours of operation when applications for the use of the building are received. No reduction in the residential amenity is envisaged.

The application will not adversely affect the amenity of other properties in the vicinity.

Motor Showroom

The subject site was previously used as a Telecom Depot and when Council resolved to rezone the site to permit commercial development, the use of the site for motor vehicle display and sales was prohibited. This was done because Council had a desire to encourage motor vehicle sales and display developments to that area zoned specifically for the purpose along Windsor Road at Mulgrave.

The use of the property as a motor showroom is considered to be a reasonable interim use for commercially zoned land as the site can be used for a commercial purpose without the need to invest capital on buildings and other works in the short term.

Prohibition of direct access to Macquarie Street can still be enforced as Brabyn Street provides a satisfactory access for customers. It is unlikely that the deletion of the motor vehicle display and sales restriction on the land would set a precedent for other properties on Macquarie Street to revert to car yards as there are no other properties with the history and locational characteristics of the subject land.

IT IS RECOMMENDED THAT:-

- A. The application be approved subject to the following conditions:
1. The development shall be carried out generally in accordance with the Plan N^o 9120 dated March, 1992 as amended by the following conditions.
 2. Submission of a building application, plans and specifications complying with Ordinance 70.
 3. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
 4. Parking shall be provided for 26 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 and is to include details of the reuse and/or upgrading of the existing car park area.
 5. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager Environment and Development Services prior to the approval of the Building Application. Such landscaping is to be completed prior to the occupation of the building.
 6. Landscaping shall be maintained to Council's satisfaction.
 7. An adequate on-site area for parking and loading is to be constructed with an all-weather surface to the satisfaction of the Divisional Manager Environment and Development Services.

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8. 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.
9. Development Consent shall be obtained for the use of each commercial unit prior to occupation taking place.
10. The spillage of light, if any, shall be controlled to the satisfaction of Council.
11. The provision of a 1m landscaping strip adjacent to the western property boundary.
12. Payment of a sewer headworks contribution to Council of \$3,438 (three thousand three hundred and thirty eight). This contribution shall be paid prior to release of building approval and will be assessed at the rate applicable at the time of payment.
13. 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.
14. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.
15. 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.
16. Construction of full width concrete path paving over the frontage of the development to Brabyn Street.
17. The three footpaths leading from the development to Macquarie Street being deleted and the areas incorporated into the landscaping to be provided.
18. The awnings proposed along the Brabyn Street elevation being cantilevered to avoid restricting pedestrian usage of the footpath.
- B. That a draft local environmental plan be prepared to rezone the land to Special Business 3(b).

11. RELIGIOUS RETREAT HOUSE - SINGLETON ROAD PUTTY - MR S NICOLA. DA228/91

Council at its Ordinary meeting of 11th February, 1992, considered a development application for the establishment of a "religious retreat house" and resolved that the application be deferred pending receipt of further information as to the activity to be carried out.

The applicant has stated that four monks will be residing full-time within the refectory and that the religious faith is for the "Coptic Orthodox Christian Church". There are two definitions within which the application might reasonably fall, those being a "recreational establishment" which includes inter alia, religious retreat houses and a "place of public worship". It is considered that the refectory will not specifically be used for public worship, rather for the teaching and training of the particular faith. The matter relating to rate exemption is not considered to be of a planning matter, therefore, the application should be supported.

IT IS RECOMMENDED THAT consent be granted subject to:-

1. The development, being a "recreational establishment", shall generally be in accordance with plans dated May 1991, referenced 98/91/1.
2. Submission of a building application, plans and specifications complying with Ordinance 70.
3. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
4. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development Services.
5. 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 Divisional Manager Environment and Development Services prior to occupation or use of the building.
6. No excavation or site works shall be commenced prior to the issue of the building permit.
7. An adequate on-site area for parking is to be constructed to the satisfaction of the Divisional Manager of Environment and Development. Details to be submitted for approval with the building application.

8. No trees over 3m (three) in height shall be removed without the approval of the Divisional Manager of Environment and Development. Such approval to be sought subsequent to the pegging of building works.
9. Details of vehicular access to the proposed building are to be submitted with the building application and to the satisfaction of the Manager of Engineering Services.
10. Satisfactory documentation is to be obtained from the relevant authorities for the provision of electricity to the site. Details to be submitted concurrently with the building application. The applicant is to undertake to provide electricity at the time of development.

12. REZONING TO PERMIT THE REDEVELOPMENT OF AN EXISTING SERVICE STATION - LOT 13 DP700834, LOT 1 DP609449, PT LOTS 11/12 DP977347, NO'S 81 - 87 BELLS LINE OF ROAD, NORTH RICHMOND. DLEP2/92

Existing Situation

At present, the property contains a service station with 2 workshops, 2 petrol dispensing pumps and shop/office facilities, a vacant allotment and a dwelling house.

The property is zoned Residential 2(a) under the provisions of Hawkesbury Local Environmental Plan, 1989. This zoning prohibits development for the purpose of service stations, however, this particular property benefits from the "existing use" provisions contained within the Environmental Planning and Assessment Act, 1979. These provisions permit the continued use of the property as a service station, plus an increase in floorspace of up to 10%. Thus, the service station could be redeveloped and enlarged without the need to rezone the site.

Under the present zoning, redevelopment is constrained as the existing use provisions apply to Lot 13 DP700834 only. The E P & A Act only permits the expansion of an existing use onto an allotment or allotments upon which the use was carried out. Consequently, this would substantially reduce the amount of land available and result in substandard development, with tight vehicle manoeuvring and inadequate setbacks and landscaping.

Proposed Development

This proposal involves the demolition of all existing improvements currently located on the property and the construction of a 24 hour Circle-K service station/convenience store comprising 4 petrol dispensing pumps, a retail area of 150m², a canopy/awning, an LPG tank and car parking for 12 vehicles.

In addition, the application involves the formalisation of vehicular entrance/exit driveways and the provision of landscaping.

Submission

One submission was received from Mr R Jarvie of 72 Bells Line of Road, located directly opposite the subject property, objecting to the development on the grounds of:-

- 24 hour operation;
- too many service stations;
- encourage break-ins and disturbances;
- the property is more suitable for residential development.

Environmental Assessment

Visual Impact

This proposal involves the construction of a service station/convenience store with canopy. The building measures approximately 20m x 13m and has an overall height of 4m. The canopy has a height of 5.5m. The appearance of the development will be satisfactory and an improvement on the existing development located on the site. In addition, the sealing of driveways and the provision of landscaping will enhance the appearance of the property and the streetscape in general.

Traffic and Parking

Council's Parking Development Control Plan requires that for service stations, 1 parking space be provided for each 20m² of retail space and 6 spaces be provided for work bay. This application proposes no work bays and 150m² of retail area, thus requiring 8 spaces. Provision is made for 12 spaces.

The application is accompanied by a traffic study which indicates that this development would generate 890 vehicle trips per day. This is an additional 85 - 100 vehicles per day on the existing service station. This will have insignificant impact upon this section of Bells Line of Road which carries approximately 15,000 vehicles per day.

Access to the site is to be improved as driveways are to be formalised with kerb and gutter, and entrance and exit driveways. This is an improvement on the existing situation.

The application was referred to the Local Traffic Committee at its meeting of 16th April, 1992. The committee raised no objection in principle to the proposal, however recognised that a development application would have to be referred to them upon its receipt by Council.

Amenity

Properties opposite the subject site are zoned for Light Industrial purposes and have been developed for a variety of uses in accordance with this zone. The proposed development will have no adverse impact upon these properties.

Properties surrounding the site are zoned for residential purposes and have been developed for single dwellings, villas and dual occupancies. The amenity of these properties may decrease as the level of noise and the visual impact is likely to increase. To ameliorate against these potential impacts, the proposal incorporates landscaping and acoustical fencing which will both enhance the appearance and assist in reducing noise. In addition, Council can impose suitable conditions restricting the illumination of the site at the development application stage. It should be noted that Council does not restrict the hours of the existing service station and it could operate 24 hours daily.

Liquid Petroleum Gas (LPG)

The proposal incorporates a 7.5kL above ground LPG tank with dispensing bowser. In response to concern regarding the safety of these facilities, the Department of Planning produced draft guidelines relating to their location. This proposal complies with the provisions of these guidelines.

Social Impacts

The proposal is accompanied by a report into the social effects of service stations and in particular, the attraction of undesirable behaviour. This study involved surveying residents surrounding existing service station and police, and concluded that criminal activity such as burglary and vandalism are unlikely to increase.

Conclusion

It is considered that the proposed development before Council is an improvement on the present situation and will have insignificant additional impact upon the surrounding locality.

IT IS RECOMMENDED THAT Council resolve to prepare a draft local environmental plan and that consultation take place with relevant government authorities pursuant to Section 62 of the Environmental Planning & Assessment Act, 1979.

13. TREE REMOVAL - PROSPECT ELECTRICITY - OLD BELLS LINE OF ROAD, KURRAJONG. 1501/R

Prospect Electricity has requested the removal of twenty six trees on Old Bells Line of Road, Kurrajong, on the southern side of the road between Vincents Road and the nursery to the southern extremity of the village opposite the shops. The trees involved comprise Brush Box, Liquidambar, Eucalyptus, Jacaranda and Wattle. The request is to allow safety to electricity power supply.

An inspection of the locality reveals that the majority of trees are substantial and contribute to part of the character of the Kurrajong Village. Notwithstanding that Prospect propose to replace the trees, it is considered that their contribution to amenity is such that they should not be removed until other avenues of security of electricity supply are considered.

In this respect, undergrounding or bunding of cables may be a better alternative.

IT IS RECOMMENDED THAT Prospect Electricity be advised that Council does not approve of removal of the trees at this stage and requires from them a report as to the feasibility of underground or bunding of cables.

14. TREE REMOVAL - PROSPECT ELECTRICITY - YARRAWONGA STREET, SOUTH WINDSOR. 2406/R

Prospect Electricity has requested the removal of four Melaleuca trees and one Prunus tree on the southern side of Yarrawonga Street between George and Cox Streets for the reasons of safety to electricity supply. It is recommended that approval be granted subject to conditions.

The difference between this and the previously reported proposal at Kurrajong is that the Kurrajong proposal involves a greater number of trees which would significantly affect the local environment and for the additional reason that the Kurrajong Village was a recognised area of high tourist visitation.

IT IS RECOMMENDED THAT approval be granted to the removal of 5 (five) trees subject to a letter drop being undertaken one month prior to commencement of works to residents in the vicinity and provision and planting of replacement trees to be undertaken within 5 (five) working days of removal of existing trees. Replacement trees to be of Lagerstroemia indica (Crepe Myrtle).

**15. TREE REMOVAL - MARKET GARDEN - LOT 6 DP813316
BOUNDARY ROAD, OAKVILLE - C J GALEA. P256/364/10 PT1**

The applicant has requested the partial removal of forty trees from the subject property to allow establishment of a market garden and re-location of a dam for irrigation purposes. The application is supported subject to conditions.

Report

The property is lightly treed with mostly mature Eucalypt species which have been extensively damaged by previous stock grazing.

The owner should be requested to retain a minimum buffer screen of existing trees to a depth of 5 (five) metres around the property boundary, and to retain the singular tree adjacent to the dam site. Mr Galea has agreed to this.

The proposal is viable and will not have undue effect on the existing visual amenity of the adjacent properties.

IT IS RECOMMENDED THAT the applicant be advised approval is granted for work to be undertaken as requested, subject to the retention of 13 (thirteen) trees within a 5m (five) strip of the property boundaries as a screen to adjoining properties and the retention of the singular tree adjacent to the dam site.

**16. TREE REMOVAL - MARKET GARDEN - LOT 8 DP27378 NO.
510 CREEK RIDGE ROAD, GLOSSODIA - JOSEPH BEZZINA.
P321/335 PT1**

The applicant has requested removal of additional trees in excess of approval granted on 2nd January, 1992. The application is recommended for refusal.

Report

Initial clearing work undertaken for market garden has not been completed. The applicant has indicated verbally, and in correspondence, that he wished to clear the whole of the property, not in part only, which would reduce the area of the market garden.

The applicant has been requested to retain a minimum buffer screen comprising miscellaneous Eucalyptus trees to a depth of 5 (five) metres around the property perimeter and on the small dam on the property. Removal of trees outside this area would be recommended.

The applicant has indicated that the request for a 5 metre screen is unsatisfactory and counter-productive for land use.

Approval for further clearing works above that already approved would set an undesirable precedent and would make it difficult to encourage the retention of trees on similar areas of development within the City boundaries.

IT IS RECOMMENDED THAT the application for further clearing above that approved be refused.

**17. TREE REMOVAL - MARKET GARDEN - LOT 1 DP814149
SACKVILLE ROAD, EBENEZER - S ATTARD. P1901/925 PT1**

The applicant has requested the removal of all trees from the subject property in order to allow establishment of a market garden. The request is recommended for refusal.

Report

The property is extensively treed with mature Eucalyptus trees of a semi-mature and mature size, including miscellaneous Blackthorn, Paper-Bark, Lantana and Blackberry bush.

It has been indicated to the owner that any approval would require the retention of a minimum buffer screen comprising Eucalyptus, Paper-Bark and Wattles to a depth of ten (10) metres around the property perimeter and the adjacent dam. Removal of material outside this area could be undertaken.

The owner has indicated that this request is unsatisfactory and that it will result in a loss of land use for market purposes.

Approval for complete removal as requested by the applicant would set an undesirable precedent and would make it difficult to encourage the retention of trees on similar areas within the City boundaries.

IT IS RECOMMENDED THAT the application be refused.

18. COMMUNITY ENVIRONMENT COMMITTEE AND NOISE AND ENVIRONMENTAL POLLUTION COMMITTEE. P177/4, GE20/30 PT1

For some time Council has expressed a concern that these two Committees, to some extent, overlap in their functions. In this respect, the aims and objectives of the Committees are as follows:

Noise and Environmental Pollution Committee

Aims:

1. To foster public awareness of pollution issues in the City of Hawkesbury.
2. To eliminate or mitigate existing and possible future sources of environmental pollution in its various forms, i.e., noise, air, water and visual pollution.

Objectives:

1. To identify and understand existing and possible future sources of environmental pollution.
2. To develop enforceable policies to mitigate or eliminate existing and possible future sources of environmental pollution.
3. To develop strategic policies to avoid land use conflicts involving environmental pollution.
4. To encourage public awareness of environmental pollution by producing educational literature for consumption by the media, schools and the general public.

Community Environment Committee

Aims:

To protect and enhance the unique Hawkesbury environment by community involvement and to assist citizens to take responsibility for their local area.

Objectives:

1. Assist community groups to define issues, plan and take action in their local environment.
2. Raise community awareness of environmental issues and their effect on each other.
3. Invite the community to seek information and put forward ideas.
4. Encourage participation in working groups.
5. Encourage the community to maintain and improve the environment.
6. Promote and initiate environmental projects

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The aims and objectives for the Community Environment Committee are stated in general terms and, therefore, are seen to have a wide scope, whereas, those of the Noise and Environmental Pollution Committee are specific and are more suited to a function of one of the Branches within the revised organisation within Council. In fact, the aims and objectives of the Noise Committee cannot be achieved unless the Committee works closely with Council officers.

The more general objectives of the Community Environment Committee are endorsed as they cover the direction and ambit of the Noise and Environmental Pollution Committee. It is therefore recommended that these Committees be rationalised with the aims and objectives of the new Committee being the same as those for the Community Environment Committee.

Also of some concern are the numbers of members, particularly on the Community Environment Committee which, at the moment, is comprised of 19 persons. It is believed that Committees, by their very nature, should not become cumbersome in terms of their membership and the activities which they undertake. In this respect, it is believed that there may well be some avenue for Sub-Committees of the Community Environment Committee to be set up to deal with specific issues, but that the Committee membership of the Committee proper should be reduced and that continued membership for the Committee be advertised.

In this respect, it is believed that membership of the Committee should consist of no more than six members from the general public plus no more than six from Council, being comprised of Aldermen and/or staff. As indicated above, however, such a membership would not preclude additional members being operational on various specific Sub-Committees which should have a "sunset" clause so that when their task is completed, they are then defunct.

This report has been submitted to the members of both Committees with an indication that the matter is to be discussed at this General Purpose Committee.

IT IS RECOMMENDED THAT:

1. The Community Environment Committee and the Noise and Environmental Pollution Committee be combined to form one Committee to be known as the Community Environment Committee with the aims and objectives of the Committee to be as per the current Community Environment Committee.
2. That membership of the Committee be comprised of a maximum of 6 (six) persons from the community at large and a maximum of 6 (six) persons from Council, being Aldermen and/or staff, and that membership of the Committee be voted on by existing members of the Noise and Environmental Pollution Committee and the Community Environment Committee at a joint sitting of this Committee at a date to be determined in the near future.

19. ROADSIDE SELLING - FLOWERS. GE20/21 PT1

With Mother's Day being on 10th May, 1992, it is normal to expect numerous roadside stalls being set up selling flowers both on the day and for a day or two preceding.

It is expected that there will be complaints about these operators from established florists within commercial areas within our City. In this respect, it has been past experience that there are not the resources to adequately halt these roadside sellers due to their numbers and, in any case, it would be cost prohibitive to take any form of formal action.

Council Ordinance Inspectors will be on duty that weekend but are being instructed to take action only in respect of those sellers that have set themselves up on dangerous sections of the road where customers have the potential to cause adverse traffic situations.

IT IS RECOMMENDED THAT the information concerning the control of unauthorised flower sellers be received.

20. "BOWD FARM" LOT 4 ROSE STREET, WILBERFORCE.
BA1346/91

At the Ordinary meeting of 14th April, 1992, it was indicated by the Divisional Manager Environment & Development that there would be a report to this Committee in respect of the proposed demolition of the house.

Discussions have been ongoing with the owner of the land and, at this stage, he has undertaken that he will not remove the existing building, notwithstanding he has development consent to do so, and that he is considering options put to him for retention of the house. At this stage it is anticipated that there will be a response from the landowner and a report to the Ordinary meeting of Council on 5th May, 1992.

IT IS RECOMMENDED THAT the information be received.

21. HAWKESBURY/NEPEAN RIVER - REP NO.20 - ALGAL BLOOM. GR60/11 PT1

At its meeting of 10th December 1991 Council, from a Notice of Motion, resolved as follows:

"That this Council seek, from the appropriate agencies, advice about:

- a) the circumstances within the Hawkesbury/Nepean Catchment that have led to the current algal bloom at Sackville and that are likely to lead to other such occurrences in the future,
- b) the actions and strategies needed to address these circumstances,

and, further, to enable Council to play a responsible part in the actions and strategies so identified, it seek from the appropriate agencies assistance with preparing local management plans and with carrying out local works."

A response from the Department of Planning has been received, however, other government authorities have not, as yet, responded and these will be further reported to Council when they are received.

The letter from the Department of Planning is as follows:

"The Director of Planning has asked me to reply to your letter concerning the recent algal bloom at Sackville. Your letter indicates that Council resolved to seek advice from the appropriate agencies on the circumstances in the Hawkesbury-Nepean catchment leading to the bloom, and on actions and strategies to address those circumstances.

The development of recent algal blooms in the Hawkesbury-Nepean River is largely a result of changes produced by human activities. Dredging the river for sand and gravel has altered its depth and flow. Urban and rural run-off and discharges from sewage treatment plants have increased the available nutrients in the river. Conditions conducive to the development of algal blooms have thus been produced by the way the waterway and adjacent land have been used.

The Department of Planning has recognised the relationship between land uses and water quality in Sydney Regional Environmental Plan No.20 Hawkesbury-Nepean River. The REP provides a framework for future planning in the catchment. It also provides Council with additional heads of consideration on water quality and extraction, among other matters, when determining development applications and preparing draft local environmental plans. The Department will be reviewing the REP on the basis of current research into the existing condition of the river and the impact of land uses on water quality and quantity flows. Council's participation in the review process will be very welcome.

There are also existing opportunities for Council to take independent action on these issues through development control and its own strategic land use planning. For example, the general problem of sewage disposal in unsewered areas is one which demands special attention in rural parts of the catchment, both in deciding whether development should be allowed to proceed, and in ensuring the use of safe disposal systems with adequate long-term maintenance provisions where development is permitted.

The Department would be happy to assist Council in preparing River Management Plans under SREP No.20 to deal with particular local issues or specific sections of the river catchment or corridor."

IT IS RECOMMENDED THAT the information from the Department of Planning indicating its ability to assist Council in preparing River Management Plans be received.

22. TWO LOT SUBDIVISION - LOT 5 DP 3405 ASHTONS ROAD, GROSE WOLD - W JOHNSON. SA 140/91

This matter was deferred from the last Ordinary meeting of Council so that additional information could be presented by the applicant to his Solicitor.

Discussions have taken place with the applicant and his Solicitor and a meeting is being arranged between the applicant and the Divisional Manager Environment and Development in the near future. It is anticipated that the matter will be further reported to the General Purpose Committee Meeting in May.

IT IS RECOMMENDED THAT this matter be further reported to the May General Purpose Committee Meeting.

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Report of the Local Traffic Committee Meeting held on Thursday, 16th April, 1991,
in the Council Chambers at 10.20 am.

PRESENT:

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

Also Present - Mr. G. Hatch, Ministry of Transport
Mr. G. Falson, Divisional Manager Environment &
Development.

APOLOGIES:

Nil

CONFIRMATION OF MINUTES:

The Minutes of the meeting of 20th March, 1992, were circulated and confirmed.

DEVELOPMENT APPLICATIONS

ITEM 1: (File LEP 13/91)

APPLICANT: W.D. & B.L. WILSON

LAND & LOCATION: PART LOTS 1 AND 2, SECTION 19, NO.539
WILBERFORCE ROAD, WILBERFORCE.

SUBJECT: REZONING APPLICATION TO PERMIT THE
DEMOLITION OF AN EXISTING SERVICE
STATION AND ITS REPLACEMENT BY A
NEW EXPANDED OUTLET.

Committee's Recommendation

That there is no objection in principle to the proposal subject to the following:

1. The developers, at their costs, shall extend and seal the road shoulder opposite the development.

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2. That there be "No Standing" signs provided opposite the development.
3. Council to assess the adequacy of on site parking.
4. The matter being referred to the Committee at development application stage, should the rezoning proceed.

ITEM 2: (File LEP 2/92)

APPLICANT: MARTIN MORRIS AND JONES PTY. LTD.

LAND & LOCATION: LOT 13, DP700834, LOT 1, DP609449 AND PT. LOTS 11/12 DP977347 NO'S. 81-87 BELLS LINE OF ROAD, NORTH RICHMOND.

SUBJECT: REZONING TO PERMIT THE REDEVELOPMENT OF AN EXISTING SERVICE STATION.

Committee's Recommendation

That there is no objection in principle to the proposal subject to the following:

1. The developer, at their costs, shall extend and seal the road shoulder opposite the development.
2. That there be "No Standing" signs provided opposite the development.
3. Council to assess the adequacy of on site parking.
4. The matter being referred to the Committee at development application stage, should the rezoning proceed.

CORRESPONDENCE

ITEM 3: (File LEP 9/89)

CORRESPONDENT: SAVE OUR RAIL ACTION COMMITTEE

SUBJECT: STATE RAIL AUTHORITY -
DEVELOPMENT OF LAND AT RICHMOND
RAIL STATION

Requesting the comments of the Local Traffic Committee on the merits or otherwise of access to any commuter car park at Richmond (from Paget Street, East Market Street or March Street) and East Richmond (from Bourke Street and Richmond Road).

Also seeking a response to the suggestion that the bus/rail interchange be located on the corner of March and East Market Streets and requesting permission to address the Committee.

Mr. Christie addressed the Committee on behalf of the Save Our Rail Action Committee and expressed concerned as to the adequacy of the proposed new car park; concern over the time of construction of the new car park given that the existing car park has recently been sold; concern over lack of legal access at this time to the proposed new car park, given that land has to be acquired fronting Paget Street for access purposes.

It was indicated to the Committee that Council had written a letter to the SRA indicating these concerns and that a response was not, as yet, to hand and that should a response be received, the matter would be referred to the next Committee for its consideration.

The Committee believes that a meeting should be organised between representatives of State Rail Authority, Police, Roads and Traffic Authority, Local Traffic Committee, Ministry for Transport and representatives of rail user groups to discuss traffic and parking arrangements, relative to Richmond Rail Station. The Ministry of Transport representative indicated that he had been involved in similar meetings in the past and would indicate to the Committee a suitable format for such a meeting.

Status was also requested as to a request for a Local Area Traffic Management Scheme for Richmond, called for approximately three years ago. It was indicated that information would be provided for the Committee's information at its next meeting.

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ITEM 4: (File 1833/R Pt.1)

CORRESPONDENT: BEDE POLDING COLLEGE

SUBJECT: ZEBRA CROSSING - RIFLE RANGE ROAD,
SOUTH WINDSOR.

Requesting consideration to the installation of a zebra crossing in front of the school. Also requesting implementation of a speed limit outside the college because of the increased traffic and large trucks using the road.

The Committee felt that this matter was dealt with by the Traffic Committee some time ago with the Council approving of the school's request.

Committee's Recommendation

That the matter be deferred for further consideration at the next Traffic Committee, along with Council's resolution of the school's previous request.

LATE ITEM

ITEM 5: (File 515/r Pt.1)

CORRESPONDENT: PROSPECT ELECTRICITY

SUBJECT: TEMPORARY ROAD CLOSURE OF EAST
MARKET STREET, BETWEEN MARCH
AND WINDSOR STREETS - 9 AM - 3 PM
FOR ELECTRICITY MAINTENANCE
WORKS.

Committee's Recommendation

That approval be granted subject to appropriate advertising and placement of signage by Prospect prior to the event.

QUESTIONS WITHOUT NOTICE:

Mr. Kevill enquired as to the median strip in East Market Street adjacent to the Ampol Station.

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Mr. Falson indicated that he would ascertain the position and advise the Committee at its next meeting.

Alderman Paine requested the Committee's comments as to the suitability of placement of "rumble bars" in Drummond Street adjacent to Airlite Windows.

It was indicated by Mr. Thompson that it was not considered a suitable location because it would be a danger to motor cycles.

Alderman Paine indicated Council's concern with pedestrian/vehicle conflict in Kable Street between the George Street Mall and at Fitzgerald Street and George Street and that Council had requested consideration of the matter by the Consultant carrying out Windsor Local Area Traffic Management Study.

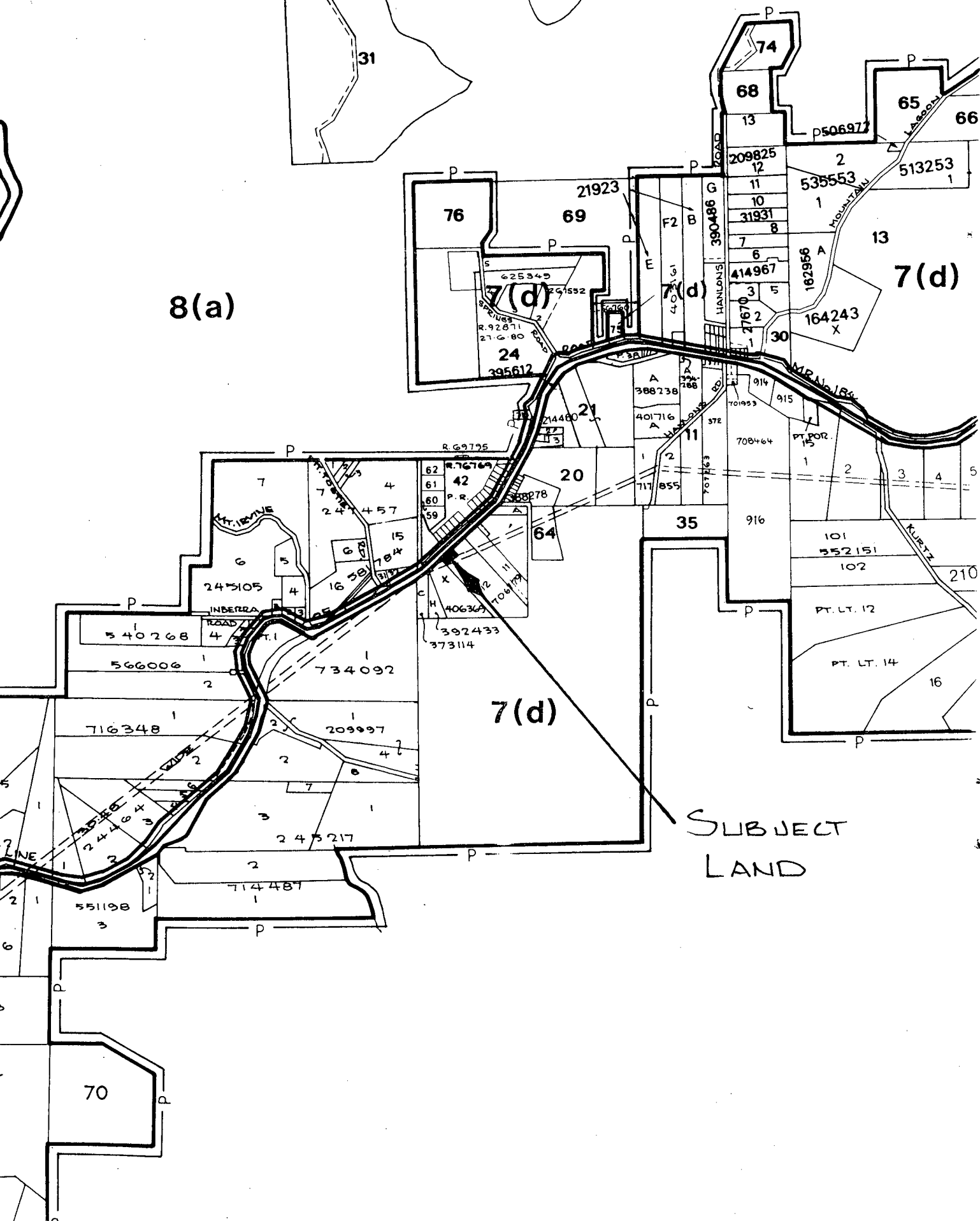
Date of Next Meeting: 15th May, 1991.

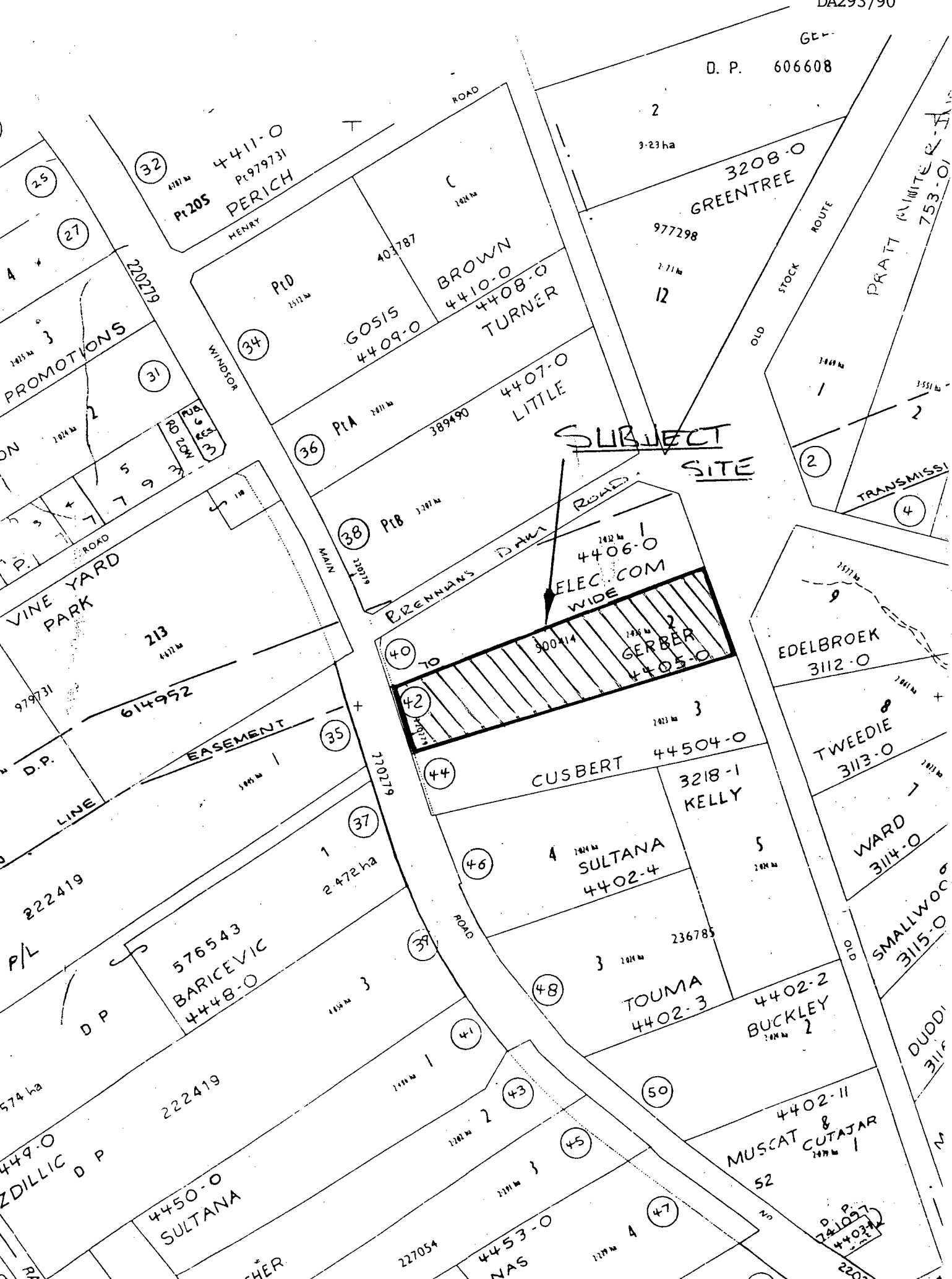
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WOLLEMI

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PARK





DA56/92

SUBJECT LAND

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KITCHENERS

1231-0

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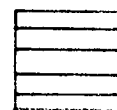
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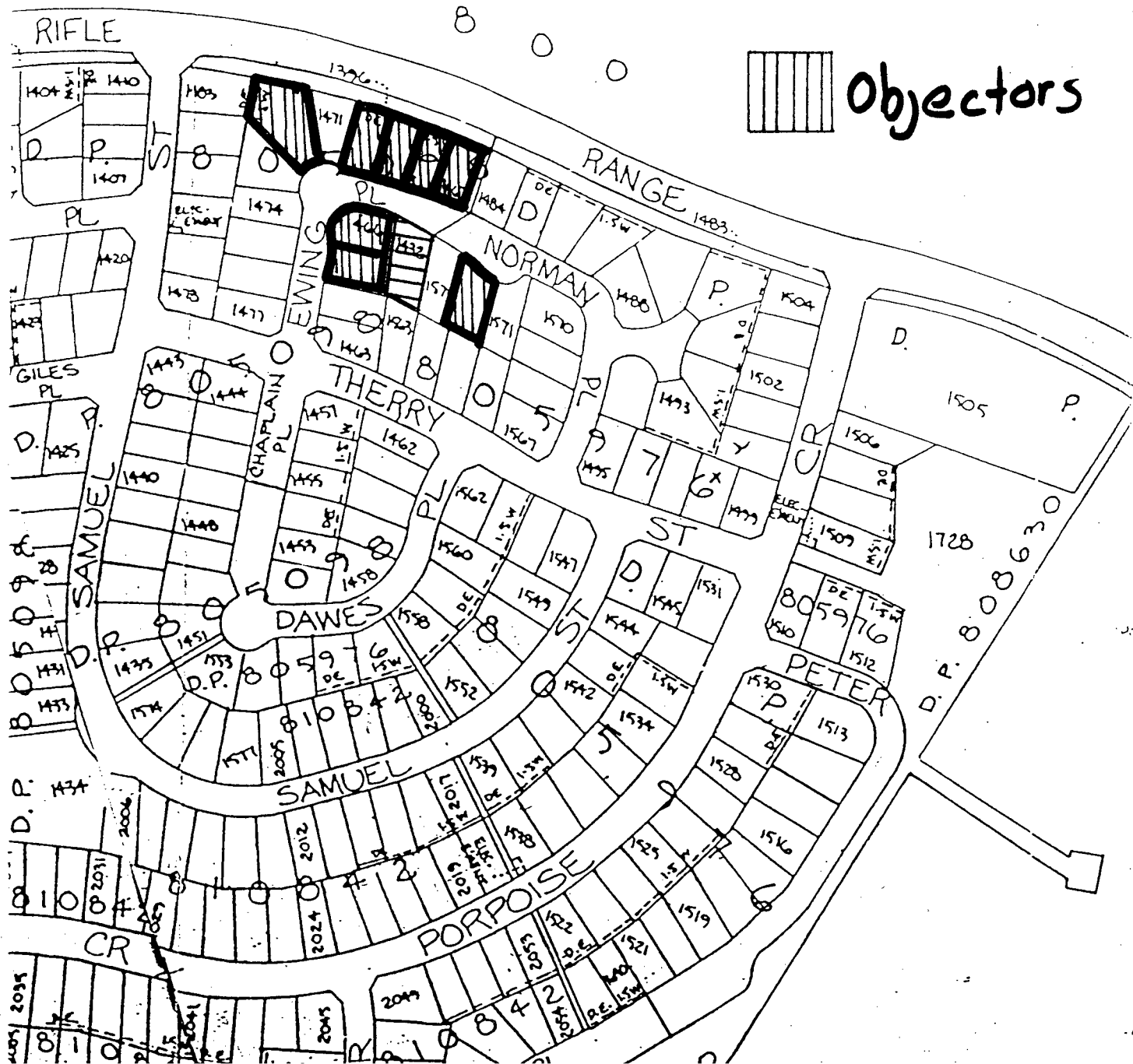
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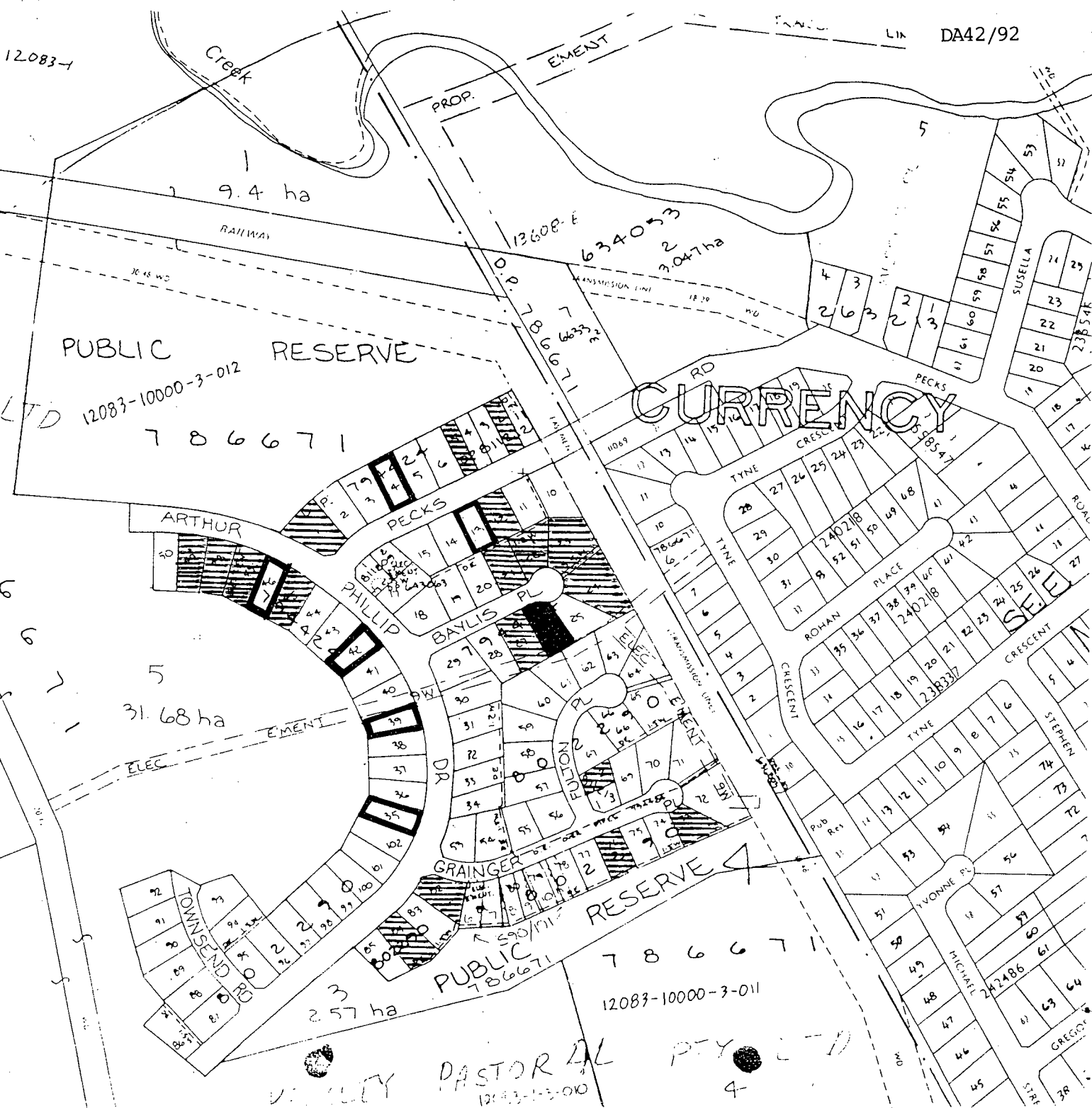


Subject Site



Objectors





- SUBJECT LAND



- OBJECTORS



- FUTURE PROPOSED 2 STOREY DUPLEXES



SUBJECT LAND
RICHMOND

SHEET 5

HAWKESBURY

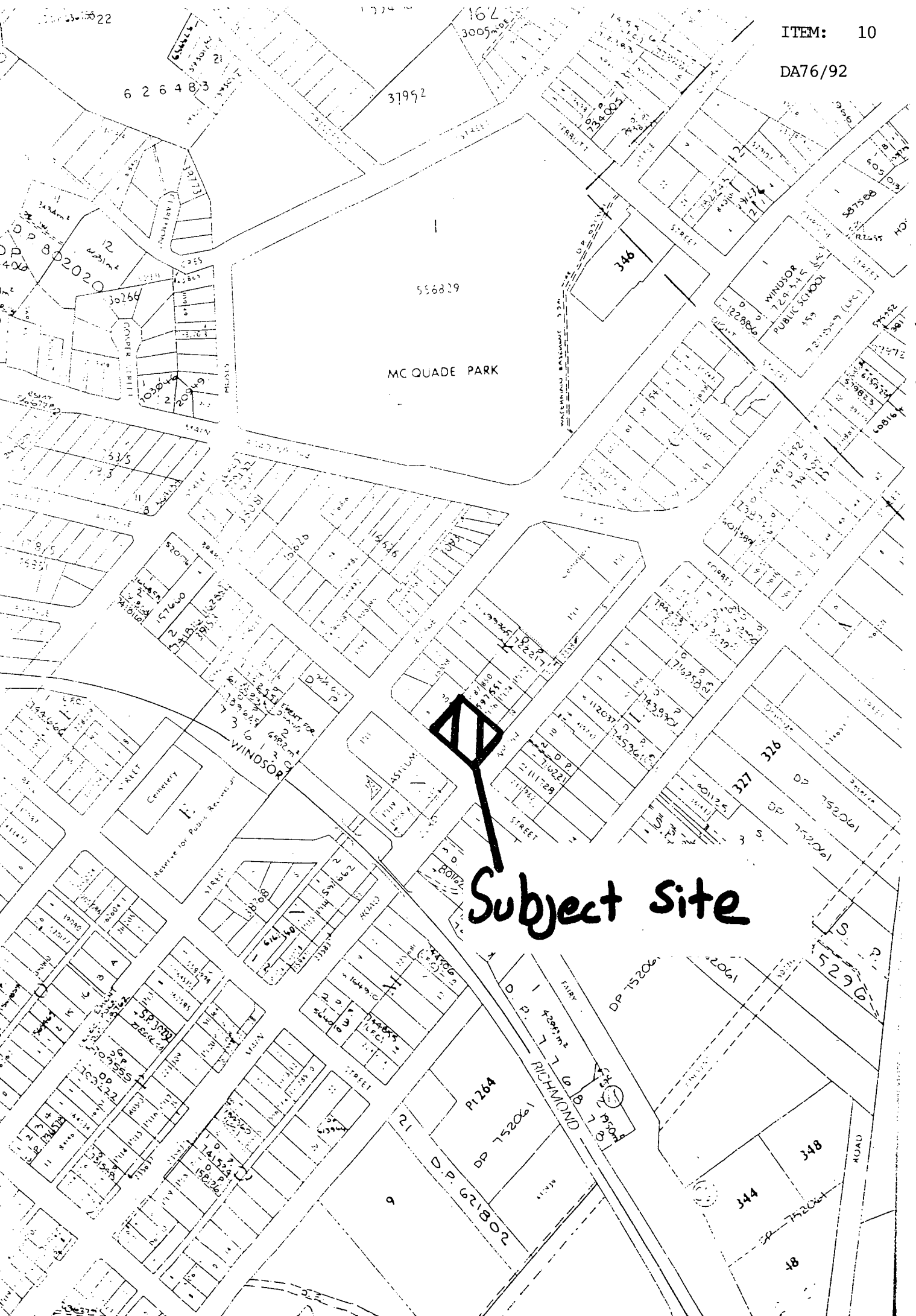
AGRICULTURAL

5(a)

SCHOOL

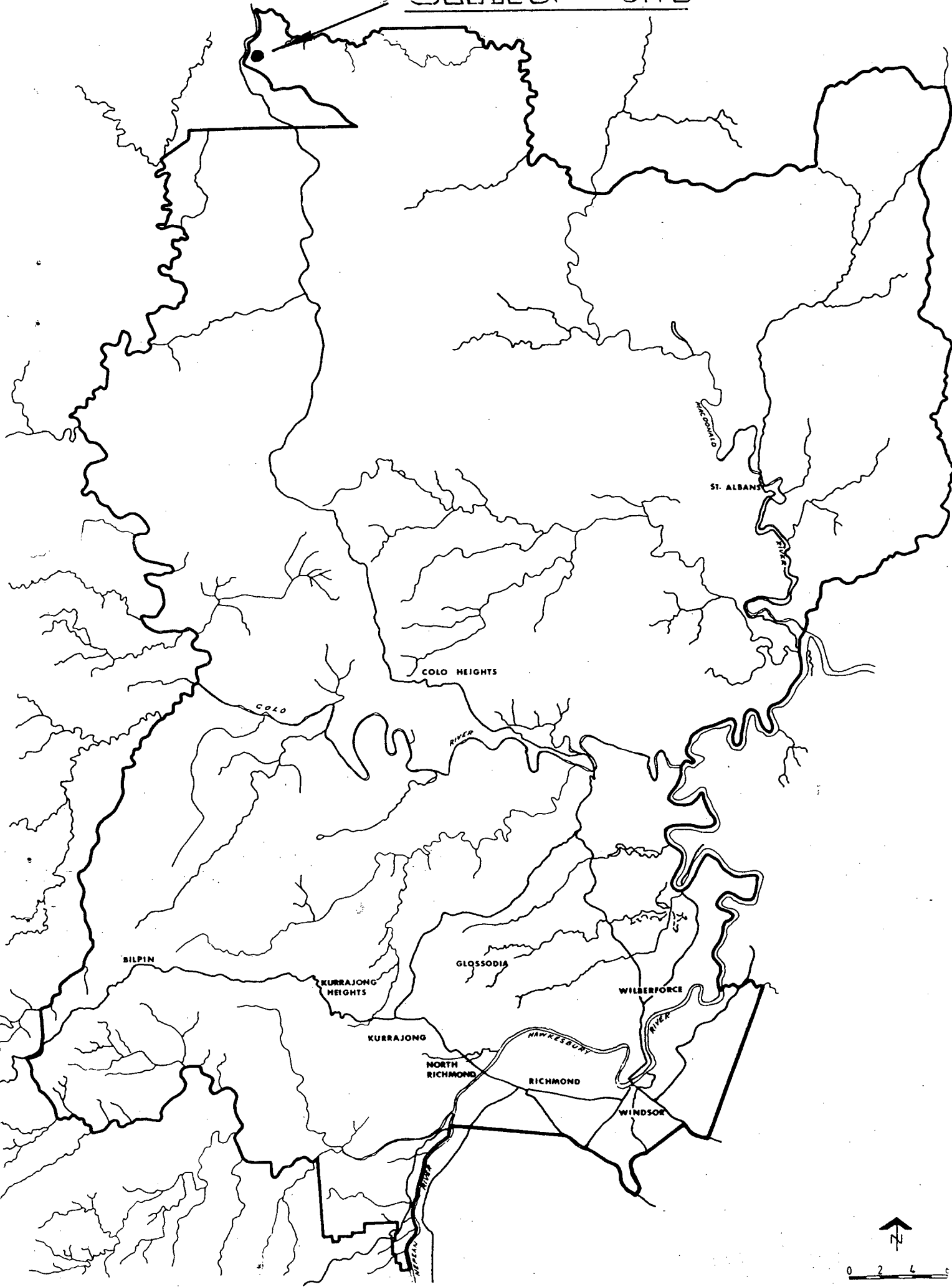
OBJECTORS

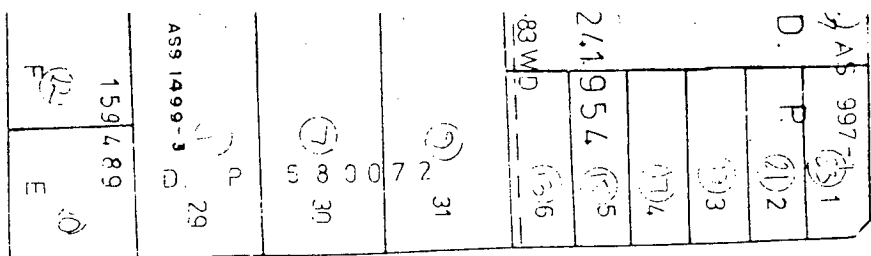
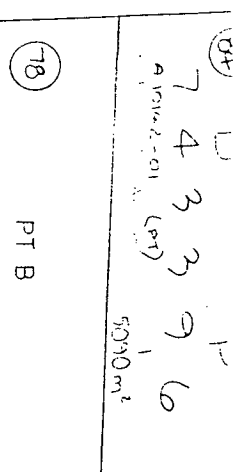
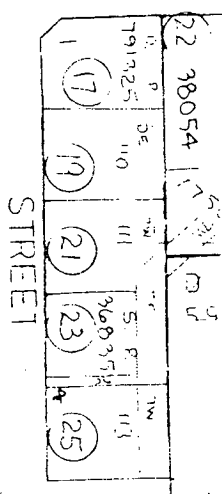
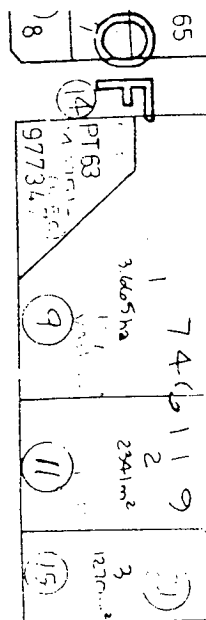
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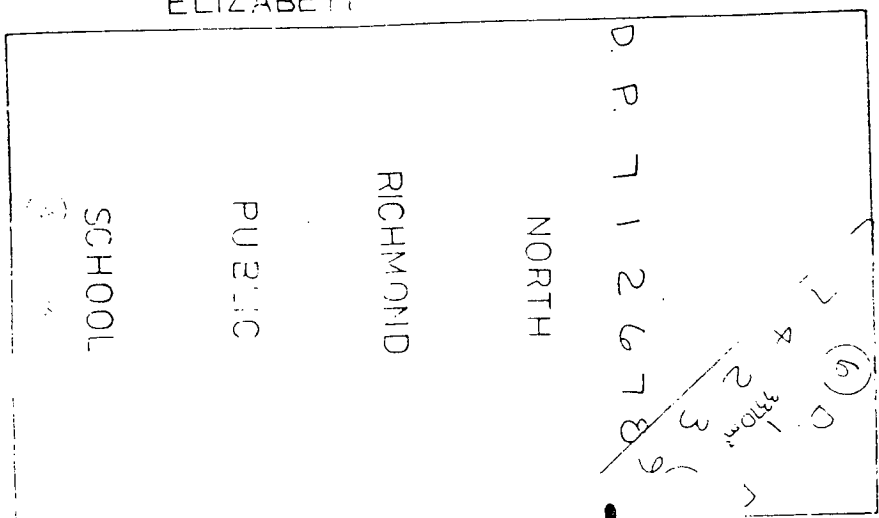
Subject Site

SUBJECT SITE

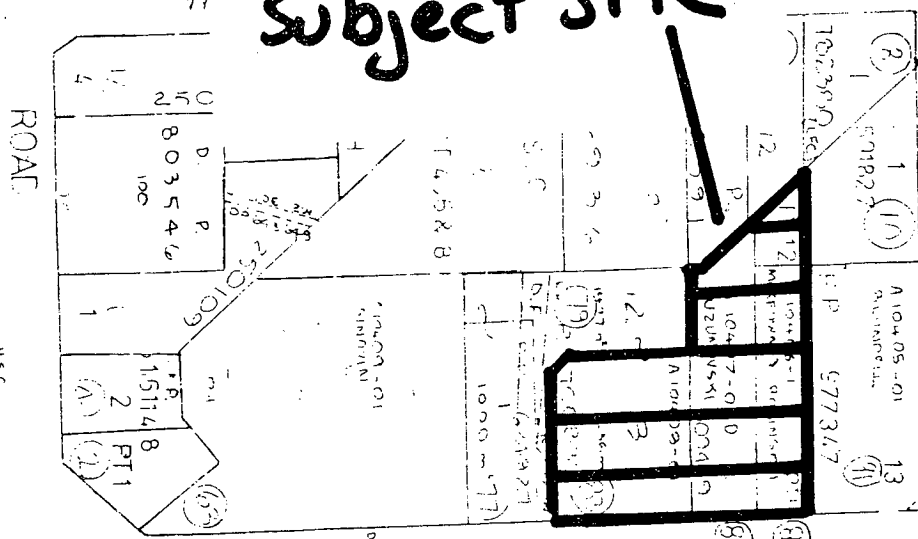




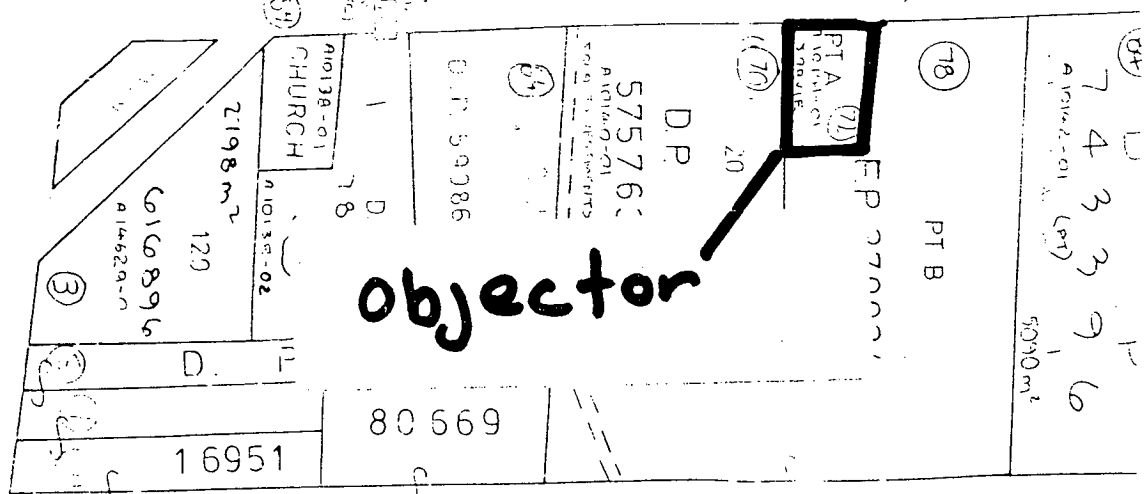
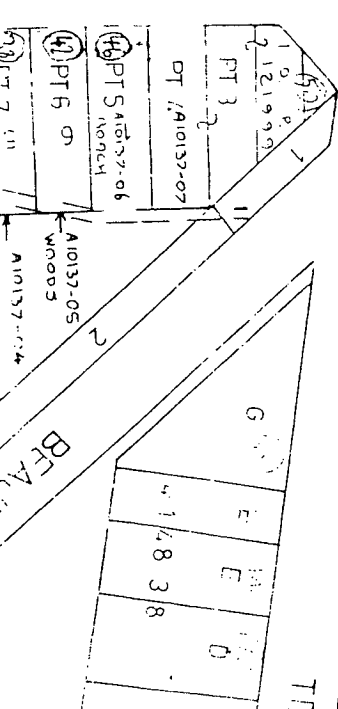
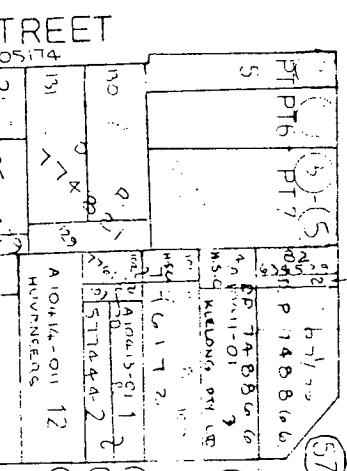
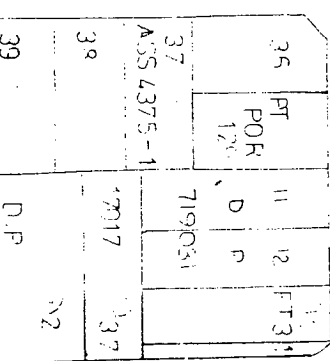
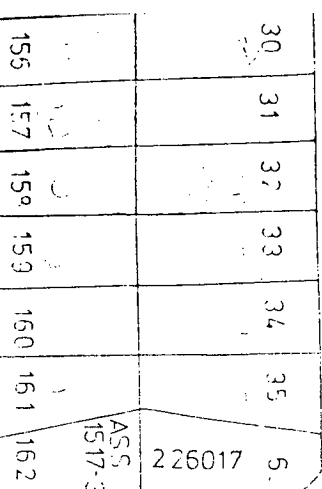
ELIZABETH



subject site



ROAT



objector

GENERAL PURPOSE COMMITTEE MEETING

FINANCE

- 1. ACCOUNTS PAID**
- 2. STATEMENT OF BANK BALANCES AND INVESTMENTS AND TOWN CLERK'S CERTIFICATE**
- 3. FINANCIAL STATEMENTS**
- 4. CORRESPONDENCE**
- 5. OFFICERS' REPORTS**

General Purpose Committee - Finance - 28/4/92

1. CASH EXPENDITURE WARRANT NO. 3/1992**SUMMARY - Accounts Paid**

General Fund Nos.	9277	-	9924	3,913,211.57
Trust Fund Nos.	670	-	703	923,816.08
FID General Fund	469,145	-	469,153	1,054,388.85
98P General Fund	37,046	-	37,049	4,727,944.02
98P Bank Trust Fund	425,426	-	425,428	1,687,661.57
FID Account Trust Fund	25,417	-	25,418	450,000.00
				12,757,022.09

CERTIFICATE BY CLERK

This Warrant, a copy of which was submitted to each member of the Council on 28th April, 1992, has been checked and is fully supported by Vouchers and Invoices which are submitted herewith and which have been duly certified to as to the receipt of goods and/or rendition of services and as to prices, computations and costings and the amounts shown were due for payment.

G. M. McCully,
Town Clerk/General Manager

CERTIFICATE OF CHAIRMAN OF GENERAL PURPOSE COMMITTEE

I certify that this Warrant covering amounts totalling \$12,757,022.09 (twelve million seven hundred and fifty seven thousand and twenty two dollars and nine cents) which have been paid, was submitted to the General Purpose Committee - Finance Section, on 28th April, 1992, and that the amounts paid are submitted to Council for information.

Chairman of General Purpose Committee

This is Page No. One (1) of Warrant N^o 3 submitted to the meeting of the General Purpose Committee - Finance Section, of the Council of the City of Hawkesbury to be held on 28th April, 1992.

.....
Mayor

.....
Town Clerk/General Manager

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 28TH APRIL, 1992.

Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 28/4/92

SCHEDULE NO. 1 - STATEMENT OF ACCOUNTS PAID FOR SUBMISSION TO THE MEETING OF THE GENERAL PURPOSE COMMITTEE - FINANCE SECTION, OF THE COUNCIL OF THE CITY OF HAWKESBURY TO BE HELD ON 28TH APRIL, 1992.

ACCOUNTS PAIDGENERAL FUND

CHQ	PAYEE	DETAILS	AMOUNT
9255	Cancelled Cheque	See Warrant 2	6020.00-
9277	Hawkesbury City Council	Reimbursement	100.00
9278/			
9296	Employees	Salaries & Wages	103474.00
9297	J Laws	Refund	50.00
9298	Commonwealth Bank	Salaries & Wages	285.32
9299/			
9310	Aldermen	Aldermanic Fees	6264.74
9311	Abax Contracting Pty Ltd	Crushed Shale	586.96
9312	Abbott Tout Russell Kennedy	Legal Fees	1105.15
9313	Keith Ainsworth Pty Ltd	Books	311.48
9314	Allworth Constructions P/L	Refund	51.00
9315	Alcatel Datakey	Copier	58.29
9316	Andritz Sprout-Bauer Aust Pty	Treatment Plant Equip	30602.00
9317	Aussie Rotobic (Aust) Pty Ltd	Childcare Equipment	42.00
9318	Australian Taxation Office	Prescribed Payments Tax	8246.00
9319	Australia Post	Dishonoured Cheque Payment	37.00
9320	Halpins Quarries Pty Ltd	Sandstone	1085.00
9321	Bell & Howell Australia	Library Equipment	187.48
9322	Bexley Entertainment Committee	Distribution of Leaflets	250.00
9323	Dr P K Brownlie	Compensation Claim	30.00
9324	Burns Pet Food	Remove Dead Animals	120.00
9325	Marko Busic	Pool Repairs	155.00
9326	Canon Australia Pty Ltd	Copier Charges	134.35
9327	Camlec	Electrical Repairs	8243.75
9328	City Agents	Refund	18.00
9329	Concept Marine	Plant Maintenance	879.36
9330/			
9388	Day Care Mothers	Day Care Fees	23763.35
9389	Diverse Computer Systems	Stationery	100.00
9390	Dunlop Footware	Clothing	603.52
9391	Exclusive Kitchen Designs	Furniture	62.50
9392	ITT Flygt (Aust) Pty Ltd	Pump Repairs	800.79
9393	G & J Horswell & Sons	Waste Removal/Recycling	55304.70
9394	Glitheroe	Plumbing Parts	403.63

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 28TH APRIL, 1992.

General Purpose Committee - Finance - 28/4/92

9395	James Glen Pty Ltd	Plant Parts	402.81
9396	Gough & Gilmour	Plant Parts/Hire	11998.74
9397	Hawkesbury City Council	Transfer	365262.88
9398	H'bury City Cncl Petty Cash	Petty Cash	90.60
9399	Hawkesbury City Council	Function Ctre Petty Cash	136.90
9400	Heritage Council of NSW	Application Fees	10.00
9401	Judius Pty Ltd	Childcare Equipment	809.60
9402	Kindergarten School & Equipment	Child Care Equipment	203.30
9403	Londonderry Welding Services	Railway Repairs - APV	330.00
9404	Masterton Homes	Refund	205.45
9405	Dr W Mackay	Compensation Claim	29.50
9406	Master Builders Association	Printing and Stationery	35.00
9407	P W & L Mayor	Plant Hire	1105.50
9408	I & S Miller	Plant Hire	269.23
9409	John Morris Scientific Pty Ltd	Furnace Supplier	53.00
9410	Morley Books	Books	36.69
9411	Namco Industries	Office Equipment	159.00
9412	National Australia Bank	Loan Repayment	2697.79
9413	National Library Of Australia	Library Network Charges	390.32
9414	Nicols & Co	Land Acquisition	16500.00
9415	Greg Nye	Blacksmith	110.00
9416	Kevin Parks Investments P/L	Contract Payment	3332.52
9417	Dick Petrikas	Contract Payment	1120.00
9418	Permutit-Boby Australia P/L	Plant Parts	1282.00
9419	Pioneer Concrete	Concrete	5957.44
9420	Ponderosa Pest Control	Pest Control	786.00
9421	Prospect County Council	Electricity	2995.50
9422	John J Paine, Ross & Co	Legal Fees	50.00
9423	Resourcelinks	Child Care Equipment	141.50
9424	Rentokil	Pest Control	175.00
9425	Road Freighters Pty Ltd	Sand	148.00
9426	AJ Roberts	Furniture Removals - Floods	560.00
9427	R R Tools Sales	Plant Parts	95.00
9428	Rum Corps Barracks	Accommodation - Floods	530.70
9429	Scholes Food Distributors	Function Centre Supps	99.07
9430	M P Schultz Excavations	Plant Hire	2451.00
9431	Cadbury Schweppes Pty Lts	Function Centre Supps	260.00
9432	Shorco Hire Pty Ltd	Plant Hire	14120.00
9433	D Shipway	Stock Impounding	3342.50
9434	Southern Scene Pty Ltd	Books	117.80
9435	South Windsor Fruit Market	Function Centre Supps	161.70
9436	Standards Australia	Publication	60.00
9437	State Bank	Salaries & Wages	211.47
9438	State Library of NSW	Library Network Charges	23.33
9439	Su-Bret	Plaques	572.30
9440	Sun Sing Restaurant	Meeting Sustenance	390.00

THIS IS PAGE TWO (2) OF SCHEDULE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 28TH APRIL, 1992.

General Purpose Committee - Finance - 28/4/92

9441	Telecom Australia	Telephone Account	38.88
9442	Telecom Australia	Telephone Account	38.88
9443	Telecom Australia	Telephone Account	639.80
9444	Waddell Earthmoving	Plant Hire	1591.50
9445	Water Board	Water	3533.80
9446	Western Clutch Service	Plant Repairs	198.00
9447	Wilberforce Cake Shop	Function Centre Supps	99.60
9448	Mrs J Williams	Meeting Sustenance	149.00
9449	Windsor Court House	Summons Fees	920.00
9450	Windsor Carpet Centre	Carpets	130.00
9451	Windsor Laundrette	Laundrying - Function Centre	133.00
9452	Sister D Withell	Immunisation	62.20
9453	K D Wood & Associates	Professional Fees	668.00
9454	Dr K Y Wu	Compensation Claim	105.00
9455	Zurich Australian Insurance Ltd	Insurance Claim	500.00
9456	A F P A	Conference	130.00
9457	Anavak Pty Ltd	Refund	3000.00
9458	Creative Kit & Pool Homes	Refund	140.00
9459	V De Stoop	Refund	328.00
9460	M Rutter	Compensation Claim	30.00
9461	Urban Policy Associates Pty Ltd	Training Fees	540.00
9462	"Wilberforce 33 Benefit"	Donation	100.00
9463	G Wheeler	Refund	40.00
9464	D Werner	Refund	75.00
9465/			
9484	Employees	Salaries & Wages	108945.38
9485	Abax Contracting Pty Ltd	Crushed Shale	13862.60
9486	Abbott Tout Russell Kennedy	Legal Fees	3175.95
9487	Acacia Doors	Remotes	53.00
9488	Keith Ainsworth Pty Ltd	Books	264.99
9489	R & D Air Supply Pty Ltd	Contract Payment	260.00
9490	Angus & Robertson	Books	329.32
9491	Australia Post	Bulk Postage	3138.78
9492	Ausplay	Playground Equipment	9922.00
9493	Bank of NSW Nominees Pty Ltd	Loan Repayment	3350.40
9494	Baiada Poultry Pty Ltd	Function Centre Supps	61.75
9495	Baulkham Hills Shire Council	Report Fees	35000.00
9496	BHB Printing Pty Ltd	Printing	247.00
9497	Blue Mountains Security System	Security System	160.00
9498	Boral Kinnears Pty Ltd	Depot Equipment	46.25
9499	Cancelled Cheque	Contract Payment	
9500	Bryopin Meats	Function Centre Supps	580.51
9501	Dept of Bush Fire Services	Contribution	17100.68
9502	Butterworths Pty Ltd	Subscriptions	380.00
9503	Canon Australia Pty Ltd	Copier Charges	99.27
9504	Camlec	Electrical Repairs	876.50

THIS IS PAGE THREE (3) OF SCHEDULE NO. ONE (1)

This is Page _____ of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 28TH APRIL, 1992.

General Purpose Committee - Finance - 28/4/92

9505	C I G Gases	Cylinder Rental & Supply	11.20
9506	J R & B M Clerke Pty Ltd	Function Centre Supps	490.20
9507	Comet Overnight Transport	Freight	83.45
9508	Colliers Jardine	Legal Fees	4341.32
9509	Custom Graphics	Stationery	435.00
9510	Dr J L Cummine	Compensation Claim	52.00
9511	Dr L Degotardi	Immunisation	332.05
9512	Department of Lands	Loan Repayments	1250.00
9513	Durham Foundry Sales Pty Ltd	Galvanised Grate	2528.50
9514	Ebson Pty Ltd	Depot Equipment	164.28
9515	E D A W Australia Pty Ltd	Consultancy Fee	6040.00
9516	Eutectic Castolin	Plant Parts	241.00
9517	Fire Fighting Enterprises	Service Extinguishers	635.00
9518	L J Follington	Plant Hire	1176.00
9519	General Auto Instrument Servic	Plant Parts	296.01
9520	Gilbert & Roach	Plant Service	324.00
9521	Richard Gilbert	Milk Supplies	75.54
9522	Glitheroe	Plumbing Parts	13.34
9523	Glossodia Community Centre	Rent	40.00
9524	Barry Gore	Carpentry Work	1107.00
9525	Gough & Gilmour	Plant Parts/Hire	225.13
9526	GWS Machinery Pty Ltd	Plants Parts	2070.74
9527	Hawkesbury City Council	Transfer	140.00
9528	H'bury City Cncl Petty Cash	Petty Cash	214.20
9529	Hawkesbury Hydraulics	Plant Repairs	4291.23
9530	Hayes Bros & Co Pty Ltd	Hardware	187.12
9531	Hawkesbury Valley Electrics	Electrical Maintenance	7890.00
9532	Henley & Co Locksmiths	Keys & Locks	605.10
9533	Hi Tech Brake & Clutch P/L	Plant Parts	230.25
9534	Hose & Hydraulics	Parks & Gardens Mtce	825.00
9535	Intertech Drilling Servs P/L	Plant Hire	300.00
9536	Jamie Burden	Contract Payment	2953.55
9537	Keep Aust Beautiful Council	Membership Fees	450.00
9538	King Gee Clothing Company	Safety Clothing	2306.33
9539	The Law Book Co	Publications	509.00
9540	D & L Lavender	Plant Hire	688.00
9541	D J & B C Lord	Plant Hire	1312.50
9542	D Maher	Security Service	120.00
9543	Master Communications & Elect	SES Communications	435.00
9544	Martin Shed Hire	Toilet Hire	200.00
9545	P W & L Mayor	Plant Hire	2863.50
9546	McKenzie Land Planning Service	Planning Services	6816.06
9547	I & S Miller	Plant Hire	1038.89
9548	Motorola Electronics Aust P/L	Pagers	507.00
9549	Multilease Ltd	Computer Equip Lease	10187.55
9550	Nayjon Pty Ltd	Plant Parts	124.60

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

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 28TH APRIL, 1992.

General Purpose Committee - Finance - 28/4/92

9551	National Australia Bank	Loan Repayment	1537.59
9552	National Library Of Australia	Library Network Charges	75.00
9553	NSW Fire Brigades	Contribution	5781.00
9554	Orion Safety Industries	Safety Equipment	238.30
9555	Ian Palmer Pty Ltd	Child Care Equipment	139.70
9556	Penrith-Sydney Courier Pty Ltd	Courier	35.00
9557	Polytek Food Equipment	Centre Waste Disposer	3330.00
9558	Ponderosa Pest Control	Pest Control	240.00
9559	Polarcup	Office Equipment	256.25
9560	Prospect County Council	Electricity	10327.90
9561	Prestige Portables	Shed hire	264.98
9562	Repco Auto Parts (NSW)	Plant Parts	8.50
9563	Roach's Radiator Service	Plant Repairs	115.00
9564	Rum Corps Resort	Tamba Visitors Accommodation	746.20
9565	M P Schultz Excavations	Plant Hire	2997.00
9566	Scotts Road Sealing Service	Roadworks	10073.40
9567	Hawkesbury City Council	Reimbursement	100.00
9568	Shaddick Baker & Paul	Legal Fees	547.05
9569	Springwood Security Services	Security	211.75
9570	TL & MA Stokes	Milk Supplies	168.02
9571	Stein Woolley & Co	Search Fees	28.00
9572	Don Stein Plant Hire Pty Ltd	Plant Hire	16596.00
9573	Stockmans Rural Traders	Produce	44.80
9574	Stainless Metal Craft Pty	Building Supplies	205.00
9575	Enoch Taylor & Co P/L	Work Boots	484.10
9576	Telecom Australia	Telephone Account	38.88
9577	Telecom Australia	Telephone Account	973.92
9578	Trentmel Enterprises	Function Centre Repairs	2234.55
9579	Waddell Earthmoving	Plant Hire	2995.00
9580	A R Walmsley & Co	Legal Fees	2199.60
9581	Water Board	Water	2289.11
9582	West-Trans Equipment	Plant Repairs	74.00
9583	Wisemans Inn Hotel	Accommodation-Ferry Crew	510.00
9584	Windsor Glass	Plant Repairs	158.80
9585	Windsor Smash Repairs	Plant Repairs	1651.55
9586	Windsor Turf Supplies Pty Ltd	Turf Maintenance	75.00
9587	Windsor Toyota	Plant Parts	43.56
9588	Winford Motors Pty Ltd	Plant Repairs	4007.72
9589	Sister D Withell	Immunisation	54.43
9590	Wormleaton Earthmoving Pty Ltd	Plant Hire	5730.00
9591	H E & G M Albon	Refund	282.15
9592	The Aust Asphalt Pavement Assc	Training	100.00
9593	C Bailey	Refund	282.15
9594	Colin Biggers & Paisley	Refund	125.00
9595	M M Farrell	Refund	503.27
9596	Mary Jane Field	Senior Citizens Week Exp	300.00

THIS IS PAGE FIVE (5) OF SCHEDULE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 28TH APRIL, 1992.

General Purpose Committee - Finance - 28/4/92

9597	D M Hibbert	Refund	282.15
9598	M O Hooper	Refund	282.15
9599	G Hansell	Donation	250.00
9600	P W & B J Hurdis	Refund	242.06
9601	A L & L A Lane	Refund	115.00
9602	C & H Ly	Refund	54.47
9603	NSW Local Govt Public Rel Assc	Training	430.00
9604	R & M Roxburgh	Refund	12.15
9605	J Ryan	Refund	282.15
9606	P J & M K Simpson	Refund	68.46
9607	Sentimental Productions	Senior Citizens Week Exp	900.00
9608	J & M Thurbon	Refund	658.70
9609	M J & M E Walsh	Refund	282.65
9610	J A West	Refund	32.15
9611	K Windsor	Refund	70.00
9612	R & S M Yorke	Refund	63.00
9613/			
9633	Employees	Salaries & Wages	105260.40
9634	Cancelled Cheque		.00
9635	Abax Contracting Pty Ltd	Crushed Shale	5360.77
9636	Abbott Tout Russell Kennedy	Legal Fees	4829.40
9637	The Advertiser Media Group	Advertising	120.00
9638	Jamie Anderson	Study Allowance	159.45
9639	Aquatec-Maxcon Pty Ltd	Contract Payment	19702.60
9640	Arch & Industrial Coatings	Treatment Works Mtce	4750.00
9641	Aradlay Insurance Brokers	Insurance	410.25
9642	Ausdoc	Books	1858.00
9643	Australian Cement Limited	Cement	16289.11
9644	Australian Sister Cities Assoc	Affiliation Fees	600.00
9645	Aust Institute of Building Sur	Training	390.00
9646	Australian Native Landscape	Woodchip	230.00
9647	Bankstown City Council	Conference Fees	710.00
9648	Bankstown International	Accommodation	594.00
9649	BBC Hardware	Hardware	35.00
9650	Bennett & Wood Autoparts	Plant Parts	401.69
9651	Blakes Marine	Plant	291.19
9652	C Books	Letter Box	48.00
9653	Brooks Retreads Pty Ltd	Tyres & Repairs	3461.11
9654	Buttsworth Engineering	Plant Parts	925.76
9655	Business Plus	Books	11.95
9656	Bunzl Limited (Nsw Region)	Sanitary Supplies	739.80
9657	Castrol Australia Pty Ltd	Fuel Supplies	5310.00
9658	Ponderossa Auto Marine	Plant Repairs	279.57
9659	Camlec	Electrical Repairs	277.00
9660	CCH Australia Limited	Books	60.00
9661	C I G Gases	Cylinder Rental & Supply	71.46

THIS IS PAGE SIX (6) OF SCHEDULE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 28TH APRIL, 1992.

General Purpose Committee - Finance - 28/4/92

9662	Council of City of Greater Lit	Reports	29.60
9663	Contact Stationery	Stationery	107.28
9664	Cheryl Cooley	Compensation Claim	690.00
9665	Custom Call Communications	Radio Repairs	203.78
9666	Culoul Sawmills	Timber	1439.75
9667	Cutting Edges Pty Limited	Plant Parts	1156.00
9668	Cyndan	Depot Supplies	358.20
9669	Mary Dallas	Reports	1160.00
9670	Department of Lands	Royalties	16560.00
9671	Diverse Computer Systems	Stationery	1372.40
9672	Dunlop Olympic Tyres	Tyres & Repairs	778.84
9673	Duffy's Corner	Fuel Supplies	133.85
9674	Environmental Protection Autho	Licence Renewals	10228.85
9675	Evans, Webb Associates Pty Ltd	Consultants	2520.00
9676	L J Follington	Plant Hire	714.50
9677	Fresh & Clean Sanitary Dispos	Sanitary Disposal	37.00
9678	The Fury Group	Plant Parts	1957.30
9679	Genasys II Pty Ltd	Computer Software	9747.42
9680	George Industries	Bridge Signs	2150.00
9681	G & J Horswell & Sons	Waste Removal	31817.55
9682	GKN Rentals	Hired Plant	197.66
9683	Glitheroe	Plumbing Parts	106.07
9684	Grace Lodge Christian Conferen	Conference	42.00
9685	Gutteridge Haskins & Davey	Report Fees	1572.22
9686	Hawkesbury City Council	Transfer	250.00
9687	Hawkesbury City Council	Transfer	120.00
9688	JK Harrison	Workers Compensation	55.00
9689	Hanlons	Fuel Supplies	34.54
9690	Hanna Match Pty Limited	Printing	364.00
9691	Hawkesbury Newspapers	Advertising	1082.29
9692	H'bury City Cncl Petty Cash	Petty Cash	289.45
9693	Hawkesbury Water Cartage	Plant Hire	627.00
9694	Hewlett Packard Australia Ltd	Computer Hardware	9999.00
9695	Hills Library & Information Se	Subscriptions	98.75
9696	Hodgson & Lee	Hired Plant	890.00
9697	Huxley Homes	Refund	100.00
9698	Huntley Publishing Pty Ltd	Subscription	425.00
9699	Jadeiki Pty Limited	Restoration Work	5200.00
9700	Konica U-Bix	Copier Rental	960.00
9701	G C Laughton	Plant Hire	1680.00
9702	The Land Newspaper	Advertising	86.40
9703	Local Govt Ind Training Comm	Conference Fees	650.00
9704	P W & L Mayor	Plant Hire	2716.25
9705	Metal Recyclers Pty Ltd	Remove Cars	120.00
9706	Metro Waste Disposal Authority	Contribution	4103.98
9707	I & S Miller	Plant Hire	1197.10

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This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
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General Purpose Committee - Finance - 28/4/92

9708	Mote Kennett	Ladders	124.00
9709	National Library Of Australia	Library Network Charges	20.00
9710	Nossiter Pump Services	Pumps	374.00
9711	W & F Pascoe Pty Ltd	Microfilming	136.02
9712	Dick Petrikas	Contract Payment	950.00
9713	Permutit-Boby Australia P/L	Contract Payment	10018.18
9714	A H Pierce Pty Ltd	Depot Supplies	771.54
9715	F L Pierson Pty Ltd	Compensation Claim	470.00
9716	Polivac International	Cleaning Materials	60.30
9717	Prospect County Council	Electricity	38909.70
9718	Protector Safety Pty Ltd	Safety Equipment	128.27
9719	Raeco Ltd	Stationery	53.50
9720	Readymix Group	Metal	9125.26
9721	Regal Paints Pty Ltd	Paint	948.65
9722	Rest Centre Coffee Shop	Meeting Sustenance	58.80
9723	Richmond Community Services In	Rent & Cleaning	712.63
9724	Robank Farm Supplies Pty Ltd	Animal Food - APV	866.75
9725	Safety Kleen	Service Machine	189.70
9726	Scotts Road Sealing Service	Roadworks	502.95
9727	Selby Anax	Treatment Works Repairs	911.50
9728	Shaydz Lighting & Sound	Hire Sound & Lighting	100.00
9729	Jack Simpson Fuel Supplies	Fuel Supplies	103.76
9730	Sign Blanks	Signs	760.00
9731	S & M Supply Company Pty Ltd	Stationery	668.40
9732	Southern Scene Pty Ltd	Books	79.95
9733	South Windsor Pharmacy	Photo Development	507.85
9734	Spraypave Pty Ltd	Reseals	17342.30
9735	Standards Australia	Publication	106.60
9736	Dr R Stubbs	Compensation Claim	42.00
9737	Mark John Stevens	Legal Fees	650.00
9738	St Albans Bush Fire Brigade	Fuel Supplies	61.62
9739	Stillwell Trucks (Sydney)P/L	Plant Purchase	80259.00
9740	Sturdy Components Pty Ltd	Office Furniture	183.85
9741	Stupsy Pty Ltd	Function Centre	5118.50
9742	Telecom Australia	Telephone Account	38.88
9743	Telecom Australia	Telephone Account	2402.88
9744	This Month Publications Pty Lt	Advertising	100.00
9745	3M Australia Pty Ltd	Cleaning Aids	90.00
9746	Tourism Hawkesbury Inc	Reimburse Wages	11155.48
9747	Trentmel Enterprises	Council Alterations	1204.00
9748	Waddell Earthmoving	Plant Hire	3183.00
9749	A R Walmsley & Co	Legal Fees	1532.00
9750	Water Board	Water	316.15
9751	Water Storage Concrete Tanks	Concrete Tanks	4500.00
9752	Keith Wellington Pty Ltd	Plant Hire	1144.00
9753	Wilberforce Service Station	Fuel Supplies	130.42

THIS IS PAGE EIGHT (8) OF SCHEDULE NO. ONE (1)

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
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General Purpose Committee - Finance - 28/4/92

9754	Mrs J Williams	Meeting Sustenance	219.00
9755	Windsor Carpet Centre	Carpets	6020.00
9756	Winford Motors Pty Ltd	Plant Repairs	473.43
9757	Work Cover Authority	Contribution	2167.00
9758	K D Wood & Associates	Professional Fees	1120.00
9759	Write Line	Computer & W/Proc Supplies	326.20
9760	Wyuna Wholesale Nursery P/L	Plants	150.00
9761	Young & Green Pty Ltd	Plant Parts	52.16
9762	S P & L G Carpinato	Refund	175.00
9763	Conveyancing Searching Reg	Refund	18.00
9764	P J Kerr & Co	Refund	50.00
9765	S LeBoydre	Insurance Claim	60.32
9766	B Ross	Refund	158.00
9767	Terry Smith	Refund	125.00
9768	Commonwealth Banking Corp	O/S Draft-Book Lease Serv	4795.12
9769	National Australia Bank	Investments	490802.50
9770	St George Building Society	Investments	500000.00
9771	St George Building Society	Investments	720000.00
9772/			
9790	Employees	Salaries & Wages	104943.76
9791	Casino 99 Express	Hire of Bus	360.00
9792	Abax Contracting Pty Ltd	Crushed Shale	5517.29
9793	Alsafe Safety Industries	Smokeproof Goggles	178.80
9794	Halpins Quarries Pty Ltd	Sandstone	5189.87
9795	John Ayling	Legal fees	1485.00
9796	Greg Bailey	Contract Payment	897.25
9797	Banbury Engineering	Plant Parts	196.10
9798	Bank of NSW Nominees Pty Ltd	Loan Repayment	5395.58
9799	John W Bennett	Float	380.00
9800	Boral Kinnears Pty Ltd	Depot Equipment	172.12
9801	Bradshaw Waste Industries P/L	Contract Payment	23273.33
9802	Brisen Holdings Pty Ltd	Contract Payment	2111.90
9803	Buttsworth Contracting	Contract Payment	1508.41
9804	Caltex Oil Australia Pty Ltd	Fuel Supplies	21840.68
9805	H N & T Clark	Contract Payment	544.48
9806	Concept Marine	Plant Maintenance	613.90
9807	C.S.I.R.O. Australia	Publication	90.00
9808	Custom Call Communications	Radio Repairs	170.00
9809	L Byrne	Day Care Fees	169.75
9810/			
9826	Employees	Wages Deductions	252478.04
9827	Dr L Degotardi	Immunisation	175.95
9828	Department of Lands	Royalties	112.75
9829	Dept of Industrial Relations	Training	120.00
9830	Department of Water Resources	Licence	92.00
9831	De Bono Wine & Brew Merchants	Liquor	646.00

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HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 28TH APRIL, 1992.

General Purpose Committee - Finance - 28/4/92

9832	Department of Planning	Publication	75.00
9833	Dunn & Farrugia	Richmond Grandstand Exp	570.40
9834	Educational Experience	Child Care Equipment	563.75
9835	The Edger - Les Jones	Park Mtce	1314.00
9836	Environmental Protection Autho	Licence Renewals	75.00
9837	First State Computing	Training	185.00
9838	L J Follington	Plant Hire	616.00
9839	Genasys II Pty Ltd	Computer Software	350.00
9840	Geraldera Pty Ltd	Stock Impounding	918.63
9841	Peter Gibbs	Contract Payment	897.25
9842	Government Insurance Office	Loan Repayment	21164.05
9843	The Goodyear Tyre & Rubber Co	Tyres & Repairs	2351.93
9844	J.Goughs Landscaping Supplies	Sand	454.71
9845	Government Insurance Office	Insurance	432.99
9846	Gough & Gilmour	Plant Parts/Hire	3045.00
9847	Alan Greentree	Contract Payment	21414.00
9848	GVH Welding	Maintenance Bush Fire Shed	980.00
9849	GWS Machinery Pty Ltd	Plants Parts	2139.20
9850	Hawkesbury City Council	Transfer	155.00
9851	Hawkesbury Truck Repairs & Spa	Plant Repairs	34.02
9852	H'bury City Cncl Petty Cash	Petty Cash	90.25
9853	Hawkesbury River Plumbing	Plumbing Equipment	186.00
9854	Hawkesbury Tree Services	Tree Removal	970.00
9855	Hawkesbury Hydraulics	Plant Repairs	1007.50
9856	Hawkesbury Water Cartage	Plant Hire	870.00
9857	Hawkesbury Valley Holden	Plant Parts	49.00
9858	Hawkesbury Valley Irrigation	Plumbing Equipment	146.55
9859	Hayes Bros & Co Pty Ltd	Hardware	90.44
9860	Henley & Co Locksmiths	Keys & Locks	694.10
9861	Hi-Torque	Plant Repairs	1383.90
9862	Hocking Pipe & Fittings	Plumbing Parts	808.00
9863	Hordern Bros Pty Ltd	Plant Parts	36.00
9864	H P Plumbing Supplies Pty Ltd	Hardware	925.08
9865	Infringement Processing Bureau	Infringement Notice	170.00
9866	Jadeiki Pty Limited	Restoration - Flood	21800.00
9867	Neville Jeffress Advertising	Advertising	7021.46
9868	Dr R D Johnston	Compensation Claim	250.00
9869	Land Titles Office	Refund	18.00
9870	G C Laughton	Plant Hire	1290.50
9871	D & L Lavender	Plant Hire	352.00
9872	D J & B C Lord	Plant Hire	1537.50
9873	D Maher	Security Service	60.00
9874	P W & L Mayor	Plant Hire	3898.25
9875	Mita Copiers Aust Pty Ltd	Copier Charges	333.63
9876	Monaghans Timber & Bld Supply	Timber & Hardware	837.29
9877	Nashua Northwest	Copier rentals	17.00

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General Purpose Committee - Finance - 28/4/92

9878	ES & LM Palmer	Operation of E/K Tip	800.00
9879	E & L Palmer	Contract Payment	2491.27
9880	Dick Petrikas	Contract Payment	7271.79
9881	Pioneer Asphalts Pty Ltd	Asphalt	10263.20
9882	Pioneer Concrete	Concrete	926.26
9883	Prospect County Council	Electricity	398.05
9884	Public Auth Securities Trust	Loan Repayment	25553.69
9885	Rayna Sports & Recreation	Child C/Centre Equipment	343.00
9886	Glen Rapson	Refund	297.50
9887	Regal Glass & Glazing	Glass	228.02
9888	Brian Keegan Retravisoin	Electrical Equipment	830.00
9889	Roads & Traffic Authority	Registration/Sect 12 Cer	300.00
9890	J & M Romano	Contract Payment	7962.72
9891	Sanyo Office Machines Pty Ltd	Office Equipment	291.00
9892	M P Schultz Excavations	Plant Hire	2451.00
9893	Shaddick Baker & Paull	Legal Fees	100.00
9894	G & E Smyth Plumbing	Plumbing	2100.00
9895	TL & MA Stokes	Milk Supplies	133.30
9896	N Stephenson Pty Ltd	Function Centre Supps	978.28
9897	Strantrol Pty Ltd	Pool Maintenance	134.50
9898	Sydney County Council	Electricity Charges	68.53
9899	Telecom Australia	Telephone Account	38.88
9900	Telecom Australia	Telephone Account	38.88
9901	Telecom Australia	Telephone Account	289.79
9902	Technical Repair Services	Repair Office Equipment	80.00
9903	Thomas Power Tools	Plant Repairs	505.54
9904	Wendy Thorp	Consultancy Fees	4000.00
9905	Tiger Press Group Ltd	Printing	350.00
9906	TLE Electrical Pty Ltd	Electrical Parts	1349.91
9907	Tourism Hawkesbury Inc	Reimburse Wages	8027.45
9908	University of Western Sydney	Land Lease	15201.00
9909	Verbatim Australia Pty Ltd	Stationery	485.00
9910	Waddell Earthmoving	Plant Hire	5804.00
9911	Water Board	Water	3492.48
9912	Western Air Cleaner Services	Plant Parts	628.36
9913	Welvin Mowers	Plant Repairs	175.00
9914	Western Clutch Service	Plant Repairs	395.00
9915	Gerry Webb	Park Furniture	2500.00
9916	Sister D Withell	Immunisation	62.20
9917	Wisemans Ferry Garage	Fuel	77.00
9918	WSROC Group Apprentices	WSROC Wages	3054.57
9919	Zurich Australian Insurance Lt	Insurance Claim	500.00
9920	Matthews Dooley & Gibson	Refund	100.00
9921	R McKenzie	Refund	264.74
9922	J A Shore	Refund	948.19
9923	J & M Turnbull	Refund	21.95

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General Purpose Committee - Finance - 28/4/92

9924	A N Z Bank	Salaries & Wages	13464.17
99960	Commonwealth Bank	Fees & Charges	4533.84
		General Fund	TOTAL 3913211.57

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General Purpose Committee - Finance - 28/4/92

ACCOUNTS PAIDTRUST FUND

CHQ	PAYEE	DETAILS	AMOUNT
650	Cancelled Cheque		100.00-
670	L B Bailey	Refund	1716.75
671	Creative Kit & Pool Homes	Refund	115.00
672	V DeStoop	Refund	115.00
673	Kylglass Pty Ltd	Refund	3176.15
674	Manuti Pty Ltd	Refund	2580.00
675	T O McDonald	Refund	2292.44
676	T Ogden	Refund	1500.00
677	T Ogden	Refund	600.00
678	A Sommers	Refund	1400.00
679	W & J Sommers	Refund	1650.00
680	W & J Sommers	Refund	1900.00
681	State Bank	Investment	347921.24
682	K Bailey	Refund	115.00
683	Durham Foundary Sales	Refund	600.00
684	Elaf Holdings	Refund	115.00
685	Mr Hegarty & Ms Wise	Refund	230.00
686	N C & B J Johnson	Refund	230.00
687	W J Packer	Refund	230.00
688	Trustees of Catholic Church	Refund	202.00
689	D Williamson	Refund	115.00
690	W G Lambiris & Sons Pty Ltd	Refund	600.00
691	Aquatec-Maxcon Pty Ltd	Refund	850.00
692	Building Services Corporation	Contribution	14545.62
693	Hawkesbury City Council	Transfer	538966.88
694	S D Anderson	Refund	400.00
695	C P G Bagnara	Refund	600.00
696	Cancelled Cheque	Cancelled Cheque	
697	Mr & Mrs G Hughan	Refund	230.00
698	International Pools	Refund	230.00
699	B Ross	Refund	115.00
700	J Smith	Refund	115.00
701	Terry Smith	Refund	115.00
702	R Wretham	Refund	230.00
703	G C & R M Heath	Refund	115.00
		Trust Fund	TOTAL 923816.08

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General Purpose Committee - Finance - 28/4/92

FID General Fund

469145	Hawkesbury City Council	Transfer	3928.93
469146	Hawkesbury City Council	Transfer	38062.50
469147	Hawkesbury City Council	Transfer	600000.00
469148	Hawkesbury City Council	Transfer	41578.32
469149	Hawkesbury City Council	Transfer	157852.60
469150	Hawkesbury City Council	Transfer	95169.18
469151	Hawkesbury City Council	Transfer	100709.65
469152	Hawkesbury City Council	Transfer	7495.89
469153	Hawkesbury City Council	Transfer	9591.78

FID General Fund TOTAL 1054388.85

98P General Fund

37046	Hawkesbury City Council	Transfer	33024.19
37047	Westpac Banking Corporation	Investment	1184919.83
37048	Local Government Invest Serv	Investments	3150000.00
37049	Local Government Invest Serv	Investments	360000.00

98P General Fund TOTAL 4727944.02

98P BANK TRUST FU

425426	Westpac Banking Corporation	Investment	997661.57
425427	Local Government Invest Serv	Investments	150000.00
425428	Local Government Invest Serv	Investments	540000.00

98P BANK TRUST FU TOTAL 1687661.57

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General Purpose Committee - Finance - 28/4/92

FID A/C TRUST FUN

25417	Hawkesbury City Council	Transfer	300000.00
25418	Hawkesbury City Council	Transfer	150000.00
FID A/C TRUST FUN TOTAL			450000.00

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General Purpose Committee - Finance - 28/4/92

STATEMENT OF BANK BALANCES AND TOWN CLERK'S CERTIFICATE

STATEMENT OF BANK BALANCES AS AT 31ST MARCH, 1992

GENERAL FUND	CR. 250352.56
TRUST FUND	CR. 96295.47
GENERAL FUND 98P	
GENERAL FUND FID	
TRUST FUND 98P	
TRUST FUND FID	
	CR. 346648.03

FORM 2GENERAL

Balance - Cash Account as at 1st March, 1992	DR. 348300.30
Receipts for period ended 31st March, 1992	CR. 3798521.44
	CR. 3450221.14
Payments for period ended 31st March, 1992	DR. 4045992.26
	DR. 595771.12
Unpaid accounts in office amount to	\$500121.44
Limit of overdraft arranged with bank	\$800,000.00

TOWN CLERK'S REPORT

I hereby certify that the Cash Book and Bank Books have been reconciled in all funds as at 31st March, 1992

G.M. McCully,
Town Clerk/General Manager

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Town Clerk/General Manager

Chairman

General Purpose Committee - Finance - 28/4/92

INVESTMENTS

Hereunder is the list of amounts invested:

Bank Bills

<u>Period</u>	<u>Due Date</u>	<u>Rate</u>	<u>Interest Account</u>	<u>Amount</u>
29 Days	03-04-92	7.52%	General Fund	347,921.24
46 Days	13-04-92	7.58%	General Fund	381,356.95
30 Days	10-04-92	7.55%	General Fund	3,000,000.00
30 Days	14-04-92	7.56%	General Fund	1,300,000.00
37 Days	15-04-92	7.60%	General Fund	1,681,696.36
37 Days	15-04-92	7.60%	General Fund	997,661.57
63 Days	21-04-92	7.63%	General Fund	1,000,000.00
181 Days	01-06-92	8.20%	Sewerage Fund	933,057.00
181 Days	01-06-92	8.20%	General Fund	1,033,680.47
181 Days	01-06-92	8.20%	General Fund	33,262.53
90 Days	17-06-92	7.60%	General Fund	490,802.50

Term Deposits

84 Days	06-04-92	7.42%	General Fund	447,805.04
84 Days	06-04-92	7.42%	General Fund	192,194.96
56 Days	15-04-92	7.58%	Treatment Wks	960,000.00
56 Days	15-04-92	7.58%	General Fund	240,000.00
90 Days	28-04-92	7.62%	General Fund	200,000.00
90 Days	29-04-92	7.66%	General Fund	200,000.00
90 Days	29-04-92	7.66%	General Fund	50,000.00
90 Days	06-05-92	7.58%	General Fund	250,000.00
169 Days	12-05-92	8.20%	General Fund	858,861.00
169 Days	12-05-92	8.20%	Sewerage Fund	141,139.00
182 Days	25-05-92	8.23%	General Fund	200,000.00
93 Days	18-06-92	7.60%	Sewerage Fund	850,000.00
93 Days	18-06-92	7.60%	General Fund	1,500,000.00
93 Days	18-06-92	7.60%	General Fund	150,000.00

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 28TH APRIL, 1992.

General Purpose Committee - Finance - 28/4/92

175 Days	01-07-92	7.12%	General Fund	500,000.00
179 Days	03-07-92	7.20%	Treatment Wks	296,951.85
179 Days	03-07-92	7.20%	General Fund	78,048.15
180 Days	15-07-92	7.44%	General Fund	700,000.00
181 Days	03-08-92	7.65%	General Fund	400,000.00
209 Days	13-10-92	7.60%	General Fund	360,000.00
209 Days	13-10-92	7.60%	General Fund	540,000.00
365 Days	27-10-92	9.00%	Treatment Wks	1,284,978.15
365 Days	27-10-92	9.00%	General Fund	715,021.85
365 Days	31-10-92	9.50%	General Fund	300,000.00
365 Days	29-12-92	7.45%	General Fund	640,000.00
365 Days	29-12-92	7.45%	General Fund	860,000.00

Promissory Notes A1

56 Days	03-04-92	7.63%	General Fund	494,214.58
40 Days	07-04-92	7.60%	General Fund	200,000.00
40 Days	07-04-92	7.60%	General Fund	295,870.01

Australian Treasury Corp.

03-02-94	8.70%	Workers Comp Board	200,000.00
01-09-92	10.15%	Workers Comp Board	750,000.00

Short Term Investment (St George)	2,070,000.00
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\$28,124,523.21

This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 28TH APRIL, 1992.

2. FORM 2A AS AT 31ST MARCH, 1992. A1-6Estimated Working Funds Position as at 31st March, 1992

	<u>General</u>	<u>Sewerage</u>
Estimated total income for year on present trends	40,512,827	3,249,426
Estimated total expenditure for year on present trends	40,494,795	3,249,426
Estimated working funds surplus for year on present trends	18,032	NIL
Accumulated working funds position as at 31st December, 1991	400,674	372,572
Estimated working funds position as at 31st December, 1992	418,706	372,572

General Fund

The Form 2A Financial Statement to 31st March, 1992, reflects an Estimated Working Funds surplus for the year, on present trends, of \$18,032, which will result in an anticipated Accumulated Working Funds surplus of \$418,706.

In accordance with the financial trends, there has been a number of changes to the original votes subsequent to the adoption of the original budget as at 1st January, 1992. These changes have reflected both the increases and decreases in income and expenditure.

The most significant change relates to the continuing reduction of interest rates across the economy as a whole, due to low inflation. This has resulted in savings in interest payable relating to loans to be renewed and long term creditors due. These savings are offset by a reduction in the interest to be earned on investments. The estimated net effect of this review is a saving of \$84,400.

In relation to expenditure, a Grant Programme has been provided by the Roads & Traffic Authority for repairs caused by the floods of February, 1992. A contribution is required by Council towards this programme and this contribution has been set at \$25,000. In addition, funds of \$12,400 have also been provided for maintenance of Windsor Wharf, with this item being adopted by Council of its Ordinary Meeting of the 14th April, 1992.

Other increases in expenditure not previously estimated include an additional \$12,800 for bar codes and trolleys required with the implementation of a centralised records system and \$6,690 in Election expenses relating to the 1991 Ordinary Elections for which the State Electoral Officer has just issued accounts.

General Purpose Committee - Finance - 28/4/92

A continuation of the systematic review of income, expenditure and monetary activities will continue throughout 1992, with a view to capturing any areas of possible savings.

Sewerage Fund

Present trends indicate that the balanced budget adopted for 1992 will be realised. The fund continues to be in a good financial position and will result in a Working Fund balance at the end of 1992 of \$372,572.

IT IS RECOMMENDED THAT the Form 2A Financial Statement to 31st March, 1992, be received and the amounts shown as expenditure now be voted.

3. APPOINTMENT OF INSURANCE BROKER. GI10/5

Council currently employs R J Abrahams Pty Ltd (formerly Sedgwick Abrahams Pty Ltd) as its insurance broker to manage its insurance portfolio. The company has acted as Councils insurance broker since 1984 and has implemented many strategies to the benefit of Council. These strategies have included: -

1. The development and management of liability pooling (Westpool) for which R J Abrahams are the Fund Managers.
2. Management of claims and review of Council's insurance system.
3. Risk Management survey and reports.
4. Bulk purchasing scheme - Comprehensive Motor Vehicle Insurance by Westpool for it's member Councils.

Public liability, professional indemnity and comprehensive motor vehicle coverages as managed by Westpool, now account for the major cost of Council's insurance portfolio. With a limited number of underwriters prepared to write local government business and with indications of a hardening of the insurance market, the remaining coverages will not generate a substantial return to a broker.

Further as R J Abrahams Pty Ltd have been retained as Westpool's Fund Manager until 1993, it is considered to be in Council's best interests to retain them as Council's broker.

It might also be noted that Westpool on behalf of it's member Council's, is currently accessing the concept of including Industrial Special Risk in the bulk purchasing scheme.

IT IS RECOMMENDED THAT R J Abrahams Pty Ltd be re-appointed Council's insurance broker for a further two year period.

4. MOBILE FOOD VAN - KURRAJONG HEIGHTS LOOKOUT. PK140 PT1

A proposal has been submitted by Ms Isabel O'Dell and Mr Godfrey Wenness to operate a mobile food van at the Kurrajong Heights Lookout, Bells Line of Road, Kurrajong.

The proposal provides for the applicants to locate a food van to be known as "Koala Kafe" at the lookout, for a rental of \$50.00 per week or 3 % of gross annual turnover, whichever is the greater. The applicants are also prepared to clean, at their own expense, the public toilets located on the reserve below the lookout. They have requested a three year tenure, with a three year option, however, the applicants have been advised that in view of the proposals Council is considering for the site, a shorter term of twelve months would be more appropriate.

A copy of a plan indicating the siting of the van at the lookout will be displayed at the meeting and it is noted that for security reasons, the van will be removed from the site each evening. The applicants propose to serve tea/coffee, sandwiches, pies, cold drinks and confectionery from the food van and to provide some seating on the grassed area below the lookout.

IT IS RECOMMENDED THAT approval be granted for Ms Isabel O'Dell and Mr Godfrey Wenness to operate a mobile food van at Kurrajong Heights Lookout, subject to the following terms and conditions:-

1. Payment of a weekly rental of \$50.00 (fifty), or 3 (three) per cent of gross annual turnover, whichever is the greater.
2. The lessees cleaning, at their own expense and to the satisfaction of the Divisional Manager of Engineering, the public toilets located in the public reserve below the lookout platform.

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3. The initial term being 12 (twelve) months and reviewed annually, with provision for the agreement to be terminated by either party, subject to 1 (one) months written notice.
4. The hours of operation being restricted to 7.00am - 6.00pm, 7 (seven) days per week and the van to be removed from the site daily.
5. The food van to be licensed in accordance with the requirements of the Environment and Development Division.
6. Liquid and solid wastes are to be removed from the van daily.
7. No advertising signs to be erected without prior Council approval.
8. Public liability insurance indemnity of \$5 (five) million to be held by the lessees and evidence of same provided to Council prior to operations commencing.
9. The lookout and seating areas to be kept in a clean and tidy condition by the lessees or their servants at all times.
10. The agreement to rest on correspondence.

5. DONATION - MCGRATHS HILL NEIGHBOURHOOD CENTRE.
GF8/1 PT1

The Management Committee of the McGraths Hill Neighbourhood Centre which is located at the rear of the McGraths Hill shops, has asked for a donation to allow financial commitments to be met during 1992. This building, because of its design, does not generate sufficient funds from its use to pay for maintenance, upkeep of grounds, insurance for committee and electricity charges. It is estimated that \$1,000 will be necessary to subsidise the operations of the Centre for 1992. Last year, Council made a donation of \$502.00 for this purpose.

Investigations are being carried out to assess the long term advantages of providing a suitable alternative to these premises.

IT IS RECOMMENDED THAT a donation of \$1,000 (one thousand) be made to the McGraths Hill Neighbourhood Centre Management Committee.

6. CHILD CARE CENTRE (MULTIPURPOSE) - BLIGH PARK.
GC90/13 PT1

At the time of the release of land in Precinct 9, Council acquired a site on the corner of Alexander Street and Guardian Crescent with the view to constructing a building for child care purposes. This site is immediately opposite the Bligh Park Primary School.

Investigations have shown that the most pressing needs are for out-of-school-hours care for children of Infants and Primary School ages and for longer hours of care for children under five years of age. Hawkesbury Toy Library will also be more appropriately located in an expanding population of young families. It is proposed that the new centre meet these needs by being used for:-

1. Before and after school care (30 places) - to be managed by a community committee.
2. Toy Library - to be relocated from the basement of Windsor Function Centre and managed by the present committee.
3. Family Day Care - This proposal entails the sale of the property used for this purpose at 54 Francis Street, Richmond. This is a direct service by Council and operated by Council staff.
4. Vacation Care for children of Infants and Primary School age - to be operated by Council staff as at present and relocated from Bligh Park Neighbourhood Centre.

It is estimated that costs for building and supervision will be \$380,000 (three hundred and eighty). It is proposed that this be funded from Bligh Park Section 94 Contributions of \$240,000 (two hundred and forty thousand) and the balance to come from the proceeds of sale of the property in 54 Francis Street, Richmond.

IT IS RECOMMENDED THAT the construction of a multipurpose Child Care Centre be approved for the site on Lot 891 DP777474, corner of Alexander Street and Guardian Crescent, Bligh Park, and funding of \$240,000 (two hundred and forty thousand) to be allocated from Section 94 Contributions from Bligh Park and up to \$140,000 (one hundred and forty thousand) from the proceeds of the sale of 54 Francis Street, Richmond.