

*Denise
Rodwell*

Hawkesbury City Council Committee Business Papers

Meeting Date 25 AUG 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."*

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...

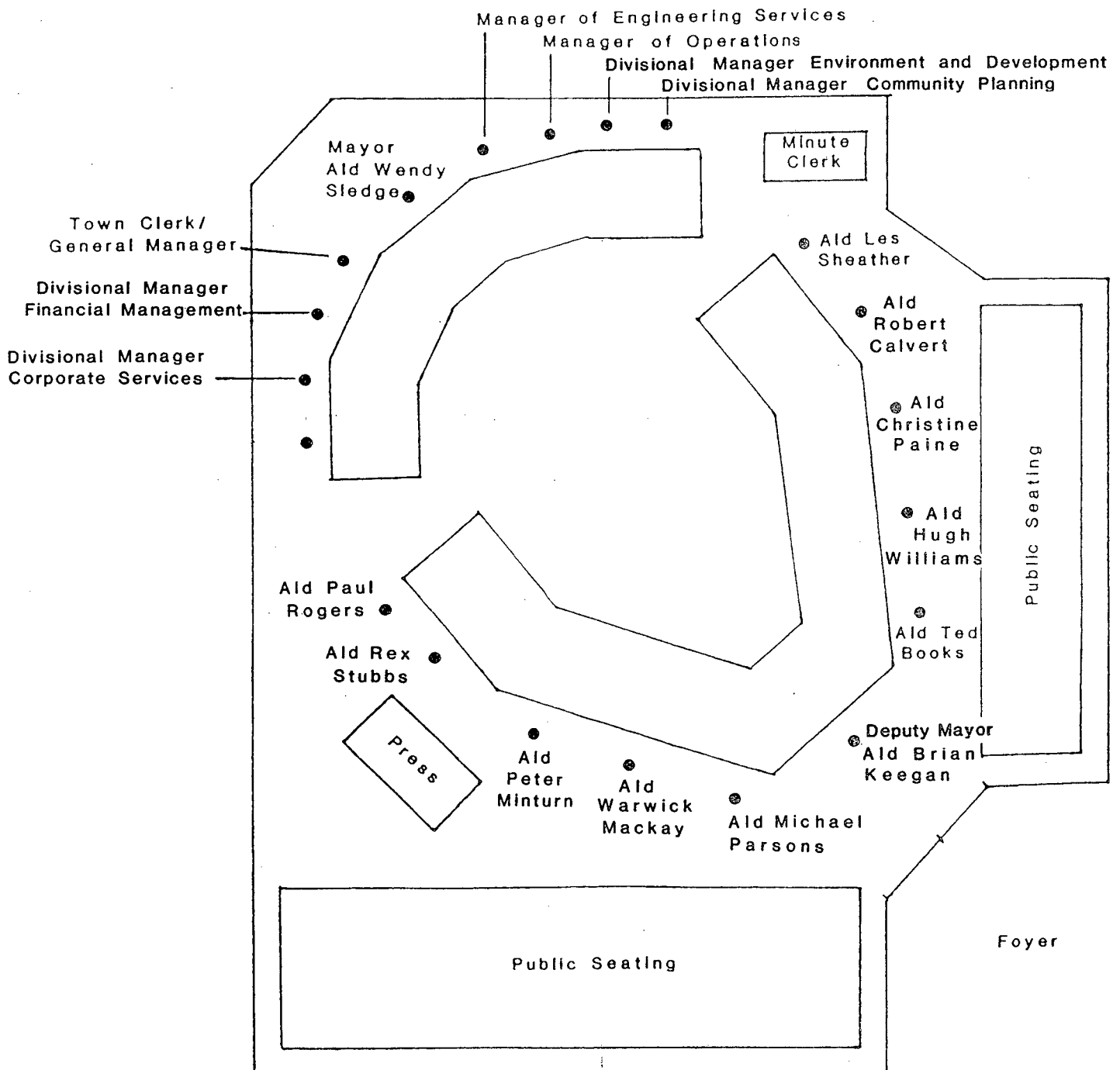
Members of the public can request to speak about a matter that is before the Council at the General Purpose Committee Meeting. The Mayor will invite interested persons to address the Committee when the matter is being considered.

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 28th July, 1992, commencing at 9.30 am.

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

Apologies for absence were received from Aldermen W.J.Sledge and W.J.Mackay.

RESOLVED on the motion of Alderman Sheather seconded by Alderman Books that the apologies be accepted.

RESOLVED on the motion of Alderman Calvert seconded by Alderman Parsons that the Minutes of the General Purpose Committee Meeting held on 30th June, 1992, be confirmed.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - WORKS

1. WORKS COST STATEMENT

COMMITTEE'S RECOMMENDATION

THE WORKS COST Statement to 30th June, 1992, be received and the revised estimates of cost be adopted.

2. APPLICATION - PIPELINE TO LITTLE WHEENY CREEK, KURRAJONG HEIGHTS - D W HOLLAND. P1910/20 PT1, P203/170

PERMISSION BE GRANTED for a pump and ancillary equipment in Lot 31, DP203876 for the purpose of pumping water from Little Wheeny Creek to Lot 25, DP203876, subject to:-

- a) the permission resting on correspondence;
- b) the owners of Lot 25 maintaining all equipment in safe and good working order and ensure minimum disturbance to the environment to Council's satisfaction;
- c) the owners of Lot 25 indemnifying Council from any and all claims which may arise as a result of the existence of their equipment on Lot 31.

**3. WORTH OIL RECYCLING PTY LTD - DISCHARGE OF
TRADE WASTE FROM PREMISES CNR BLACKMAN CRESCENT
& FAIREY ROAD, SOUTH WINDSOR. BA1245/88 PT1**

THE INTERIM AGREEMENT period entered into by Worth Oil Recycling Pty Ltd, to discharge trade waste from premises at the corner of Blackman Crescent and Fairey Road, South Windsor be extended for a further period of 6 (six) months, to expire on 2nd March, 1993, and that conditions which apply to the current licence be applicable to the extended licence period.

**4. N° 52 BERGER ROAD, SOUTH WINDSOR - REQUEST TO
PURCHASE PROPERTY. P245/420**

Item No. 6 of the Supplementary Report was considered in conjunction with Item 4 above.

1. COUNCIL PURCHASE THE whole of the property identified as Lot 29, DP21736 situated at N° 52 Berger Road, South Windsor, for a price of \$200,000 (two hundred thousand dollars) with funding for the purchase to be drawn from the Bligh Park Reserve.
2. A Development Control Plan for the entire Reserve be prepared for future consideration, in conjunction with the Sports Council.
3. All necessary documents to be completed under the Seal of Council.

**5. 1992/93 FLOOD MITIGATION MAINTENANCE
PROGRAMME. GR60/31 PT1, GG21/85 PT1**

THE APPLICATION SUBMITTED to the Department of Public Works for the 1992/93 Flood Mitigation Maintenance Programme be adopted.

**6. REQUEST TO PURCHASE PROPERTY - N° 52 BERGER ROAD,
SOUTH WINDSOR. P245/420**

See Item 4.

Report of the Local Traffic Committee Meeting held on Friday, 17th July, 1992,
in Council Chambers at 10.00am

PRESENT:

Members - Alderman C Paine, Chairman
Senior Constable Ron Dorrough, NSW Police Department
Mr D Horne, Roads and Traffic Authority
Mr R Searle, Office of K R Rozzoli, MP
Mr J Christie, Office of P Gibson, MP
Mr G Hatch, Ministry of Transport

Also Present - Mr C Daley, Divisional Manager Engineering Operations
Ms E Hanlon, Town Planner

APOLOGIES:

Mr G Kevill, Roads and Traffic Authority
Sergeant G Thompson, NSW Police Department

CONFIRMATION OF MINUTES:

The minutes of the meeting of 23rd June, 1992, were circulated and confirmed.

REPORT:

It was resolved that the meeting be adjourned at this stage to conduct site inspections.

The meeting reconvened at 12.15pm upon completion of site inspections.

BUSINESS ARISING FROM PREVIOUS MINUTES:

1. WINDSOR TRAFFIC STUDY. GT230/11 PT1

THAT THE INFORMATION be received.

2. GEORGE STREET/COLONIAL DRIVE, SOUTH WINDSOR -
NSW POLICE DEPARTMENT - WINDSOR HIGHWAY PATROL.
1341/R, 731/R

THAT THE ROADS and Traffic Authority be requested to remark the arrows at this intersection.

3. GOLDEN VALLEY DRIVE, GLOSSODIA - SPEED HUMPS -
GLOSSODIA COMMUNITY CENTRE INCORPORATED. 708/R
PT1

1. THAT A REQUEST be made to the Roads and Traffic Authority for the provision of funding for a "wombat" crossing at this location, with funding from Council to be considered in the next available programme.
2. That barrier marking be provided on the approaches to the pedestrian crossing.

4. BELLS LINE OF ROAD, KURMOND - KURRAJONG
HEIGHTS - REDUCTION OF SPEED LIMIT. 243/R

THAT THE MATTER be deferred pending the investigations of the Roads and Traffic Authority and Police Department.

5. GEORGE STREET, SOUTH WINDSOR - EXTENSION OF "NO
STANDING" ZONE. 731/R

THAT NO FURTHER action is required.

6. GEORGE STREET, WINDSOR - TRAFFIC SIGNAGE
ADJACENT WINDSOR RAILWAY STATION. 731/R

THAT THE TRAFFIC facilities at this location are considered adequate.

7. SOUTHEE ROAD/HUGHES AVENUE, HOBARTVILLE - STREET LIGHT. 1946/R 836/R

THAT A FURTHER report be provided on the relocation of the existing street light at this intersection.

CORRESPONDENCE:

8. COLO HEIGHTS PROGRESS ASSOCIATION - SINGLETON ROAD, COLO HEIGHTS. 1927/R PT2

THAT THE MATTER be deferred until traffic accident figures are obtained from the Police Department. The Colo Heights Progress Association are to be advised of the Police Department's investigations.

9. THE ANGLISS GROUP & WINDSOR DOWNS HOME OWNER'S ASSOCIATION - RICHMOND ROAD - PEDESTRIAN CROSSING. 1829/R

THAT A PEDESTRIAN crossing in this location is not considered to be appropriate as a "warrant" does not exist for this facility.

10. HAWKESBURY CITY COUNCIL & WINDSOR DOWNS HOME OWNER'S ASSOCIATION - RICHMOND ROAD, SOUTH WINDSOR - REDUCTION OF SPEED LIMIT. 1829/R

1. THAT THE SPEED limit in this location is considered adequate.
2. That the Roads and Traffic Authority be requested to assess the adequacy of the linemarking in the vicinity of the Circle K facility.
3. That Prospect Electricity be requested to investigate the provision of appropriate street lighting under the Traffic Route Lighting Subsidy Programme.

11. R C AND M J CLOUGH - LUTTRELL STREET,
RICHMOND - ADVISORY SIGNS. 1229/R

THAT CHEVRON WARNING signs be provided on the traffic island.

12. RAAF - DIGHT STREET, RICHMOND. 421/R PT1

THAT THE MATTER be deferred until the next meeting to enable a report, with appropriate plans, to be prepared.

13. R GILES - RAILWAY ROAD SOUTH, MULGRAVE - HEAVY
TRAFFIC VOLUME. 1822/R

THAT THE MATTER be deferred until the next meeting to enable a traffic count to be undertaken to determine the need for a load limit.

14. M EGGERS - GOLDEN VALLEY DRIVE, GLOSSODIA -
RELOCATION OF PEDESTRIAN CROSSING. 708/R

THAT THE LOCATION of the pedestrian crossing is considered satisfactory.
(Refer to Item 3).

15. F ROMIJN - RICHMOND ROAD/BOURKE STREET,
RICHMOND - TRAFFIC CONDITIONS. 248/R

THAT A FURTHER report be provided outlining what action has been taken, to date, on this matter.

16. KURRAJONG PUBLIC SCHOOL, P AND C ASSOCIATION - GROSE VALE ROAD - REDUCTION OF SPEED LIMIT/ADVISORY SIGNS. GS020/013/013, 722/R

1. THAT "CHILDREN AHEAD" signs be provided on both approaches to the school.
2. That branches be lopped from those trees obscuring the 60kph sign.
3. That the centre line in Grose Vale Road be remarked.
4. That a "One-Way" sign, in a northerly direction, and a "No Entry" sign be provided within the bus bay.
5. That the existing parking signs be altered to include from 8.30am to 9.30am.

(The Committee requested that priority be given to the above work as this matter has been a long-standing one).

17. WISEMANS FERRY CHAMBER OF COMMERCE - SETTLERS ROAD - REDUCTION OF SPEED LIMIT. 2320/R

1. THAT THE EXISTING speed limit in St Albans is considered satisfactory.
2. That the reduction of the speed limit in Sunnyvale be referred to the Roads and Traffic Authority for investigation.

18. TENANTS, MCGRATHS HILL SHOPPING CENTRE - WINDSOR ROAD ACCESS. GC283/67 PT1

THAT THE AREA is unsuitable for the provision of access to the shopping centre from Windsor Road.

DEVELOPMENT APPLICATION:

19. ADESE PTY LTD - LOT 1, DP164133, 29 ELDON STREET, PITT TOWN - PROPOSED BAKERY - ACCESS OF CHATHAM STREET. DA191/92

THAT THE TRAFFIC flow through the site be reversed, and the angle of the parking spaces be appropriately altered.

LATE REPORT

20. ROADS AND TRAFFIC AUTHORITY - TRAFFIC ACCIDENT DATA - HAWKESBURY CITY. GT230/001 PT1

THAT THE INFORMATION be received.

QUESTIONS WITHOUT NOTICE:

1. Mr Horne indicated that the Roads and Traffic Authority had received a request from the Police regarding the replacement of some missing signs in Richmond. There is some confusion as to what is required. The Police are to liaise with the Authority to determine what is required.
2. Mr Hatch referred to a letter from the Macquarie Towns Festival Committee concerning the annual street parade and raised an objection to the closure of Windsor Street between 6.00am and 12.00noon on Saturday 10th October, 1992, as local bus companies utilise this route on Saturdays. Council officers are to liaise with the appropriate bus companies in this regard.
3. Mr Hatch also requested that a "No Parking" restriction be placed in front of the Richmond Fire Station. A written submission will be provided by the Richmond Brigade in this regard.
4. Mr Christie requested that appropriate signage be provided indicating the location of the Richmond Railway Carpark. A request will be made to City Rail.
5. Mr Christie also requested that the loose material (stones) in Tarragon Avenue and Hughes Avenue, Hobartville be removed.

6. The Chairman discussed the need for a pedestrian crossing in the vicinity of the Greenhills Child Care Centre and Stimulus Centre. The Committee considered that a crossing was not necessary at this stage.
7. The Chairman also requested that a report be provided for the next meeting on the traffic problems associated with the North Richmond Public School in Elizabeth and William Streets. A representative of the school or the P and C Association should be invited to meet with the Committee on the site.

Date of Next Meeting: 14th August, 1992.

The meeting concluded at 2.00pm.

In relation to Item 6 "Questions Without Notice", Alderman Books advised that he had requested that the Local Traffic Committee investigate the establishing of "Children Crossing" signs near the Greenhills Child Care Centre and the Stimulus Complex at South Windsor and not a pedestrian crossing.

THAT ITEMS 1 TO 20 of the Local Traffic Committee's Report be received, the recommendations be adopted and that Questions Without Notice be received.

SECTION 2 - PLANNING AND DEVELOPMENT

1. HOME ACTIVITY - REPAIRING GOLF CLUBS - LOT 1
DP153214, 51 CHURCH STREET, SOUTH WINDSOR - MR K
MUDIMAN. DA143/92

Mr.K.Mudiman, the applicant addressed the Committee.

Mr.W.Molloy and Mr.R.Powell addressed the Committee on behalf of the applicant.

1. THE DEVELOPMENT SHALL be carried out generally in accordance with supporting documentation submitted with the application.
2. Compliance with the following requirements of a 'Home Activity' as defined in HLEP, 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
the activity or pursuit does not -
 - (i) interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;
 - (ii) involve exposure to view from any public place of any unsightly matter;
 - (iii) require the provision of any essential service main of a greater capacity than that generally available in the locality;
 - (iv) involve the employment of persons other than residents of the dwelling-house or dwelling;
 - (v) involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (one) metre by 0.6 (zero point six) metres exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof).
3. All goods and materials to be stored within the workshop and all work performed to be confined in the workshop.
4. Operating hours shall be limited to 8.00am to 6.00pm, Mondays to Saturdays. Any alteration to these hours will require Council consent.

2. INTEGRATED HOUSING - LOTS 2050-2053, DP810842, N^oS 89, 91, 93 & 95 PORPOISE CRESCENT, BLIGH PARK - A KAVANAGH. DA142/92, SA68/92

- A. THE APPLICANT'S SEPP N^o 1 objection to the minimum lot size be supported.
- B. Consent be granted subject to Integrated Housing:-
1. The development shall be carried out generally in accordance with plans dated May, 1992.
 2. Submission of a building application, plans and specifications complying with Ordinance 70.
 3. No excavation or site works shall be commenced prior to the issue of the building permit.
 4. The internal driveway shall be constructed of pavers/earth toned coloured concrete/or the like. Consideration shall be given to "breaking up" the expanse of driveway through the use of different colours and/or textures in the driveway material.
 5. The proposed dwellings shall have a mix of external finishes to provide an attractive streetscape. Details to be submitted concurrently with the building application.
 6. All fences behind the building alignment to have a height of 1.8m (one point eight) to provide privacy between the respective dwellings.
 7. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager of Environment and Development concurrently with the building application. Such landscaping is to be completed prior to the occupation of the building and adequately maintained.
 8. Provision of a clothes drying area. Details to be submitted with the building application.
 9. Removal of the existing redundant layback crossings and replacement with concrete kerb and gutter and the restoration of the footway area.

10. Construction of Council's standard residential footway and layback vehicular crossings to suit the accesses to the sites.
11. Payment of a sewer headworks contribution to Council of \$6,540 (six thousand five hundred and forty dollars). This contribution shall be paid prior to release of building approval and will be reassessed at the rate applicable at the time of payment.
12. Satisfactory arrangements being made with Prospect Electricity and Telecom for adjustment of any services affected by the location of the proposed driveways. Details to be submitted from the relevant authorities, concurrently with and prior to, the release of the building application.
13. A contribution of \$3,454 (three thousand four hundred and fifty four dollars) based on \$1,727 (one thousand seven hundred and twenty seven dollars) per additional dwelling being a contribution for open space and community facilities.

C. Subdivision:-

1. The 6 (six) lot subdivision shall be carried out generally in accordance with plans dated May, 1992.
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. Satisfactory arrangements being made with the Council for the provision of sewerage reticulation to each lot in the subdivision by the provision of junctions and sidelines.
6. Construction of sewer 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 Operations.

7. A design, checking and inspection fee of \$100 (one hundred dollars) must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1992.
8. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
9. Payment of a linen release fee of \$340 (three hundred and forty dollars). This amount is valid until 31st December, 1992.
10. The dwellings shall be completed to "lock up" stage prior to release of final plan of subdivision.

3. DUAL OCCUPANCY - LOT 659, DP238182, N° 10 THOMPSON AVENUE, RICHMOND - S & J GARFATH. DA132/92

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

1. The development shall be carried out generally in accordance with the submitted plan no. 4/92/01 dated 29th April, 1992 and where amended by the following conditions.
2. Submission of a building application, plans and specifications complying with Ordinance 70.
3. All stormwater to be discharged to the street.
4. Any footway crossing improvements to be carried out to Council's standards and to provide for the retention of the existing pit.
5. The laundry cupboard shall be provided with a washtub so as to comply with Part 46.4(1)(c) of Ordinance 70. Details to be submitted with the building application.
6. Internal fencing shall be amended so that the windows of the proposed building do not overlook the courtyard of the existing residence. Details to be submitted with the building application.
7. Fencing along the northern property boundary shall be increased in height, where required, to a height of 1.8m (one point eight) by placing lattice on top of existing fencing. Details to be submitted with the building application.

8. No structure shall be constructed above the drainage easement and in this regard, only 1 (one) covered car parking space is required to be provided.
9. Details of the proposed driveway additions shall be submitted for consideration by the Divisional Manager Environment and Development with the building application.

4. DRIVER TRAINING FACILITY - LOT 1, DP222237, CNR MAIN CATTAI ROAD AND PITT TOWN-DURAL ROAD, PITT TOWN - PRECISION DRIVER TRAINING (J KELLY). DA167/92

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

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

1. The development shall be carried out generally in accordance with the supporting documentation submitted with the application.
2. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
3. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
4. Operating hours shall be limited to 8.30am to 4.30pm, Mondays to Saturdays. Any alteration of these hours will require Council consent.
5. No more than 12 (twelve) students shall participate in the course each day.
6. Noise impact be monitored for a period of 12 (twelve) months. Should Council then require it, earth mounding shall be carried out to the satisfaction of the Divisional Manager Environment and Development.
7. Control lights be installed to control traffic movements within 3 (three) months, thereafter the use of the whistle device to control traffic movements to cease.

**5. VETERINARY CLINIC - LOT 272, DP751649 OLD BELLS
LINE OF ROAD, KURRAJONG - A HAWKINS. DA189/92**

Mr.W.Hawkins, the owner, addressed the Committee.

Mrs.M.Scott addressed the Committee as an objector.

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

1. The development shall be carried out generally in accordance with the plans and accompanying documentation submitted on 22nd June, 1992.
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. Details of wastes generated and the collection and disposal methods shall be submitted for consideration with the building application.
5. All loading and unloading in relation to the use shall take place wholly within the property, and these loading areas shall be kept clear for loading/unloading at all times.
6. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
7. Within 12 (twelve) months parking shall be provided for 12 (twelve) 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.
8. Operating hours shall be limited to :

9.00am to 7.00pm, Mondays to Fridays.
9.00am to 12.00noon, 5.00p.m. to 6.00pm, Saturdays
9am. to 10am, 5pm to 6pm, Sundays.

Any alteration of these hours will require Council consent.

9. Landscaping shall be undertaken to the southern boundary (Water Board boundary) by planting 2 (two) to 3 (three) metre advanced bushes as a screen approximately 50 (fifty) metres in length.

Alderman Rogers left the meeting at this stage, the time being 10.29 a.m.

6. McDONALD'S FAMILY RESTAURANT WITH DRIVE-THRU FACILITY - LOT 2, DP815813 CNR MARCH AND EAST MARKET STREETS, RICHMOND - McDONALD'S AUSTRALIA LTD - (R COX). DA106/92

Mr.R.Cox addressed the Committee on behalf of the applicant.

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

1. The development shall generally be in accordance with the amended plans dated June, 1992.
2. Construction of full width path paving over the frontage of the site to March Street. The material used shall be chosen in consultation with the Divisional Manager Engineering Operations.
3. Construction of Council's standard heavy duty footway and layback vehicular crossings to suit the accesses to the site.
4. Removal of the existing redundant layback crossings and replacement with concrete kerb and gutter and the restoration of the footway area.
5. 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, and shall include on-site detention to restrict flows for the developed area to that existing prior to development for all storms up to the 1 in 100 year storm.
6. Submission of a building application, plans and specifications complying with Ordinance 70.

7. 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.
8. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act 1989 and Regulations thereunder and Council's Food Premises Code.
9. No excavation or site works shall be commenced prior to the issue of the building permit.
10. Landscaping shall be maintained for the life of the development to the satisfaction of the Divisional Manager Environment and Development.
11. All loading and unloading in relation to the use shall take place wholly within the property, and these loading areas shall be kept clear for loading/unloading at all times.
12. The spillage of light, if any, shall be controlled to the satisfaction of the Divisional Manager Environment and Development.
13. A disabled toilet is to be provided in accordance with Specification 9 of Ordinance 70.
14. Parking shall be provided for 46 (forty six) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
15. A physical barrier being provided between public spaces, vehicles accessways, parking areas and the surrounding landscaped area.
16. All ingress and egress to the site to be in a forward direction and to be suitably marked and signposted.
17. The pylon sign on the corner of East Market and March Streets shall not exceed 10.0m (ten point zero) in height.
18. The external finish of the building shall be compatible with the Richmond Railway Station building. In this regard, a schedule of proposed external finishes and colours, including samples, shall be submitted for consideration and approval with the building application.

19. A "No Standing" area shall be designated on March Street from the intersection of East Market Street to the eastern side of the proposed truck exit.
20. Further discussions regarding the fencing to be held at the Building Application stage.
21. Details of the proposed fencing between the site and the railway station land shall be submitted for Council's consideration and approval with the building application.

7. REPLACEMENT OF AN EXISTING 18M HIGH COMMUNICATIONS TOWER WITH A 40M HIGH COMMUNICATIONS TOWER - LOT 609, DP222231 LIEUTENANT BOWEN ROAD, BOWEN MOUNTAIN. DA165/92

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

1. The communications tower be painted a colour(s) to the satisfaction of the Divisional Manager Environment and Development.
2. The lighting of the tower be undertaken in such a way as to minimise impact on adjoining residents. Spillage of light shall be controlled to the satisfaction of the Divisional Manager Environment and Development.

Minutes of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 25th August, 1992, commencing at 9.30 am.

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

RESOLVED on the motion of Alderman Calvert seconded by Alderman Books that the Minutes of the General Purpose Committee Meeting held on 28th July, 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 31st July, 1992, be received and the revised estimates of cost be adopted.

2. BOUNDARY ROAD RECONSTRUCTION - WINDSOR ROAD TO COMMERCIAL ROAD. GG21/97 PT1

IF THE APPLICATION for funding under the Extended 3 x 3 (three by three) Programme is unsuccessful, Baulkham Hills Shire Council be requested to confirm their commitment to having this project undertaken, following which a further application be made to the Regional Road Consultative Committee for the provision of funding for the project.

3. WOODS RESERVE ROAD - DISPUTED BOUNDARIES. GR2350 PT1, S90/72, P2350/20, P2350/80

Mr Kimber, Surveyor, and Mr Boland addressed the Committee.

The Town Clerk/General Manager advised that a letter had been received from Mr.King this morning in which he requested that the matter be deferred as he could not be present to-day.

THAT MR. BOLAND retain his present boundary and Mr. King be allowed to retain his new fence on his boundary. Further that Messrs. King and Boland remove the large fence post and instal a smaller one with a reflective device to indicate the access road.

4. AIR CONDITIONING - WINDSOR LIBRARY. GL020/025
PT01

THE WORK CURRENTLY being undertaken to replace the cooling tower be approved and that the funding of the works be reported in the Quarterly Financial Statement.

Alderman Keegan arrived at this stage, the time being 6.30 p.m.

Report of the Local Traffic Committee Meeting held on Friday, 14th August, 1992, in Council Chambers at 10.00am

PRESENT:

Members - Alderman P Minturn, Chairman
Sergeant G Thompson, NSW Police Department
Mr G Kevill, Roads & Traffic Authority
Mr G Hatch, Ministry of Transport

Also Present - Mr A Hastie, Manager of Design & Survey
Mr K Berzins, Manager of Land Use Policy

APOLOGIES:

Mr R Searle, Office of K R Rozzoli, MP
Mr J Christie, Office of P Gibson, MP

CONFIRMATION OF MINUTES:

The minutes of the meeting of 17th July, 1992, were circulated and confirmed.

BUSINESS ARISING FROM PREVIOUS MINUTES:

1. INTERSECTION STONE TERRACE/BELLS LINE OF ROAD -
ROADS & TRAFFIC AUTHORITY. 1004/R PT1

THAT THE COMMITTEE raises no objection to the works shown in the plans prepared by Council's Engineers (Figure 3), however, further investigations should be undertaken as to the use of the "road widening" area, near Stone Terrace, for a bus pick up and drop off point.

2. FITZGERALD STREET, WINDSOR - EXTENSION OF COACH
PARKING BAYS - AAT KINGS TOURS PTY LTD & MRS G
KIRKLY AND MRS B EZZY. 610/R PT1

THAT IT BE referred until the next meeting when the Draft Windsor Traffic Study will be discussed in detail.

3. GEORGE STREET, WINDSOR - PARKING RESTRICTION
(THOMPSON SQUARE) - NSW POLICE DEPARTMENT -
WINDSOR HIGHWAY PATROL. GT230/02 PT2

THAT THE SIGNAGE be clarified so as to differentiate between the 90° parking zone and the parallel parking zone.

4. DIGHT STREET, RICHMOND - RAAF. 421/R PT1

THAT THE MATTER be deferred until more detailed investigations are undertaken.

5. RAILWAY ROAD SOUTH, MULGRAVE - HEAVY TRAFFIC
VOLUME. 1822/R

THAT TRAFFIC COUNTS be undertaken and results presented to the next meeting.

3. GENERAL BUSINESS:-

Correspondence

6. WILLIAM STREET, RICHMOND - TRAFFIC CONDITIONS - T O'BRIEN. 2340/R PT1

THAT TRAFFIC COUNTS be undertaken, especially between 2.30pm - 5.30pm, and the alignment of the road be defined by survey. Advice also be obtained from the State Rail Authority as to their future plans for their site on the Corner of William Street and Bourke Street.

7. INTERSECTION BOUNDARY/OLD PITT TOWN ROADS, BOX HILL - PROPOSED WARNING SIGNS - BAULKHAM HILLS SHIRE COUNCIL. 256/R PT1

THAT "STOP SIGN AHEAD" and "Four Way Intersection" signs be installed on Old Pitt Town Road at its approach with Boundary Road, Box Hill.

8. GENERAL STORE, PITT TOWN ROAD, McGRATHS HILL - PEDESTRIAN TRAFFIC - NSW POLICE DEPARTMENT - RICHMOND HIGHWAY PATROL - ON BEHALF OF MRS J KENT. 206/R PT1, GT230/2 PT2

THAT INVESTIGATIONS BE undertaken by Council staff to determine land ownership in relation to where the cars are currently parking. If cars are parking on private land, then negotiations occur with landowners in an endeavour to solve the problem.

9. BELLS ROAD, GROSE VALE - REDUCTION OF SPEED LIMIT - NSW POLICE DEPARTMENT - RICHMOND HIGHWAY PATROL - ON BEHALF OF T A GILLIES. 206/R PT1, GT230/2 PT2

THAT THE MATTER be referred to the Roads and Traffic Authority.

10. CATTAI ROAD - P CASH. 2019/R PT2

THAT THE MATTER be investigated by the Police Department and the Roads and Traffic Authority and the results be reported back to the Committee.

11. THE TERRACE, WINDSOR - TRAFFIC CONDITIONS - PHIPPS/WOODFORD/PULSFORD/BOWD/GAZAL. 2019/R PT2

THAT IT BE deferred until the next meeting when the Draft Windsor Traffic Study will be discussed in detail.

12. STEWART STREET, SOUTH WINDSOR - CHILD WARNING SIGNS IN THE VICINITY OF GREENHILLS CHILD CARE CENTRE - HAWKESBURY CITY COUNCIL. 1950/R

THAT COUNCIL STAFF examine the most appropriate option for the site and report to the next meeting.

13. GEORGE STREET/RIFLE RANGE ROAD/COLONIAL DRIVE, SOUTH WINDSOR - TRAFFIC FACILITIES. 731/R, 1833/R, 382/R

THAT THE MATTER be referred to the Roads & Traffic Authority for their consideration, with the preferred option being the installation of traffic lights at both intersections.

OTHER BUSINESS

1. Mr Hatch tabled a letter from the Fire Brigade - North Western Region, requesting parking restrictions in March Street, Richmond. The matter will be listed in the agenda for the next meeting.
2. Sgt Thompson indicated that there was a safety problem in that part of Macquarie Street which fronted the newly constructed Red Rooster building. It was resolved that existing "No Stopping" signs be relocated

and the No Standing area be extended to cover that section of Macquarie Street adjacent to the entry/exit of the Red Rooster site.

3. Sgt Thompson advised that the cars travelling towards Windsor along Macquarie Street were causing a traffic problem when turning right into Forbes Street. It was resolved that a "No Right Turn" sign be erected in Macquarie Street in the vicinity of the Forbes Street intersection.
4. Sgt Thompson advised the Committee that several serious accidents had occurred at the Richmond Road/George Street lights. The majority of accidents involved south bound vehicles in George Street, turning right at the intersection. It was resolved that the matter be referred to the Roads and Traffic Authority for their investigations with a request for an addition of a "turning" arrow on the signals.
5. Mr Berzins also advised the meeting that on Wednesday 5th August, 1992, representatives from the Police Department, Roads and Traffic Authority, Council and Mr Rozolli's office conducted a joint inspection of Bells Line of Road. The aims of the inspection was to review the appropriateness of the speed signage. Agreement was reached on the following changes:-
 - a) reduction in length of the existing 100km speed zone between Chapple Street, Richmond, and the North Richmond Bridge. Also reduction in the speed limit to 80km;
 - b) extension of the 60km zone to the south of Kurmond by 400m, (on the basis of the proximity of the school crossing);
 - c) reduction in the 100km speed limit between Mill Road, Kurrajong, and Hermitage Road, Kurrajong, to 90km; and
 - d) extension of the 80km zone by 400m in the vicinity of Bowens Creek Road, Bilpin.

THAT ITEMS 1 to 13 of the Local Traffic Committee's Report be received, the recommendations be adopted and that the item "Other Business" be received.

SECTION 2 - PLANNING AND DEVELOPMENT

1. THREE TWO STOREY AND SIX SINGLE STOREY
DUPLEXES - LOTS 2086-2094, N°S 2-9 PAINE PLACE AND N° 43
BOUNTY CRESCENT, BLIGH PARK - MR R BRAND.
DA'S152/92 - 160/92

THAT THE APPLICATION be refused because:-

1. The external appearance/design of the proposal will detract from the visual amenity of the neighbourhood.
2. The contiguous nature of the proposal is considered to be an overdevelopment of the area.
3. Not in the public interest.

2. HOME ACTIVITY - LIGHT UPHOLSTERY RECOVERING -
LOT 63 DP242486, 10 GREGORY STREET, NORTH RICHMOND.
DA207/92

Mr. Fowler, the applicant, addressed the Committee.

Mr. Clark, an objector, addressed the Committee.

Alderman Parsons tabled a letter from a neighbouring resident, which the Town Clerk/General Manager read to the Committee and which is quoted below :

"I Sigrid Wilson of 12 Gregory Street being a directly adjoining neighbour of Niel & Margaret Fowler, have absolutely no objection to Mr. Fowler continuing in his business as upholsterer at ... Gregory Street. It is of no consequence to any one else. He neither distracts or is in any way disruptive in his business. I have been a direct neighbour for almost 5 yrs and see no reason why a licence should be denied him to further conduct his business."

A SITE INSPECTION be carried out.

The Committee inspected the site at 5.45 p.m. Aldermen present at the inspection were Aldermen W.J.Sledge, R.G.Calvert, P.J.Minturn, C.A.Paine, M.G.Parsons, P.E.Rogers and L.C.Sheather.

THAT CONSENT BE granted, subject to:-

1. The development shall be carried out generally in accordance with supporting documentation submitted with the application.
2. Compliance with the following requirements of a 'Home Activity' as defined in HLEP, 1989:-

"the activity or pursuit does not -

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

3. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
4. All raw materials and finished goods to be stored within the building and all work performed to be confined in the building.
5. No signs shall be displayed on the footpaths, pedestrianways or roadways.
6. Operating hours shall be limited to 8.00am to 4.00pm, Mondays to Fridays. Any alteration to these hours will require approval.
7. A fire extinguisher appropriate for glues and solvents used in the home activity shall be kept within the garage at all times.

8. The consent shall lapse if the current operator ceases the home activity on the site.
9. Should condition 2(i) above be not adhered to, further works may be required to alleviate interference. Such will be carried out forthwith and to the satisfaction of the Divisional Manager Environment and Development.

3. TOWNHOUSE - LOT 7 DP38394, N^o 131 LENNOX STREET, RICHMOND - YAMAGA HOLDINGS PTY LTD (D CHRISTOU). DA212/92

Mr.G.Pandu, an adjoining owner, addressed the Committee as an objector.

- A. THAT THE APPLICATION be approved, subject to the following conditions:-
1. The development shall be carried out generally in accordance with the plan submitted on 7th July, 1992.
 2. Submission of a building application, plans and specifications complying with Ordinance 70.
 3. The building design shall incorporate components that will provide aircraft noise mitigation in accordance with AS 2021, to the satisfaction of the Divisional Manager Environment and Development. Details prepared by an accredited acoustical consultant to be submitted for approval with the building application.
 4. No excavation or site works shall be commenced prior to the issue of the building permit.
 5. A contribution of \$1,727 (one thousand seven hundred and twenty seven dollars) based on \$1,727 (one thousand seven hundred and twenty seven dollars) per additional dwelling being a contribution for open space and community facilities as a consequence of townhouse development.
 6. 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.

7. Landscaping shall be maintained to Council's satisfaction.
 8. As far as practicable all trees and shrubs on the site are to be preserved and integrated with the plan of landscaping. No trees over 3m (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. Parking shall be provided for 22 (twenty two) 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.
 10. New boundary fences shall be provided at the applicant's expense. Such fencing shall be to a height of 1.8m (one point eight), at least lapped and capped in quality and particular attention being given to eliminate as much noise as possible in the vicinity of the access "handle" and adjoining dwellings.
 11. The window of the dining room shall be replaced with glass doors to enable access to the rear courtyards.
 12. Compliance with all conditions of DA265/91.
 13. The free-standing carport shall be provided with a pitched roof. Plans indicating this are to be submitted with the building application.
- B. A further report be submitted to the Ordinary Meeting in relation to the location of the previous approval.

4. EXTENSION TO HOLDING YARDS & REPLACEMENT OF AMENITIES - LOT 3, DP538816 MULGRAVE ROAD, MULGRAVE - NATIONAL LIVESTOCK BROKERS. DA210/92

Mr.C.Harvey of National Livestock Brokers, addressed the Committee.

Mr.T.O'Hanlon, representing the Windsor High School P. & C. Association and Mr.A.Deece, Principal, Windsor High School, addressed the Committee as objectors.

Alderman Keegan left the meeting at this stage, the time being 10.53 a.m.

A SITE INSPECTION be carried out.

The Committee inspected the site at 5.00 p.m. Aldermen present at the inspection were Aldermen W.J.Sledge, H.J.M. Books, R.G.Calvert, P.J.Minturn, C.A.Paine, M.G.Parsons, P.E.Rogers and L.C.Sheather.

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

1. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit access to the site with a minimum width of 6m (six).
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 the land without prior approval of Council under Ordinance 55 of the Local Government Act. These details shall provide for onsite detention and treatment as well as appropriate disposal.
4. Separate details of the proposed method of treatment of liquid wastes shall be submitted concurrently with the building application for consideration and approval.
5. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
6. All waste material to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
7. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act, 1989, and regulations thereunder to the satisfaction of the Divisional Manager Environment and Development.

8. 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. Plans are to be submitted along with the building application.
 9. All carparking, loading and manoeuvring areas on-site are to be sealed or alternatively treated with suitable dust suppressant.
 10. Access during weekdays is restricted to the Cunneen Street entrance.
 11. Arrangements satisfactory to the Divisional Manager Engineering Operations are to be made for the disposal of drainage from the site.
 12. A plan of landscaping is to be submitted for approval by the Divisional Manager Environment and Development prior to any works being carried out on-site. Landscaping is to be completed and maintained for the life of the development.
 13. The use shall only take place on 2 (two) week days per week.
 14. No noise amplification shall be used on the site.
 15. Compliance with any requirements of the Environment Protection Authority especially in regard to waste water.
- B. That Council assist in the future relocation of the operation to a more appropriate site.

5. PLACE OF PUBLIC WORSHIP - LOT 108, DP755258, N^o 249 WOLLOMBI ROAD, ST ALBANS - GROVEWOOD HOMES (J LAWLAR). DA170/92

Mr.G.Wilson, an objector, addressed the Committee.

A FURTHER REPORT be submitted to the Ordinary Meeting on the earthworks that have already been carried out with a recommendation on what action should be taken by Council, and the immediate need to pipe the gully. Such report to include aspects relating to the environment, sensitivity and historic nature of the area.

6. INTEGRATED HOUSING - LOTS 30-34, DP794424 & LOTS 53-59, DP802290 LAND BOUNDED BY ARTHUR PHILLIP DRIVE, GRAINGER AND FULTON PLACES, NORTH RICHMOND (KEMSLEY DOWNS) - DEFENCE HOUSING AUTHORITY (MR HEATH). DA219/92

THAT CONSENT BE granted, subject to:-

1. The development shall be carried out generally in accordance with plans submitted with the application dated 21st July, 1992.
2. Submission of a building application, plans and specifications complying with Ordinance 70.
3. No excavation or site works shall be commenced prior to the issue of the building permit.
4. The internal driveways shall be constructed of pavers/earth toned coloured concrete/or the like. Consideration shall be given to "breaking up" the expanse of driveway through the use of different colours and/or textures in the driveway material.
5. The proposed dwellings shall have a mix of external finishes to provide an attractive streetscape. Details to be submitted concurrently with the building application.
6. All fences behind the building alignment to have a height of 1.8m (one point eight) to provide privacy between the respective dwellings.
7. A detailed plan of landscaping shall be submitted and approved with the building application. Such landscaping is to be completed prior to the occupation of the building and adequately maintained.
8. Provision of a clothes drying area. Details to be submitted with the building application.
9. Removal of the existing redundant layback crossings and replacement with concrete kerb and gutter and the restoration of the footway areas.
10. Construction of Council's standard residential, heavy duty footway to Lot 1.

11. Construction of the access road within the communal open space to the satisfaction of the Divisional Manager Engineering Operations together with the construction of concrete path paving within the pedestrian access to Fulton Place.
12. Construction of a separate driveway access along the access to Lot 1 shall be provided to Lot 7. Details to be submitted concurrently with the building application to the satisfaction of the Divisional Manager Engineering Operations.
13. Construction of interallotment drainage to serve each house not draining directly to a public road.
14. The driveway to Lot 14 being located clear of the existing pit in Grainger Place.
15. A contribution of \$32,813 (thirty two thousand eight hundred and thirteen dollars) based on \$1,727 (one thousand seven hundred and twenty seven dollars) per additional dwelling being a contribution for open space and community facilities.
16. Satisfactory arrangements being made with Prospect Electricity and Telecom for adjustment of any services affected by the location of the proposed driveways. Details to be submitted from the relevant authorities, concurrently with and prior to, the release of the building application.
17. Satisfactory arrangements being made for the manoeuvring of vehicles from Lots 6 and 8. Details to be submitted concurrently with the building application and to the satisfaction of the Divisional Manager Environment and Development.
18. Construction of access and drainage or sewer 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 Divisional Manager Engineering Operations.
19. A design, checking and inspection fee of \$500 (five hundred dollars), and \$1.50 (one dollar and fifty cents) per metre of drainage, must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1992.

7. LANDFILL - LOT 52 DP585372 N^o 166 CORNWALLIS ROAD,
WINDSOR - N CRABB. DA200/92

Mr.Crabb, the applicant, addressed the Committee.

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

1. The landfill shall be completed generally in accordance with Plan Reference 18228 dated May, 1992.
2. Compliance with any requirements of the Environment Protection Authority (Waste Management Authority of NSW).
3. Compliance with any requirements of the Public Works Department and Water Resources Commission under the NSW Rivers and Foreshores Improvement Act.
4. All fill material to be non-cohesive soil, clean type material such as sandy loam or similar. No contaminated material is to be brought onto the site.
5. Erosion control measures such as hay bales or geotextile silt traps are to be provided during construction to stop silt, rubbish or debris entering the river during storms or entering the existing pipelines causing blockages.
6. All necessary works being carried out to ensure that flow from adjoining properties is not impeded. In particular, an open drain is to be provided along the northern boundary of the fill and access to the existing pit shown on the plan is to be retained by moving the proposed embankment at this point to the north of the pit.
7. No excavated material (subsoil, topsoil, soil) shall be removed from the site.
8. The landfill shall be completed in stages to minimise the area exposed at any one time. Each section is to be stabilised by grassing immediately each section is completed and before moving onto the next section.
9. All loaded trucks arriving at the site shall have their payloads suitably covered to prevent spillage from the truck onto the road.

10. Council reserves the right to impose a condition to have a mechanism installed whereby wheels of trucks leaving the site are washed to minimise dust and debris being deposited on roads, however, it shall monitor the operation for 3 (three) months without such a facility to ascertain whether such is required.
11. The landfill operation shall not take place on the land except between 7.00am and 4.00pm, Monday to Friday.
12. Payment to Council of a contribution under Section 94 of the Environmental Planning and Assessment Act, 1979, at the rate of 20 (twenty) cents per tonne of all materials transported to the subject site. In respect of the said contribution, the following provisions shall apply:-
 - i) payment of \$2,160 (two thousand one hundred and sixty dollars) within 3 (three) months of the date of this consent and payment of \$2,160 (two thousand one hundred and sixty dollars) for every succeeding 3 (three) months period until a total of \$17,280 (seventeen thousand two hundred and eighty dollars) has been paid.
13. The access tracks on the property shall be watered at regular intervals to prevent the emission of dust from the site.
14. This consent is limited to a period of 3 (three) years from the date of issue.

B. That Council staff periodically inspect the site.

8. CONSTRUCTION OF A 2.5 MEGA LITRE WATER STORAGE RESERVOIR - LOT 1, DP591288 & LOT 1, DP818045 OLD BELLS LINE OF ROAD, KURRAJONG - WATER BOARD (NORTH WESTERN REGION). DA206/92

THAT UPON THE APPLICANT agreeing to the following requirements, a conditional consent be issued:-

1. The proposal be carried out in accordance with the documentation supplied with the development application prepared by Mitchell and McCotter Pty Ltd and dated July, 1992, (91097 RP1).

2. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager Environment and Development Services prior to construction commencing. Such landscaping is to be completed prior to the completion of the reservoir.
3. Landscaping shall be maintained to Council's satisfaction.
4. The new reservoir shall be finished in a colour to match the existing reservoir on the site.
5. Works be undertaken to minimise scouring on and off the site when water is released from both existing and the new reservoir. These works should include devices such as pits and diffusers and be constructed to Council's satisfaction.

9. PROPOSED REZONING - LOT 238, DP751665, N^o 1115
SALTERS ROAD, WILBERFORCE - JOHNATHON KEEN &
ASSOCIATES. LEP7/92

Mr.Cox addressed the Committee on behalf of the applicant.

- A. THAT COUNCIL NOT prepare a Draft Local Environmental Plan to permit a 16 (sixteen) lot Community Title Subdivision.
- B. That a report be prepared for consideration for formulating a policy for Community Title Legislation application to the City by the Ordinary Meeting.

10. TWO LOT SUBDIVISION - LOT 2, DP503713, 18 STANNIX
PARK ROAD, WILBERFORCE. SA80/92

Mrs.McGeady, the applicant, addressed the Committee.

Alderman Mackay returned to the meeting at this stage, the time being 3.27 p.m.

THAT THE APPLICATION be refused on the grounds that: -

1. The subdivision is not in compliance with the 10ha (ten) minimum allotment requirement for land zoned Rural 1(b) in accordance with the provisions of HLEP, 1989.
2. The application is not in the public interest.

11. TREE REMOVAL - MARKET GARDEN (HYDROPONIC) - LOT 20, DP28331, N^o 419 TERRACE ROAD, FREEMANS REACH. MR D & MRS T VELLA. P2003/765

THAT APPROVAL BE granted for work to be undertaken as requested, subject to the retention of all trees within 5m (five) of all boundary lines, fenced dwelling and driveway entry area. One tree to be removed from dwelling area adjacent to house for safety.

12. GENERAL STORE - HANCKEL ROAD, OAKVILLE. DA79/92

- A. THAT THE LEGAL advice on general stores containing petrol bowsers be received.
- B. That a report be brought forward on any current consent or existing use rights.

13. REZONING TO PERMIT THE REDEVELOPMENT OF AN EXISTING SERVICE STATION - LOT 13 DP700834, LOT 1 DP609449 AND PT LOTS 11/12 DP977347 N^o 's 81-87 BELLS LINE OF ROAD, NORTH RICHMOND - MARTIN MORRIS AND JONES PTY LTD. DLEP2/92

THAT COUNCIL PREPARE a submission to the Department of Planning pursuant to Section 68 of the Environmental Planning and Assessment Act, 1979 to enable the plan to be gazetted.

14. TREE REMOVAL - MARKET GARDEN - LOT C DP407135 Nº 82 SAUNDERS ROAD, OAKVILLE - MR L & MRS M SAID. P1934/160

THAT APPROVAL BE granted for work to be undertaken as requested, subject to the retention of trees to the south western and western boundaries and the singular tree adjacent to the existing dwelling.

15. BLIGH PARK - DRAFT SOCIAL PLAN. GT130/001 PT08

THAT THE INFORMATION within the Draft Bligh Park Report be received.

16. REPLACEMENT OF AN EXISTING 18M HIGH COMMUNICATIONS TOWER WITH A 40M HIGH TOWER - LOT 609, DP222231 LIEUTENANT BOWEN ROAD, BOWEN MOUNTAIN. DA165/92

THAT DISCUSSIONS BE held with Prospect County Council officers regarding alternative sites for the proposed tower.

Further that Council does not support the tower in residential areas.

17. CLARENDON SHOWGROUNDS - PROPOSED DRIVER TRAINING AND KART RACING FACILITY. DA345/91

Mr.Foley, of the Hawkesbury Kart Club addressed the Committee on behalf of the applicant.

Mr.Bryden of the Dressage Council of New South Wales, Mr.John Milne on behalf of the Hawkesbury District Agricultural Association, Professor Richard Bawden of the University of Western Sydney, Hawkesbury, and Ms.L.Ingham, representing the residents of Clarendon and the Race Horse Trainers and Owners at Clarendon, addressed the Committee.

- A. THAT COUNCIL ASSIST the Kart Club in association with the University of Western Sydney, Hawkesbury, on the proposed siting of the Kart Club on the University of Western Sydney, Hawkesbury land.

- B. That a report be brought forward to the Ordinary Meeting on the feasibility of the alternative site, addressing the following aspects : site access, a lease term and the time frame it would take to get the lease up and running, ground consolidation, and isolation of the infrastructure.

Alderman Mackay left the meeting at this stage, the time being 2.20 p.m.

18. BUILDING APPROVAL - GROSE VALE ROAD,
KURRAJONG - R E PAUL. BA914/89, DA249/89

THAT MR R E PAULL be advised that compliance with the building condition regarding rendering non-habitable the second dwelling on his land at Lot B, 461 Grose Vale Road, Kurrajong is required either at the end of the existing tenancy or the end of February, 1993, whichever is the sooner.

19. LOCAL AREA CARPARKING AND TRAFFIC STUDY
RICHMOND. LEP10/91

1. COUNCIL RESOLVE TO prepare a study brief and engage a consultant to undertake a Carparking and Traffic Study for Richmond Town Centre
2. The Section 94 Current Carparking Contribution Reserve fund the study.
3. That expressions of interest be called for and be further reported to Council.

SECTION 3 - FINANCE

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

Alderman Parsons declared an interest in Cheque Nos. 12140, 12220, 12477 and 12597.

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.	12001	-	12827	\$3,965,256.50
Trust Fund Nos.	915	-	1028	\$701,813.28
FID General Fund	469184	-	469190	\$718,809.14
98P General Fund	37064	-	37066	\$4,075,000.00
98P Bank Trust Fund	-	-	-	-
FID Account Trust Fund	25420	-	-	\$200,000.00
				\$9,660,878.92

2. ERECTION OF SECURITY GATES AND FENCING - RICHMOND GOLF CLUB LIMITED. P258/355 PT1

CONSIDERATION OF THE application be deferred pending investigation of alternatives for commuter parking before the erection of fencing and gates.

3. HAWKESBURY SPORTS STADIUM LIMITED - CLARENDON. P1829/810 PT1

Mr.S.Ghantous addressed the Committee.

Item 5 of the Supplementary Report was dealt with in conjunction with Item 3 above.

THAT COUNCIL APPROVE in principle lending finance to the Hawkesbury Sports Stadium Ltd. subject to further investigation by Council as to :

1. What legal arrangements can be made.
2. A full financial analysis be undertaken.
3. The method of Company or Committee to operate the facility be reported to Council.

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

Alderman Stubbs left the meeting at this stage, the time being 3.54 p.m.

ADDRESS BY MR. BRIAN HARDIMAN, HAWKESBURY TOURISM INC.

Mr. Brian Hardiman reported to Council on the activities of Tourism Hawkesbury.

Alderman Mackay left the meeting at this stage, the time being 4.30 p.m.

4. REQUEST FOR USE OF LOGO. GP90/7 PT01

THAT RICHMOND AND District Chamber of Commerce be granted permission to use the Council logo on its letterhead.

5. HAWKESBURY SPORTS STADIUM LIMITED - CLARENDON.
P1829/810 PT1

See Item N° 3.

QUESTIONS WITHOUT NOTICE

Alderman Rogers advised that he had a request from a constituent who is seeking to do a layback for a driveway into his property and was advised by Council that he would have to pay \$130/\$150 or thereabouts in relation to insurance before

construction could commence. The owner was concerned on a hardship basis that it was difficult to pay and Alderman Rogers sought clarification as to whether it was a standard imposition. He asked if this could be waived in hardship cases if an application is submitted and if this could come back to him for the Ordinary Meeting.

The Divisional Manager Engineering Operations advised that where people are constructing laybacks or a vehicular access across the footpath, Council does require Public Liability insurance to safeguard anybody doing themselves an injury. He undertook to take the matter up with Council's insurance and report back to Council.

Alderman Williams asked if he was to drive to Woods Reserve at the weekend and collide with the fence post on what appears to be a road, what would be the legal position now.

The Town Clerk/General Manager advised that there would probably be a provision under the Motor Traffic Act that he would be entitled to travel on what was open as a public thoroughfare and if he hit the fence, and the fence is properly erected, it would probably be his fault and he should consult with his lawyer.

Alderman Paine referred to the notice to the Aldermen regarding the meeting with the Independent Members on the Hawkesbury Hospital and asked if all Aldermen were invited.

The Mayor advised that Alderman Keegan, herself and two members of the Crisis Committee would be attending the meeting. Wentworth Area Health Board is not being represented and the Town Clerk/General Manager is unable to attend.

Alderman Paine stated that the restaurant on the Common seems to be closed and sought advice in this regard.

The Mayor undertook to arrange for the Divisional Manager Corporate Services to advise Alderman Paine.

Alderman Paine stated that over the long weekend in October there are about 4 events staged for Clarendon and asked if provision is available for traffic movements, parking, etc.

The Town Clerk/General Manager advised that as long as these matters are reported to the Inspector of Police, he will make arrangements as to what he considers necessary for additional traffic Police.

Alderman Sheather referred to Pound Paddock and stated that the golf course has been turfed and the park is still being used as a dumping paddock. Also a car had gone through the fence.

The Divisional Manager Engineering Operations undertook to take the matter up with the relevant authorities.

Alderman Williams referred again to the large oil spills from the garbage collection truck - one in George Street and one in Catherine Street - and asked if it is known what is causing it.

The Town Clerk/General Manager stated that the garbage trucks are maintained daily. He undertook to have the matter investigated.

The Mayor referred to representations which all the Aldermen had been receiving regarding the Shahzada ride at St.Albans, the St.Albans Inn and the P. & C. Association, and advised that an Officer from Council had gone up there to-day to try and resolve the problem.

The Town Clerk/General Manager referred to discussions he had had with Mr. Burns-Wood, who wanted the P. & C. Association to operate from as early as they liked in the morning and give him the evening from 4 p.m. onwards. All that has been done, as has been done in the past, is that Council has just raised no objection to them being on the Reserve. There would be a problem if Council asked them to close at 4.00 p.m. It is hoped that the matter can be negotiated successfully.

The meeting terminated at 7.27 p.m.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 29th September, 1992.

.....Mayor

8. CONVERSION OF THE EXISTING GROUND FLOOR RESIDENCE TO A DOCTOR'S SURGERY AND RE-ESTABLISHMENT OF FIRST FLOOR OF DWELLING TO A SINGLE OCCUPANCY DOMICILE - LOT 486, DP214756, N^o 172 GOLDEN VALLEY DRIVE, GLOSSODIA - G AND J BALDRY, DA193/92

Mr.G.Baldry, the applicant, addressed the Committee.

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

1. The construction of kerb and gutter, concrete path paving, 1.2m (one point two) wide with the remaining footway area being formed in earth and all necessary drainage, together with the full construction, including sealing of the adjacent road shoulder pavement over the frontage of the land together with any such works as are necessary to make this construction effective.
2. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6m (six).
3. Construction of road and drainage works are not to commence until 3 (three) copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.
4. A design checking and inspection fee of \$250 (two hundred and fifty dollars), must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1992.
5. Parking shall be provided for 4 (four) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
6. Submission of a building application, plans and specifications complying with Ordinance 70.
7. 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.

8. No more than 1 (one) medical practitioner can practise from the site at any one time, except in an emergency.
9. The hours of operation are between 8.30am and 2.00pm, Monday to Friday.

9. ESTABLISHMENT AND OPERATION OF A CONCRETE BATCHING PLANT AND ASSOCIATED FACILITIES - LOTS 19 & 20, DP806993, N°S 4-5 SPEEDWELL PLACE, SOUTH WINDSOR - BORAL RESOURCES (NSW) PTY LTD - (A MERCER). DA140/92

Mr.R.Rotherham addressed the Committee on behalf of the applicant.

A. THE APPLICATION BE approved subject to the following conditions:-

1. The development shall be carried out generally in accordance with the plans and Environmental Impact Statement dated 11th May, 1992.
2. Submission of a building application, plans and specifications complying with Ordinance 70.
3. Construction of Council's standard heavy duty footway and layback vehicular crossings to suit the access to the site.
4. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. In addition, bunding of dirty areas and provision of a first flush system substantially as proposed in the EIS is to be provided to ensure that polluted water does not leave the site. Provision is to be made during the construction phase to minimise discharge of water borne pollutants from the site by the provision of suitable silt traps or structures. Full details of works shall be submitted for approval with the building application.
5. Parking shall be provided for 9 (nine) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.

6. All truck and heavy vehicle access to and from the site shall be from Macquarie Street, thence via Argyle Street, Fairey Road and Speedwell Place.
7. 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.
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. Preference will be given to the use of dark toned, non-reflective material so as to cause the structures to blend with the landscape of the site and its surroundings.
9. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
10. Adequate and suitable solid garbage/trade waste storage facilities shall be provided on the premises. Separate details indicating the location, type and construction of such facilities shall be lodged with Council concurrently with the Building Application.
11. All solid and liquid wastes arising from the premises shall be collected, stored and disposed of to Council's satisfaction. Separate details of the proposed waste collection, storage and disposal method/system shall be lodged with Council concurrently with the Building Application. A trade waste agreement shall be entered into with Council prior to discharge of trade waste from the premises.
12. Separate details of the proposed method of treatment of liquid wastes prior to discharge to Council's sewer or stormwater drainage system shall be submitted concurrently with the Building Application for consideration and approval.
13. A detailed plan of landscaping shall be submitted for consideration by the Divisional Manager Environment and Development with the building application. Such landscaping is to include plants which will adequately screen the development and are tolerant to the conditions prevalent at concrete batching plants. Landscaping is to be completed prior to the occupation of the building and maintained for the life of the development.

14. Operating hours shall be limited to 6.00am to 6.00pm, Mondays to Fridays and 6.00am to 4.00pm, Saturdays. Any alteration of these hours will require Council consent.
15. The 2 (two) allotments shall be consolidated into 1 (one) allotment prior to occupation of the building.
16. Full details of all noise control measures shall be submitted for consideration by the Divisional Manager of Environment and Development with the building application.
17. Noise control measures as specified shall be implemented prior to operations commencing.
18. Air pollution control measures as specified in the EIS shall be implemented prior to operations commencing.
19. Payment to Council of a contribution under Section 94 of the Environmental Planning and Assessment Act, 1979, at the rate of 15 (fifteen) cents per tonne of all materials transported to the subject site, and 15 (fifteen) cents per tonne of all materials transported from the subject site. In respect of the said contribution the following provisions shall apply:-
 - i) the said contribution shall be calculated and paid monthly from the date on which the development consent became effective;
 - ii) the said contribution will be indexed and adjusted annually from the date the consent became effective in accordance with the Consumer Price Index applicable to each year ending 30th June, commencing the 30th June, 1992, for the duration of the development consent and the said adjustments to the contribution shall take effect from and including July each year commencing the 30th June, 1993, for the duration of the consent;
 - iii) on or before 14th (fourteenth) day of each month the applicant shall deliver or procure delivery to the Council of the true certified copy weighbridge or other returns or records showing the true quantities of materials transported to and from the property during the immediately preceding month and the Council will then as soon as it can conveniently do so issue to the

applicant or its consenting assignee an invoice for the contribution payment for the month, which payment the applicant or its consenting assignee will pay to the Council within 14 (fourteen) days of the date hereof;

(iv) the Council has the right to inspect and have the original records relating to any of the deposited material including numbers and types of trucks and load quantities transported to and from the property audited by any person nominated by its own internal accountant at any time as and when he may by written request so require; and

(v) The Council will pay all of the said contribution payments into specially identified trust accounts for payment towards the rehabilitation, restoration, repair and/or maintenance of State, Regional and Local roads used by trucks transporting material to the site.

20. Compliance with the requirements of the Clean Air Act, Clean Waters Act and the Noise Control Act.

- B. Council request the applicant to consider the use of waste water generated by Worth Oil in its batching operations and general processing.
- C. Condition No. 19 being reported to the Ordinary Meeting.

**10. 4 X 3 BEDROOM TOWNHOUSES - LOT 45, DP787272, N^o 5
SHORTLAND CLOSE, NORTH RICHMOND - ALEX O'GRADY.
DA180/92**

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

1. The submission of a Subdivider/Developer Certificate (a Certificate under Part 3, Division 2, Section 27 of the Water Board Act, 1987).
2. A contribution of \$5,181 (five thousand one hundred and eighty one dollars) based on \$1,727 (one thousand seven hundred and twenty seven dollars) per additional dwelling being a contribution for open space and community facilities as a consequence of medium density development (residential flats, villas, townhouses etc.)
3. Construction of Council's standard medium duty footway vehicular crossing to suit the access to the site.
4. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application.
5. Parking spaces, accessways and aisles are to be constructed with a sealed pavement, drained and marked to Council's requirements. Details to be submitted with the building application.
6. The driveway shall be constructed of pavers/earth toned coloured concrete or the like.
7. 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.
8. Submission of a building application, plans and specifications complying with Ordinance 70.
9. 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.

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 is to be completed prior to the occupation of the building.
11. Landscaping shall be maintained to Council's satisfaction.
12. The development shall be carried out in accordance with Plan N° T1/92/3, dated 12th June, 1992.
13. Screen walls are to be provided to screen open yard activities and are to be of any approved design, details of which are to be submitted with the Building Application.
14. Documentary evidence from the Water Board showing no objection to the erection of the carport over the Board's easement shall be submitted with the building application.

11. CONSTRUCTION OF SERVICE STATION AND
CONVENIENCE STORE - LOT 1, DP585412 & LOT 1, DP610683,
N°S 71 & 77 BATHURST STREET, PITT TOWN - R PONT.
DA118/92

Alderman Stubbs declared an interest in this matter.

THAT CONSENT BE granted subject to the following conditions:-

1. The development shall be carried out generally in accordance with plans referenced 9201 S1, dated April, 1992.
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.
5. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.

6. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act, 1989, and Regulations thereunder and Council's Food Premises Code.
7. Parking shall be provided for 9 (nine) vehicles in accordance with Council's regulations and parking policy. Parking spaces, accessways and aisle widths to conform to Council's specifications and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
8. Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
9. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.
10. A 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 is to be completed prior to the occupation of the building and shall be maintained for the life of the development.
11. 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.
12. The spillage of light, if any, shall be controlled to the satisfaction of Council.
13. Registration of a plan of survey consolidating the site into a single allotment. Documentary evidence to be submitted to Council prior to occupation of the building.
14. The development being subject to compliance with the requirements of the Dangerous Goods Branch, Department of Industrial Relations. Documentary evidence to be submitted concurrently with the building application.
15. Access to the building is to be provided for disabled people.
16. Construction of concrete kerb and gutter and sealed road shoulder over the frontage of the development to Chatham Street and Bathurst Street.

17. Construction of a drainage pipeline picking up water upstream of the kerb tangent point in Bathurst Street and along the western side of Chatham Street discharging to the existing piped drainage system at the intersection of Chatham and Eldon Streets.
18. Construction of Council's standard heavy duty footway and layback vehicular crossings to suit each of the three proposed entrances.
19. Construction of the carpark, driveways and manoeuvring areas with a sealed pavement (concrete within the drive areas of the service station) to the requirements of the Divisional Manager Engineering Operations.
20. Stormwater from the site being discharged to a pit to be constructed in conjunction with the pipeline required by condition above located fronting the north eastern corner of the site.
21. The construction of full width brick paving over the frontage of Chatham Street and Bathurst Street to match the existing paving in Eldon Street. Consideration will be given to the provision of limited landscaping in the footway area.
22. The colour scheme for the building shall be submitted for approval with the building application.
23. Dedication of a splayed corner at the intersection of Bathurst Street and Chatham Street free of cost to Council.
24. Provision of separation lines to provide an entry and exit at the Bathurst Street vehicular crossing.
25. Vehicular crossing access from Chatham Street to be clearly signposted "Exit" only.
26. 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.
27. Separate details of the proposed method of treatment of liquid wastes prior to discharge to Council's stormwater drainage system shall be submitted concurrently with the Building Application for consideration and approval.

28. A design checking and inspection fee of \$875 (eight hundred and seventy five dollars), must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1992.
29. The kerb radius at the intersection being 6.0m (six point zero), the paving being relocated to within the road reserve and no landscaping to be provided between the paving and the kerb.
30. The submission of a separate development application for Stage 2 of the development.
31. Before demolition work of the old service station is carried out, any asbestos fibro sheeting removal is to be carried out under guidelines of the WorkCover Authority and to the satisfaction of the Divisional Manager Environment and Development.

Alderman Stubbs left the meeting at this stage, the time being 3.58 p.m.

**12. ASSEMBLY OF MOBILE HOMES - LOT 3, DP211133, N^o 229
EAST KURRAJONG ROAD, EAST KURRAJONG - B HANSON.
DA166/92**

Mr.B.Hanson, the applicant, addressed the Committee.

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

1. The development shall be carried out generally in accordance with the plans and supporting documentation submitted with the application.
2. This consent shall be limited to a period of 12 (twelve) months from the date of commencement, after which time the application shall be reviewed. The applicant is to advise Council of the commencement date.
3. Compliance with the definition contained within Hawkesbury Local Environmental Plan, 1989, of "Home Activity":-

"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; and*
 - (v) involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1m (one) by 0.6m (zero point six) exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof)."*
4. Hours of operation shall be limited to 7.30am to 5.00pm, Mondays to Fridays. Any alteration of these hours will require Council consent.
 5. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
 6. All loading and unloading in relation to the use shall take place wholly within the property, and these loading areas shall be kept clear for loading/unloading at all times.
 7. All materials shall be stored within the building and all work performed shall be confined in the building.
 8. Noise reduction measures, including the enclosure of the eastern side of the machinery shed, the installation of new doors at the rear of the shed and the provision of insulation in the roof, shall be carried out to the satisfaction of the Divisional Manager Environment and Development.
 9. Landscaping shall be carried out to the satisfaction of the Divisional Manager Environment and Development to enhance the appearance of the site.

10. The proposed office building shall not be used as a separate domicile at any time.
11. The existing footway crossing shall be adjusted to provide free passage of water along the table drain.

13. PROPOSED REZONING - PART PORTIONS 18 & 19, PARISH OF HAWKESBURY, GREENS ROAD, LOWER PORTLAND - DAVID HOOKER - PADASO PTY LTD. LEP8/92

Mr.D.Hooker, the applicant, addressed the Committee.

THAT COUNCIL PREPARE, without prejudice, a Draft Local Environmental Plan to permit a 65 (sixty five) lot Community Title Tourist Accommodation Subdivision.

14. ESTABLISHMENT AND OPERATION OF A SCHOOL - LOT 6, SECTION 11, DP977298, N^o 118 WOLSELEY STREET, OAKVILLE - ARNDELL COLLEGE. DA151/92

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

- A. THAT THE APPLICATION be approved subject to the following conditions:-
1. The submission of a Subdivider/Developer Certificate (a Certificate under Part 3, Division 2, Section 27 of the Water Board Act, 1987), with the building application.
 2. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit the access to the site with a minimum width of 6m (six).
 3. Construction of road and drainage or sewer works are not to commence until 3 (three) copies of the plan or specifications of the proposed works are submitted to and approved by the Manager of Engineering Services.

4. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted for approval with the building application. Care is to be taken that stormwater discharge is not concentrated onto adjoining properties.
5. A design checking and inspection fee of \$250 (two hundred and fifty dollars), must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1992.
6. Parking shall be provided for 20 (twenty) 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.
7. Full construction of the bus bay with a sealed pavement, any necessary drainage, 3m (three) wide concrete path paving adjacent to the school and concrete kerb and gutter both sides the length of the bus bay shall accommodate 2 (two) buses for 1993 and 3 (three) buses for 1994.
8. Dedication of road widening to contain the bus bay and concrete path paving required above free of cost to Council.
9. Payment of a sewer headworks contribution if sewer is to be discharged to Council's system. The amount will be calculated upon request.
10. The construction of kerb and gutter with the footway area being formed in earth, and all necessary drainage together with the full construction, including sealing of the adjacent road shoulder over the frontage of the land, together with any such works as are necessary to make this construction effective.
11. Submission of a building application, plans and specifications complying with Ordinance 70.
12. Details of the waste water treatment system are to be submitted with the building application for Council's approval.
13. The canteen shall be relocated to the western site of the proposed class rooms.

14. If the population of the school exceeds 300 (three hundred) students by the year 1996, the carpark shall be extended to provide 30 (thirty) carparking spaces.
15. A "pick-up/drop-off" turning circle shall be provided at the southern end of the carpark to enable parents to drop-off children if so required. Details to be submitted with the building application.
16. The carpark, bus bay and "pick-up/drop-off" shall be constructed prior to occupation of the site.
17. The development shall be carried out in accordance with plans numbered 91/42/02 and 91/42/03 dated May, 1992, and as modified by these conditions.

B. That the application be referred to the Local Traffic Committee.

15. REZONING TO PERMIT A SERVICE STATION -- PART
LOTS 1 & 2, SECTION 19, N^o 539 WILBERFORCE ROAD,
WILBERFORCE -R & L FERGUSON. LEP 13/91

THAT COUNCIL PREPARE a submission to the Department of Planning pursuant to Section 68 of the Environmental Planning and Assessment Act, 1979 to enable the plan to be gazetted.

**16. DRAINAGE EASEMENT - TOWNHOUSE DEVELOPMENT -
622 GEORGE STREET, SOUTH WINDSOR. DA207/91**

Mr.D.Horacek addressed the Committee.

- A. THAT Council proceed to seek agreement from the various parties to the following:-
1. The downstream owners, namely Wayling and Martin, must agree to the creation of a drainage easement 3.0m (three point zero) wide on their land. (Cost of creating easements is approximately \$500 (five hundred dollars)).
 2. The Horacek's/Pearview Pty Ltd must supply and lay a 625mm (six hundred and twenty five) diameter pipe in the yet to be created drainage easement, from Horacek's boundary to the pit near the intersection of Bradley and Woods Roads. (The approximate cost is \$22,000 (twenty two thousand dollars)).
 3. The Horacek's agree to pay Council's legal costs in arranging the abovementioned drainage easements.
 4. The Horacek's create a 2.5m (two point five) wide drainage easement near the boundary of their land to facilitate interallotment drainage as shown in the drainage plan.
- B. A Section 94 fund be established of the upstream owners so as if there were upstream development the extra \$14,000 (fourteen thousand) Mr.Horacek is required to put in could be refunded to him from Section 94 contributions.
- C. As an alternative to A and B, the applicant be given the opportunity to supply Engineer's plans to use on site detention to drain the site.

**17. TREE REMOVAL - LOT 3, DP228704, N° 51 PEBBLY HILL
ROAD, MARAYLYA - MR B AND MRS P DE LAPORTE.
P1625/250 PT1**

Mr.De Laporte addressed the Committee.

THAT APPROVAL BE granted for the removal of 3 (three) trees on Mr.B. & Mrs.P.De Laporte's property subject to the trees being replaced by 6 (six) more trees on a more appropriate part of their property to the satisfaction of the Divisional Manager Environment and Development.

18. BUILDING APPLICATION - RESITED DWELLING - LOT 23, DP246385, N° 64 JAMES MEEHAN STREET, WINDSOR - ADRIAN LOEL. BA603/92

Mrs.Loel, the applicant, addressed the Committee.

Mrs.C.Toole addressed the Committee as an objector.

- A. THAT THE APPLICATION be refused and the building be removed from the City for the following reasons :-
1. The dwelling does not fit into the streetscape.
 2. The inadequacy of drainage plans submitted.
 3. The fact that the applicant has demonstrated that he is not prepared to comply with Council's direction.
 4. Not in the public interest.
- B. In light of the previous recommendation on Item 18 in the Business Paper, that Council's policy for resited houses be brought forward for discussion to the next Ordinary Meeting and possible subsequent review.

19. LANDFILL - LOT 6 DP977298 OLD HAWKESBURY ROAD, MCGRATHS HILL - Y DUNN. DA385/90

The Town Clerk/General Manager read a letter, which had been received from Miss Dunn, to the Committee. This is printed, in full, below :

"I have been informed by Alderman Keegan that I should have received a letter to come to Council next Tuesday.

I have not received a letter as yet, and in any case I am too ill and stressed to appear, I'm sorry I can't.

Apart from personal family and financial problems, I am worried sick at your Council attitude to force me out of my residence of some eleven years.

I can obtain a bank loan to build a modest house on my landfill to get up out of the flood.

I cannot understand when I look at homes just a few hundred yards from me on similar landfill as to why you wish to persecute me. It is my only chance to get a home up out of the flood. I'm getting older and it's late in life for me to start over again. This property and filling the land and all the floods has taken a big amount of years off my life.

I enclose plan and doctor's certificate."

THAT THE APPLICATION be deferred for further report.

20. REZONING APPLICATION - INTEGRATED LEISURE
TOURISM AND RESIDENTIAL DEVELOPMENT "THE
LEGENDS", APPLICANT: MASTERPLAN CONSULTANTS PTY
LTD, OWNER: HAMBELDON PARK PTY LTD & MRS J
KRIVANEK. LEP3/92

Mr.B.Goldsmith, Director of Masterplan Consultants Pty.Ltd.; Mr.J.Sharpe, Managing Director of Sinclair Knight Urban Development Group; and Mr.T.Cormack, General Manager of Memtec's Operations in Australia, addressed the Committee.

Mr.C.O'Neill, Liaison Officer, Mr.G.Carroll of Corporate Equities and Mr.J.Newton answered questions raised by the Aldermen.

- A. THAT A LOCAL ENVIRONMENTAL STUDY in terms of the Environmental Planning and Assessment Act be carried out.
- B. That Council advise the applicant that it is prepared to prepare, "without prejudice", a Draft Local Environmental Plan with a view to the feasibility or otherwise of rezoning the site to permit the development. Also additional emphasis be placed on flood free access discussions between the applicant, Council staff and relevant Government Authorities.

21. DWELLING AND PROFESSIONAL CHAMBERS - LOT 6,
DP719159, N^o 508 WINDSOR ROAD, WILBERFORCE - G WHITE.
DA324/91

CONDITION 20 OF Council's Consent N^o 324/91 be amended to read as follows:

- "20. The applicant is to formally relinquish his consent for professional chambers for an auctioneer/valuer/real estate agent on Lot 2, DP 709165."

SECTION 3 - FINANCE

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

Alderman Sheather declared an interest in Cheque No. 11672.

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.	11,379	-	12,000	7,246,566.56
Trust Fund Nos.	876	-	914	1,287,676.74
FID General Fund	469,174	-	469,183	704,682.17
98P General Fund	37,061	-	37,063	4,392,765.88
98P Bank Trust Fund	425,433	-	425,434	1,410,000.00
FID Account Trust Fund	25,419	-	-	497,921.24
				\$15,539,612.59

2. RENEWAL OF LEASE - UPPER HAWKESBURY POWER BOAT CLUB. GC283/81 PT1

Alderman Williams returned to the meeting at 4.25 p.m.

1. APPLICATION BE MADE to the Minister for Local Government and Cooperatives for the leasing of part of the Clubhouse located at Governor Philip Park, Windsor to the Upper Hawkesbury Power Boat Club, subject to the following principle terms and conditions:-
 - (i) The term of the Lease being 5 (five) years.
 - (ii) Commencing annual rental of \$2,000 (two thousand dollars), with the rental to be reviewed to the Consumer Price Index on the first, second and fourth anniversary of the commencement of the Lease. The rental is to be reviewed to market on the third anniversary of the commencement of the Lease.

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 JULY, 1992.

- (iii) The Club is required to take out adequate Workers' Compensation Insurance to cover all employees, contractors and sub-contractors engaged by the Club and a minimum \$2 (two) million dollars Public Risk Insurance indemnifying both the Club and Council.
 - (iv) The lessee is responsible for all reasonable legal expenses in the preparation of the documentation.
2. The Seal of Council be affixed to all necessary documentation in this matter.

3. ROAD CLOSURE APPLICATION - J KEAVENY, ROBERTS CREEK ROAD, KURRAJONG. GR80/18 PT01

- 1. NO OBJECTION BE raised to the closing of the public road involved having in mind, in particular, 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. The applicant be required to sign a Deed of Agreement with Council to consolidate the closed road with the existing lot.
- 3. All survey, legal and other costs involved in the closure be met by the applicant.
- 4. All necessary documents be completed under Seal of Council.

4. ACQUISITION OF LAND - BLIGH PARK. GT130/1 PT6

COUNCIL AGREE TO the proposed purchase from the Department of Housing of the balance of the land required for community facilities for the purchase price of \$86,731.74 (eighty six thousand, seven hundred and thirty one dollars and seventy four cents) with the necessary funds being provided from the Bligh Park Estate income.

**5. PROPOSED LEASE - RICHMOND LAWN CEMETERY.
GC283/118 PT01**

Mr A Drew, applicant, addressed the Committee.

COUNCIL INVITE EXPRESSIONS of interest for the lease/management of the site and the building of a Crematorium/Funeral Home on the site.

**6. FUTURE MANAGEMENT OF THE AUSTRALIANA PIONEER
VILLAGE. GC283/107 PT01**

1. COUNCIL CONTINUE TO operate the Village for a further period of 3 (three) years, and this commitment be addressed in conjunction with the preparation of the 1993 Estimates.
2. Following the expiration of the period, the Friends of the Australiana Pioneer Village be offered the management of the Australiana Pioneer Village.
3. The Friends be advised that Council is prepared not to offer the Village for sale for a period of 3 (three) years in order to provide a period of security of ownership.
4. A report be brought back to Council on the possibility of increasing the promotional funds in the 1993 Estimates.

**7. LEASE/MANAGEMENT OF UPPER COLO RESERVE.
GC270/010 PT01**

Mr.R.Rotherham and Ms.J.Bush addressed the Committee.

1. MR. ROY ROTHERHAM BE appointed as caretaker of the Upper Colo Reserve for a trial period of 12 (twelve) months with 15% (fifteen) collected from camping fees being paid to Council.

2. Council delegate authority to the applicants to collect camping fees and the power to issue infringement notices for littering and offenses under the Dog Act, with suitable identification to be supplied.
3. A Deed of Agreement be entered into detailing responsibilities of the Caretakers and to set performance criteria.
4. An amount of \$2,500 (two thousand five hundred dollars) be drawn from Section 94 contributions for the provision of grounds improvement, including fireplaces, tables/chairs and barbeques.
5. Minor maintenance be carried out to the amenities block to return it to an acceptable standard.
6. A sign be erected at or near the intersection of the Upper Colo and Putty Roads advising that camping is permitted at Upper Colo Reserve and advising of the camping fee.
7. All necessary documents be completed under Seal of Council.

Alderman Williams left the meeting at this stage.

8. RECREATION AND COMMUNITY FACILITIES - BLIGH PARK. GC90/13 PT1, PK/261, PK/247, GC50/6 PT1

Mr.E.Sandaar of the Bligh Park Community Enhancement Group addressed the Committee.

1. THAT THE PROPOSED development of recreational and community facilities for Bligh Park amounting to \$1,629,000 (One million six hundred and twenty nine thousand) be adopted and funds be provided from the following sources:-

Bligh Park Section 94	\$822,800
	(Eight hundred and twenty two thousand)

Windsor Downs Estate Section 94	\$183,400
	(One hundred and eighty three thousand four hundred)

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 JULY, 1992.

- | | |
|-------------------------------------|--|
| Sale of 54 Francis Street, Richmond | \$140,000 |
| | (One hundred and forty thousand) |
| | |
| Bligh Park development proceeds | \$482,800 |
| | (Four hundred and eighty two thousand) |
2. The Bligh Park Committee be consulted in the development of Colonial Reserve.

9. COUNCIL'S MEMBERSHIP CONTRIBUTION - WSROC.
GM001/005

- (a) COUNCIL SET ITS contribution for membership to WSROC for 1993 at \$30,000 (thirty thousand dollars) and provision be made in 1993 Estimates for this amount.
- (b) WSROC be advised in terms of the above and that in relation to the 1994 and 1995 years that, having regard to the indication from other member councils at this stage, that this Council is to support in principle a contribution for these two years of \$35,000 (thirty five thousand dollars) and \$40,000 (forty thousand dollars) respectively.

10. FINANCIAL STATEMENT FORM 2A AS AT 30TH JUNE,
1992. GF4/3 PT1

THE FORM 2A Financial Statement to 30th June, 1992, be received and the amounts shown as expenditure now be voted.

QUESTIONS WITHOUT NOTICE

Alderman Books advised that he had received a letter from Mr. Rick Jamieson of Bowen Mountain concerning the construction of a basketball court, which stated that the matter would be coming up at this meeting and asked what the situation was in this regard.

Alderman Keegan advised that it is a Sport and Recreation application which would come up at the Ordinary Meeting.

Alderman Books tabled three photographs regarding the garbage bins at Sackville Ferry and asked if something could be done about the situation.

Alderman Paine advised that there is a group in the Hawkesbury being organised which is called the Hawkesbury Community Kitchen. They are looking for a place where they can do their cooking, prepare their food and distribute it to the hungry and homeless. Alderman Paine suggested that if anyone has any ideas in this regard that they contact either herself or the Divisional Manager Community Planning.

The Divisional Manager Community Planning advised that following a meeting with Alderman Paine, the representatives of the Steering Committee have approached the State Member and have prepared a submission which was faxed to him last week. So far there has been no response. The issue has also been raised with the Department of Youth and Community Services.

Alderman Calvert asked if there are any plans to seal Palmer Street, Windsor from Court Street through to George Street, which is a section of some 75 metres which is the main access through to The Peninsula, and which is not sealed. He asked if it is not in a programme, can action be taken to get it into a programme.

The Divisional Manager Engineering Operations advised that it is not in a programme at this stage.

Alderman Keegan suggested that if this part is to be done that it be extended up to the Observatory.

Alderman Sheather asked what is the present situation in relation to flood mitigation and Dunstons Lagoon at Wilberforce.

The Divisional Manager Engineering Operations advised that the pipes have been purchased and this year's programme has been expended. The pipes would be installed when further funds are available in the next programme.

Alderman Sheather stated that it was indicated by the people from The Legends that they have a Retirement Village at Turrumurra and that if Council wished to see the type of development that they carry out, he would be interested in looking at what they are proposing. He asked if a site inspection could be organised to view the premises.

The Divisional Manager Environment & Development undertook to speak to the applicants to get the address which could be supplied to the Aldermen, with suitable times to visit the development at their leisure.

Alderman Books asked if a letter of congratulations could be forwarded to Dr. Nick Vargassoff on his initiative in providing the first public pumpout on the Hawkesbury River at Wisemans Ferry. He pointed out that the Maritime Services Board had advised that it is now a legislation that all vessels have to have a holding capacity on the Harbour and he asked why cannot this be implemented on the Hawkesbury.

COMMITTEE'S RECOMMENDATION

THAT STAFF INVESTIGATE the situation and bring forward a report.

The meeting terminated at 5.23 p.m.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 25th August, 1992.

.....Mayor

GENERAL PURPOSE COMMITTEE

W O R K S

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

General Purpose Committee - Works - 25/8/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st July, 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	-	2685	2685	-	Annual Provision
1020.0 Tree Planting New	32700	-	19612	19612	-	Annual Provision
1020.01 Tree Mtce	35000	-	16587	16587	-	Annual Provision
1020.02 Earth Week	4500	-	994	994	-	Annual Provision
1000.250 Richmond Grandstand Conservation - Stage 2	32000	28510	1858	30368	-1632	Work Complete
<u>TRANSPORT INFRASTRUCTURE</u>						
<u>Maintenance of Infrastructure</u>						
<u>Ferries</u>						
2000 Ferry Lower Portland	165500	-	94055	94055	-	Annual Provision
<u>RTA State Roads "Tied" Grant 91/92</u>						
2002.175 Wisemans Ferry 91/92	247100	118957	117081	236038	-11062	Complete
2004.175 Webbs Creek Ferry 91/92	199500	93727	92697	186424	-13096	Complete

General Purpose Committee - Works - 25/8/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st July, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
2006.175 Sackville Ferry 91/92	179500	84169	77491	161660	-17840	Annual Provision
2007.176 Relief	299700	7528	273728	281256	-18444	Annual Provision
2002.201 Wisemans Ferry 1992/93	(Waiting for)	-	16856	16856	-	Annual Provision
2004.201 Webbs Creek 1992/93	(Notification)	-	12814	12814	-	Annual Provision
2006.201 Sackville Ferry 1992/93	(from)	-	12679	12679	-	Annual Provision
2007.202 Spare Ferry	(RTA)	-	18	18	-	Annual Provision
2008.0 Docking Slips	15000	-	12895	12895	-	Annual Provision

Road Maintenance

2016.1-6 Sealed Roads Mtce	1037000	-	553857	553857	-	Annual Provision
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Road Resealing

1991/92 Loan Programme \$100000
 1992/93 Loan Programme \$100000
 Council Revenue \$112620
\$312620

Bowen Mountain						
2016.501 Bowen Mountain Road	22523	-	22674	22674	+151	Work Complete
Bellbird Crescent	3432	-	3379	3379	-53	Work Complete
Wattle Street	2789	-	2707	2707	-82	Work Complete

General Purpose Committee - Works - 25/8/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st July, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
East Kurrajong						
East Kurrajong Road, Section 1	30352	-	28312	28312	-2040	Work Complete
Freemans Reach/Kurmond						
Kurmond Road	32712	-	32220	32220	-492	Work Complete
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

General Purpose Committee - Works - 25/8/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st July, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
Pitt Town/Cattai						
Bathurst Street, P/Town	5685	-	-	-	-	Programmed Oct/Nov
Mitchell Park Road	13943	-	-	-	-	Programmed Oct/Nov
Richmond						
Southee Road	21041	-	20308	20308	-733	Work Complete
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					

Regional Roads Programme 1991/92 RTA Grant (\$373680)

2035.100	Regional Roads 1991/92	373680	171514	180726	352240	-21440	Complete
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General Purpose Committee - Works - 25/8/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st July, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend-iture	Vari-ance	Remarks
<u>Australian Construction Services (\$34570)</u>						
<u>Council Revenue (\$11520)</u>						
2026.16 Percival Street 1991/92	11529	-	14737	14737	+3208	Work Complete
2026.15 Dight Street 1991/92	8977	-	8882	8882	-95	Word Complete
<u>ROAD MAINTENANCE</u>						
2021.0-3 Unsealed Roads Mtce	340000	-	251822	251822	-	Annual Provision
Flood Damage						
2028 & Flood & Storm Damage						
2030 1988 Local Roads						
RTA Programme Grant (\$1426307)						
Loan Programme (\$25000)	1451307	1431101	18789	1449890		Work Completed
Flood & Storm Damage 1989						
RTA Programme (\$217030)						
Loan Programme (\$25000)						

General Purpose Committee - Works - 25/8/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st July, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
Local Roads						
2030.30 Emergency Works	53000	53002	-	53002	+2	Work Complete
2031 Argyle Reach Road	18000	1504	10126	11630	-	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	323	12239	-13161	Work Complete
Pitt Town Dural Road	400	-	-	-	-400	Work Complete
Settlers Road	23780	26131	-	26131	+2351	Work Complete
The Driftway	15000	7344	4568	11912	-	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	50020	1648287	+10147	Work Complete
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Local Roads Regional \$71800

(Grant \$71000)

71800	71754	137	71891	+91	Work Complete
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General Purpose Committee - Works - 25/8/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st July, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend- iture	Vari- ance	Remarks
<u>Classified Roads</u> \$159800						
2032.263-266 (Grant \$159800)	159800	157851	-	157851	-1949	Work Complete
 <u>FLOOD & STORM DAMAGE 1991</u>						
<u>Local Roads</u> (\$95500) RTA						
Roads Maint.(Council \$25000)	120500	24901	94064	118965	-	Work Complete
2034						
 <u>FLOOD & STORM DAMAGE 1992</u>						
<u>Local Roads</u> (\$1153600) RTA						
Working Funds(Council \$25000)	1178600	-	585887	585887	-	Work in Progress
 <u>Maintenance and Repair</u>						
2042.01 Paved Footpaths Mtce	18100	-	6911	6911	-	Annual Provision
2042.07 Unpaved Path Mtce	2000	-	2406	2406	-	Annual Provision
2044 Bus Shelter Shed Mtce	3000	-	397	397	-	Annual Provision
2046.001 Bridge Mtce	80000	-	33759	33759	-	Annual Provision
2050 Street & Gutter Cleaning	205450	-	135199	135199	-	Annual Provision
2052 Kerb & Guttering Mtce	45000	-	21206	21206	-	Annual Provision

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st July, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
<u>PROVISION OF INFRASTRUCTURE</u>						
2061.01 Sundry Pub/Wks Survey & Design	10750	-	10671	10671	-	Annual Provision
2074 Vehicular Crossings	3000	-	3526	3526	-	Work As Required - Contra
<u>CITY ROADS CONSTRUCTION</u>						
<u>Loan Programme 1986/87</u>						
2066.07 Kurmond Road - Graeme Place to Marlene Street	33400	25145	-	25145	-8255	Work Complete
<u>Loan Programme 1988/89</u>						
2070.18 Hanlons Road, Bilpin	29000	-	15035	15035	-13965	Work Complete
<u>Loan Programme 89/90</u>						
2070.20 Kentucky Drive	85200	41640	-	41640	-43560	Necessary Work Complete Surplus funds to be reallocated
2090.05 Level Crossing Road	30000	-	30000	30000	-	Council Contribution - Complete Works by SRA

General Purpose Committee - Works - 25/8/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st July, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
2066.05 The Terrace closure relocation	230000	3453	147002	150455	-	Work Complete
<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	4596	20634	-3366	Work Complete
<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	16035	-	16035	-	Work Complete
2071.202 West Portland Road - Reseal	24548	24548	-	24548	-	Work Complete
2071.203 Argyle Street - George to Macquarie to Mileham	88151	88151	-	88151	-	Work Complete

General Purpose Committee - Works - 25/8/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st July, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
2071.204 Argyle Street - Mileham to Fairey	213551	213551	-	213551	-	Work Complete
2071.205 Freemans Reach Road	116818	116818	-	116818	-	Work Complete
2071.210 -214 George Street	133242	43395	86864	130259	-2983	Work Complete
<u>LR 90/91 RTA Grant (\$580000)</u>						
2071.301 Tennyson & East Kurrajong Road - Reseal	55000	53302	278	53580	-1698	Work Complete
2071.302 Boundary Road Vineyard	87500	6519	-	6519	-	Subject to agreement Baulkham Hills
2071.303 George Road Wilberforce	160100	153069	-	153069	-7040	Work Complete
2071.304 Mileham St - Day St - Fairey Rd	242500	36813	1311	38124	-	Work Commenced
2071.349 The Driftway	894510	797905	117425	915330	+20820	Work Stage I Complete
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					

General Purpose Committee - Works - 25/8/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st July, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend- iture	Vari- ance	Remarks
<u>LR 91/92 RTA Grant (\$673826)</u>						
<u>Less \$50000 to the Driftway - See Programme Above</u>						
2071.409 Clergy Road, Wilberforce	11500	-	7152	7152	-4348	Work Complete
2071.410 Tizzana Road	28275	-	-	-	-	Programmed November
2071.411 Scheyville Road	12285	-	-	-	-	Programmed November
2071.412 West Portland Road	11700	-	-	-	-	Programmed November
2071.413 Creek Ridge Road and Spinks Road	15566	-	12365	12365	-3201	Work Complete
2071.401 East Kurrajong Road Sec 2	88100	-	39638	39638	-	Work Commenced
2071.402 Riverview Street North Richmond	140000	-	78791	78791	-	Work Completed
2071.403 George Street South Windsor	60000	-	152	152	-	To Be Programmed
2071.404 Hilltop Road Tennyson	68700	9200	63502	72702	-4002	Work Complete
2071.405 Murrays Road	42800	-	30203	30203	-	Work Nearing Completion
2071.406 Martins Lane Freemans Reach	21100	11088	-	11088	-10012	Work Complete
2071.407 Forrester Place Maraylya	43800	-	-	-	-	Programmed October
2071.408 Hermitage Road	100000	-	1078	1078	-	Work Commenced - Survey

Accelerated Road Improvement Programme (3 x 3) (\$337000)

RTA Grant \$267000

BHSC \$70000

General Purpose Committee - Works - 25/8/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st July, 1992

	Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend- iture	Vari- ance	Remarks
2073.01	George Street Windsor						
	Richmond Road to Brabyn Street	93753	90629	-	90629	-3124	Work Complete
2073.02	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
<u>Rehabilitation, Wilberforce</u>							
2073.04	Ascot Place	17245	-	11864	11864	-5381	Work Complete
2073.05	Hawkins Place	3311	-	-	-	-	Programmed August
2073.06	Heather Place	21285	-	-	-	-	Programmed August
2073.07	McKenzie Crescent	3785	-	-	-	-	Programmed August
2073.08	Nartee Place	6200	-	-	-	-	Programmed August

General Purpose Committee - Works - 25/8/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st July, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
<u>Kerb and Guttering</u>						
Loan Programme 1990/91						
2080.303 Laneway Clergy - Copeland Road	56000	21432	34379	55811	-189	Work Complete
2080.301 George Street at Windsor Station	12000	1701	-	1701	-10299	Work Complete
Loan Programme 1991/92						
2080.401 Gormley Street, Freemans Reach Loan \$41200 Cont. \$25200	66400	-	1109	1109	-	Programmed October
2080.402 Woods Road & Loder Crescent	7600	-	120	120	-	Programmed August/September
2080.403 George St/Richmond Rd/Brabyn St	14200	-	13364	13364	-836	Work Complete
2080.404 Ross Street, Windsor	6300	-	72	72	-	Work Complete
2080.405 Lennox Street, Richmond	5500	-	4689	4689	-811	Work Complete
2080.406 Stewart Street, Windsor	13000	-	10901	10901	-2099	Work Complete
2080.407 King Road, Wilberforce	12200	-	-	-	-	Programmed September
<u>TRAFFIC MANAGEMENT</u>						
2090.01 Traffic Signs New	26500	-	14178	14178	-	Annual Provision
2092.01 Traffic Sign Mtce	22000	-	12963	12963	-	Annual Provision

General Purpose Committee - Works - 25/8/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st July, 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	-	44095	44095	-	Annual Provision
<u>Emergency Services</u>						
3010 State Emergency Services	43300	-	29894	29894	-	Annual Provision - Volunteer Organisation
<u>Stormwater Control</u>						
Loan Programme 86/87						
3200.01 Const Blacktown Road (Loan Funds \$39000)	55820	68140	-	68140 + 12320		Work Complete Additional funding to be provided from Water Board
(Contribution HAC \$8000) (Cont. '90 \$8820)						
3200.02 Drainage Mulgrave/Curtis Road	25000	100	155	255	-	Work by Developers

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st July, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
Loan Programme 88/89 (100000)						
3200.101 41 Mitchell Drive, Glossodia	4000	319	-	319	-	Arrangements With Owners Not Complete
3200.102 36-42 Bathurst Street, Pitt Town (plus \$6500 89/90 loan)	43840	40712	-	40712	-3128	Work Complete
Loan Programme 89/90						
3200.106 North Street	11370	2553	10	2563	-	Work Commenced - Archeological Investigation Required
3200.112 21-23 Michael St, Nth Richmond	3800	943	-	943	-2857	Work Complete
3200.117 March/Paget Streets	7200	-	3317	3317	-	Work Complete
Loan Programme 90/91						
3200.201 Hilltop Road, Tennyson	35000	36223	1407	37630	+2630	Work Complete
3200.202 Bandon/Windsor/Old Hawkesbury Rds	18500	-	-	-	-	Programmed December
3200.203 Redfern Place, Pitt Town	12000	-	-	-	-	Programmed October
3200.204 Grand Parade, Glossodia	18500	16977	-	16977	-1523	Work Complete
3200.205 102-104 Lt Bowen Rd, Bowen Mt	4500	1801	2346	4147	353	Work Complete

General Purpose Committee - Works - 25/8/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st July, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend-iture	Vari-ance	Remarks
3200.206 Gorricks Crossing (Loan \$11500) (Cont. \$11500)	23000	27531	-	27531	+4531	Work Complete
Loan Programme 91/92						
3200.301 102-104 Lt Bowen Dr, Bowen Mt	10300	-	10615	10615	+313	Work Complete
3200.302 Windsor St, Richmond-East Market St	7800	-	-	-	-	Work Commenced
3200.303 Paget St to East Market St	70000	-	-	-	-	Programmed August
3200.305 Stage 2 - College Drain	11900	-	-	-	-	Programmed November
Loan Programme 92/92						
3200.300 North St, Windsor, Stage 2	38000	-	1114	1114	-	Work Commenced - Heritage Council approval required
3200.304 Lt 1-2 Laws Farm Road	16000	-	-	-	-	Word Commenced
<u>Maintenance</u>						
3210 Drainage Mtce	38000	-	24494	24494	-	Annual Provision
<u>Street Lighting</u>						
3220.01 Street Lighting	490000	-	285196	285196	-	Annual Provision

General Purpose Committee - Works - 25/8/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st July, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
<u>ECONOMIC DEVELOPMENT</u>						
<u>Infrastructure</u>						
Car Parking						
4000 Car Parks Mtce	87700	-	34954	34954	-	Annual Provision
<u>Community Facilities and Services</u>						
Boat Ramp						
5170 Boat Ramp Mtce	51700	-	23822	23822	-	Annual Provision
Parks						
E23B1 Parks Mtce	573940	-	345194	345194	-	Annual Provision
5180.03 Parks Amenities Mtce	58500	-	37078	37078	-	Annual Provision
5180.004 Parks Cleaning	226500	-	128925	128925	-	Annual Provision
5180.09 Contract Mowing	93100	-	41459	41459	-	Annual Provision
5180.013 Garden Competition	4730	-	-	-	-	Annual Provision

General Purpose Committee - Works - 25/8/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st July, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expenditure	Variance	Remarks
<u>RECREATIONAL SERVICES</u>						
<u>Loan Programme 1988/89 (100000)</u>						
5680 Woodbury Reserve (Loan Funds \$12050) (Contribution \$7940)	19990	8147	-	8147	-	Work In Progress
Macquarie Park - Loan 89/88	25000	651	50	701	-	Work Commenced
Powell Park	5500	250	117	367	-	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	4061	19837	-	Playground Construction Complete - Bikeway Commenced
<u>Loan Programme 1989/90 (\$71400)</u>						
<u>Contributions (\$264300)</u>						
5682 Windsor						
McQuade Park	32000	24432	3503	27935	-	Work in Progress
Berger Road Reserve	13000	9561	-	9561	-3439	Work Complete
Governor Phillip Park	15000	15171	-	15171	+171	Work Complete

General Purpose Committee - Works - 25/8/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st July, 1992

	Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend- iture	Vari- ance	Remarks
	Richmond						
5682.20	Bensons Lane Complex	215000	183509	191	183700	-31300	Building Complete
.07	Tamplin Field	15000	8854	4740	13594	-	Work in Progress
	Kurrajong						
.08	McMahons Park	30000	24808	148	24956	-5044	Work Complete
.09	Bowen Mtn Park	10000	6793	585	7378	-	Improvements by Committee
.10	Memorial Park	30000	490	-	490	-	Programmed October
	Wilberforce						
.11	Wilberforce Park	76000	59532	-	59532	-	Work in Progress
.12	Woodlands Park	18000	5445	11049	16494	-	Work in Progress
	Oakville						
5682.13	Maraylya Park	25000	21183	2288	23471	-	Work in Progress
	Macdonald Valley						
.14	St Albans	10000	11260	-	11260	+1260	Work Complete
	Landscape/Development						
.15	- Major Parks & Reserves	5700	231	137	368	-	Landscape Designs

General Purpose Committee - Works - 25/8/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st July, 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	798	8892	-	Shelter Shed Complete Drainage under Investigation
5682.38 Richmond Ex-Servicemens' Sport Complex - Water Supply	29000	5543	-	5543	-	Work Commenced
5682.28 Icely Park	43000	24476	11166	35642	-7358	Work Complete
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	13636	21682	-	Work Commenced
5679.01 McMahons Park - BBQ Area (Grant \$7400) (Cont. \$7400)	14800	15176	-	15176	+376	Work Complete
5682.40 McMahons Park Upgrade Water Supply	3000	3150	950	4100	+1100	Work 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	21010	21165	+2565	Work Complete

General Purpose Committee - Works - 25/8/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st July, 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	-	Work Commenced
5681.02 APV Restoration of Rose Cottage Cordners Corner Reserve (15000)	12409	2591	-	2591	-	Preliminaries
<u>ENTREPRENEURIAL ACTIVITIES</u>						
<u>Cordners Corner</u>						
6050.06 Cordners Corner Restoration	10000	-	8897	8897	-	Operation Continuing
<u>CORPORATE SERVICES</u>						
<u>Finance and Administration</u>						
6200 Depot Expenses	52252	-	40185	40185	-	Annual Provision

General Purpose Committee - Works - 25/8/92

1. WORKS COST STATEMENT

EXPENDITURE TO: 31st July, 1992

Item	Adopted Estimate	Expend. Previous Years	Current Expend. 1992	Total Expend- iture	Vari- ance	Remarks
<u>SEWERAGE WORKS</u>						
8256.03-06 South Windsor Treatment Works Stg 2	4100000	3529172	263998	3793170	-	Works Proceeding

Recommendation

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

2. BOUNDARY ROAD RECONSTRUCTION - WINDSOR ROAD TO COMMERCIAL ROAD. GG21/97 PT1

Funding had been provided by the Regional Road Consultative Committee in an amount of \$175,000 in 1991/92 financial year for the reconstruction of pavement and culvert work on Boundary Road. Additional funding for the project was to be provided jointly by Baulkham Hills Shire Council and this Council, in an amount of \$87,500 each.

At the end of October, 1990, design plans and a request for the provision of funds were forwarded to Baulkham Hills Shire Council. In January, 1991, Baulkham Hills Shire Council provided detailed comments and a number of queries regarding the design, and advised that \$75,000 had been allocated from the 1991/92 ACRD Programme for the works. Revised plans were forwarded to Baulkham Hills Shire Council together with answers to their design queries in April, 1991. In May, 1991, advice was received from Baulkham Hills Shire Council, that a development application was required for the culvert accompanied by a Statement of Environmental Effects. They also requested a Geotechnical investigation of culvert foundation materials to justify the design. The letter also raised the question of funding, and suggested deferment of the culvert works and continuation of pavement stabilisation works in Boundary Road. The Geotechnical report on the culvert foundation material was received at the end of June, 1991, and early in October, 1991, the development application, Statement of Environmental Effects and Geotechnical report were forwarded to Baulkham Hills Shire Council. The letter also advised Baulkham Hills Shire Council that the Grant was to be increased to \$215,000, with each Council contributing \$107,500 and they were requested to confirm the availability of this funding.

At the end of November, 1991, Baulkham Hills Shire Council requested that this Council advise adjoining owners within our area of the development application, and that the design had been referred to the Department of Water Resources for comment. Adjoining owners in this area were advised early in December, 1991.

Baulkham Hills Shire Council issued a conditional development approval on the 25th March, 1992, including a requirement for detailed estimates and sources of funding to be submitted prior to construction beginning. There has been no response to Council's request to Baulkham Hills Shire Council for the commitment of \$107,500.

The Roads and Traffic Authority have advised that the funding available in 1991/92 has lapsed, and should Council wish to have the project reconsidered for funding in a future regional road development programme, it should resubmit the project details to the Authority for consideration by the Committee. It would also be necessary to have the commitment of this Council and Baulkham Hills Shire Council for the provision of funding to accompany the application.

It is considered that this project should be pursued to provide a more adequate level of service during times of low to moderate flooding and as Council is aware, an application has been made for funding under the Extended 3 x 3 Programme for Regional and Classified roads. If this application is unsuccessful, a further application should be made for funding to the Regional Road Consultative Committee.

IT IS RECOMMENDED THAT if the application for funding under the Extended 3 x 3 (three by three) Programme is unsuccessful, Baulkham Hills Shire Council be requested to confirm their commitment to having this project undertaken, following which a further application be made to the Regional Road Consultative Committee for the provision of funding for the project.

3. WOODS RESERVE ROAD - DISPUTED BOUNDARIES. GR2350 PT1, S90/72, P2350/20, P2350/80

Woods Reserve Road is a former Crown Reserve Road which was dedicated as a public road under Council's control in 1971, having a width of 10.06m.

The road is fenced on both sides, the fences being generally 10m apart, with a low grade road formation between the fences.

The Southern 0.37km of the road cuts diagonally across the corner of Portion 116, Parish Kurrajong, resulting in a subdivision by road severance into 2 lots in 1967, now in separate ownership. Recent surveys commissioned by the two property owners disclosed that the road, as fenced, was situated about 2 - 4m South Easterly from its plan position.

The owner of the property South East of the road has now fenced along his pegged boundary, thus encroaching on the road formation.

The owner of the property to the North West has indicated an intention to claim ownership to the road as fenced by virtue of long occupation, and probably has a strong case with a chance of success of his claim.

The main options open to Council in this matter are:-

1. Seek to leave the Road in the position in which it has been physically located over a long period. This would reduce the deed area of one property and increase the other. It is not clear whether the disadvantaged owner would be able to claim compensation from Council.
2. Seek to move the road to the position indicated by dimensions. This would affect a dam constructed on one property and necessitate some reconstruction and removal of some trees. The question of compensation liability is unclear.
3. The effect of the discrepancy amounts to about 1000 - 1200m² to allow each owner to maximise their claims, leaving Council with a road having a width of about 6 - 7½m, and requiring some minor reconstruction. This is considered to be undesirable.

Both of the first two options could lead to legal dispute, with the first option possibly presenting the stronger case for Council.

IT IS RECOMMENDED THAT Council seek to have the definition of Woods Reserve Road amended to conform with the long standing occupation adjacent to Lots 1 and 2, DP526763 and the adjacent owners be advised accordingly.

4. AIR CONDITIONING - WINDSOR LIBRARY. GL020/025 PT01

On Monday 17th August, 1992, whilst investigating a noise in the air conditioning plant of the Library, it was found that the fan wheel was damaged and loose on it's shaft. The fan wheel had damaged the fan housing and also part of the cooling tower. Whilst dismantling the unit, to effect repairs, it was further found that the cooling tower had corroded to such an extent that further repairs would be impractical.

The most cost effective method of resolving the problem is to replace the cooling tower with an air cooled condenser on the roof of the building above the library, which would also then completely eliminate any future possibility of legionella contamination. It will be necessary to undertake this replacement as a matter of urgency, and arrangements are currently being made to have the work carried out. The estimated cost of the work is in the order of \$25,000 and it will be necessary to make the appropriate funding adjustments in the quarterly financial report.

IT IS RECOMMENDED THAT the work currently being undertaken to replace the cooling tower be approved and that the funding of the works be reported in the Quarterly Financial Statement.

Report of the Local Traffic Committee Meeting held on Friday, 14th August, 1992,
in Council Chambers at 10.00am

PRESENT:

Members - Alderman P Minturn, Chairman
Sergeant G Thompson, NSW Police Department
Mr G Kevill, Roads & Traffic Authority
Mr G Hatch, Ministry of Transport

Also Present - Mr A Hastie, Manager of Design & Survey
Mr K Berzins, Manager of Land Use Policy

APOLOGIES:

Mr R Searle, Office of K R Rozzoli, MP
Mr J Christie, Office of P Gibson, MP

CONFIRMATION OF MINUTES:

The minutes of the meeting of 17th July, 1992, were circulated and confirmed.

BUSINESS ARISING FROM PREVIOUS MINUTES:

1. INTERSECTION STONE TERRACE/BELLS LINE OF ROAD -
ROADS & TRAFFIC AUTHORITY. 1004/R PT1

Expressing concern as to the damage to vehicles making a left hand turn from Bells Line of Road into Stone Terrace and possibility of a rear end collision. Also advising that a bus cannot make the right hand turn from Stone Terrace into Bells Line of Road.

Meeting 15 May 1992 - Deferred from Committee as requested. A plan of the subject intersection is available for the Committee's consideration, including comments from Council's Engineer as to the feasibility of alteration if the kerb on each side of the entrance to Stone Terrace to facilitate better turning movements.

Committee's Recommendation

That the Committee raises no objection to the works shown in the plans prepared by Council's Engineers (Figure 3), however, further investigations should be undertaken as to the use of the "road widening" area, near Stone Terrace, for a bus pick up and drop off point.

2. FITZGERALD STREET, WINDSOR - EXTENSION OF COACH PARKING BAYS - AAT KINGS TOURS PTY LTD & MRS G KIRKLY AND MRS B EZZY. 610/R PT1

The correspondents requested that consideration be given to extending the coach parking zone located in Fitzgerald Street from the existing 22.8m to 28m approximately, to permit parking of 2 coaches. Coach parking was requested to be restricted to 10.00am to 11.30am.

Deferred from meeting of 23 June 1992, pending consideration of Windsor Traffic Study by Committee Members.

Committee's Recommendation

That it be referred until the next meeting when the Draft Windsor Traffic Study will be discussed in detail.

3. GEORGE STREET, WINDSOR - PARKING RESTRICTION (THOMPSON SQUARE) - NSW POLICE DEPARTMENT - WINDSOR HIGHWAY PATROL. GT230/02 PT2

Requesting consideration be given to alteration of existing parking restriction signs located on the eastern side of George Street, Windsor between Baker/Bridge Streets, to highlight demarcation between 90° and parallel parking.

Deferred from meeting of 23 June 1992 pending consideration of Windsor Traffic Study by Committee Members.

Committee's Recommendation

That the signage be clarified so as to differentiate between the 90° parking zone and the parallel parking zone.

4. DIGHT STREET, RICHMOND - RAAF. 421/R PT1

Expressing concern at safety aspects of ingress/egress to RAAF Base; proposing to re-open gate at junction of Pitt/Clarendon Streets, and, to avoid any conflict with residents of Pitt and Clarendon Streets having all motor vehicles exiting the Base turn right into Clarendon Street.

Requesting on-site meeting with Council Representatives to discuss the proposal.

Deferred from meeting of 17 July 1992 to this meeting to enable preparation of report with appropriate plans.

Subject report is not available at this stage. The matter will be listed for consideration at Committee Meeting of 18 September 1992.

Committee's Recommendation

That the matter be deferred until more detailed investigations are undertaken.

5. RAILWAY ROAD SOUTH, MULGRAVE - HEAVY TRAFFIC VOLUME. 1822/R

Expressing concern at volume of heavy traffic using subject road and requesting load-limit be placed on road.

The Committee noted that Railway Road South was used as an alternative route to the Riverstone/Blacktown industrial area.

Subject report is not available at this stage. The matter will be listed for consideration at the Committee Meeting of 18 September 1992.

Committee's Recommendation

That traffic counts be undertaken and results presented to the next meeting.

3. GENERAL BUSINESS:-

Correspondence

6. WILLIAM STREET, RICHMOND - TRAFFIC CONDITIONS - T O'BRIEN. 2340/R PT1

Expressing concern at the volume/speed of traffic using William Street, Richmond and requesting appropriate works to make safe for pedestrian traffic.

Committee's Recommendation

That traffic counts be undertaken, especially between 2.30pm - 5.30pm, and the alignment of the road be defined by survey. Advice also be obtained from the State Rail Authority as to their future plans for their site on the Corner of William Street and Bourke Street.

7. INTERSECTION BOUNDARY/OLD PITT TOWN ROADS, BOX HILL - PROPOSED WARNING SIGNS - BAULKHAM HILLS SHIRE COUNCIL. 256/R PT1

Advising that Baulkham Hills Shire Council had resolved that advance warning "STOP SIGN AHEAD" and "FOUR WAY INTERSECTION" signs be installed on Old Pitt Town Road at its approach with boundary Road, Box Hill and requesting Council's comments.

Committee's Recommendation

That "Stop Sign Ahead" and "Four Way Intersection" signs be installed on Old Pitt Town Road at its approach with Boundary Road, Box Hill.

8. GENERAL STORE, PITT TOWN ROAD, McGRATHS HILL -
PEDESTRIAN TRAFFIC - NSW POLICE DEPARTMENT -
RICHMOND HIGHWAY PATROL - ON BEHALF OF MRS J KENT.
206/R PT1, GT230/2 PT2

Expressing concern at haphazard traffic movement within car park endangering pedestrians as they exit subject store.

Requesting appropriate traffic control signs within car park to obviate such danger.

Committee's Recommendation

That investigations be undertaken by Council staff to determine land ownership in relation to where the cars are currently parking. If cars are parking on private land, then negotiations occur with landowners in an endeavour to solve the problem.

9. BELLS ROAD, GROSE VALE - REDUCTION OF SPEED LIMIT -
NSW POLICE DEPARTMENT - RICHMOND HIGHWAY PATROL -
ON BEHALF OF T A GILLIES. 206/R PT1, GT230/2 PT2

Requesting reduction of speed limit from existing 100kph to 60kph on Bells Road; as well as provision of additional curve warning signs. Reason: increased traffic volume due to 60kph/patrolled area on Grose Vale Road.

Committee's Recommendation

That the matter be referred to the Roads and Traffic Authority.

10. CATTAI ROAD - P CASH. 2019/R PT2

Requesting reduction of speed limit on Cattai Road from 100kph due to narrowness of road/surface/curves/noise from heavy trucks. Also requesting additional equestrian warning signs.

Committee's Recommendation

That the matter be investigated by the Police Department and the Roads and Traffic Authority and the results be reported back to the Committee.

11. THE TERRACE, WINDSOR - TRAFFIC CONDITIONS - PHIPPS/WOODFORD/PULSFORD/BOWD/GAZAL. 2019/R PT2

Requesting reduction of speed limit to 40kph and mountable concrete kerbing to certain sections to delineate road alignment.

Committee's Recommendation

That it be referred until the next meeting when the Draft Windsor Traffic Study will be discussed in detail.

12. STEWART STREET, SOUTH WINDSOR - CHILD WARNING SIGNS IN THE VICINITY OF GREENHILLS CHILD CARE CENTRE - HAWKESBURY CITY COUNCIL. 1950/R

Question without Notice, Ordinary Meeting of 14 July 1992 - Alderman Books requested provision of child warning signs on Stewart Street, South Windsor in vicinity of Greenhills Child Care Centre and the Stimulus Complex.

Committee's Recommendation

That Council staff examine the most appropriate option for the site and report to the next meeting.

13. GEORGE STREET/RIFLE RANGE ROAD/COLONIAL DRIVE,
SOUTH WINDSOR - TRAFFIC FACILITIES. 731/R, 1833/R, 382/R

Committee's Recommendation

That the matter be referred to the Roads & Traffic Authority for their consideration, with the preferred option being the installation of traffic lights at both intersections.

OTHER BUSINESS

1. Mr Hatch tabled a letter from the Fire Brigade - North Western Region, requesting parking restrictions in March Street, Richmond. The matter will be listed in the agenda for the next meeting.
2. Sgt Thompson indicated that there was a safety problem in that part of Macquarie Street which fronted the newly constructed Red Rooster building. It was resolved that existing "No Stopping" signs be relocated and the No Standing area be extended to cover that section of Macquarie Street adjacent to the entry/exit of the Red Rooster site.
3. Sgt Thompson advised that the cars travelling towards Windsor along Macquarie Street were causing a traffic problem when turning right into Forbes Street. It was resolved that a "No Right Turn" sign be erected in Macquarie Street in the vicinity of the Forbes Street intersection.
4. Sgt Thompson advised the Committee that several serious accidents had occurred at the Richmond Road/George Street lights. The majority of accidents involved south bound vehicles in George Street, turning right at the intersection. It was resolved that the matter be referred to the Roads and Traffic Authority for their investigations with a request for an addition of a "turning" arrow on the signals.

5. Mr Berzins also advised the meeting that on Wednesday 5th August, 1992, representatives from the Police Department, Roads and Traffic Authority, Council and Mr Rozolli's office conducted a joint inspection of Bells Line of Road. The aims of the inspection was to review the appropriateness of the speed signage. Agreement was reached on the following changes:-
- a) reduction in length of the existing 100km speed zone between Chapple Street, Richmond, and the North Richmond Bridge. Also reduction in the speed limit to 80km;
 - b) extension of the 60km zone to the south of Kurmond by 400m, (on the basis of the proximity of the school crossing);
 - c) reduction in the 100km speed limit between Mill Road, Kurrajong, and Hermitage Road, Kurrajong, to 90km; and
 - d) extension of the 80km zone by 400m in the vicinity of Bowens Creek Road, Bilpin.

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. THREE TWO STOREY AND SIX SINGLE STOREY
DUPLEXES - LOTS 2086-2094, N^oS 2-9 PAINE PLACE AND N^o 43
BOUNTY CRESCENT, BLIGH PARK - MR R BRAND.
DA'S152/92 - 160/92**

Owner:	Department of Housing
Area:	Varying sizes from 497m² to 617m²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising:	Advertised with four submissions, objecting to the proposal including one petition containing thirteen signatures
Date Received:	2nd June, 1992

Proposal

The application involves the construction of nine duplexes on lots contiguous to each other, located in a cul-de-sac in Paine Place.

Original plans proposed 4 x 2 storey and 5 x single storey duplexes. Amended plans have been provided due to concerns regarding overshadowing and streetscape. Amended plans provide courtyard areas within the frontage of three of the duplexes.

Statutory Situation

The proposals are subject to Sydney Regional Environmental Plan N^o 12 and Council's Development Control Plan for Duplex/Dual Occupancy Housing.

Advertising

The grounds of objections are tabled below:-

<u>Objection</u>	<u>No. of Times Raised</u>
Aesthetic concerns - streetscape	16
Environmental concerns	16
Over development	14
Additional traffic	13
Overtaxing of Utility Services	13
Privacy	3
Car parking/access	3
Noise	2
Overshadowing	1

Other comments from objectors state:-

"Privacy is a basic right of all and we have endeavoured to ensure ours by erecting 1.8 metre fences around our property. These fences ensure our privacy from our single storey neighbours but would unfortunately have no effect on a two storey construction."

"Nine duplexes in a row in a street of only nineteen building sites (one of which is already dual occupancy) is a vast overdevelopment of this one small cul-de-sac. It brings in at least twenty nine families where there would have been only twenty. This increase in street population will cause problems such as decreased water pressure (already poor), overtaxing of drainage and sewerage services and additional pollution. One only has to read the papers to know that the Hawkesbury River and South Creek are already suffering from the overdevelopment of the surrounding areas."

"We have taken the time to view the proposed plans, and from those we were able to see, at least three (3) of the single storey duplexes are of identical design, with the two storey plan looking only like an older brother to its mates. We have been given no reason to believe that the plans we were not permitted to view are any different."

Nine duplexes in a row, with four of them being two storey, are not consistent and will not improve the character and streetscape of our area."

"The unwanted, unneeded, greedy overdevelopment in Paine Place is totally unjustified and not in keeping with the current happy intermingling of duplex and single occupancy dwellings in Bligh Park. One or two duplexes in a street of eighteen blocks is tolerable. Nine in a row, four of which are two storey, is an outrage."

Assessment

Plans submitted indicate that the architectural style/design for the streetscape has not been considered. As there are nine duplexes contiguous to each other, the applicant was advised that a change in design/development with respect to the facade, would be considered.

Amended plans have been submitted trying to overcome shadow requirements by moving the duplexes towards the rear and providing courtyard areas out in front. This is unsatisfactory as the future amenity of the residents has been compromised.

Notwithstanding that duplexes are permitted under SREP No. 12 and that Council generally concurs with dual occupancy/development, these current proposals are considered unsatisfactory because of their contiguous nature and accumulative impact.

Also, due to the proposal and their location within the cul-de-sac, it is considered that traffic and parking will be increased and jeopardise the amenity of the area.

General Purpose Committee - Planning and Development - 25/8/92

Whilst it is recognised that amenity and aesthetics are subjective, being dependent upon values important to the individual concerned, it is considered that buildings comprising the same or similar design will result in a monotonous streetscape and should not be supported unless it forms part of a planned, co-ordinated approach which endeavours to create a particular concept, eg. a row of terrace houses or an integrated housing package.

IT IS RECOMMENDED THAT the application be refused because:-

1. The external appearance/design of the proposal will detract from the visual amenity of the neighbourhood.
 2. The contiguous nature of the proposal is considered to be an overdevelopment of the area.
 3. Not in the public interest.
- flc*

2. HOME ACTIVITY - LIGHT UPHOLSTERY RECOVERING -
LOT 63 DP242486, 10 GREGORY STREET, NORTH RICHMOND.
DA207/92

Owner:	Mr & Mrs N Fowler
Area:	1043m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising:	Advertised with three submissions objecting
Date Received:	6th July, 1992

Proposal

Complaints has been received due to noise, smell and traffic. The applicant, therefore, seeks approval to formalise the above use which has been operating for the past sixteen years.

The upholstery business involves the repair and upholstering of small household furniture.

The applicant has submitted the following statement:-

"Drainage, privacy and sunlight are unaffected.

No toxic or flammable liquids are kept on the premises.

No rubbish will be stored in or around the building.

Noise will be kept to a minimum as roller doors will always be closed.

A small compressor, staple gun and sewing machine will be used.

All other electrical tools used are of the handyman size and do not create a noise problem.

On average, there may be one additional vehicle visit the premises each day.

Only one person will work on the premises.

This business has operated on these premises for the past sixteen (16) years and we have never had any problems or received any complaints of any kind."

Proposed hours of operation are 8.00am to 4.00pm Mondays - Fridays. The owners are to be employed in the business, with the services of a van.

Statutory Situation

The use such as light upholstery restoration being defined as a 'home activity' is permissible with consent.

Advertising

Of the six properties notified, three submissions have been received from Mr and Mrs James, Mr and Mrs Cornish and Mr and Mrs Clark, objecting on the following grounds:-

- *High class residential area.*
- *Noise - constant hammering and power tools.*
- *Smell - possibly from solvents, glues and paint.*
- *Additional traffic.*
- *Use will devalue properties.*
- *Potential fire hazard due to goods and equipment stored on-site.*

Following are comments on objections:-

- High class residential area - the amenity of the area has been maintained and it is considered that as the proposed use will be confined within the garage area, the proposal will not detract visually.
- Noise associated with the activity will be contained within the garage. The owner has stated that noises generated have not interfered with respect to TV or radio listening within their own home.
- Smell - site inspections reveal that very small quantities of varnishes and adhesives are stored/used on-site. The applicant has indicated that he has not had to use any protective masks.

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- Additional traffic - traffic generated by the business would be caused by customers seeking "quotes" but is considered to be minor.
- Access roads are generally designed to cater for considerable amounts of traffic. It is considered that the activity being carried out does not constitute a major impact on the locality. The owner/employee picks up and delivers the furniture as required.
- Decrease in land values - there has been nothing submitted to Council which would substantiate devaluation.
- Potential fire hazard - it has been suggested that as rubber foam is to be used, a high fire risk exists. Discussions with persons from Dunlop Industries indicate that due to the circumstances of the case, a negligible risk would be present.

A fire extinguisher is located within the garage.

- The applicant has stated that he uses a 1.5hp (horse power) compressor within the garage.

Conclusion

The use such as upholstery recovering is permissible with consent.

The work is to be carried out within the garage and noise can be contained within the garage. The applicant is aware of the conditions relating to home activities and it is considered that the amenity of the area will not be diminished.

The use has been operating previously for sixteen years with only recent complaints.

IT IS RECOMMENDED THAT the consent be granted, subject to:-

1. The development shall be carried out generally in accordance with supporting documentation submitted with the application.
2. Compliance with the following requirements of a 'Home Activity' as defined in HLEP, 1989:-

"the activity or pursuit does not -

(i) *interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;*

(ii) *involve exposure to view from any public place of any unsightly matter;*

- (iii) *require the provision of any essential service main of a greater capacity than that generally available in the locality;*
 - (iv) *involve the employment of persons other than residents of the dwelling-house or dwelling;*
 - (v) *involve the exhibition of any notice, advertisement or sign (other than a notice or sign not exceeding 1 (one) metre by 0.6 (zero point six) metres exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident thereof)."*
3. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
 4. All raw materials and finished goods to be stored within the building and all work performed to be confined in the building.
 5. No signs shall be displayed on the footpaths, pedestrianways or roadways.
 6. Operating hours shall be limited to 8.00am to 4.00pm, Mondays to Fridays. Any alteration to these hours will require approval.
 7. A fire extinguisher shall be kept within the garage at all times.
 8. The sale of furniture shall be restricted to the repaired and reupholstered furniture.
 9. Should condition 2(i) above be not adhered to, further works may be required to alleviate interference. Such will be carried out forthwith and to the satisfaction of the Divisional Manager Environment and Development.

**3. TOWNHOUSE - LOT 7 DP38394, N° 131 LENNOX STREET,
RICHMOND - YAMAGA HOLDINGS PTY LTD (D CHRISTOU).
DA212/92**

Owner:	Yamaga Holdings Pty Ltd
Area:	3665m²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising:	Advertised in accordance with Council policy with 1 submission received
Date Received:	7th July, 1992

Proposal

Council is in receipt of an application proposing the construction of an additional one townhouse on the subject property.

At the Ordinary Meeting of 11th February, 1992, approval was granted for the erection of 8 townhouses on the property. Application was originally made for 9, however, constraints imposed by the drainage conditions required the deletion of one townhouse. The drainage situation has now been resolved through below ground detention basins which free up land on the property and enable the construction of an additional unit, which is the subject of this application.

Statutory Situation

The subject property is zoned Residential 2(a) under the provisions of Hawkesbury Local Environmental Plan, 1989. Within this zone, development for the purpose of townhouses is permissible, with Council consent.

Submission

One submission was received from Messrs S & G Pandu of 127-9 Lennox Street, Richmond objecting to the development on the grounds of:-

Increase in traffic flow; inadequate drainage and sewerage systems; overshadowing; loss of privacy; out of character with existing development; increase in noise; adversely affect the Naturopathic, Homoeopathic, Hypnotherapy and Healing Centre which is operating on an adjoining lot; anomalous and deleterious effects to wind, storm and tempest; only one access leading into the development is dangerous in the event of an accident; creation of a ghetto; and the surrounding of 129 Lennox Street with 3 road accesses.

Planning Comments

The subject property is an L-shaped allotment with an area of 3665m². The property contains one dwelling which is setback approximately 7.5m from Lennox Street. The 8 townhouses previously approved are presently under construction.

Density

The application complies with the density requirements of the DCP.

Private Open Space

A private courtyard in excess of 50m² is provided for the townhouse. This can be directly accessible from the dining room. Although the courtyard may be overlooked by the first storey of the adjoining townhouse, the potential for this is limited as only bedrooms and bathrooms are located at this level. The private courtyard is located north of the buildings on the site and consequently, adequate levels of direct sunlight will be provided. In addition, the development proposes a common children's playground with play equipment.

Traffic and Parking

An adequate number of parking spaces, in compliance with Council's DCP, are to be provided. Suitable manoeuvrability is provided to the spaces. Council should require that the proposed free standing carport be provided with a pitched roof so it is similar in style to the development on the site.

The additional traffic generated by this proposal is negligible. It is considered that the existing traffic network can cope with the total traffic generated by the site. Sight distances in both directions along Lennox Street are satisfactory.

Design, Setbacks and Privacy

The design of the development is considered satisfactory. Although two storey in height, the appearance of the townhouses is broken up by setting back the first storey level, and carports which are only single storey in height.

The development is setback a minimum of 9m from the rear of properties fronting Lennox Street and 5m from the northern property boundary. In addition, the proposed setbacks and location of windows, coupled with suitable landscaping, will maintain adequate levels of privacy for future occupants and the residents of surrounding properties.

Aircraft Noise

The property is located within the area where aircraft noise exceeds 25 ANEF. Consequently, noise attenuation measures should be incorporated into the design. This can be required as a condition of consent.

Conclusion

The proposal complies with the provisions of Council's DCP. The appearance of the development is satisfactory and is not out of character with development in the locality. The objection received does not warrant refusal of the application.

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 submitted on 7th July, 1992.
2. Submission of a building application, plans and specifications complying with Ordinance-70.
3. The building design shall incorporate components that will provide aircraft noise mitigation in accordance with AS 2021, to the satisfaction of the Divisional Manager Environment and Development. Details prepared by an accredited acoustical consultant to be submitted for approval with the building application.
4. No excavation or site works shall be commenced prior to the issue of the building permit.
5. A contribution of \$1,727 (one thousand seven hundred and twenty seven dollars) based on \$1,727 (one thousand seven hundred and twenty seven dollars) per additional dwelling being a contribution for open space and community facilities as a consequence of townhouse development.
6. 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.
7. Landscaping shall be maintained to Council's satisfaction.
8. As far as practicable all trees and shrubs on the site are to be preserved and integrated with the plan of landscaping. No trees over 3m (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. Parking shall be provided for 22 (twenty two) 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.
10. New boundary fences shall be provided at the applicant's expense. Such fencing shall be to a height of 1.8m (one point eight), at least lapped and capped in quality and particular attention being given to eliminate as much noise as possible in the vicinity of the access "handle" and adjoining dwellings.
11. The window of the dining room shall be replaced with glass doors to enable access to the rear courtyards.

12. Compliance with all conditions of DA265/91.
13. The free-standing carport shall be provided with a pitched roof. Plans indicating this are to be submitted with the building application.

*Further report re
resiting of development as
per previous DA.*

4. EXTENSION TO HOLDING YARDS & REPLACEMENT OF
AMENITIES - LOT 3, DP538816 MULGRAVE ROAD,
MULGRAVE - NATIONAL LIVESTOCK BROKERS. DA210/92

Owner:	Ms M E & Ms A M Y Clarke
Area:	1.917ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Industrial 4(a)
Advertising:	Windsor High School Principal and P & C Secretary advised by letter
Date Received:	7th July, 1992

In December, 1990, the Land and Environment Court ordered that the operators of the McGraths Hill Saleyard be prohibited from erecting or causing any development other than minor maintenance works upon the premises, and further ordered that National Livestock Brokers submit to Council, and Council determine, an application as expeditiously as possible in respect of land at Clarendon.

The reason for the Court orders were a preceding protracted Court case between the National Livestock and Council, whereby Council sought to have the operation comply with conditions of consent, particularly insofar as days of operation. Both parties, during the proceedings, agreed that it would be better to seek an alternative site and direct the applicant and Council's attentions to this, rather than to be antagonists within the Court concerning the McGraths Hill operation.

Council will be aware, however, that the Clarendon proposal did not proceed due to the Minister not agreeing to its appropriateness at that site. Consequently, National Livestock Brokers have now applied for the current application.

The proposal is to extend the existing cattle holding yards by approximately 700m², and to refurbish existing yards to provide better amenity for employees and patrons and cleaner conditions for livestock.

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Also proposed is a new (replacement) amenities block, upgrading of access, parking and site drainage and additional landscaping.

The additional cattle yards proposed are on the Cunneen Street of the existing yards and measure 20m x 35m.

The applicant has indicated the following:-

"The proposed development will have little or no effect to surrounding properties. The livestock holding pens are built with steel and timber and will blend in with the present facilities. The proposed toilet block will be replacing the present one, and will be located nearer the main sewer line. Traffic increase will be marginal with only a few extra vehicles being expected.

In fact, the overall traffic that now occurs will be reduced on a weekly basis due to the proposal of selling livestock one less day per week, providing the development application is approved."

In respect of operating days, it is proposed to operate on two week days per week plus Saturdays, whereas at present the applicant operates three week days plus Saturday. This aspect, together with the applicant's proposal to have access to Cunneen Street on week days, suggests that the application, if approved, would be an enhancement of current use.

In respect of the current use, the old development consent did not specify the days allowed for operation and the operation has changed over the years. Whilst not tested within the Court, it would appear that Council would not be able to successfully seek an order limiting further the days of operation than what is now proposed.

The applicant Company have had numerous discussions with the Divisional Manager Environment and Development, and it would appear that there is a genuine desire on behalf of the Company to exist in harmony with surrounding land users. This aspect, in conjunction with requirements from the Environmental Protection Authority and the Meat Industry Authority, would indicate that the premises have to be brought up to a better standard than currently exists. The Company, however, has been reticent to expend monies on the site pending the application for Clarendon.

The majority of previous objections came from the adjacent High School and/or parents of children at the School. These two bodies were written to in relation to this current application, and each have objected. Points of objection and comments are as follows:-

- Object to operation on school days -

A lessening of operation on school days from three to two is seen as beneficial. It may be ideal to have no use during school hours but it is unlikely to be achieved, particularly as the sale yards existing prior to establishment of the school.

- Drainage is inadequate -

The new application gives Council an opportunity to condition drainage requirements.

- Sales area below 1 : 100 flood level -

The proposal is allowable on the land notwithstanding its flood nature. Use would not take place during floods. Periodic cleaning of pens would minimise pollution caused by flood inundation.

- Traffic will still use Mulgrave Road -

This is true, but should reduce as customers become aware of Cunneen Street entrance.

- Council should assist in funding another site -

This is an ongoing matter. National Livestock Brokers have indicated their willingness to look at further sites in conjunction with Council.

- Clarendon area not suitable because of horses - children more important than horses -

It is conceded that children are more important than horses.

- Thin end of the wedge to the "biggest (saleyard) in the Southern Hemisphere" -

The land size would preclude major enlargement.

- Saleyards compound existing problems of noise, smell, visual pollution, drainage and traffic -

An increase in saleyards of 700m² is not considered to cause significant increase in numbers of animals or traffic.

As the application is for the reduction of one week day of operation and proposes upgrading of amenities, parking, access, drainage and landscaping, albeit proposing a slight increase in saleyard area, the proposal is considered to be a significant improvement from that currently existing and is, therefore, recommended for approval.

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

1. Construction of Council's standard heavy duty footway and layback vehicular crossing to suit access to the site with a minimum width of 6m (six).
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 the land without prior approval of Council under Ordinance 55 of the Local Government Act.
4. Separate details of the proposed method of treatment of liquid wastes shall be submitted concurrently with the building application for consideration and approval.
5. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
6. All waste material to be stored and disposed of at regular intervals to the satisfaction of the Divisional Manager Environment and Development.
7. Any building or part thereof to be used for the purpose of storage, preparation or sale of food for human consumption shall be constructed in accordance with the requirements of the Food Act, 1989, and regulations thereunder to the satisfaction of the Divisional Manager Environment and Development.
8. 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. Plans are to be submitted along with the building application.
9. All carparking, loading and manoeuvring areas on-site are to be sealed or alternatively treated with suitable dust suppressant.
10. Access during weekdays is restricted to the Cunneen Street entrance.
11. Arrangements satisfactory to the Divisional Manager Engineering Operations are to be made for the disposal of drainage from the site.
12. A plan of landscaping is to be submitted for approval by the Divisional Manager Environment and Development prior to any works being carried out on-site. Landscaping is to be completed and maintained for the life of the development.
13. The use shall only take place on 2 (two) weeks days per week and not on Sundays.

5. PLACE OF PUBLIC WORSHIP - LOT 108, DP755258, N^o 249 WOLLOMBI ROAD, ST ALBANS - GROVEWOOD HOMES (J LAWLAR). DA170/92

Owner:	The Association of the Franciscan Order of Friars - Minor
Area:	Approximately 16ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Environmental Protection 7(d)(Scenic)
Advertising:	Adjoining owners notified with one submission received
Date Received:	10th June, 1992

The proposal involves the erection of a two storey building on the subject land which will be used as a church. The building will be of face brick construction, with a concrete tiled roof, and will contain four large rooms, amenities and store.

The site and adjoining Lot 57, DP755258 are currently used as a religious retreat, originally approved in 1973 and extended in 1989. The retreat includes the following facilities:-

- 40 bedrooms plus bunkhouse accommodation for up to 120 people;
- hall and dining room;
- indoor games room;
- barbecue area;
- outdoor camping area;
- bushwalking and orienteering trails;
- boating facilities; and
- mission library.

The new church building will be located to the east of the main complex.

Statutory Situation

The property is zoned Environmental Protection 7(d)(Scenic) under the provisions of Hawkesbury LEP, 1989. The proposal may be defined as a "place of public worship" and as such is permissible with Council's consent.

Clause 24 (Development within Zone N^o 7(d) or 7(d1)) of the LEP applies to the development and requires that Council consider:-

- the height and siting of the building; and
- the colour of materials used in the erection of the building to ensure it blends with the surrounding landscape and other development and preserves the scenic quality of the land.

Public Submissions

Adjoining owners were advised of the proposal with one submission being received from Mr Graham Wilson of Billabong Estates Pty Ltd; the owner of N^o 221 Wollombi Road. Mr Wilson's submission reads, in part, as follows:-

"Excavation for the project was well advanced on the 25th instant, as also was the track access to the site. It would appear that a dam wall has, within the past three weeks, been constructed across the gully immediately to the west of the development site. The crest of the wall serves as road access to the development.

Much of the filling for the wall has been excavated from the western side of the gully leaving a scar on the landscape as viewed from our property. Would it be Council's intention to ensure that suitable means are adopted to treat this scar in order for soil and vegetation to cover it?

Our other concern is that the accommodation of parked vehicles adjacent to the church in this rural environment should not be visible from our property which has National Trust and Heritage listings (First Farm - St Albans)."

The issues raised in Mr Wilson's submission are discussed below.

Planning Assessment

Impact on the Landscape/Scenic Quality of the Locality

The proposed church building will be of brick construction, with a concrete tiled roof, and timber verandah posts and balustrade. The building will have an overall height of 9.0m, set against a heavily timbered hillside. To ensure the building is in keeping with the surrounding landscape, dark-toned, non-reflective external materials should be used and in this regard, a condition can be imposed. The existing vegetation, which surrounds the building site, will assist in minimising the visual impact of the development. Accordingly, no further trees should be removed from the site.

Parking

It is anticipated that the proposed church will not generate a need for further parking on the site, as the church will only provide an additional facility for the existing religious retreat. Consequently, a parking area adjacent to the church building is not proposed.

Flooding

The site of the proposed building is at a level of between 20 and 40m. Whilst the 1 in 100 year flood frequency level at St Albans bridge is estimated to be 14.6m; by extrapolation, the 1 in 100 year flood level for this site is estimated to be approximately 16.5m. Accordingly, the site of the proposed building is not considered to be flood liable.

Wetlands

The landowner has already constructed an access road to the site of the proposed church. This has resulted in the provision of a 6-10m high embankment across a gully which now acts as a dam wall. A piped bypass/overflow is to be provided just below the top of the dam wall.

This wall is immediately upstream of a wetland area identified under Sydney Regional Environmental Plan N° 20 (Hawkesbury - Nepean River). Although approval under the REP is not required for the wall, there is a concern as to whether the dam wall has been suitably constructed, given that no supervision nor design investigation has been carried out.

More importantly, there is considerable concern as to the environmental effect of the wall on the wetland. In this regard, it is desirable that a pipe culvert be provided at the base of the wall to prevent ponding of water behind the wall. Although the land upstream of the wall is "dry" at most times, it is essential that the natural flow of water over the property to the wetland be unimpeded during wet periods to preserve the wetland.

Further, the area from which the fill, (used to construct the wall), has been taken should be appropriately rehabilitated. The top of the wall should also be levelled and suitably vegetated to minimise its visual impact.

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

- 
1. The church building shall be generally in accordance with the plans dated May, 1992, reference N° 11649, Sheets 1-8.
 2. Submission of a building application, plans and specifications complying with Ordinance 70.
 3. 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 prior to occupation or use of the building.
 4. The construction of an all-weather access road where not already provided from Wollombi Road to the proposed church site.
 5. The construction of a pipe culvert, at the base of the existing fill placed across the gully to create an access road to eliminate ponding of water behind the wall; incorporating scour protection of the downstream end. Details including hydraulic calculations to be submitted for approval prior to construction.

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6. The existing fill placed across the gully to create an access road shall be levelled and vegetated with suitable plant species to minimise its visual impact, to the satisfaction of the Divisional Manager Environment and Development.
7. The area from which the fill has been taken shall be stabilised, topsoiled, and planted with suitable species to the satisfaction of the Divisional Manager Environment and Development.
8. No further tree clearing shall occur around the building site.
9. Registration of a plan of survey consolidating Lots 108 and 57, DP755258 into a single allotment. Documentary evidence to be submitted to Council prior to occupation of the building.

Immediate report by engineers on stability.

North Richmond
6. INTEGRATED HOUSING - LOTS 30-34, DP794424 & LOTS 53-59, DP802290 LAND BOUNDED BY ARTHUR PHILLIP DRIVE, GRAINGER AND FULTON PLACES, BLIGH PARK - DEFENCE HOUSING AUTHORITY (MR HEATH). DA219/92

Owner:	Defence Housing Authority
Area:	Total site area 9669m ²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a)
Advertising:	Advertised with no submissions
Date Received:	21st July, 1992

Proposal

The proposal involves providing 20 x 3 bedroom, single and two storey dwelling-houses in the form of an integrated housing package.

The applicant has submitted a Statement of Environmental Effects which, in part, indicates:-

"Each dwelling-house has been designed to provide private open space on each lot of a size to meet Council's standards and to minimise any loss of amenity for adjoining owners."

Site Characteristics

The land is vacant with a slope from the north west to south east falling from 38m AHD to 31m AHD over a distance of nearly 140m.

There are a number of immature eucalypt trees (10-12m in height) occupying an area near the north western boundary on proposed Lots 1 and 2.

An existing easement for stormwater drainage is located near the middle of the land running in a north to south direction. The easement is to be retained."

Planning Assessment

State Environmental Planning Policy N^o 25 applies to land included under Hawkesbury Local Environmental Plan (1984). Under SEPP 25 Council may grant consent to create an integrated housing development with allotment sizes greater than 232m². The smallest lot included in the development is 339m², while the average lot size is 460m².

The proposed plan conforms to the provisions of SEPP 25.

The development standards included within Hawkesbury City Council's Medium Density Housing DCP are not relevant to the proposal as they generally relate to attached dwellings. However, the maximum dwelling densities of 1 dwelling per 300m² of site area are met under the proposed development. Other planning, design carparking, solar access, open space and servicing considerations included in this DCP are met by the proposed development.

The development proposal conforms with the objectives and standards of the DCP in relation to orientation/layout, building line setbacks, car accommodation and landscaping/vegetation.

The proposed development will result in 20 detached dwelling-houses on the land of which 15 will have a direct frontage to an existing street. The style and character of development will, therefore, be little different from that currently existing in the locality.

The proposed development will provide single and two-storey detached housing which will provide some variety of housing in the area. These two-storey dwellings, in particular, have been sited and designed through careful positioning of second storey windows to avoid overlooking of adjoining properties.

Privacy of rear and side yards is to be enhanced by the provision of extensive landscaping.

The shape, size, bulk and external appearance of the dwelling-houses will be comparable with existing and proposed development in the estate.

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The density of development is likely to be higher than for the existing subdivision, though at a lower density than if the existing subdivided lots were all developed as dual occupancies or other forms of medium density housing, which are permissible in the zone.

The proposed dwelling-houses will be comparable with existing and proposed buildings in the estate through the use of brick and tile roof construction. Each dwelling is of a different design.

The existing street system at Kemsley Downs is generously designed. Arthur Phillip Drive has sufficient width for two lanes of carparking and two lanes for moving vehicles.

The street system within the estate is more than adequate to cater for additional vehicles at peak hour, and is not considered to have any significant effect on traffic movements in the area.

The Defence Housing Authority has a policy of maintaining the landscaping to a high standard.

Ten of the eleven existing trees located on the northern side of existing Lot 30 are to be retained and integrated into the development proposal.

Conclusion

The principal advantage of the integrated housing/land package concept is the ability to provide conventional housing on separate allotments at a comparable or lower cost.

The application is consistent with housing policies adopted by the State Government and Hawkesbury Council and should be supported.

IT IS RECOMMENDED THAT consent be granted, subject to:-

1. The development shall be carried out generally in accordance with plans submitted with the application dated 21st July, 1992.
2. Submission of a building application, plans and specifications complying with Ordinance 70.
3. No excavation or site works shall be commenced prior to the issue of the building permit.
4. The internal driveways shall be constructed of pavers/earth toned coloured concrete/or the like. Consideration shall be given to "breaking up" the expanse of driveway through the use of different colours and/or textures in the driveway material.

5. The proposed dwellings shall have a mix of external finishes to provide an attractive streetscape. Details to be submitted concurrently with the building application.
6. All fences behind the building alignment to have a height of 1.8m (one point eight) to provide privacy between the respective dwellings.
7. A detailed plan of landscaping shall be submitted and approved with the building application. Such landscaping is to be completed prior to the occupation of the building and adequately maintained.
8. Provision of a clothes drying area. Details to be submitted with the building application.
9. Removal of the existing redundant layback crossings and replacement with concrete kerb and gutter and the restoration of the footway areas.
10. Construction of Council's standard residential, heavy duty footway to Lot 1.
11. Construction of the access road within the communal open space to the satisfaction of the Divisional Manager Engineering Operations together with the construction of concrete path paving within the pedestrian access to Fulton Place.
12. Construction of a separate driveway access along the access to Lot 1 shall be provided to Lot 7. Details to be submitted concurrently with the building application to the satisfaction of the Divisional Manager Engineering Operations.
13. Construction of interallotment drainage to serve each house not draining directly to a public road.
14. The driveway to Lot 14 being located clear of the existing pit in Grainger Place.
15. A contribution of \$32,813 (thirty two thousand eight hundred and thirteen dollars) based on \$1,727 (one thousand seven hundred and twenty seven dollars) per additional dwelling being a contribution for open space and community facilities.
16. Satisfactory arrangements being made with Prospect Electricity and Telecom for adjustment of any services affected by the location of the proposed driveways. Details to be submitted from the relevant authorities, concurrently with and prior to, the release of the building application.
17. Satisfactory arrangements being made for the manoeuvring of vehicles from Lots 6 and 8. Details to be submitted concurrently with the building application and to the satisfaction of the Divisional Manager Environment and Development.

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18. Construction of access and drainage or sewer 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 Divisional Manager Engineering Operations.
19. A design, checking and inspection fee of \$500 (five hundred dollars), and \$1.50 (one dollar and fifty cents) per metre of drainage, must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 31st December, 1992.

7. LANDFILL - LOT 52 DP585372 N^o 166 CORNWALLIS ROAD,
WINDSOR - N CRABB. DA200/92

Owner:	Crabb & Barnes
Area:	16.3ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Environmental Protection (Scenic) 7(d1)
Advertising:	Advertised in accordance with Council policy with 1 submission received
Date Received:	29th June, 1992

Proposal

Council is in receipt of an application proposing the placement of fill on the subject property.

The property contains a raised bank which runs parallel with the river. This earth bank is approximately 2m in height. At present, the bank is often broken during times of flood. Furthermore, the property contains a low point where sand is deposited when floods recede. The potential for flooding, coupled with the deposition of sand, substantially reduces the viability of the property for agricultural purposes.

This application proposes the filling of the site from the raised earth wall back for a length of about 100m. The total area to be filled is approximately 4ha. This will involve the filling of the main low point and will result in the land sloping evenly back from the wall.

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The operation involves the excavation of topsoil which is stockpiled on the site. The excavation is filled with the imported material which is compacted and then covered by the previously excavated stored topsoil. The fill is to be imported to the site from a soil recycling plant operating from Racecourse Road, South Windsor and is to be made up of soil and tar. The fill is to be brought to the site by trucks, with a maximum of ten loads per day. No operating hours have been detailed, however, should consent be issued, Council can condition suitable hours. The land fill operation will take 2 (two) years to complete.

Once filled, the land will be used as a turf farm.

Statutory Situation

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

Advertising

One submission was received from solicitors representing Mr S D'Anastasi who owns the adjacent property to the north, objecting to the development on the following grounds:-

- the property is presently used as a turf farm and does not require the proposed fill;
- the fill may result in the exacerbation of flood problems;
- the property has been illegally excavated and filled in the past;
- the truck movements will create dust which may damage crops on adjoining properties;
- the difficulty in policing the fill operation and Council conditions; and
- the truck movements may damage the access track which runs along the southern boundary.

Planning Comments

The subject property is a regular shaped allotment with an area of 16.3ha having frontage to both Cornwallis Road and the Hawkesbury River. The property is, for the most part, relatively flat and is utilised for turf production.

Visual Impact

The location of the landfill is isolated from any residential development. The final land form will be evenly sloping. The visual impact is negligible and the activity will resemble other agricultural pursuits carried out in the lowlands.

Noise Impact

Given the isolated nature of the property, noise on the site will not be a problem. In addition, the 20 truck movements will not significantly increase traffic flow or noise when considering the number of heavy vehicles presently utilising the local

road network. Council should, however, impose a restriction on operating hours to ensure that truck movements occur at a reasonable hour.

Air Pollution

The trucks using the unsealed access tracks in the property will cause dust problems. This can be overcome by watering the access tracks. This will also prevent dust from damaging the crops on adjoining properties. In addition, the payloads of trucks entering the site should be covered to prevent spillage and reduce dust.

Water Pollution

Council should impose a condition requiring the installation of soil conservation methods to prevent soil washing off the landfill operation into watercourses. In addition, the operation should be completed in stages so the fill can be stabilised with grass plantings once each section has been completed.

The landfill operation may be required to be licensed by the Environment Protection Authority, dependent upon the type of fill material used. Consequently, the applicant should comply with any requirements of the EPA in this regard.

Drainage

Conditions can be imposed to ensure that flows off adjoining properties are not impeded. This can be achieved through an additional open drain plus the maintenance of an existing surface inlet pipe. Consequently, it is considered that drainage will not be adversely affected as a result of this application.

Section 94

The applicant should be required to pay a Section 94 Contribution for the upgrading of local and main roads. The rate which is applied is 3 cents per tonne per kilometre of road travelled. For this application, the applicant will be required to pay 15 cents per tonne for main road and 5 cents per tonne for the maintenance of local roads.

Conclusion

Although the fill will reduce the storage capacity of the floodplain, its overall impact in this regard is negligible. It is considered that any adverse impacts likely to occur can be mitigated against and the application should be supported. The objection received does not warrant refusal of the application.

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

1. The landfill shall be completed generally in accordance with Plan Reference 18228 dated May, 1992.

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2. Compliance with any requirements of the Environment Protection Authority (Waste Management Authority of NSW).
3. Compliance with any requirements of the Public Works Department and Water Resources Commission under the NSW Rivers and Foreshores Improvement Act.
4. All fill material to be non-cohesive soil, clean type material such as sandy loam or similar. No contaminated material is to be brought onto the site.
5. Erosion control measures such as hay bales or geotextile silt traps are to be provided during construction to stop silt, rubbish or debris entering the river during storms or entering the existing pipelines causing blockages.
6. All necessary works being carried out to ensure that flow from adjoining properties is not impeded. In particular, an open drain is to be provided along the northern boundary of the fill and access to the existing pit shown on the plan is to be retained by moving the proposed embankment at this point to the north of the pit.
7. No excavated material (subsoil, topsoil, soil) shall be removed from the site.
8. The landfill shall be completed in stages to minimise the area exposed at any one time. Each section is to be stabilised by grassing immediately each section is completed and before moving onto the next section.
9. All loaded trucks arriving at the site shall have their payloads suitably covered to prevent spillage from the truck onto the road.
10. Council reserves the right to impose a condition to have a mechanism installed whereby wheels of trucks leaving the site are washed to minimise dust and debris being deposited on roads, however, it shall monitor the operation for 3 (three) months without such a facility to ascertain whether such is required.
11. The landfill operation shall not take place on the land except between 7.00am and 4.00pm, Monday to Friday.
12. Payment to Council of a contribution under Section 94 of the Environmental Planning and Assessment Act, 1979, at the rate of 20 (twenty) cents per tonne of all materials transported to the subject site. In respect of the said contribution, the following provisions shall apply:-
 - i) payment of \$2,160 (two thousand one hundred and sixty dollars) within 3 (three) months of the date of this consent and payment of \$2,160 (two thousand one hundred and sixty dollars) for every succeeding 3 (three) months period until a total of \$17,280 (seventeen thousand two hundred and eighty dollars) has been paid.

13. The access tracks on the property shall be watered at regular intervals to prevent the emission of dust from the site.
14. This consent is limited to a period of 3 (three) years from the date of issue.

8. CONSTRUCTION OF A 2.5 MEGA LITRE WATER STORAGE RESERVOIR - LOT 1, DP591288 & LOT 1, DP818045 OLD BELLS LINE OF ROAD, KURRAJONG - WATER BOARD (NORTH WESTERN REGION). DA206/92

Owner:	Water Board and Parklands Retirement Village Trust
Area:	3000m²
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Residential 2(a) and Special Uses 5(a)
Advertising:	Advertised in accordance with Council's policy and one submission received
Date Received:	2nd July, 1992

Background

The existing Kurrajong Reservoir depletes excessively during peak demand periods with the top water level of the Reservoir falling below the Water Board's required standard of maintaining one third of maximum day demand as reserve storage within the service zone. Low water levels in the Reservoir are also reducing pressure in the reticulation system and limiting supplies. Further subdivision and increasing demand is placing additional stress on an already overloaded system.

The purpose of the proposed reservoir is to re-establish the Board's minimum water supply standards for existing development, approved subdivisions which have not been developed and future subdivisions. The Board examined a number of options with the preferred option being the erection of a 2.5 mega litre water reservoir adjacent to the existing reservoir on the site.

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Proposal

The proposed reservoir will be located behind the existing reservoir. The proposed reservoir will be 16m high and 18.8m in diameter. The applicant has also provided the following additional information:-

"Overflow and scour lines will be installed at the new reservoir. Provision will made to convey overflow and scour water away from the reservoir to a water course via a drainage easement without causing erosion damage. The required overflow capacity is 3.3 mega litres per day. This figure is derived from the estimated maximum inflow to the reservoir while being fed by the two pumps of North Richmond Water Pumping Station N^o 193.

Construction will take 6 to 7 months and will involve the following activities:-

- 1. The removal of four trees for the proposed reservoir and three trees for the proposed access road;*
- 2. construction of a 25m long access road to the proposed reservoir, the surface of which will be covered in basic road base material;*
- 3. minor excavations will be made to gain a level construction area for the reservoir;*
- 4. a concrete base will be put in place and pre-kerb metal plates will be brought to the site and welded into place; and*
- 5. the site will be landscaped upon completion of construction activity. Restoration work will include the installation of site drainage lines."*

Statutory Situation

The proposal is permissible with Council consent. As the development application is lodged by the Crown, Council is bound by Section 91(a) of the Environmental Planning and Assessment Act which states as follows:-

"A consent authority, in respect of a development application made by or on behalf of the Crown;

- a) shall not refuse its consent to the application except with the written approval of the Minister of Planning; and*
- b) shall not impose a condition of consent except with the written approval of the Minister or the applicant."*

Public Submissions

One objection has been received from Mr D R Hurst and these are summarised as follows:-

1. No further damage to my property.
2. Repair damage.
3. Earth works to divert water into gully in case of future accidents.
4. Consideration for water connection, re: community title as previously suggested by Board.
5. Realistic compensation.
6. Landscape to hide tanks.

These issues will be discussed in the following section.

Planning Assessment

The applicant carried out their own public consultation by means of personally delivering letters describing the proposal to 35 adjoining residences. As a result of this procedure, the applicant indicates that two follow up phone calls and one letter was received.

Council's notification process resulted in one objection being received.

Shadow Impact

The new reservoir will be located in close proximity to an existing retirement village on the site. Units 5 and 6 of the retirement village will be affected between the hours of 9.00am and 11.00am by the shadow cast by the new proposed reservoir. Sunlight will be available during other times of the day for these residents.

Units 14 and 15 will, however, be in shadow until 1.00pm in Winter. This negative aspect of the development is not of such a magnitude as to warrant refusal of the application. The overshadowing is not an issue in Spring, Autumn or Summer.

It should be noted that no objection has been received from the Retirement Village Trust, and in fact they have agreed to sell some of their land to enable the reservoir to be built.

Visual Impact

The site is well screened by existing vegetation and a condition will be imposed ensuring that the proposed reservoir has the same colouring as the existing reservoir. The reservoir will be screened by an existing row of trees to the property to the north and landscaping will be required to screen the reservoir from some of the retirement village units. This can be covered as a condition of consent.

Erosion Control

The objector to the proposal has alleged that scouring from the overflow from the existing reservoir has occurred in the past. The proposed reservoir's overflow will also pass through the same drainage easement. A condition of consent will be imposed requiring that the applicant carry out erosion control works to Council's satisfaction. These control works would consist of constructing pits and "diffuser" which would spread out and retain the water thereby slowing down its speed and minimising erosion on the adjoining property. The applicant has agreed to this approach.

Access and Traffic

The site will be visited by short wheel-based Water Board trucks and these vehicles will only visit the property on an intermittent basis. The proposed access track is satisfactory in terms of construction and site distances along Old Bells Line of Road.

Conclusion

The proposed reservoir is sited in the best locality and is a much needed item of urban infrastructure which will result in tangible improvements in water availability and water reliability for the residents of Kurrajong.

IT IS RECOMMENDED THAT upon the applicant agreeing to the following requirements, a conditional consent be issued:-

1. The proposal be carried out in accordance with the documentation supplied with the development application prepared by Mitchell and McCotter Pty Ltd and dated July, 1992, (91097 RP1).
2. A detailed plan of landscaping shall be submitted and approved by the Divisional Manager Environment and Development Services prior to construction commencing. Such landscaping is to be completed prior to the completion of the reservoir.
3. Landscaping shall be maintained to Council's satisfaction.
4. The new reservoir shall be finished in a colour to match the existing reservoir on the site.
5. Works be undertaken to minimise scouring on and off the site when water is released from both existing and the new reservoir. These works should include devices such as pits and diffusers and be constructed to Council's satisfaction.

**9. PROPOSED REZONING - LOT 238, DP751665, N° 1115
SALTERS ROAD, WILBERFORCE - JOHNATHON KEEN &
ASSOCIATES. LEP7/92**

Owner:	R P M Colley & A M Kohacek
Area:	21.45ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(b)
Advertising:	Not applicable
Date Received:	16th July, 1992

Rezoning Proposal

The purpose of the rezoning is to create sixteen 4,000m² allotments accompanied by a 15ha communal area. In summary the applicant has provided the following justification:-

- "a) *The proposal incorporates two major concepts -*
 - (i) *Community Title Management and self-sufficiency in the provision of water supply and on-site waste water treatment and recycling; and*
 - (ii) *potential for inclusion in later larger scale land pooling and thereby introduce new rural viability in a series of hamlets and villages such as nearby Wilberforce.*
- b) *The proposal addresses the non-viability of existing patterns of development and broad acre subdivision in terms of the unaffordable costs and inefficiencies in the ongoing provision of infrastructure.*
- c) *Community Title is the catalyst for creation of sets of self-sufficient, self-managing, ecological sustainable development that contributes to an ultimate total catchment management capability for the benefit of Hawkesbury/Nepean Region.*
- d) *The subject site is considered a logical nodal point that contains a number of physical features that make it attractive to commence an innovative approach that will break from the established conventional approach to rural land subdivision and overcome the ills of ribbon development and meet the demands for ongoing consolidation of the established Wilberforce Village area creating a village and a hamlet.*
- e) *The creation of sixteen 4,000m² unit entitlements accompanied by a 15.1ha communal area would provide such opportunities as flexible building orientation for solar aspect, on-site drainage detention, on-site waste water treatment and recycling, on-site storage of potable water, unbuilt facilities and amenities.*

- f) *The subject site is currently served by tar sealed public road access some 2230m from the nearest major road, namely Singleton Road at the intersection of Old Sackville Road.*
- g) *Town Water is not a necessity but reticulation mains are within about 1100m of the site.*
- h) *The proposal is a complete departure from the old concessional lot subdivision created to assist farmers suffering from the decline in agricultural economy and exacerbating the problem of a multiplicity of non-viable economic units awaiting nebular demand for further subdivision, or consolidation into a larger unit in a rare situation such as that where tourism has replaced agriculture but depends on its retention as an attraction.*
- i) *Extension of public road construction on the two existing frontages need only be to private access standard of pavement and can avoid loss of existing vegetation.*
- j) *The Community Title management structure is best suited to cope with such matters as household waste management and recycling on a manageable scale.*
- k) *Dependence on the use of private cars remains, but it is considered that in short time the vehicle industry will have responded to environmental concerns on a global scale. It will cure pollution problems with new engine development and alternate fuel technology. Drive and ride potential could involve only a few minutes to public transport in Old Sackville Road. Community Title again could contribute to the viability of a private communal bus for commuter travel in similar fashion to services provided to retirement village.*
- l) *Community Title provides an excellent management structure to work independently or in conjunction with Council in ongoing protection and maintenance environmentally sensitive and bush fire prone fringe areas. This has regard to the corridors of natural bushland along unmade road reserves and watercourses such as Currency and Chain of Ponds Creeks which the burden of cost and responsibility can be removed from Council.*
- m) *In the ultimate, aggregations of communal areas, such as that proposed could form valuable extensions to predetermined public open space networks without the burden of cost on the public purse for both acquisition and ongoing maintenance. Inbuilt controls on the activities of individuals would have the affect of greater protection the environment, especially in sensitive areas, plus provide potential for a range of recreational and economic activities."*

Statutory Situation

The land is zoned Rural 1(b) under Hawkesbury Local Environmental Plan, 1989. The minimum allotment size for this zone is 10ha. Under the existing zoning provisions, the applicant could subdivide the land into two lots. The site is also affected by flooding. Under the proposal it would appear that the community lot would be the only lot affected by flooding.

Planning Assessment

In the documentation submitted with rezoning application, the applicant has not addressed the issue of identifying what are the special characteristics of the subject land that should necessitate its rezoning. In other words, the applicant needs to justify why Council should support the rezoning of a particular parcel of land, which has a development right for two lots into seventeen lots. The parcel of land in question, has similar characteristics to other land in the Wilberforce, Sackville, East Kurrajong area. Support of this application would set a precedent for other landowners to apply to Council to change the zoning of their land to enable higher and higher densities. This could result in the change in the character of the City area from concentrations of people in villages and towns with a distinct and separate rural area to a more homogeneous higher rural density, such as Londonderry or Oakville.

Secondly, community titles legislation does not override existing zoning provisions, in fact the benefit of community titles is to enable developers to create community lots which can be enjoyed by future residents of a community scheme.

In summary it is considered that the proposed rezoning does not meet the objectives of the existing surrounding Rural 1(b) lands. Principally, these objectives are:-

1. To ensure that development does not create unreasonable demands in the present or in the future for provision or extension of public amenities infrastructure; and
2. to ensure that development maintains the rural character of the locality and to minimise disturbance to the landscape through clearing, earth works and access roads.

IT IS RECOMMENDED THAT Council not prepare a Draft Local Environmental Plan to permit a 16 (sixteen) lot Community Title Subdivision.



10. TWO LOT SUBDIVISION - LOT 2, DP503713, 18 STANNIX PARK ROAD, WILBERFORCE. SA80/92

Owner:	J McGeady
Area:	6.07ha
Zoning:	Hawkesbury Local Environmental Plan, 1989 - Rural 1(b)
Advertising:	Not required
Date Received:	1st June, 1992.

Proposal

Council is in receipt of an application proposing to subdivide the subject property into two allotments with areas of 2.0ha and 4.0ha. The 2.0ha allotment is elongated in shape. The existing dwelling and dam will be contained on the larger lot.

Statutory Situation

The minimum allotment size for land zoned Rural 1(b) is 10ha under the provisions contained in Hawkesbury Local Environmental Plan, (HLEP, 1989) - Clause 11.

In support of this application, the applicant has submitted documentation supporting their application which reads:

"As owners of 18 Stannix Park Road, we would like to emphasise to Council that our property is surrounded on three sides by TEN two acre lots, and so therefore this proposed subdivision of four and two hectares (or three lots of two hectares) would bring our property into line with the size of the surrounding properties."

The following has been prepared by Tearman Newton Pty Ltd (Consulting Surveyors) on behalf of the applicant.

"The subject land is currently zoned Rural 1(b) minimum 10ha, however, it is within the area identified in the City of Hawkesbury Environmental Study for Rural Residential Development.

The recommendations within the report suggests that land within the identified area be permitted to be subdivided into 4 hectare allotments together with a recommendation that in regard to the area requirement, that a variation of up to 50% plus or minus be permitted on the average.

This would ideally suit this property as the majority of the land is arable and the remaining 4.07ha allotment can still be productively used for the keeping of a small number of horses.

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The smaller 2ha allotment has been designed by our client to allow for a very pleasant house site fronting Stannix Park Road with the remainder of the block affording both wooded shelter areas and open grasslands which would suit a non-commercial hobby farm type activity.

The demand for this type of land is always increasing due to its proximity to both Sydney and the towns of Windsor and Richmond together with the RAAF Base.

The land is not serviced by reticulated water however the subject land has one large dam existing and has an ideal dam site on a natural watercourse below the existing dam with a fairly large catchment off the property itself.

Effluent disposal will be at Council discretion, however, the subdivision allows for sufficient area for on-site transpiration bed disposal or envirocycle type system depending upon soil type.

The allotment is well serviced by power and telephone and is only a short distance from Singleton Road.

The proposed subdivision will create allotments contiguous in the area with surrounding blocks, having allotments of 2ha and 0.7ha approximately on both sides and allotments of 2 ha approximately immediately across Stannix Park Road and therefore the existing amenity of the area will not be significantly altered by approval of this subdivision proposal."

Planning Assessment

The planning study cited by the applicant's consultant was not supported by the Department of Planning and hence, has no validity.

The land surrounding the subject property is characterised by its varying allotment sizes, ranging from 7,487m² to in excess of 10ha. Despite this, it is considered undesirable to approve additional allotments which fall below the minimum standard as these allotments were a result of earlier planning schemes permitting subdivision with varying allotment sizes, which have now been superseded.

The subject land is within a Moderate Bush Fire area as identified in the "Bush Fire Mitigation Policy".

Normally this subdivision would be refused under delegated authority, but is presented to this meeting as it is understood the applicant desires to address the Committee.

Support of subdivisions of this nature where there is a large variance to minimum standards within the LEP, are not desirable, as there are numerous lots throughout the City with similar characteristics. That is, there is nothing inherently different with the subject land that distinguishes it from other lots in the locality and in the City generally.

The Director of the DOP would be required to concur with this proposal as Council does not have the power to approve. Previous advice from the Director indicates that she will not concur to subdivisions that reduce minimum lot size provisions in LEP's where this is not a special "one off" justification.

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

1. The subdivision is not in compliance with the 10ha (ten) minimum allotment requirement for land zoned Rural 1(b) in accordance with the provisions of HLEP, 1989.
 2. The application is not in the public interest.
- 

11. TREE REMOVAL - MARKET GARDEN (HYDROPONIC) -
LOT 20, DP28331, N° 419 TERRACE ROAD, FREEMANS REACH.
MR D & MRS T VELLA. P2003/765

The applicant has requested the removal of trees from the subject property to allow establishment of a hydroponic market garden. The application is supported, subject to conditions.

The property has an area of 3.317ha and is extensively treed, with both semi-mature and mature eucalyptus species to the western side of the land and lightly treed to the east.

The owners have been requested to retain all trees within an area of 5 (five) metres wide on all property boundaries, including all trees within the existing fenced dwelling area and driveway entry. Mr & Mrs Vella have agreed to this condition.

Mr & Mrs Vella have requested the removal of 1 (one) tree from the dwelling area which is 1 (one) metre from the dwelling for safety. This removal is supported.

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

IT IS RECOMMENDED THAT approval be granted for work to be undertaken as requested, subject to the retention of all trees within 5m (five) of all boundary lines, fenced dwelling and driveway entry area. One tree to be removed from dwelling area adjacent to house for safety. ✓

12. GENERAL STORE - HANCKEL ROAD, OAKVILLE.
DA79/92

The Committee is referred to this matter which was reported to Council's meeting on the 14th July, 1992. Advice is now to hand from Council's Solicitor to the effect that, what is proposed by the applicant is considered to be permissible under the definition of 'general store' and, therefore, in accordance with Council's previous resolution, the consent will now issue without the necessity for preparation of a Local Environmental Plan.

The pertinent points in the Solicitor's advice is as follows:-

"Accordingly, it seems to us that it would be open to Council to conclude that the sale of petroleum products from the premises was ancillary to the use of the premises as a general store and, therefore, those products falls within the term 'general merchandise'.

For more abundant caution lest the 'balance' of the use tipped from general store to service station we suggest that a condition be imposed prohibiting the use of the premises as a service station or a car repair station. Such a condition is advisable in that as the proposed use is an innominate use it could avoid a dispute in the future."

The consent will include a condition as the Solicitor has suggested.

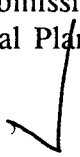
IT IS RECOMMENDED THAT the legal advice on general stores containing petrol bowsers be received. ✓

13. REZONING TO PERMIT THE REDEVELOPMENT OF AN EXISTING SERVICE STATION - LOT 13 DP700834, LOT 1 DP609449 AND PT LOTS 11/12 DP977347 N^o 's 81-87 BELLS LINE OF ROAD, NORTH RICHMOND - MARTIN MORRIS AND JONES PTY LTD. DLEP2/92

At its Ordinary Meeting of 5th May, 1992, Council resolved to rezone the subject property to permit the redevelopment of an existing service station.

The Draft Local Environmental Plan was recently exhibited in accordance with Section 66 of the Environmental Planning and Assessment Act, 1979 and no written submissions were received by Council. Consequently, Council should advise the Department of Planning in accordance with Section 68(4) of the Act to enable the making of the plan.

IT IS RECOMMENDED THAT Council prepare a submission to the Department of Planning pursuant to Section 68 of the Environmental Planning and Assessment Act, 1979 to enable the plan to be gazetted.



14. TREE REMOVAL - MARKET GARDEN - LOT C DP407135 N^o 82 SAUNDERS ROAD, OAKVILLE - MR L & MRS M SAID. P1934/160

The applicant has requested the removal of trees from the subject property to allow the extension and levelling of an existing market garden. The application is supported, subject to conditions.

The property has an area of 2.024ha and is supplied both by town and natural surface water. The property is very lightly treed to the south western boundary with melaleuca trees and a singular eucalyptus on the western corner of the land.

The owners have been requested to retain the existing melaleuca and eucalyptus trees to the south western and western boundaries, including a single eucalyptus tree adjacent to the existing dwelling.

Mr & Mrs Said have requested the removal of a total of 6 (six) trees inclusive of two dead trees to allow the extension of the market garden.



The proposal is viable and will not unduly affect the visual amenity of the adjacent properties.

IT IS RECOMMENDED THAT approval be granted for work to be undertaken as requested, subject to the retention of trees to the south western and western boundaries and the singular tree adjacent to the existing dwelling. ✓

15. BLIGH PARK - DRAFT SOCIAL PLAN. GT130/001 PT08

Council was previously advised that consultants had been engaged to prepare an update of the Bligh Park Social Plan. The consultancy was particularly to investigate the types of persons residing in duplex dwellings, as opposed to detached dwellings, and their attitude generally to residing in Bligh Park.

The draft plan from the consultants is to hand and the final plan will be presented to Council when received.

However, of interest in the interim are the following extracts from the draft plan.

- . Duplex housing appears to provide a housing option for those on lower incomes.
- . Residents of duplexes in the lower income brackets, typically, were owners or purchasers rather than tenants.
- . Duplexes were more likely than detached houses to be occupied by groups of singles and by single parents, while older detached houses were most often occupied by couples with children.
- . Total number of occupants per household averaged 3.8 for detached dwellings in the older area of Bligh Park; 2.9 for detached dwellings in the newer areas and 2.6 for duplexes.
- . Home ownership was a new experience for the majority of owner/purchasers in newer detached or duplex housing. The majority of those purchasing in the older established area were not first home buyers.
- . Many of those purchasing duplexes commented favourably on the size of the living area in them.
- . Many duplex residents did not want a large yard or garden to maintain, either because they were getting older or because they were all working and/or just renting the accommodation.

- . The frequency of usage of the backyard/courtyard areas did not differ in relation to housing type.
- . 38% of households did not really use their front yards at all (except for essential mowing), 28% engaged in weekend gardening, 18% were active in their front yard more than one or two days a week, 10% used it primarily for car related activities, and for 5% of households the front yard played a significant leisure and social role.
- . Households in older single detached housing tended to have more vehicles overall than duplexes (2.1 older houses; 1.9 newer houses; 1.6 duplexes).
- . Duplexes and older homes tended to be more likely to have a garage than were newer detached houses.
- . Half the employed residents of the sampled households worked relatively close to their homes in Bligh Park (either within the Hawkesbury area or travelling no further than the Penrith or Blacktown areas). Another third worked within a one hour radius, with 17% travelling as far as the City, or beyond, to work. The majority of residents (88%) travelled to work by private vehicle, 5% walked or cycled, and 7% used public transport (mostly train).
- . Buses were used on some occasions by at least one member of 25% of families (primarily High School children), with no significant differences between housing types. Few adults used them on a regular basis because of the inadequate service, especially on evenings and weekends.
- . 66% of residents saw themselves as "belonging" in Bligh Park, 20% felt they belonged somewhere else and 14% did not have a sense of belonging anywhere.
- . Concern about South Windsor prison and its potential impact on Bligh Park was virtually non-existent.
- . 72% of residents did not think there was enough developed open space.
- . Families living in duplexes were more likely to think that having a park or open space nearby would make it easier to live in a house with a small backyard.
- . 77% of residents went out of Bligh Park for their food shopping.
- . 5% used child care services in Bligh Park and 7% used services outside Bligh Park. 88% used no child care services at all.
- . 88% did not belong to any community groups in or around Bligh Park.
- . 91% agreed with the comment "duplex housing can be as attractive as any suburban housing".
- . Only 8% agreed that single houses and duplexes should be kept in separate areas.
- . 67% disagreed that parked cars from duplex housing creates traffic congestion.

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- . 94% of people believe that duplex residents are just as likely to care about the appearance of their house as others.
- . 89% believe that duplex houses are just as well designed, built and finished as single houses.
- . 64% of people agree that single houses are less likely than duplexes to have completed driveways and landscaping when they are sold.
- . 90% of people agree that single houses are just as likely to be rented as duplex housing.
- . 81% of people did not agree that duplex housing reduced property values of surrounding houses.
- . 83% do not agree that duplex housing is only suitable for people without children.
- . 86% of people believe that local council controls whether developer's build duplexes or single dwellings.

IT IS RECOMMENDED THAT the information within the Draft Bligh Park Report be received.



16. REPLACEMENT OF AN EXISTING 18M HIGH COMMUNICATIONS TOWER WITH A 40M HIGH TOWER - LOT 609, DP222231 LIEUTENANT BOWEN ROAD, BOWEN MOUNTAIN. DA165/92

At Council's Ordinary meeting of the 11th August, 1992, it was resolved that the determination of the development application be deferred pending a meeting between residents and Prospect County Council's Engineers. A meeting was held on Sunday, 16th August, 1992, on-site.

Issues raised at that meeting as well as additional objections, in writing, from residents in the vicinity have indicated that there is a need to hold further discussions with Prospect County Council in regard to the possibility of relocating the proposed tower to an alternative site.

IT IS RECOMMENDED THAT discussions be held with Prospect County Council officers regarding alternative sites for the proposed tower.



17. CLARENDON SHOWGROUNDS - PROPOSED DRIVER TRAINING AND KART RACING FACILITY. DA345/91

At its meeting of 10th December, 1991, Council resolved, in respect of this application, as follows:-

"That the Hawkesbury City Kart Club be advised that Council will approach the Lands Office for its concurrence, in principle, to the proposed proceeding to the development application stage, and that the matter be brought to the attention of the Clarendon Committee for comment."

The Department of Lands have replied as follows:-

"It is also advised that, as the area is reserved for public recreation and showground, it is considered that establishment of a go-kart racing/driver education facility could be seen to be compatible with the multi-purpose intention for the use of the reserve."

In order that public opinion may be assessed and that the investigation and planning process may proceed, consent to lodgement of a development application in respect of the proposed go-kart racing/driver training facility is attached. It should be noted that such consent is given without prejudice and in no way implies or presumes the approval or support of the Minister for Conservation and Land Management."

As you would be aware, there has already been a certain amount of opposition to the proposal expressed by various community groups and Council should ensure that ample opportunity is given for public comment during the determination process of the development application. Council should also satisfy itself that the intended activity is not only acceptable under the provisions of the Environmental Planning and Assessment Act, but is also an acceptable activity which could be considered to be conducive and ancillary to the purposes of the reservation."

It would be appreciated if Council would advise this Office of the outcome of the development application."

In the event that development approval is given, development shall not proceed without the written consent of the Minister. In this instance, this Office would also require that an appropriate lease/licence agreement be in place prior to any development works. A draft lease/licence agreement should be forwarded to this Office for consideration at an early date."

Since receipt of the Land Office letter a number of discussions have taken place with both the proponents and with groups of objectors to the proposal. It should be noted that the matter has not been put on formal exhibition yet as there is not sufficient documentation with the application, particularly in terms of noise assessment. In this respect the applicant has indicated his willingness to engage noise consultants and other consultants as necessary to support the application.

General Purpose Committee - Planning and Development - 25/8/92

It is known that Aldermen and State Government Officers and Ministers have been receiving representations about the merits or otherwise, of the proposal being established. In particular, proponents of horse activities perceive the go-kart use as incompatible with horse use. Go-kart proponents indicate that there are examples of establishments in Australia where the two uses exist in harmony.

Because of the letter from the Lands Office indicating that the development shall not proceed, even if approved by Council, without the written consent of the Minister, there is a potential for the applicant to expend considerable funds on consultancies to no avail.

Council should, as the Lands Office have requested, decide whether go-karts are "...considered to be conducive and ancillary to the purposes of the reservation". If it is not considered to be so, then the applicant should be advised so as to halt unwarranted expenditure on consultants.

Accordingly, the following is recommended.

IT IS RECOMMENDED THAT Council determine whether a go-kart/driver training facility is conducive and ancillary to present and future use of the Clarendon Showground/recreation area.

*Further report at
landdowning hp.*

18. BUILDING APPROVAL - GROSE VALE ROAD,
KURRAJONG - R E PAUL. BA 914/89, DA 249/89

In 1989 development consent was granted to build a house on land owned by Mr Paull in Grose Vale Road, Kurrajong. The application did not indicate the existence of an older cottage already on the land. The development consent was issued without the requirement for the removal of the older building.

The subsequent building approval, following notification of the existing dwelling, contained a condition " The existing cottage to be demolished within sixty days from the occupation of the new dwelling". The condition has not been complied with and the matter is the subject of correspondence from Mr. Paull.

The landowner, Mr Paull, requests retention of the building as a dwelling for the purpose of the existing tenancy after which he will render it non-habitable. Approval for retention of the building for non-habitable purposes has already been given.

Mr Paull now advises the tenancy is due to expire late next February and compliance before that time would cause serious difficulties to himself and the tenant.

No nuisance is obvious in terms of effluent disposal from the two dwellings and it is unlikely that any legal action could be obtained prior to the expiration of the tenancy, if in fact it is required by the Council.

IT IS RECOMMENDED THAT Mr R E Paull be advised that compliance with the building condition regarding rendering non-habitable the second dwelling on his land at Lot B, 461 Grose Vale Road, Kurrajong is required either at the end of the existing tenancy or the end of February, 1993, whichever is the sooner.

19. LOCAL AREA CARPARKING AND TRAFFIC STUDY RICHMOND. LEP10/91

The Local Traffic Committee on 18th October, 1991, (subsequently adopted by Council) resolved that a Traffic Study be undertaken to review and take into account the requirements for the provision of Local Area Traffic Management Facilities for the Richmond Town Centre.

At the time, the Roads and Traffic Authority suggested that a Full Traffic Study would be in the best interest of Council in both the short and long term, to address implications that traffic generating development would have on the local traffic network of Richmond and, prior to Council proceeding with a rezoning for land on Bosworth and Francis Streets, to permit 3(b) Business development. The Department of Planning has also indicated the necessity to ascertain the traffic implications of the draft plan.

In addition to addressing these issues which highlight the urgent need for a traffic management study to be instigated for Richmond, attention should also be given to the current and likely increased need for carparking facilities in Richmond as a result of further development and commercial rezonings.

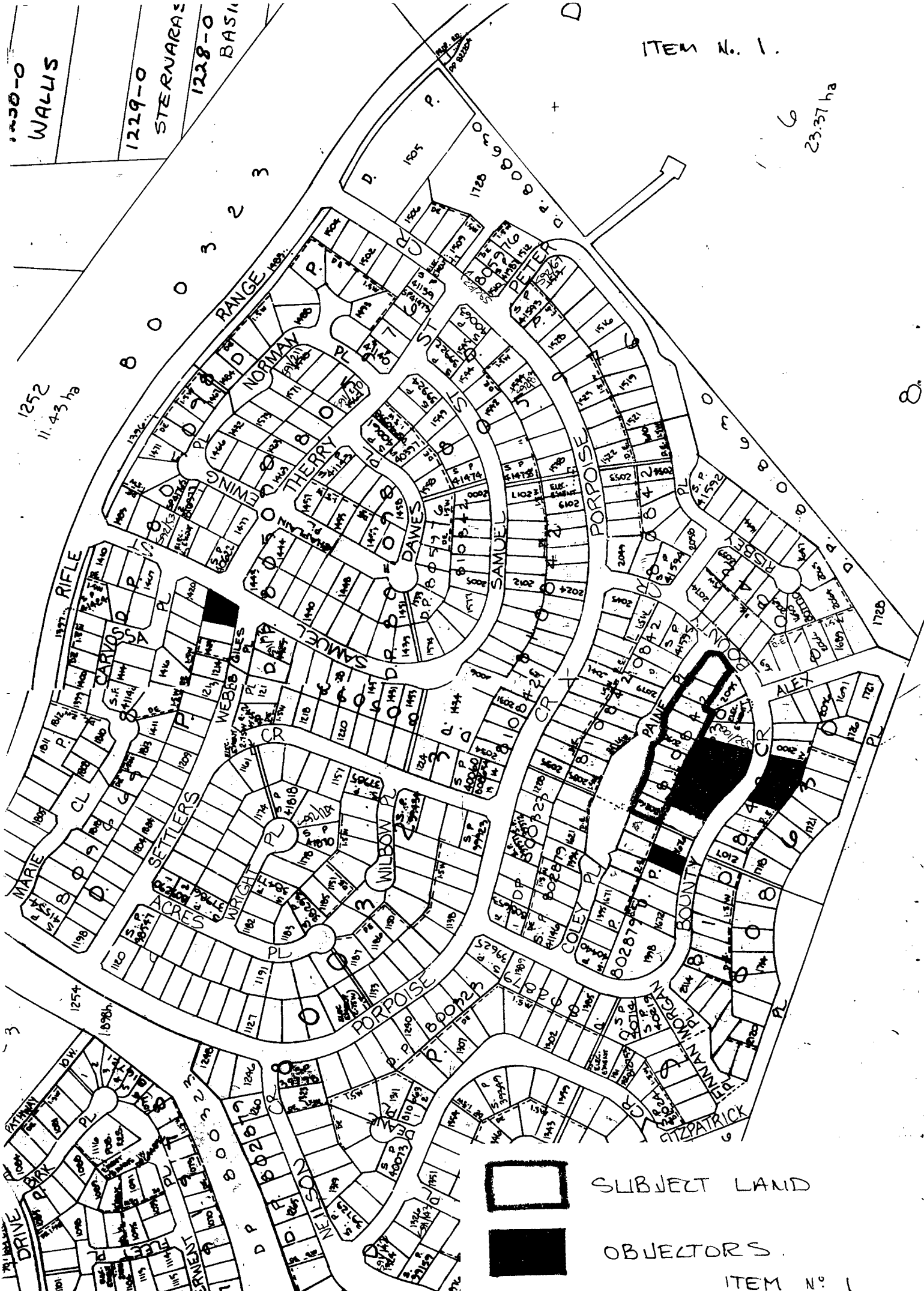
In light of the above, it is recommended that Council prepare a study brief and engage a consultant to undertake a joint Carparking and Traffic Study for Richmond Town Centre to cost in the order of \$30,000 to be funded by S.94 current funds. For the Committee's information, a traffic study has just been

General Purpose Committee - Planning and Development - 25/8/92

completed for Windsor Central Business District by Stapleton & Hallam for a similar amount.

IT IS RECOMMENDED THAT:-

1. Council resolve to prepare a study brief and engage in a consultant to undertake a Carparking and Traffic Study for Richmond Town Centre ✓
2. The Section 94 Current Carparking Contribution Reserve fund the study.



1250-0
WALLIS

1229-0
STERNARAS

1228-0
BASIN

ITEM N. 1.

6
23.37 ha

1252
11.43 ha



SUBJECT LAND



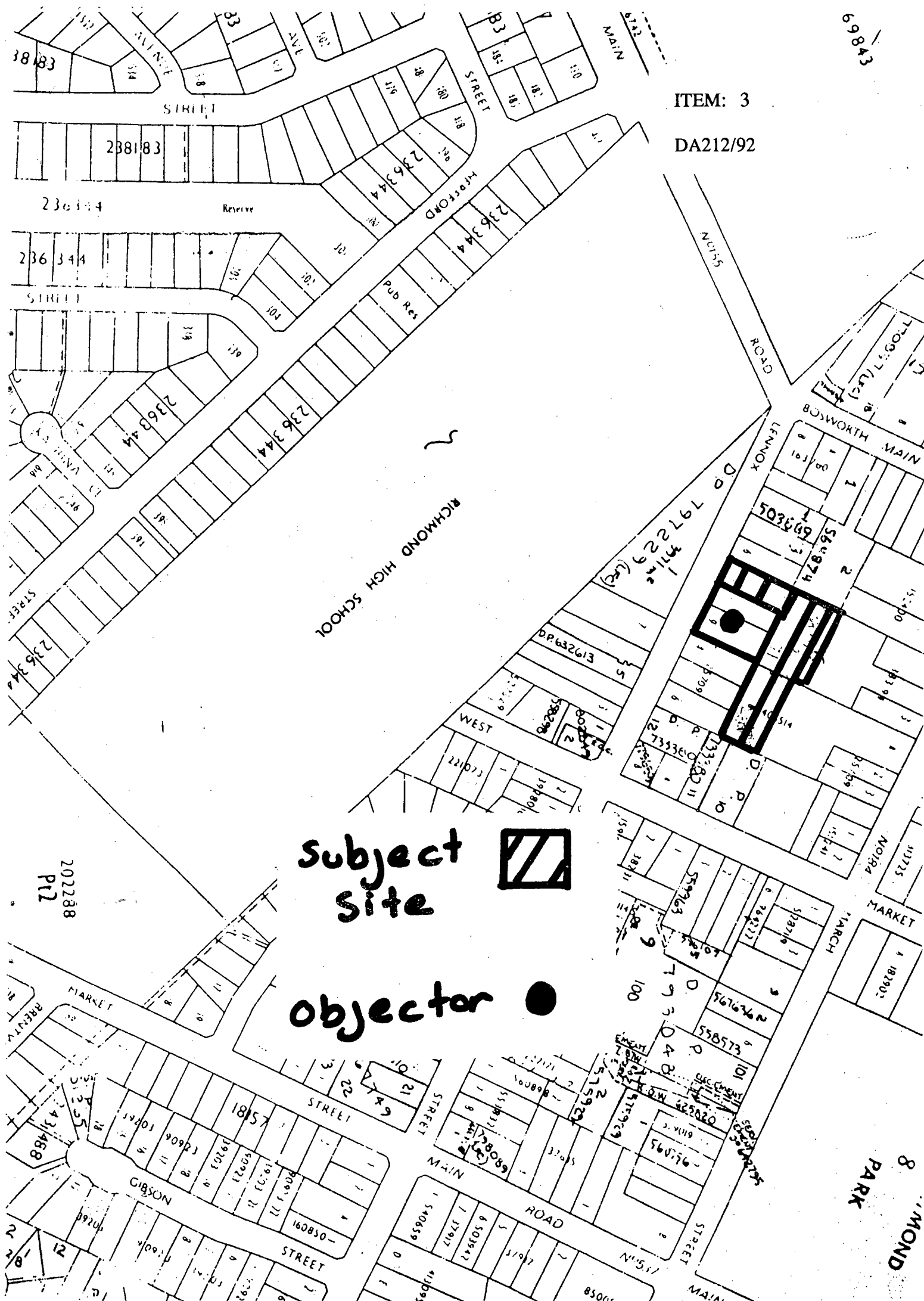
OBJECTORS

ITEM N. 1

69843

ITEM: 3

DA212/92



subject site



objector



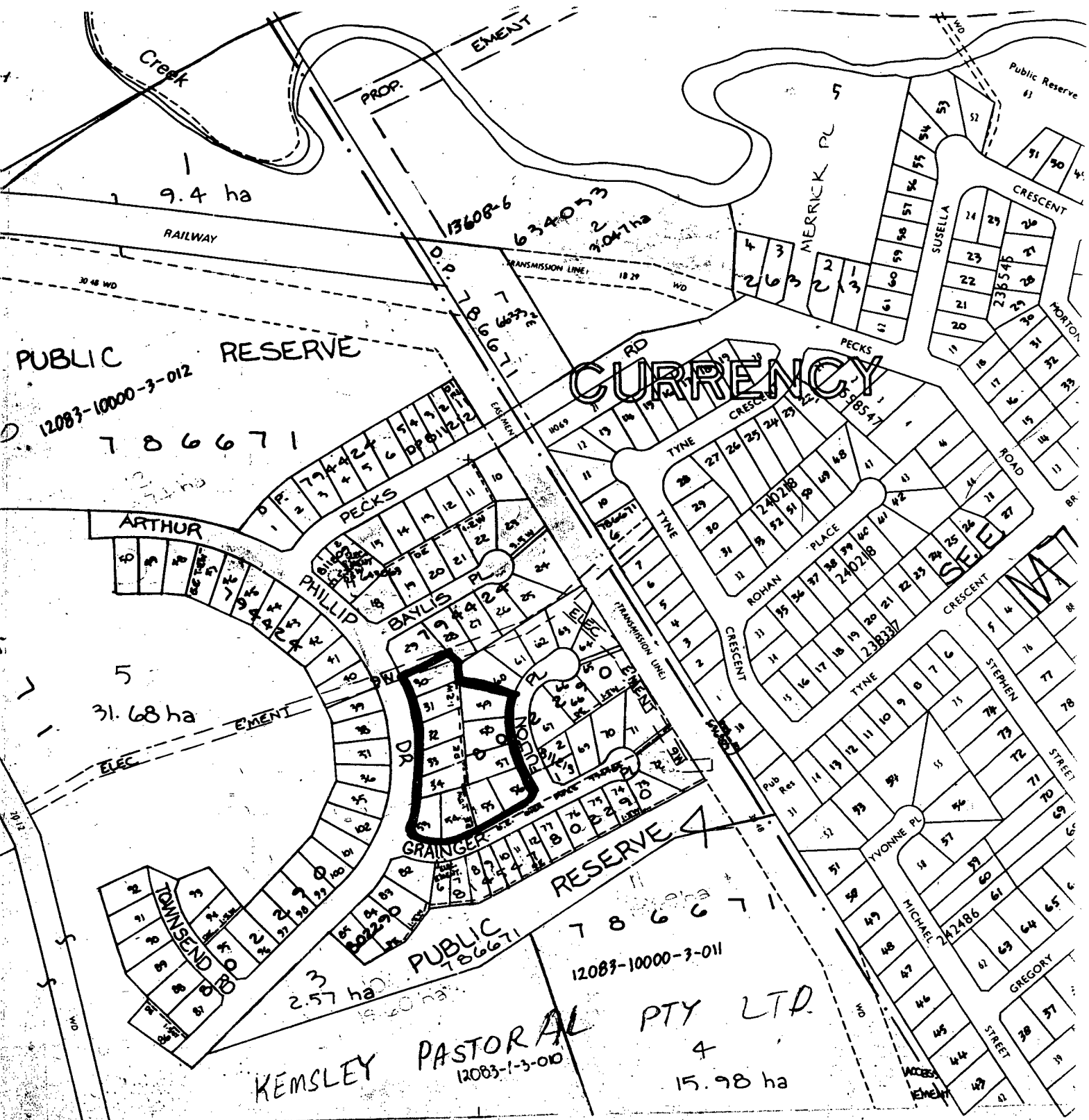
202288
P12

8 MOND
PARK

SUBMISSION

ITEM: 5

WELLUMS
LAKE



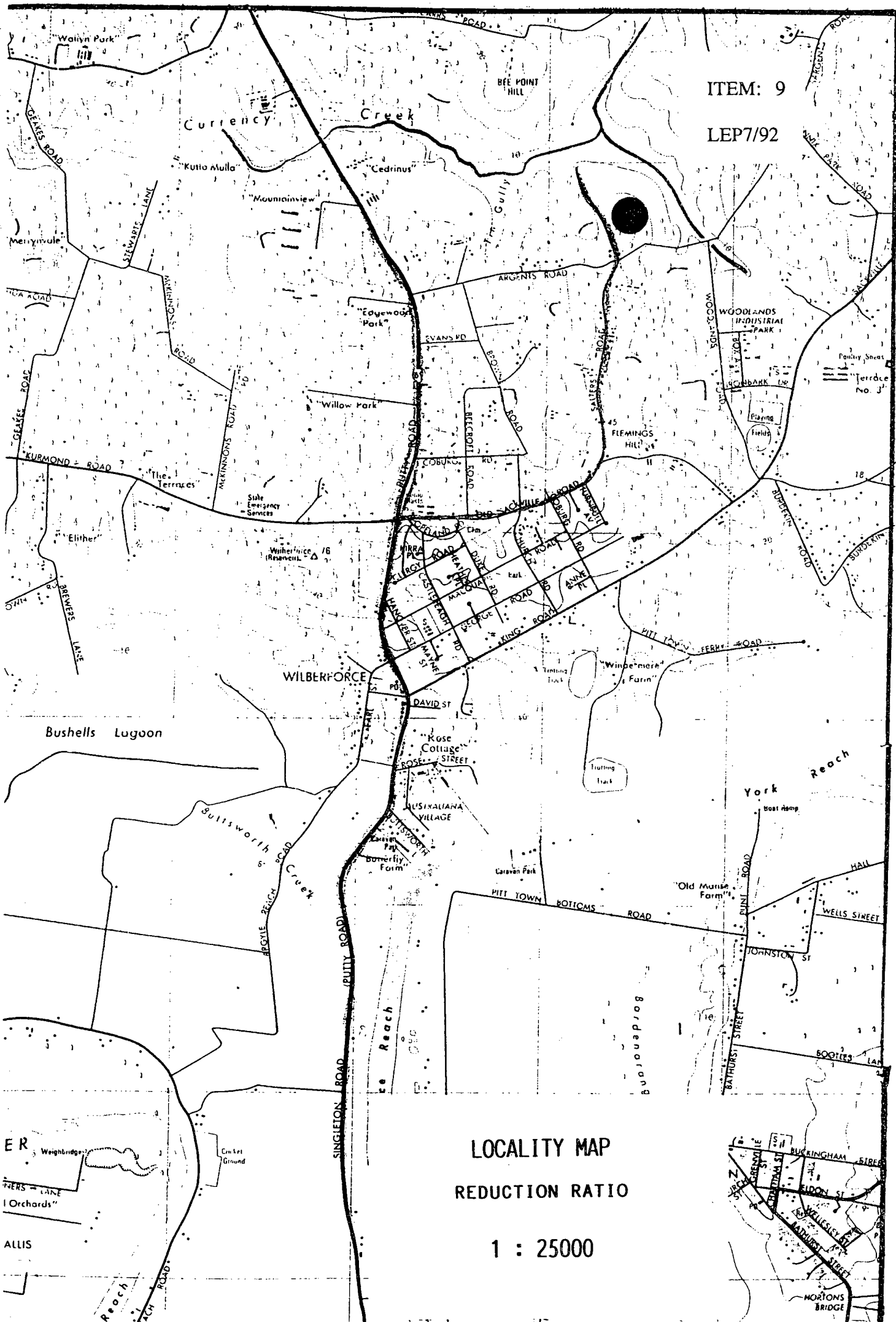
KURRAJONG U6



SUBJECT
LAND

ITEM N: 6

248295



208592

ITEM: 10

SA80/92

20
10
2

2.034ha

2.061ha

2.061ha

2.024ha

2.034ha

2.201ha

2.026ha

2.024ha

DP 751665

221

11.69ha

SUBJECT LAND

6.069ha

2.461ha
205695

2.985ha

8.879ha

228523

62

47

41

37

33

27

23

19

1

415

944 ha

P

1

2
4 ha

0.6

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412411

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2

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MAIN

C

362

26

DEL

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DEL

P

8

ROAD

Deposited and Filed Plan number.....

Unregistered Deposited Plan number.....

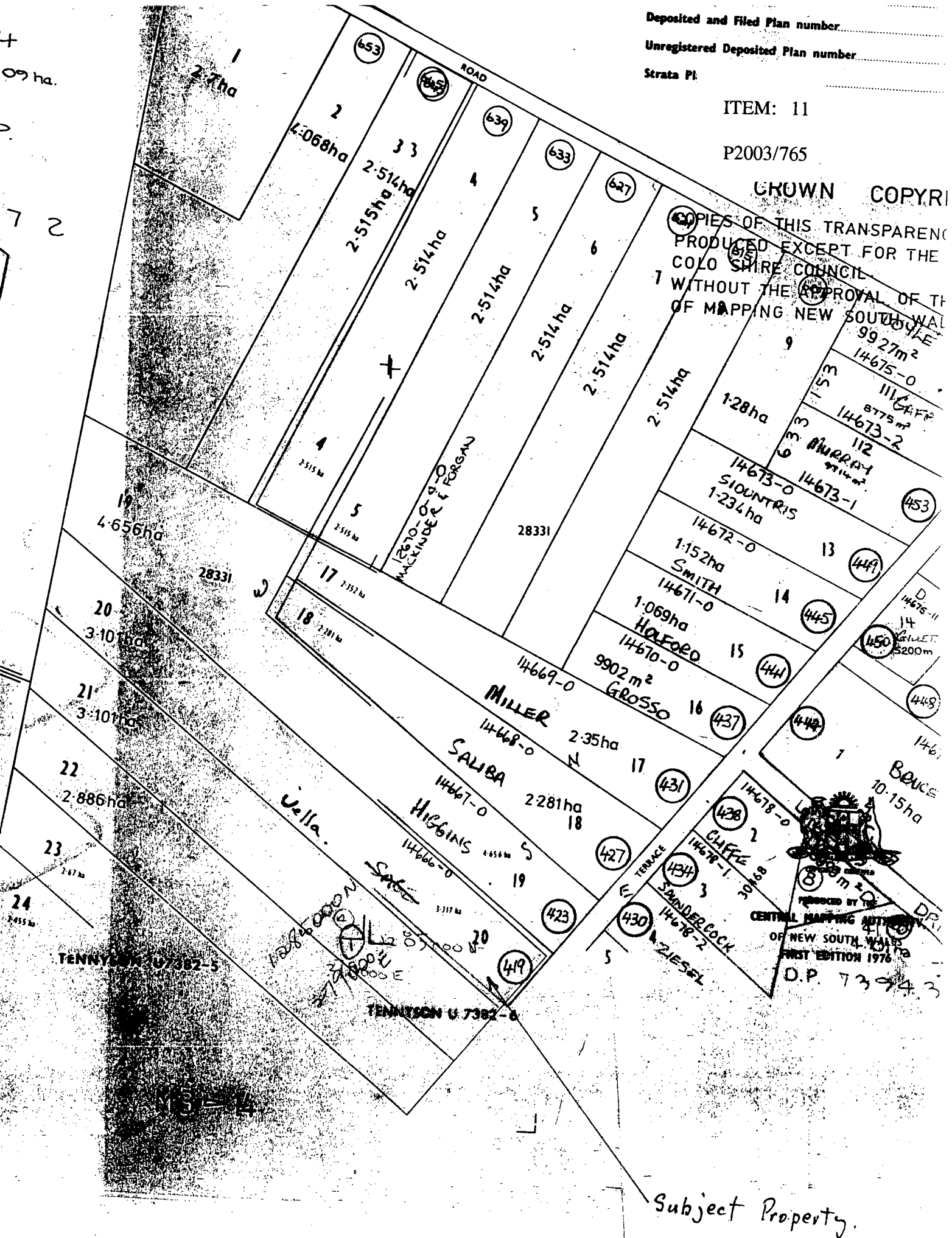
Strata Pl.

ITEM: 11

P2003/765

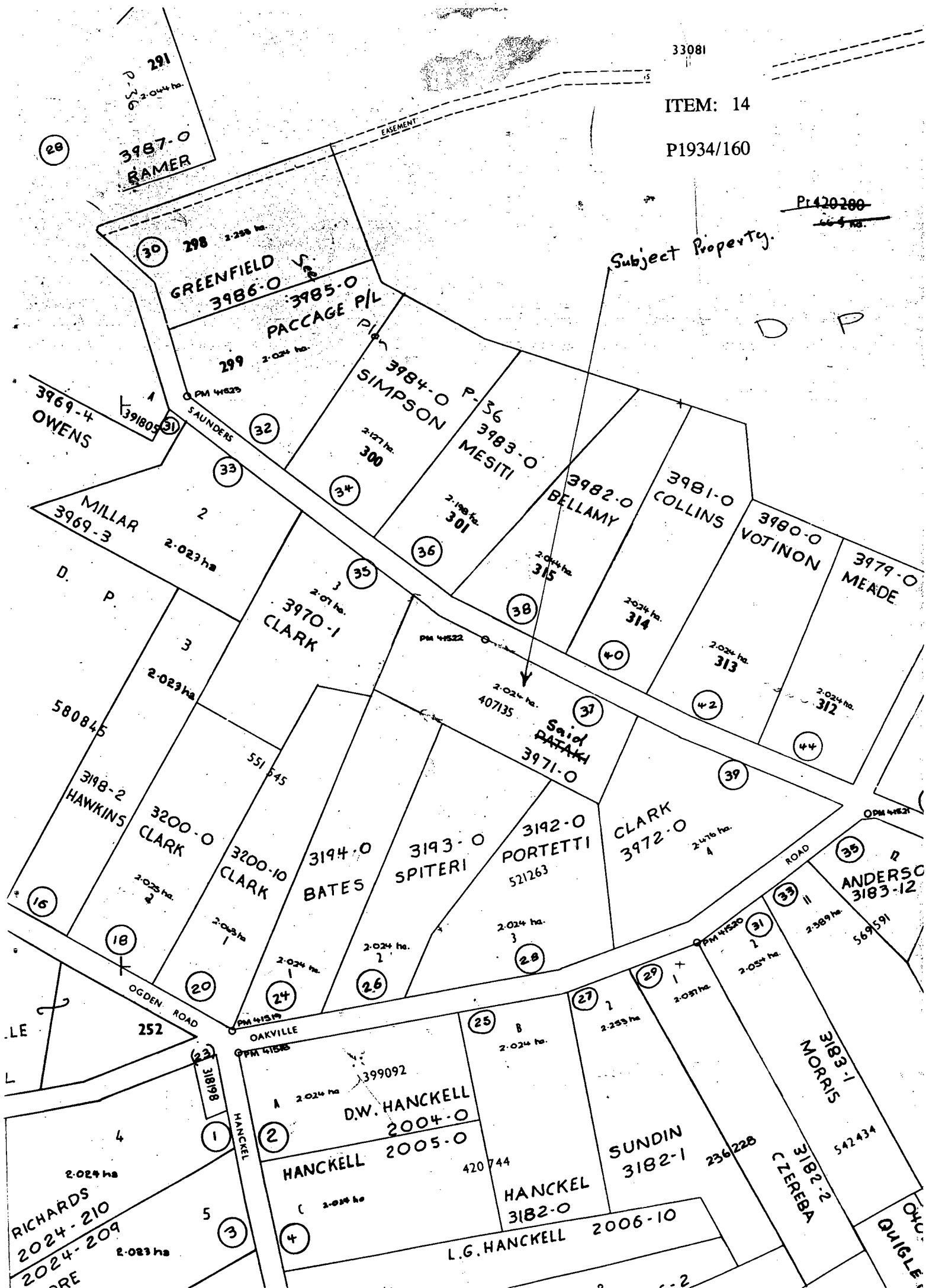
CROWN COPYRIGHT

COPIES OF THIS TRANSPARENT
PRODUCED EXCEPT FOR THE
COLO SHIRE COUNCIL
WITHOUT THE APPROVAL OF THE
OF MAPPING NEW SOUTH WALES



~~66-478.~~

Subject Property.



33081

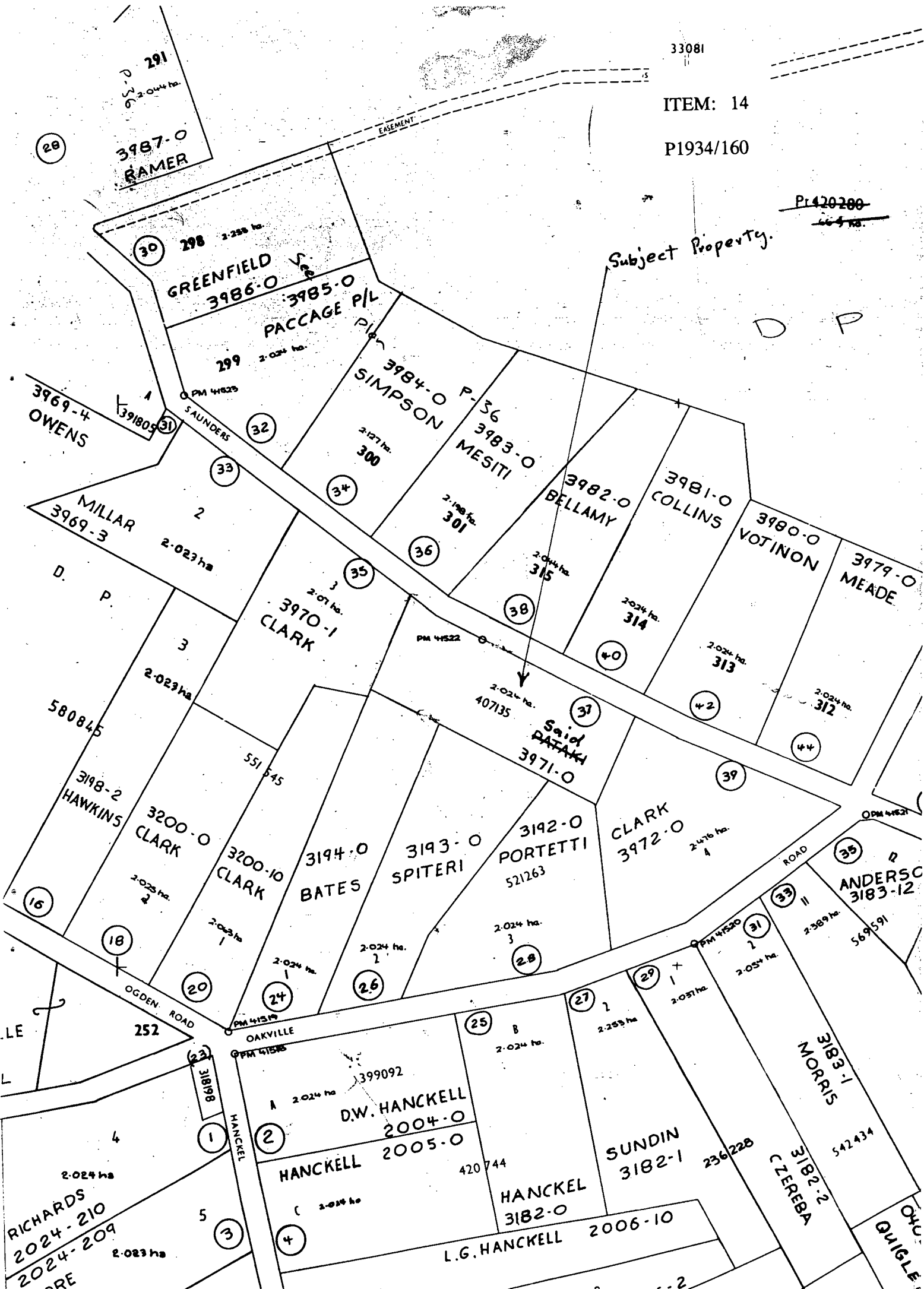
ITEM: 14

P1934/160

Pr 420280

164 ha.

Subject Property.



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 - 25/8/92

1. CASH EXPENDITURE WARRANT N° 7/1992**SUMMARY - Accounts Paid**

General Fund Nos.	12001	-	12827	3,965,256.50
Trust Fund Nos.	915	-	1028	701,813.28
FID General Fund	469184	-	469190	718,809.14
98P General Fund	37064	-	37066	4,075,000.00
98P Bank Trust Fund	-	-	-	-
FID Account Trust Fund	25420	-	-	200,000.00
				9,660,878.92

CERTIFICATE BY CLERK

This Warrant, a copy of which was submitted to each member of the Council on 20th August, 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 9,660,878.92 (nine million six hundred and sixty thousand eight hundred and seventy eight dollars and ninety two cents) which have been paid, was submitted to the General Purpose Committee - Finance Section, on 25th August, 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° 7 submitted to the meeting of the General Purpose Committee - Finance Section, of the Council of the City of Hawkesbury to be held on 25th August, 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 11TH AUGUST, 1992.

General Purpose Committee - Finance - 25/8/92

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 25TH AUGUST, 1992.

ACCOUNTS PAIDGENERAL FUND

CHQ	PAYEE	DETAILS	AMOUNT
11553	Cancelled Cheque	See Warrant N° 6	101.75-
12001/			
12018	Employees	Salaries & Wages	109487.85
12019	Commonwealth Banking Corp	Loan Repayment	8747.60
12020	Cancelled Cheque		.00
12021	R J Abrahams Pty Ltd	Insurance	670.20
12022	Abbott Tout Russell Kennedy	Legal Fees	3261.50
12023	Acromat	Playground Equipment	928.00
12024	Andreassen Nurseries	Plants	1756.50
12025	Appleton Traffic Equipment P/L	Road Signs	260.00
12026	Apple Tree Store	Fuel Supplies	36.46
12027	Australian Taxation Office	Prescribed Payments Tax	10520.00
12028	Australia Post	Schedule Payment	312.84
12029	Aust Early Childhood Assoc Inc	Subscription	45.00
12030	Bankstown International	Conference Exps	403.40
12031	Barcoding & Data Collection Sy	Computer Hardware	505.00
12032	Butterworths Pty Ltd	Subscriptions	1205.00
12033	Caltex Oil Australia Pty Ltd	Fuel Supplies	10730.80
12034	Castlereagh Tractors	Carpentry Work	25.00
12035	Castle Printing Co	Wine Labels	285.00
12036	Century Batteries	Batteries	394.50
12037	J R & B M Clerke Pty Ltd	Function Centre Supps	167.30
12038	Comet Overnight Transport	Freight	28.65
12039	Custom Call Communications	Radio Repairs	324.50
12040	Culoul Sawmills	Timber	430.00
12041	Data Cabling Solutions	Computer Hardware	60.00
12042	Dasco Lighting & Ducting Syste	Electrical Fittings	397.00
12043	Dr L Degotardi	Immunisation	156.10
12044	Driscoll & Matters	Legal fees	79.00
12045	Dy-Mark Pty Ltd	Paint Supplies	145.00
12046	Economy Concrete Tanks	Tanks	4200.00
12047	Educational Experience	Child Care Equipment	93.00
12048	M & E Electronic Communication	Electrophones Hire	50.00
12049	Ellis Tipper Hire	Plant Hire	1866.49
12050	R & S Evans Landscape Supplies	Plant Hire	3865.76

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 11TH AUGUST, 1992.

General Purpose Committee - Finance - 25/8/92

12051	Floor Safe	Pool Maintenance	525.00
12052	L J Follington	Plant Hire	952.00
12053	G & J Horswell & Sons	Recycling	23604.75
12054	GKN Rentals	Hired Plant	1248.00
12055	Government Information Service	Publications	14.00
12056	R Grove	Reimbursement	137.00
12057	K & J Griffis	Milk Supplies	13.42
12058	Gutteridge Haskins & Davey	Report Fees	4207.53
12059	Hawkesbury City Council	Transfer	360.00
12060	Hanna Match Pty Limited	Mayoral Ball Exps	88.90
12061	Hawkesbury Truck Repairs & Spa	Plant Repairs	265.89
12062	H'bury City Cncl Petty Cash	Petty Cash	429.90
12063	Hawkesbury Refrigeration	APV Repairs	361.40
12064	Hawkesbury River Plumbing	Plumbing Equipment	198.00
12065	Hawkesbury Hydraulics	Plant Repairs	2244.09
12066	Hawkesbury Valley Holden	Plant Parts	38.30
12067	Hawkesbury Valley Motor	Plant Parts	162.08
12068	Hayes Bros & Co Pty Ltd	Hardware	131.96
12069	Mark Hayes Auto Electrical	Electrical Work	33.00
12070	Hawkesbury Hospital	Compensation Claim	90.00
12071	B Hepper Pty Ltd	Stationery	92.25
12072	Health Yourself	Publication	287.40
12073	Heritage Council of NSW	Application Fees	10.00
12074	Henley & Co Locksmiths	Keys & Locks	2364.20
12075	H Hire	Plant Hire	803.00
12076	Hi-Torque	Plant Repairs	1333.47
12077	Virginia Howden	Agistment	80.00
12078	Independent EDP Supplies Aus	EDP Supplies	394.20
12079	Intertech Drilling Servs P/L	Plant Hire	1050.00
12080	Itek Graphics Pty Ltd	Printing Supplies	580.00
12081	Jag Medical Centres	Compensation Claim	40.00
12082	JHP Electrics	Electrical Repairs	144.00
12083	Jobhire - Jobjet	Plant Hire	3600.00
12084	Brian Jones Flower Decoration	Flower Arrangements	1032.00
12085	Just Juice	Fruit Juice Supplies	87.50
12086	Kab Seating Pty Ltd	Plant Parts	36.00
12087	Kristan Couriers	Freight	265.00
12088	Kurmond Mobile Auto Electrical	Plant Repair	327.00
12089	The Law Book Co	Publications	711.00
12090	G C Laughton	Plant Hire	1290.50
12091	D J & B C Lord	Plant Hire	8340.00
12092	Lotos Concretors	Contract Payment	4696.82
12093	D Maher	Security Service	108.00
12094	P W & L Mayor	Plant Hire	1653.00
12095	R B Monaghan	Plant Hire	885.62
12096	MTR Printing	Printing	150.00

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 11TH AUGUST, 1992.

General Purpose Committee - Finance - 25/8/92

12097	Namco Industries	Office Equipment	250.00
12098	Nayjon Pty Ltd	Plant Parts	295.50
12099	National Family D/Care Council	Membership Fees	100.00
12100	NSW Family Day Care Assoc Inc	Annual Membership	150.00
12101	NSW Library Supplies	Office Equipment	452.50
12102	R & C Olliver	Plant Hire	472.63
12103	Dick Petrikas	Plant Repairs	256.00
12104	Ponderosa Pest Control	Pest Control	240.00
12105	Rayna Sports & Recreation	Centre Equipment	14.00
12106	Raymond L Carroll Pty Ltd	Compensation Claim	250.00
12107	Glen Rapson	Refund	354.50
12108	Prestige Portables	Shed hire	242.68
12109	Refuse Handling Systems Pty Ltd	Plant Parts	978.00
12110	Road Freighters Pty Ltd	Gravel	21.00
12111	Allan Rourke	Compensation Claim	29.23
12112	M P Schultz Excavations	Plant Hire	8841.72
12113	Hawkesbury City Council	Reimbursement	529.25
12114	South Windsor Delicatessan	Sustenance	70.40
12115	Spraypave Pty Ltd	Roadworks	3068.98
12116	Standards Australia	Publication	84.60
12117	TL & MA Stokes	Milk Supplies	121.26
12118	Street Furniture Australia	Furniture	350.00
12119	Don Stein Plant Hire Pty Ltd	Plant Hire	31609.00
12120	Stockmans Rural Traders	Produce	23.80
12121	Stupsy Pty Ltd	Function Centre	1079.75
12122	St Peters Anglican Church Rest	Conservation Work	2000.00
12123	W Sutor	Reimbursement	137.00
12124	Sydney County Council	Electricity Charges	50.88
12125	Rod Taylor Motor Trimmer	Plant Repairs	433.00
12126	A M Tan Pty Ltd	Compensation Claim	308.00
12127	Telecom Australia	Telephone Account	38.88
12128	Telecom Australia	Telephone Accounts	17936.51
12129	Texel Pty Limited	Air Conditioner Mtce	591.17
12130	Teach Em Toys	Child Care Equipment	1611.92
12131	Colin Thompson	Compensation Claim	385.00
12132	Thompson Ford	Plant Parts	72.60
12133	Trend Typewriters	Service Typewriter	75.00
12134	A Vaughan	Blacksmith	130.00
12135	Vineyard Veterinary Clinic	Dog Pound Exps	37.00
12136	Waddell Earthmoving	Plant Hire	3183.00
12137	A R Walmsley & Co	Legal Fees	64.50
12138	Water Board	Water	212.86
12139	West-Trans Equipment	Plant Repairs	11380.00
12140	Western Toyota	Plant Parts	202.57
12141	Westir Ltd	Calender	10.00
12142	Windsor Court House	Summons Fees	13275.00

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 11TH AUGUST, 1992.

General Purpose Committee - Finance - 25/8/92

12143	Windsor Carpet Centre	Carpets	1545.00
12144	Windsor Smash Repairs	Plant Repairs	2471.99
12145	Sister D Withell	Immunisation	54.43
12146	Wormleaton Earthmoving Pty Ltd	Plant Hire	2880.00
12147	Your Holiday Advertiser	Advertising	280.00
12148	Zurich Australian Insurance Ltd	Insurance Claim	500.00
12149	M D Antrum	Refund	280.00
12150	Berala Pastoral Company	Refund	530.00
12151	Clarendon Homes	Refund	316.00
12152	Hunter Valley Mines Rescue Stn	Training	8000.00
12153	HIVIP P/L	Refund	95.00
12154	Imperial Hotel	Training	136.00
12155	R & A Knobbs	Refund	200.00
12156	Litter Recycling Research Assoc	Training	442.00
12157	Leeson Building P/L	Refund	29.00
12158	Craig Moffitt	Reimbursement	166.53
12159	Mr & Mrs Micallef	Refund	33.50
12160	M Mahoub	Refund	65.00
12161	Kerri Stokes	Refund	100.00
12162	Travel Partners	Sister City Conference	1265.00
12163	St George Building Society	Investments	1332.01
12164/			
12183	Employees	Salaries & Wages	99257.26
12184/			
12195	Aldermen	Aldermanic Fees	4702.31
12196	Abax Contracting Pty Ltd	Crushed Shale	115839.42
12197	Abbey's Bookshop	Books	29.45
12198	Abbott Tout Russell Kennedy	Legal Fees	17873.40
12199	Acacia Doors	Door Fittings	143.00
12200	Advance Bank	Day Care Payments	1930.68
12201	AGL Sydney Limited	Mall Lighting	280.00
12202	Keith Ainsworth Pty Ltd	Books	705.50
12203	A N Z Bank	Day Care Payments	3371.44
12204	S B Austin	Legal Fees	16000.00
12205	Aust Inst of Ordinance Inspect	Training	150.00
12206	Australian Education Supplies	Books - Library	874.02
12207	Australian Laboratory Services	Water Monitoring	522.00
12208	Halpins Quarries Pty Ltd	Sandstone	15519.48
12209	John Ayling	Legal fees	8470.25
12210	Bacto Laboratories P/L	Water Samples	77.30
12211	Bradshaw Waste Industries P/L	Contract Payment	23262.55
12212	Bus Stop Bookshops P/L	Books	170.28
12213	Calmic Hygiene Services	Contract Payment	3258.00
12214	Caltex Oil Australia Pty Ltd	Fuel Supplies	11005.58
12215	Camden Signs Pty Ltd	Signs	920.00
12216	Castrol Australia Pty Ltd	Fuel Supplies	1082.48

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This is Page of the Minutes of the GENERAL PURPOSE COMMITTEE MEETING of the
HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 11TH AUGUST, 1992.

General Purpose Committee - Finance - 25/8/92

12217	Celgor Pty Ltd	Plant Hire	9720.00
12218	Comet Overnight Transport	Freight	70.10
12219	Commonwealth Bank of Australia	Day Care Payments	7443.97
12220	Culoul Sawmills	Timber	100.00
12221	Department of Lands	Royalties	34279.95
12222	Doublet Pty Ltd	Flags	245.00
12223	W & J Duclos Painters	Painting	1952.00
12224	Ellis Tipper Hire	Plant Hire	2292.77
12225	R & S Evans Landscape Supplies	Plant Hire	2874.98
12226	Brian Farrow Agency	Books	9.57
12227	Fire Fighting Enterprises	Service Extinguishers	994.00
12228	Fitzgerald Motors Pty Ltd	Plant Parts	25.00
12229	Fitzgerald Publishing Pty Ltd	Printing	934.24
12230	L J Follington	Plant Hire	434.00
12231	Fresh & Clean Service Systems	Sanitary Disposal	27.75
12232	P & S Gatt Pty Ltd	Construction Work	945.00
12233	G & J Horswell & Sons	Waste Removal	31697.21
12234	V A Gobbo Pty Ltd	Contract Payment	6500.00
12235	Q Stores	Stationery	810.90
12236	Gough & Gilmour	Plant Parts	529.52
12237	GWS Machinery Pty Ltd	Plants Parts	1459.72
12238	Hawkesbury City Council	Transfer	117.00
12239	Hanson Sykes Pumps Pty Ltd	Hired Plant	3208.82
12240	Hawkesbury Tree Services	Tree Removal	770.00
12241	Howard Australia	Plant Parts	107.84
12242	Hogans Investigations	Compensation Claim	391.35
12243	Institute of Municipal Managem	Training Fees	1280.00
12244	Informit - RMIT Libraries	Books	595.00
12245	Dr Byram Irani	Compensation Claim	52.00
12246	Neville Jeffress Advertising	Advertising	2500.55
12247	Kalamazoo Business Systems	Stationery	1480.00
12248	King Gee Clothing Company	Safety Clothing	489.22
12249	Land Titles Office	Refund	18.00
12250	G C Laughton	Plant Hire	1005.25
12251	Lego Australia Pty Limited	Child Care Equipment	108.00
12252	Liquid Air Australia Limited	Cylinder Rental	136.30
12253	D J & B C Lord	Plant Hire	2400.00
12254	P W & L Mayor	Plant Hire	1306.25
12255	McLean Automation	Alarms Pumping Stn	14062.50
12256	Metropolitan Chief Librarian	Subscription	130.00
12257	Mita Copiers Aust Pty Ltd	Copier Charges	13.51
12258	Modern Teaching Aids Pty Ltd	Child Care Equipment	495.10
12259	R B Monaghan	Plant Hire	2463.41
12260	Multilease Ltd	Computer Equip Lease	10187.55
12261	National Library Of Australia	Library Network Charge	60.00
12262	National Bank of Australia	Day Care Payments	1932.59

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 11TH AUGUST, 1992.

General Purpose Committee - Finance - 25/8/92

12263	R & C Olliver	Plant Hire	1907.60
12264	Kevin Parks Investments P/L	Contract Payment	3384.22
12265	Employee	Salaries & Wages	11267.37
12266	A H Pierce Pty Ltd	Depot Supplies	323.46
12267	Prospect County Council	Electricity	20528.05
12268	Promoco Conventions Pty Ltd	Conference Fees	1560.00
12269	Product Development Marketing	Books	10.00
12270	Public Auth Securities Trust	Loan Repayment	1346.17
12271	Glen Rapson	Refund	137.00
12272	Raptek (Australia) Pty Ltd	Stationery	132.50
12273	Readymix Group	Metal	7516.36
12274	Richmond Community Services In	Rent & Cleaning	407.00
12275	Road Signs	Signs	922.78
12276	Sanyo Office Machines Pty Ltd	Office Equipment	199.00
12277	Security Mailing Services Pty	Rate Notices	2714.07
12278	Shaydz Lighting & Sound	Hire Sound & Lighting	155.00
12279	Shelf Indulgence	Refreshments	63.50
12280	Standards Australia	Publication	445.00
12281	Stabilised Pavements of Aust	Roadworks	5405.39
12282	Stein Woolley & Co	Search Fees	10.50
12283	Stupsy Pty Ltd	Function Centre	485.00
12284	St George Building Society	Day Care Payments	10348.99
12285	State Bank	Day Care Payments	1214.50
12286	State One Constructions	Refund	90.64
12287	Sunburst Regency Foods	Juice	21.80
12288	Cancelled Cheque		
12289	Telecom Australia	Telephone Account	38.88
12290	Telecom Australia	Telephone Account	38.88
12291	Telecom Australia	Telephone Account	764.02
12292	Texel Pty Limited	Air Conditioner Mtce	304.50
12293	This Month Publications Pty Ltd	Advertising	110.00
12294	TLE Electrical Pty Ltd	Electrical Parts	4322.31
12295	Total Environment Centre	Publications	15.00
12296	Trend Typewriters	Service Typewriter	75.00
12297	Tri J's Marketing	Office Equipment	721.16
12298	Ulverscroft Large Print Books	Books	236.40
12299	University of Queensland Press	Books	140.60
12300	The University of Sydney	Books	30.00
12301	Waddell Earthmoving	Plant Hire	6926.00
12302	A R Walmsley & Co	Legal Fees	270.00
12303	Dr Michael Walsh	Compensation Claim	75.00
12304	Water Board	Water	2313.65
12305	Waste Service & E P A	Contribution	4869.10
12306	K J Weaver & Associates Pty Ltd	Compensation Claim	1157.50
12307	Westpac Banking Corporation	Day Care Payments	8052.36
12308	Windsor Smash Repairs	Plant Repairs	500.00

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 11TH AUGUST, 1992.

General Purpose Committee - Finance - 25/8/92

12309	Windsor Turf Supplies Pty Ltd	Turf Maintenance	108.00
12310	Wisemans Books Pty Ltd	Books	75.06
12311	Wormleaton Earthmoving Pty Ltd	Plant Hire	1770.00
12312	Apex Building Systems P/L	Refund	915.00
12313	Mr & Mrs S Bisgrove	Refund	50.00
12314	J D Cowley	Refund	15.00
12315	Concord Municipal Council	Training	125.00
12316	Cessnock City Council	Skills Set - Awards	500.00
12317	Camp Mackay	Donation	500.00
12318	D & C Hurst	Refund	50.00
12319	R & A Horsfall	Refund	6997.80
12320	T & M Hanckel	Refund	175.00
12321	John Hermann Solicitors	Refund	386.22
12322	Long & Company	Refund	356.00
12323	A W Mitchell	Refund	50.00
12324	Jon McEwan	Refund	75.00
12325	Macquarie Roofing	Refund	225.00
12326	McCoy Grove & Atkinson	Refund	333.94
12327	R A Morling	Legal Fees	9850.00
12328	Neophema Pty Ltd	Refund	227.00
12329	Padaso Pty Ltd	Refund	370.80
12330	Polarcup	Refund	15610.00
12331	State One Constructions	Refund	256.00
12332	Nes Saraswati	Refund	75.00
12333	Town of Narrogin	Video	15.00
12334	Total Catchment Management Ser	Consultant Fees	80.00
12335	Vendors Introductory Particula	Refund	18.00
12336	Valinda Homes	Refund	230.00
12337	Mrs Whitehouse	Heritage Grant	2500.00
12338	The Westside Players	Vacation Care Exps	100.00
12339/			
12357	Employees	Salaries & Wages	150516.81
12358	R J Abrahams Pty Ltd	Insurance	87.50
12359	Abbott Tout Russell Kennedy	Legal Fees	8681.80
12360	Advance Eng & Safety Signs Pty	Signs	507.60
12361	Adraw Pty Ltd	Contract Payment	4730.00
12362	AGL Sydney Limited	Mall Lighting	672.05
12363	AMR Metal Roofing Service	Buildings Maintenance	1832.00
12364	Ashdown Enterprises	Ferry Maintenance	764.73
12365	Athletic Publication	Advertising	130.00
12366	Australian Taxation Office	Fringe Benefits Tax	4034.00
12367	Australia Post	Bulk Postage	4423.57
12368	Australian Native Landscape	Garden Supplies	1710.00
12369	Australian Jewish News	Advertising	158.00
12370	Grahame Ware	Entertainment	60.00
12371	A E Baker & Co	Hardware	356.89

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HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 11TH AUGUST, 1992.

General Purpose Committee - Finance - 25/8/92

12372	Greg Bailey	Contract Payment	906.22
12373	Barcoding & Data Collection Sy	Computer Hardware	90.00
12374	BBC Hardware	Hardware	1770.67
12375	Bennett & Wood Autoparts	Plant Parts	202.32
12376	Mrs V Bertanshaw	Netball Coaching Clinic	60.00
12377	Biofusion Pty Ltd	Safety Equipment	158.00
12378	Boral Quarries	Sand	787.36
12379	Boral Kinnears Pty Ltd	Depot Equipment	609.59
12380	Book Supplies Pty Ltd	Books	191.71
12381	Brooks Retreads Pty Ltd	Tyres & Repairs	5892.85
12382	Brisen Holdings Pty Ltd	Contract Payment	1281.18
12383	Bunzl Limited (Nsw Region)	Sanitary Supplies	147.98
12384	Buttsworth Contracting	Contract Payment	1523.49
12385	Canon Australia Pty Ltd	Copier Charges	143.93
12386	Cafe Bar International	Cafe Bar Supplies	1046.58
12387	Camlec	Electrical Repairs	1241.75
12388	Central Wharf & Marine	Ferry Maintenance	11284.00
12389	Century Batteries	Batteries	849.10
12390	Chrydark Security Pty Ltd	Security	909.00
12391	J R & B M Clerke Pty Ltd	Function Centre Supps	58.80
12392	Commercial Hygienics	Tableware Supplies	209.64
12393	Commonwealth Paper Company P/L	Stationery	2198.70
12394	Cumberland Newspaper Group	Advertising	378.60
12395	Custom Call Communications	Radio Repairs	599.50
12396	Ron Cusbert	Blacksmith	64.00
12397	Mr W R Davison	Legal Fees	2400.00
12398	Dr L Degotardi	Immunisation	175.95
12399	Department of Lands	Royalties	18936.75
12400	Diverse Computer Systems	Computer Systems Supps	440.00
12401	Doyle Air	Air Conditioner Mtce	500.00
12402	Duty First	Advertising	200.99
12403	Educational Concepts	Child Care Equipment	247.50
12404	Ellis Tipper Hire	Plant Hire	1947.02
12405	Envelope Specialists NSW	Stationery	838.80
12406	Esenmette Pty Ltd	Contract Payment	67045.45
12407	Exclusive Kitchen Designs	Furniture	297.00
12408	Fitzgerald Motors Pty Ltd	Plant Parts	544.00
12409	L J Follington	Plant Hire	937.50
12410	The Fury Group	Plant Parts	1745.54
12411	General Auto Instrument Service	Plant Parts	289.13
12412	Geraldera Pty Ltd	Stock Impounding	942.83
12413	Peter Gibbs	Contract Payment	906.22
12414	Gilbert & Roach	Plant Service	19.74
12415	James Glen Pty Ltd	Plant Parts	176.76
12416	The Goodyear Tyre & Rubber Co	Tyres & Repairs	2193.13
12417	J.Goughs Landscaping Supplies	Sand	1413.34

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HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 11TH AUGUST, 1992.

General Purpose Committee - Finance - 25/8/92

12418	Gough & Gilmour	Plant Parts	65.23
12419	Hawkesbury City Council	Transfer	2099.11
12420	Halls Hardware & Produce	Hardware	54.80
12421	H'bury Power Tool Serv Centre	Tools Supplies	158.00
12422	H'bury City State Emergency Se	Donation	850.00
12423	B Hepper Pty Ltd	Stationery	30.40
12424	H Hire	Plant Hire	507.25
12425	Hi Tech Brake & Clutch P/L	Plant Parts	73.00
12426	Hordern Bros Pty Ltd	Plant Parts	25.20
12427	ICMA	Information Books	63.90
12428	Intertech Drilling Servs P/L	Plant Hire	600.00
12429	Jacki's Wholesale Pet Food	APV Animal Food	107.85
12430	Jamie Burden	Contract Payment	3073.20
12431	Jobhire - Jobjet	Plant Hire	850.00
12432	Dr A U Khan	Compensation Claim	191.00
12433	Kindergarten School & Equipment	Child Care Equipment	217.50
12434	Kristan Couriers	Freight	88.00
12435	The Law Book Co	Publications	199.50
12436	Lanier (Aust) Pty Ltd	Copier Charges	102.83
12437	G C Laughton	Plant Hire	1290.50
12438	Dr Jeremy Lee	Compensation Claim	31.00
12439	Liquor Distributors Pty Ltd	Catering Exps	817.38
12440	Lotos Concretors	Contract Payment	2522.98
12441	D Maher	Security Service	72.00
12442	MacQuarie Radiator Service	Plant Repairs	469.50
12443	Mathews Bros Engineering P/L	Plant Parts	166.10
12444	P W & L Mayor	Plant Hire	1021.00
12445	McKenzie Land Planning Service	Planning Services	4904.50
12446	Miracle Aust Pty Ltd	Park Equipment	26078.00
12447	Mironi Manufacturing	Steel Equipment	1521.00
12448	Milestone Chemicals Pty Ltd	Cleaning Aids	57.00
12449	MSA Safety Equipment	Safety Clothing	137.00
12450	Namco Industries	Office Equipment	91.00
12451	National Australia Bank	Loan Repayment	8982.39
12452	N E I S Pty Ltd	Software	106.68
12453	Noel Bell Ridley Smith & Partn	Reports	300.00
12454	Pascol Paints Aust Pty Ltd	Paint	222.50
12455	Dick Petrikas	Contract Payment	3046.20
12456	Pedersen Stationers Pty Ltd	Stationery	9.00
12457	A H Pierce Pty Ltd	Depot Supplies	595.32
12458	Pioneer Concrete	Concrete	1264.43
12459	Prospect County Council	Electricity	50771.15
12460	Prospect County Council	Lighting	890.00
12461	Protector Safety Pty Ltd	Safety Clothing	951.90
12462	Public Authorities Super Board	Loan Repayment	47380.03
12463	Public Auth Securities Trust	Loan Repayment	3547.34

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HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 11TH AUGUST, 1992.

General Purpose Committee - Finance - 25/8/92

12464	Glen Rapson	Refund	155.00
12465	Prestige Portables	Shed hire	179.79
12466	Richmond Caravans	Plant Parts	54.00
12467	Roads & Traffic Authority	Ferry Maintenance	28172.00
12468	Robank Farm Supplies Pty Ltd	APV Animal Food	303.00
12469	M P Schultz Excavations	Plant Hire	3235.96
12470	Sharp Corporation of Australia	Office Equipment	450.00
12471	Jack Simpson Fuel Supplies	Fuel Supplies	46.20
12472	Speciality Enterprises P/L	Calculators	41.80
12473	Standards Australia	Publication	99.20
12474	TL & MA Stokes	Milk Supplies	121.26
12475	Stillwell Trucks (Sydney)P/L	Plant Parts	1188.33
12476	Su-Bret	Plaques	205.40
12477	Suttons Motors Pty Ltd	Holden Spare Parts	188.00
12478	Rod Taylor Motor Trimmer	Plant Repairs	54.00
12479	Enoch Taylor & Co P/L	Work Boots	118.35
12480	Telecom Australia	Telephone Account	613.40
12481	J & F Teather Trading	Books	406.93
12482	Thomas Power Tools	Plant Repairs	87.30
12483	3M Australia	Audio/Visual Parts	55.54
12484	Traversi Jones Pty Ltd	Plant Parts	527.74
12485	Trentmel Enterprises	Building Maintenance	574.35
12486	A Vaughan	Blacksmith	65.00
12487	Vertiplan Pty Ltd	Engineering Office Sup	74.48
12488	A R Walmsley & Co	Legal Fees	225.00
12489	Water Board	Water	16442.50
12490	Cancelled Cheque		.00
12491	Water Board	Subdivider Certificate	180.00
12492	Western Air Cleaner Services	Plant Parts	365.22
12493	West-Trans Equipment	Plant Repairs	365.00
12494	K J Weaver & Associates Pty Ltd	Compensation Claim	1361.60
12495	Barraprone Pty Ltd	APV Food Supplies	71.63
12496	Windsor Court House	Summons Fees	1340.00
12497	Windsor Auto Spares	Plant Parts	111.29
12498	Windsor Smash Repairs	Plant Repairs	282.40
12499	Sister D Withell	Immunisation	62.20
12500	Work Cover Authority	Contribution	20.00
12501	K D Wood & Associates	Professional Fees	300.00
12502	Yakka Industrial Wear	Safety Clothing	133.00
12503	Anavak P/L	Refund	40.00
12504	T J Dickenson	Refund	359.12
12505	G D & J A Garrett	Refund	101.75
12506	James Dive & Co	Refund	169.00
12507	LGA-EPA Seminar	Seminar	95.00
12508	Loralex Pty Ltd	Refund	100.00
12509	Standards Aust Seminar Service	Seminar	125.00

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HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 11TH AUGUST, 1992.

General Purpose Committee - Finance - 25/8/92

12510	C V & A K Steiner	Refund	199.69
12511	Wilkinson Murray	Noise Survey	3200.00
12512	Norma Gibson	Paintings	1700.00
12513	Ingrid Haydon	Paintings	650.00
12514	Kevin Oxley	Paintings	2000.00
12515	Greg Hansell	Paintings	700.00
12516	Judy Brownlie	Paintings	700.00
12517	Shiela Sharp	Paintings	90.00
12518	Margaret Woodward	Art Exhibit Judge	150.00
12519	Taliesin	Art Exhibit Music	150.00
12520	Gospers Floor Sanding Services	S/Citzs Centre Mtce	3473.00
12521/			
12531	Employees	Salaries & Wages	100013.63
12532	Abax Contracting Pty Ltd	Crushed Shale	43402.59
12533	Adraw Pty Ltd	Plant Hire	900.00
12534	Advance Bank	Day Care Payments	905.03
12535	AGL Sydney Limited	Mall Lighting	660.85
12536	AGPS Mail Order Sales	Subscription	45.00
12537	Alcatel Datakey	Copier Charges	31.54
12538	Altank Aluminium	Doors	630.00
12539	A N Z Bank	Day Care Payments	950.33
12540	Australia Post	Schedule Payment	2406.91
12541	Ausplay	Playground Equipment	10227.00
12542	Australian Road Research Board	Subscriptions	23.00
12543	Banbury Engineering	Plant Parts	104.00
12544	James Bennett Library Service	Books	10.63
12545	Blue Circle Southern	Lime	988.80
12546	Brooks Retreads Pty Ltd	Tyres & Repairs	849.10
12547	Buttsworth Engineering	Plant Parts	164.74
12548	Burns Pet Food	Remove Dead Animals	120.00
12549	Butler Steel Fabrications	Steel Supplies	180.00
12550	Caltex Oil Australia Pty Ltd	Fuel Supplies	11249.46
12551	Century Batteries	Batteries	983.59
12552	J R & B M Clerke Pty Ltd	Function Centre Supps	12.45
12553	Commonwealth Bank of Australia	Day Care Payments	2258.26
12554	L J Cullen Bookbinders	Binding Books	22.20
12555	State Authorities Super Board	Wage Deductions	85862.93
12556	Department of Lands	Royalties	440.00
12557	De Vries Concreting	Kerb & Guttering	27557.64
12558	Duffy's Corner	Fuel Supplies	32.20
12559	Dymocks	Books	115.75
12560	Ellis Tipper Hire	Plant Hire	1429.79
12561	Fire Fighting Enterprises	Service Extinguishers	2831.90
12562	Fitzgerald Motors Pty Ltd	Plant Parts	25.00
12563	Fitzgerald Publishing Pty Ltd	Printing	485.00
12564	G & J Horswell & Sons	Waste Removal	32112.26

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HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 11TH AUGUST, 1992.

General Purpose Committee - Finance - 25/8/92

12565	J.Goughs Landscaping Supplies	Sand	374.65
12566	GWS Machinery Pty Ltd	Plants Parts	237.71
12567	Hawkesbury City Council	Transfer	570015.26
12568	Hanlons	Fuel Supplies	39.00
12569	H'bury City Cncl Petty Cash	Petty Cash	518.70
12570	Cancelled Cheque		.00
12571	Hawkesbury River Plumbing	Plumbing Equipment	1156.00
12572	Hawkesbury Hoppers Inc	Skipping Workshop	90.00
12573	Hawkesbury Hydraulics	Plant Repairs	141.38
12574	Hawkesbury Valley Holden	Plant Parts	76.90
12575	Hawkesbury Valley Irrigation	Plumbing Equipment	2225.84
12576	John S Hayes & Associates Pty	Toiletry Supplies	972.70
12577	Hayes Bros & Co Pty Ltd	Hardware	40.74
12578	Henley & Co Locksmiths	Keys & Locks	1758.75
12579	Hire Power Pty Ltd	Plant Hire	3201.00
12580	Hi Tech Brake & Clutch P/L	Plant Parts	35.10
12581	Virginia Howden	Agistment	80.00
12582	H P Plumbing Supplies Pty Ltd	Hardware	1436.75
12583	CSR Humes Pty Ltd	Concrete Surrounds	5947.51
12584	Intertech Drilling Servs P/L	Plant Hire	300.00
12585	Itek Graphics Pty Ltd	Printing Supplies	246.00
12586	Jonesy's Wheel Alignment	Plant Repair	243.00
12587	Judius Pty Ltd	Childcare Equipment	274.15
12588	Just Juice	Fruit Juice Supplies	125.00
12589	Kennards	Hired Plant	355.00
12590	Tracy Kelly	Jewellery - APV	50.85
12591	Konica U-Bix	Copier Rental	960.00
12592	Kurmond Vet Clinic	Veterinary Care	388.50
12593	G C Laughton	Plant Hire	1260.00
12594	D & L Lavender	Plant Hire	972.00
12595	Land Titles Office	Handbook	20.00
12596	D J & B C Lord	Plant Hire	2270.00
12597	Peter Mackintosh Road Boring	Trench Digging	470.00
12598	MacQuarie Towns Glass	Glass	97.00
12599	P W & L Mayor	Plant Hire	2258.75
12600	Microview Pty Ltd	Equipment Maintenance	243.38
12601	Children's Care-Health Safety	Advertising	325.00
12602	Mita Copiers Aust Pty Ltd	Copier Charges	110.23
12603	John Morris Scientific Pty Ltd	Furnace Supplier	6134.00
12604	Namco Industries	Office Equipment	159.00
12605	National Australia Bank	Loan Repayment	6537.82
12606	National Library Of Australia	Library Network Charge	345.62
12607	Nashua Northwest	Copier Charges	45.90
12608	National Bank of Australia	Day Care Payments	1567.30
12609	The New South Wailer	Advertising	350.00
12610	NSW Local Government Itc Inc	Training	272.50

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HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 11TH AUGUST, 1992.

General Purpose Committee - Finance - 25/8/92

12611	NSW Family Day Care Assoc Inc	Annual Membership	740.00
12612	NSW Flood Mitigation Authority	Contribution	800.00
12613	R & C Olliver	Plant Hire	1760.29
12614	Oz-Ropes (Aust)	Vacation Care Exps	75.00
12615	Oztech Intelligent Systems P/L	Contract Payment	1115.00
12616	Pioneer Asphalts Pty Ltd	Asphalt	15156.53
12617	Prospect County Council	Electricity	8830.85
12618	Raeco Ltd	Stationery	71.60
12619	Ramset Fasteners(Aust) Pty Ltd	Plant Parts	89.08
12620	Glen Rapson	Refund	345.00
12621	Rest Centre Coffee Shop	Meeting Sustenance	60.90
12622	Richmond Community Services Inc	Rent & Cleaning	554.08
12623	Roads and Traffic Authority	Ferry Maintenance	246556.14
12624	Roach's Radiator Service	Plant Repairs	97.00
12625	Safety Kleen	Service Machine	196.40
12626	M P Schultz Excavations	Plant Hire	2911.00
12627	Scotts Road Sealing Service	Roadworks	12053.50
12628	AJ, RS & S Scott	Bellbird Reserve Water Serv	100.00
12629	Shaydz Lighting & Sound	Hire Sound & Lighting	200.00
12630	Simsmetal Ltd	Plant Parts	220.00
12631	South Windsor Pharmacy	Photo Development	88.70
12632	Spraypave Pty Ltd	Roadworks	1831.60
12633	Standards Australia	Publication	331.40
12634	Stabilised Pavements of Aust	Roadworks	4150.00
12635	State Library of NSW	Library Network Charge	28.02
12636	Don Stein Plant Hire Pty Ltd	Plant Hire	13564.00
12637	Stockmans Rural Traders	Produce	216.50
12638	Stupsy Pty Ltd	Function Centre	4110.80
12639	St George Building Society	Day Care Payments	4372.54
12640	State Bank	Day Care Payments	616.15
12641	Sulo MGB Australia Pty Ltd	Sulo Bins	18750.00
12642	Sunburst Regency Foods	Juice	32.70
12643	Sun Sing Restaurant	Meeting Sustenance	605.00
12644	Telecom Australia	Telephone Account	38.88
12645	Telecom Australia	Telephone Account	671.76
12646	Testrite Laboratories	Professional Fees	434.00
12647	This Month Publications Pty Ltd	Advertising	50.00
12648	Tourism Hawkesbury Inc	Reimburse Wages	5743.46
12649	Toy Buyers Limited	Toys	44.55
12650	Trend Typewriters	Service Typewriter	75.00
12651	University Co-Op Bookshop Ltd	Books	18.66
12652	V I P Home Services	Mowing Contract	95.00
12653	Volvo Australia Pty Ltd	Plant Parts	532.70
12654	Waddell Earthmoving	Plant Hire	6132.25
12655	Water Board	Water	6584.85
12656	Waterboard Corp Marketing	Books	99.90

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HAWKESBURY CITY COUNCIL held at the Council Chambers, Windsor on 11TH AUGUST, 1992.

General Purpose Committee - Finance - 25/8/92

12657	Western Clutch Service	Plant Repairs	230.00
12658	Westpac Banking Corporation	Day Care Payments	2216.62
12659	Wilberforce Service Station	Fuel Supplies	187.52
12660	Mrs J Williams	Meeting Sustenance	221.70
12661	Windsor Court House	Summons Fees	1095.00
12662	Windsor Exhaust Centre	Plant Parts	80.00
12663	Windsor Toyota	Plant Parts	133.09
12664	Winford Motors Pty Ltd	Plant Repairs	418.00
12665	Wisemans Books Pty Ltd	Books	91.43
12666	Windsor Ceramics	Adhesive	49.95
12667	Wormleaton Earthmoving Pty Ltd	Plant Hire	3930.00
12668	WSROC Group Apprentices	WSROC Wages	3669.28
12669	L & J Boland	Refund	175.00
12670	Baleswool Pty Ltd	Refund	405.50
12671	Norman Brown	Compensation Claim	28275.86
12672	S J Christie	Refund	29.62
12673	Countouris Andresakis	Refund	18.00
12674	Ron Edwards	Donation	100.00
12675	G W Gentle	Refund	60.00
12676	Mr & Mrs J Joyce	Compensation Claim	96.00
12677	Martin Morris & Jones Pty Ltd	Refund	42.50
12678	Dr W J Mackay	Donation	100.00
12679	Greg Rodwell	Donation	100.00
12680	W S I C T C	Donation	100.00
12681/			
12683	Employees	Salaries & Wages	258349.94
12684	H'Bury Sister City Association	Delegates Fees	4000.00
12685/			
12704	Employees	Salaries & Wages	357410.42
12705	Abax Contracting Pty Ltd	Crushed Shale	20223.76
12706	Abbott Tout Russell Kennedy	Legal Fees	571.25
12707	Active Detergent Company P/L	Cleaning Equipment	1114.15
12708	ACLIS Secretariat	Membership Renewal	125.00
12709	AIMA	Membership Renewal	100.00
12710	Alcatel Datakey	Copier Charges	895.00
12711	A R I M A	Subscription	529.00
12712	Australian Cement Limited	Cement	7462.93
12713	Vincent Dent	Entertainment - APV	132.00
12714	Halpins Quarries Pty Ltd	Sandstone	531.84
12715	Barron & Pope Pty Ltd	Contract Payment	12317.29
12716	BHB Printing Pty Ltd	Printing	4788.99
12717	Boral Asphalt	Bitumen	626.65
12718	BP Kurmond	Fuel Supplies	812.36
12719	W R Bright & Sons Pty Ltd	Printing	555.00
12720	R J Brodie Group of Companies	Hardware	356.00
12721	E H Brett & Sons Pty Ltd	Tarpaulin	106.80

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General Purpose Committee - Finance - 25/8/92

12722	Bridge Gifts	Gift	102.00
12723	BSB Brushes & Signs	Paint Supplies	207.50
12724	Canon Australia Pty Ltd	Copier Charges	3241.26
12725	Caltex Oil Australia Pty Ltd	Fuel Supplies	9608.71
12726	Celgor Pty Ltd	Plant Hire	16074.00
12727	Cess Hill Industries Pty Ltd	Plant Parts	527.38
12728	CIND Precast P/L	Steel Equipment	310.00
12729	Country Comfort Inn	Conference Fees	2613.00
12730	Copeland Publishing	Subscriptions	135.00
12731	Comet Overnight Transport	Freight	67.01
12732	CopyAid Pty Ltd	Child Care Equipment	229.30
12733	C & PA Corporate Pty Ltd (Syd)	Computer Hardware	1106.00
12734	Cumberland Newspaper Group	Advertising	146.00
12735	Day To Day Press Printing P/L	Printing	795.00
12736/			
12751	Employees	Wage Deductions	232972.31
12752	Department of Local Government	Licence Fees-Caravan	828.90
12753	DES Pty Limited	Computer Printer	12961.00
12754	Diasco Abrasives Pty Ltd	Plant Parts	337.00
12755	Dunlop Olympic Tyres	Tyres & Repairs	437.02
12756	Ellis Tipper Hire	Plant Hire	126.42
12757	Express Mercantile	Legal Costs	1860.00
12758	Fitzgerald Motors Pty Ltd	Plant Parts	1076.85
12759	Fitzgerald Publishing Pty Ltd	Printing	553.58
12760	Flextool (NSW) Pty Ltd	Pump Repairs	591.66
12761	L J Follington	Plant Hire	532.00
12762	Galaxy Press Pty Limited	Books	150.00
12763	Genasys II Pty Ltd	Computer Software	9747.42
12764	Gilbert & Roach	Plant Service	324.00
12765	Glossodia Bushfire Brigade	Fuel	161.15
12766	Governors Choice Restaurant	Meeting Sustenance	52.00
12767	Alan Greentree	Contract Payment	21314.56
12768	K & J Griffis	Milk Supplies	14.64
12769	Gutteridge Haskins & Davey	Report Fees	2211.45
12770	Hawkesbury City Council	Transfer	1122.42
12771	Hawkesbury Newspapers	Advertising	1599.20
12772	H Hire	Plant Hire	1310.25
12773	Intertech Drilling Servs P/L	Plant Hire	150.00
12774	International Public Relations	Subscription	395.00
12775	Information Australia	Books	715.00
12776	G C Laughton	Plant Hire	705.25
12777	Legalco	Searches	176.80
12778	Library of Australian History	Books	164.80
12779	Liquid Air Australia Limited	Cylinder Rental	464.68
12780	Local Government Assoc NSW	Subscription	52.00
12781	D Maher	Security Service	108.00

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General Purpose Committee - Finance - 25/8/92

12782	Master Communications & Elect	SES Communications	75.00
12783	P W & L Mayor	Plant Hire	1468.25
12784	Metropolitan Lands Office	Application Fees	602.00
12785	Monaghans Timber & Bld Supply	Timber & Hardware	704.64
12786	R B Monaghan	Plant Hire	2108.79
12787	National Australia Bank	Loan Repayment	17718.44
12788	Ogden Industries	Padlocks	316.13
12789	Oztech Intelligent Systems P/L	Contract Payment	8990.00
12790	E & L Palmer	Contract Payment	2579.23
12791	Parliamentary Publications	Books	70.00
12792	Dr V V Panjratana	Compensation Claim	52.00
12793	Penrith City Council	Statement of Accounts	250.00
12794	Dick Petrikas	Contract Payment	35.00
12795	Playmaker Pty Ltd	Park Furniture	3380.00
12796	Prospect County Council	Electricity	2529.75
12797	R C M Pty Ltd	Compensation Claim	231.00
12798	CSR Readymix	Gravel	7974.39
12799	Rescrete Industries Pty Ltd	Construction Work	225.00
12800	Rest Centre Coffee Shop	Meeting Sustenance	56.55
12801	Records Management Ass of Aust	Membership Fee	150.00
12802	Richmond Caravans	Plant Parts	126.00
12803	Road Signs	Signs	1632.00
12804	J & M Romano	Contract Payment	6068.58
12805	Eric Roberts Trading Co	Road Maintenance	1100.00
12806	M P Schultz Excavations	Plant Hire	1357.79
12807	Hawkesbury City Council	Reimbursement	336.50
12808	Software Direct Australia P/L	Software	209.00
12809	Southern Scene Pty Ltd	Books	889.95
12810	Standards Australia	Publication	29.00
12811	TL & MA Stokes	Milk Supplies	120.62
12812	Stupsy Pty Ltd	Function Centre	4875.00
12813	Telecom Australia	Telephone Account	1407.40
12814	Texel Pty Limited	Air Conditioner Mtce	5709.27
12815	TLE Electrical Pty Ltd	Electrical Parts	402.63
12816	Valuer-General's Department	Report Fees	296.28
12817	Water Board	Water	11814.10
12818	Windsor Freighters	Freight	120.00
12819	Windsor Court House	Summons Fees	90.00
12820	Wormleaton Earthmoving Pty Ltd	Plant Hire	3030.00
12821	IDG Communications P/L	Subscription	75.00
12822	Roberto Garofali	Compensation Claim	441.00
12823	Mine Materials Handling	Refund	50.00
12824	Recycle NSW	Reports	20.00
12825	Paul Smithers	Donation	100.00
12826	Michael Smithers	Donation	100.00
12827	David Dent	Pays	155.00

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99956	Commonwealth Bank	Fees & Charges	3166.91
99957	Commonwealth Bank	Fees & Charges	7407.87
		General Fund	TOTAL 3965256.50

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General Purpose Committee - Finance - 25/8/92

ACCOUNTS PAIDTRUST FUND

CHQ	PAYEE	DETAILS	AMOUNT
905	Cancelled Cheque	See Warrant N° 6	115.00-
915	Chardonnay Homes	Refund	690.00
916	Hawkesbury City Council	Transfer	136317.98
917	L E D Builders Pty Ltd	Refund	690.00
918	M D Antrum	Refund	115.00
919	Cancelled Cheque		
920	J Atkinson	Refund	115.00
921	T Allen	Refund	700.00
922	Alexandros Basopoulos	Refund	230.00
923	G Bastian	Refund	100.00
924	M Bowd	Refund	100.00
925	Beralia Pastoral Company	Refund	700.00
926	G Butler	Refund	100.00
927	S Bentley	Refund	100.00
928	R Baker	Refund	230.00
929	P Blundell & M Hartnett	Refund	200.00
930	G E Barclay	Refund	115.00
931	G & L Coleman	Refund	230.00
932	Colony Homes	Refund	230.00
933	Clarendon Homes	Refund	230.00
934	D & J Christou Pty Ltd	Refund	200.00
935	Mr Casburn	Refund	115.00
936	J & L Davies	Refund	115.00
937	R L & R A Dopper	Refund	230.00
938	Cancelled Cheque		
939	Gospers Garages & Roofing P/L	Refund	100.00
940	D R Grainge	Refund	230.00
941	Gratebond Pty Ltd	Refund	230.00
942	Mr & Mrs Hodgekiss	Refund	230.00
943	N Heyke	Refund	240.00
944	B Jones	Refund	230.00
945	R & A Knobbs	Refund	115.00
946	F Khoo & JH Floehl	Refund	115.00
947	Leeson Building Pty Ltd	Refund	230.00
948	Ian Hugh McKay	Refund	115.00
949	Mirage Pools Pty Ltd	Refund	115.00
950	Edward Maszluch	Refund	920.00
951	M McDonnell	Refund	115.00

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General Purpose Committee - Finance - 25/8/92

952	Mr & Mrs Micallef	Refund	115.00
953	M Mahoub	Refund	115.00
954	John Muscat	Refund	115.00
955	Stephen Nutt	Refund	115.00
956	Michael Read	Refund	200.00
957	Skyline Buildings	Refund	230.00
958	P J Smith	Refund	150.00
959	Sunrise Pools	Refund	115.00
960	B E Trevaskis	Refund	75.00
961	N Van Driest	Refund	100.00
962	Wincrest Homes	Refund	227.00
963	Building Services Corporation	Insurance Premiums Refund	8116.87
964	D&J Christou Constuction P/L	Refund	700.00
965	P & S Gatt Pty Ltd	Refund	230.00
966	Hawkesbury City Council	Transfer	91053.04
967	Huxley Homes	Refund	345.00
968	A Aggio	Refund	115.00
969	P Blackwood	Refund	230.00
970	A J Christie	Refund	230.00
971	Elaf Holdings	Refund	230.00
972	IA & PJ Elliot	Refund	115.00
973	T & M Hanckel	Refund	115.00
974	GW & SR Horder	Refund	115.00
975	Mr & Mrs G Hughan	Refund	230.00
976	K Lambeth & E Maszluch	Refund	230.00
977	R K Maher	Refund	230.00
978	G & G Mitchell	Refund	690.00
979	B McMullen	Refund	230.00
980	R G Staples	Refund	115.00
981	Valinda Homes Pty Ltd	Refund	230.00
982	B & N Warham	Refund	230.00
983	A & P Wilson	Refund	230.00
984	Hawkesbury City Council	Transfer	200000.00
985	Cancelled Cheque		.00
986	Hawkesbury City Council	Transfer	231145.40
987	L E D Builders Pty Ltd	Refund	230.00
988	Anavak P/L	Refund	230.00
989	M A & N G Beveridge	Refund	230.00
990	N S Dyson	Refund	115.00
991	JVM Constructions	Refund	600.00
992	Joe Jansen & Co	Refund	115.00
993	G & L Martino	Refund	200.00
994	J S & K G Magndi	Refund	100.00
995	R J & S D McGuirk	Refund	230.00
996	Pioneer Homes	Refund	230.00
997	T Scott & N Peacock	Refund	115.00

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General Purpose Committee - Finance - 25/8/92

998	Petra Building Services	Refund	115.00
999	M & J Roberts	Refund	230.00
1000	S Stuut	Refund	115.00
1001	Jim Stojanovski	Refund	230.00
1002	J Vlastic	Refund	600.00
1003	Valinda Homes Ltd	Refund	460.00
1004	Hawkesbury City Council	Transfer	1703.08
1005	J & M Romano	Refund	966.91
1006	Steve Attwood	Refund	115.00
1007	S J Christie	Refund	230.00
1008	A Fagan	Refund	200.00
1009	S Khan	Refund	230.00
1010	GKN Kwikform	Refund	700.00
1011	NSW Dept of Community Services	Refund	9043.00
1012	Hawkesbury City Council	Transfer	100.00
1013	Masterton Homes	Refund	230.00
1014	J Brooks	Refund	115.00
1015	Mr & Mrs Bellamy	Refund	115.00
1016	D & J Christou Constructions	Refund	230.00
1017	R A Dodd	Refund	115.00
1018	R & A Douglass	Refund	230.00
1019	R Hanckel	Refund	230.00
1020	D M Naumovski	Refund	200.00
1021	R R G & E E Packer	Refund	230.00
1022	Patioland Parramatta	Refund	230.00
1023	M & T Ryan	Refund	115.00
1024	T J Sammut	Refund	100.00
1025	P & K Smith	Refund	115.00
1026	T G Stowner	Refund	230.00
1027	G Vinson	Refund	230.00
1028	Windcrest Homes	Refund	230.00
		Trust Fund	
		TOTAL	701813.28

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General Purpose Committee - Finance - 25/8/92

FID General Fund

469184	Hawkesbury City Council	Transfer	28098.63
469185	Hawkesbury City Council	Transfer	13241.00
469186	Hawkesbury City Council	Transfer	53058.08
469187	Hawkesbury City Council	Transfer	5441.09
469188	Hawkesbury City Council	Transfer	23271.79
469189	Hawkesbury City Council	Transfer	25683.29
469190	Hawkesbury City Council	Transfer	570015.26

FID General Fund TOTAL 718809.14

98P General Fund

37064	St George Building Society	Investments	375000.00
37065	The Treasury of NSW	Investment	3000000.00
37066	The Treasury of NSW	Investment	700000.00

98P General Fund TOTAL 4075000.00

FID A/C TRUST FUND

25420	Hawkesbury City Council	Transfer	200000.00
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FID A/C TRUST FUN TOTAL 200000.00

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General Purpose Committee - Finance - 25/8/92

STATEMENT OF BANK BALANCES AND TOWN CLERK'S CERTIFICATE

STATEMENT OF BANK BALANCES AS AT 31ST JULY, 1992

GENERAL FUND	CR. 243,337.28
TRUST FUND	CR. 72,560.11
GENERAL FUND 98P	
GENERAL FUND FID	
TRUST FUND 98P	
TRUST FUND FID	
	CR. 315,897.39

FORM 2

GENERAL

Balance - Cash Account as at 1st July, 1992	DR. 2,175,998.03
Receipts for period ended 31st July, 1992	CR. 6,338,083.27
	CR. 4,162,085.24
Payments for period ended 31st July, 1992	DR. 4,503,825.20
	DR. 341,739.96
Unpaid accounts in office amount to	\$1,418,804.39
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 July, 1992.

G.M. McCully,
Town Clerk/General Manager

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Town Clerk/General Manager

Chairman

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>
91 Days	14-08-92	6.62%	Treatment Works	141,139.00
91 Days	14-08-92	6.62%	General Fund	1,358,861.00
90 Days	10-08-92	6.65%	General Fund	1,000,000.00
77 Days	08-09-92	6.52%	General Fund	591,859.26
82 Days	14-09-92	6.49%	General Fund	200,000.00
103 Days	05-10-92	6.56%	General Fund	500,000.00
103 Days	05-10-92	6.56%	General Fund	100,000.00
182 Days	14-10-92	7.23%	General Fund	932,745.41
182 Days	14-10-92	7.23%	General Fund	997,661.57
145 Days	09-11-92	6.22%	General Fund	292,765.88
183 Days	29-12-92	6.11%	General Fund	1,100,000.00
763 Days	10-06-94	8.10%	General Fund	2,000,000.00

Term Deposits

181 Days	03-08-92	7.65%	General Fund	400,000.00
31 Days	13-08-92	5.86%	General Fund	1,300,000.00
90 Days	07-10-92	5.76%	General Fund	800,000.00
209 Days	13-10-92	7.60%	General Fund	360,000.00
209 Days	13-10-92	7.60%	General Fund	540,000.00
92 Days	15-10-92	5.85%	General Fund	700,000.00
181 Days	19-10-92	7.20%	General Fund	40,000.00
181 Days	19-10-92	7.20%	Sewerage Fund	960,000.00
365 Days	27-10-92	9.00%	Sewerage Fund	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

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General Purpose Committee - Finance - 25/8/92

365 Days	29-12-92	7.45%	General Fund	640,000.00
365 Days	29-12-92	7.45%	General Fund	860,000.00
362 Days	26-04-93	7.20%	General Fund	700,000.00
362 Days	26-04-93	7.20%	General Fund	50,000.00
365 Days	02-06-93	6.76%	General Fund	500,000.00
365 Days	02-06-93	6.70%	General Fund	300,000.00
371 Days	11-06-93	6.55%	General Fund	807,805.04
371 Days	11-06-93	6.55%	General Fund	192,194.96
365 Days	29-06-93	6.23%	Sewerage Fund	3,600,000.00
365 Days	30-06-93	6.23%	Sewerage Fund	183,058.00
365 Days	30-06-93	6.23%	General Fund	1,016,942.00
365 Days	01-07-93	6.35%	General Fund	33,262.53
365 Days	01-07-93	6.35%	General Fund	1,966,737.47
365 Days	01-07-93	6.05%	Sewerage Fund	296,951.85
365 Days	01-07-93	6.05%	General Fund	203,048.15
365 Days	06-07-93	5.90%	General Fund	3,000,000.00
812 Days	08-09-94	7.21%	General Fund	460,000.00
812 Days	08-09-94	7.21%	General Fund	2,540,000.00

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 Investments

130,655.36

\$35,045,697.48

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Town Clerk/General Manager

Chairman

**2. ERECTION OF SECURITY GATES AND FENCING -
RICHMOND GOLF CLUB LIMITED. P258/355 PT1**

Correspondence has been received from Richmond Golf Club Limited, advising that the Club is concerned about the regular use by railway commuters of the Club's carpark and the increasing incidence of vandalism and theft being experienced on the course.

The Club considers these problems have materialised as a result of 24 hour motor vehicle access being made available to the Golf Course from the entrance fronting Bourke Street. As a measure to reduce the problems, the Club proposes to erect 1.2 metre high fencing and two sets of double gates on the Bourke Street boundary of the property. It is proposed that the golf professional will open the gates daily to allow access for employees to the Water Board Treatment Plant and the early morning golfers. The Water Board will be provided with a set of keys for emergency access. Appropriate signs will be erected to deter the 15 - 20 regular daily commuters from parking on the Golf Club property.

Council is the trustee of the public reserve leased to the Golf Club and it is pointed out that under the provisions of the Lease, the Club is required to obtain Council consent prior to undertaking any significant improvements or alterations to the property. The area proposed to be fenced is included in the leased land. Also, the Lease requires that the public be provided free access to the reserve for passive recreation purposes, excluding golf tees, greens and the clubhouse. Free access is to be maintained under the terms of the lease. Subsequently, Council's support is sought by the Club for the proposal to erect the fencing and the gates.

It is considered that the proposal should be supported. However, it is pointed out that the new fencing and gates may create parking problems in the vicinity of East Richmond Railway Station as no other off street parking will be available for commuters. Council will recall a proposal to provide a commuter carpark on land adjacent to Hayes Brothers and fronting Windsor Street, at East Richmond, was reported to the March Ordinary Meeting. The proposal is still being investigated and the support of the State Rail Authority is being pursued.

IT IS RECOMMENDED THAT approval be given to Richmond Golf Club Limited to erect fencing and gates along the Bourke Street boundary of Reserve N^o 81554, subject to pedestrian access being maintained to the Reserve for the public for passive recreation purposes.

3. HAWKESBURY SPORTS STADIUM LIMITED - CLARENDON. P1829/810 PT1

Correspondence has recently been received from Mr B J Ghantous, Director of Hawkesbury Sports Stadium Limited, referring to discussions held with Council in regard to the development of an indoor sports stadium at Clarendon. Also, advising of representations to Members of both State and Federal Governments and the subsequent submissions made for grants, totalling \$500,000, for the funding for this project. The indication being that the result of these applications should be known by the end of the current year.

The cost of this project is estimated to be \$1.7M with funds presently being provided by:-

Hawkesbury Amateur Basketball Association	\$100,000
Hawkesbury City Council	\$400,000

The letter also states:-

"The Board understands that funds are available for projects such as this, from proceeds of the sale of land at Castlereagh Road. We understand that these funds are ear-marked to provide sporting facilities in the Richmond/Clarendon area.

This application is to Hawkesbury City Council to provide \$800,000 during the first 4 months of 1993 to commence and complete construction of the stadium.

The question arises as to the funding of \$500,000 from State and Federal Grants. If these grants are not forthcoming, then finance institutional funding will be sought and has been verbally approved.

This application for \$800,000 is not by way of a request for a grant but by way of a loan and it would be ideal if the Hawkesbury Sports Stadium Limited can repay this loan in the following manner:

- 1. Interest free commencing January 1995 over a period of 10 years at \$80,000 per annum.*
- 2. Following the repayment of the loan, a portion of the profits of the Hawkesbury Sports Stadium Limited will be distributed to Hawkesbury City Council to be used to provide facilities and amenities for future sporting facilities in this area.*
- 3. The principal objection of financing from outside business and/or involvement by Bask-Corp is that future profits of the Hawkesbury Sports Stadium Limited may be dissipated to areas other than the Hawkesbury District. It is our belief that the profits from this complex should be returned to the Hawkesbury City Area.*

4. *The Centre will provide active recreation for up to 6,000 participants per week. Children from the age of 7 and adults up to a veteran age, having all standards of abilities, are able to participate in a variety of activities. There will be a major involvement from the community, not only as players, but as referees, coaches, administrators and general programme supporters.*

Based on the 1987 Census data, 28.25% of the population were in the age bracket of 0 - 14 years. This, of course, represents 1 in 3 of our population are under the age of 14 with no indoor facilities available to them.

Based on the 1986 Census data, 62.9% of the population (29,000 persons) were in the age bracket of 5 - 39 years. This being the age group most likely to actively participate in the majority of the sports conducted in an indoor stadium.

This facility will be used 7 days per week for up to 12 hours per day with no cost to Council for upkeep or maintenance.

5. *The lack of indoor venues along with the demonstrated need for the development of this complex has been previously reported to Council. The Board, based on cash flow projections, confidence in the viability of this project and the frequent demand for such a facility is desirous of Council allocating further funds, previously indicated, of \$800,000 to enable this project to proceed.*

Mr Ghantous would also appreciate the opportunity to address Council in open meeting to detail the urgency and needs of this stadium for the people of the Hawkesbury.

Hawkesbury Sports Stadium Limited is a Company limited by guarantee which was established, in 1989, by Council and Baskcorp (NSW Basketball Association) for the development of a major indoor sporting complex at Clarendon. The Stadium is a four court complex for multi purpose sports including basketball, netball, indoor soccer, volleyball and badminton.

In 1990, Baskcorp advised Council that there had been some difficulty in organising finance for this project due to the number of basketball complexes being constructed and the downturn in the economic climate at that time. The Company was developing eleven complexes, including Hawkesbury, and the Bank changed its financing policy for these projects in that it required a form of guarantee from Council. Subsequently, Council reviewed the establishment of the Stadium and engaged LRM Australia (Leisure Resort Management Consultants) to undertake a feasibility study to examine the development of the Hawkesbury Fitness Centre as a multi purpose aquatic/sports centre. The resulting study identified that stage 1 of this project would exceed \$3 million. In June 1991, Council resolved to proceed with the construction of the Sports Stadium.

The initial \$400,000 allocated to this project was provided from the proceeds of the sale of the land in Castlereagh Road, Richmond. It was reported to Council earlier this year that there were further commitments to the Richmond Ex-Servicemens' Sporting Complex of \$394,000, making a total commitment of \$794,000 and leaving available funds of \$575,420 from the proceeds of the sale, after allowing for estimated accrued interest to the end of 1992. The remaining funds requested from the Hawkesbury Sports Stadium of \$224,580 would need to be allocated from the 1992/93 Capital Works Programme and would be included in the Forward Financial Plan to be reported to Council.

The forward financial projections have been based on the operations of similar complexes, such as Penrith and Campbelltown stadiums, in addition to the indicated patronage from local sporting groups and adjoining Council areas' clubs. There appears to be a well demonstrated need for the indoor centre which will be a financially viable activity within a short period of time, with a significant increase in membership of the user groups, as has been the experience of the Penrith and Campbelltown Stadiums.

The first year of operations should provide a measure of the Company's capacity to repay the loans to Council and the level of annual return which could reasonably be expected. It is felt that the annual return should be negotiated within the first year's operation and after ten or eleven months actual figures are realised.

The offer of a loan to the Sports Stadium would appear to have merit in that it would retain the financial commitment of the local Association and provide a return to Council on a yearly basis. In addition, this supports the principle that Council has encouraged in the past of providing interest free loans to those organisations who are willing to provide 'self help' to improve their particular community facilities or sporting complexes.

IT IS RECOMMENDED THAT:-

1. The Hawkesbury Sports Stadium Limited be advised that Council will continue to provide the initial grant of \$400,000 (four hundred thousand dollars) and an interest free loan to a maximum of \$800,000 (eight hundred thousand dollars) repayable by half yearly instalments of \$40,000 (forty thousand dollars) for the establishment of the indoor sports stadium at Clarendon, and that further negotiations take place on the annual return to Council within the first year of operation and be reported back to Council.
2. The funds be provided from Property Development Reserves and included in the 1992/93 Capital Works Programme.